

Ada County Single Family Home Sales Comparing November 2022 with November 2021					
	Nov-22	Year to Date 22	Nov-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	1843		796		
Total Pending Residential Listings	813		1477		
Total Single-Family Homes Sold	548	8,030	898	9,913	8,468
Percent Change	-38.98%	-19.00%			
Median Price	\$525,000	\$570,000	\$538,450	\$509,990	\$570,000
Percent Change	-2.50%	11.77%			
Average Price	\$640,882	\$670,458	\$624,752	\$596,140	\$667,665
Percent Change	2.58%	12.47%			
Days on Market	47	27	29	17	26
Total Dollar Volume	\$351,203,091	\$5,383,778,355	\$561,027,305	\$5,909,536,212	\$5,653,785,873
Percent Change	-37.40%	-8.90%			

Ada County Existing Home Sales					
	Nov-22	Year to Date 22	Nov-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	967		426		
Existing Pending Listings	320		670		
Existing Homes Sold	380	5,642	690	6,991	5,907
Percent Change	-44.93%	-19.30%			
Median Price	\$497,000	\$541,050	\$510,000	\$502,880	\$542,500
Percent Change	-2.55%	7.59%			
Average Price	\$598,925	\$639,224	\$613,093	\$601,800	\$638,896
Percent Change	-2.31%	6.22%			
Days on Market	43	24	25	14	23
Existing Dollar Volume	\$227,591,385	\$3,606,502,346	\$423,033,904	\$4,207,186,208	\$3,773,959,376
Percent Change	-46.20%	-14.28%			

Ada County Newly Constructed Home Sales					
	Nov-22	Year to Date 22	Nov-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	876		370		
Newly Constructed Pending Listings	493		807		
Newly Constructed Homes Sold	168	2,388	208	2,922	2,561
Percent Change	-19.23%	-18.28%			
Median Price	\$623,237	\$639,695	\$603,801	\$517,945	\$630,885
Percent Change	3.22%	23.51%			
Average Price	\$735,784	\$744,253	\$663,430	\$582,598	\$734,020
Percent Change	10.91%	27.75%			
Days on Market	58	34	43	25	33
Newly Constructed Dollar Volume	\$123,611,706	\$1,777,276,009	\$137,993,401	\$1,702,350,004	\$1,879,826,497
Percent Change	-10.42%	4.40%			

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Single-Family Homes Sold in Ada County for November 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	18	3.27%	\$945,550	\$679,950
New Construction	2	1.18%	\$679,950	\$679,950
Existing	16	4.20%	\$978,750	\$660,000
Boise NE - 0200	26	4.73%	\$999,402	\$830,000
New Construction	5	2.96%	\$2,000,591	\$2,155,100
Existing	21	5.51%	\$761,024	\$745,000
Boise SE - 0300	28	5.09%	\$531,025	\$471,500
New Construction	5	2.96%	\$474,998	\$464,990
Existing	23	6.04%	\$543,204	\$485,000
Boise Bench - 0400	28	5.09%	\$405,764	\$384,950
New Construction	0	0.00%	\$0	\$0
Existing	28	7.35%	\$405,764	\$384,950
Boise South - 0500	15	2.73%	\$559,200	\$525,000
New Construction	0	0.00%	\$0	\$0
Existing	15	3.94%	\$559,200	\$525,000
Boise SW-Meridian - 0550	48	8.73%	\$502,075	\$450,000
New Construction	15	8.88%	\$519,779	\$482,900
Existing	33	8.66%	\$494,028	\$442,000
Boise West - 0600	13	2.36%	\$443,592	\$415,000
New Construction	0	0.00%	\$0	\$0
Existing	13	3.41%	\$443,592	\$415,000
Boise W-Garden City - 0650	26	4.73%	\$465,107	\$422,495
New Construction	1	0.59%	\$566,000	\$566,000
Existing	25	6.56%	\$461,071	\$419,990
Garden City - 0700	3	0.55%	\$414,000	\$320,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.79%	\$414,000	\$320,000
Boise NW - 0800	34	6.18%	\$773,059	\$738,000
New Construction	9	5.33%	\$1,154,907	\$1,060,300
Existing	25	6.56%	\$635,594	\$595,000
Eagle - 0900	57	10.36%	\$1,041,442	\$850,000
New Construction	25	14.79%	\$1,050,925	\$909,000
Existing	32	8.40%	\$1,034,034	\$787,000
Star - 0950	29	5.27%	\$611,126	\$548,990
New Construction	18	10.65%	\$614,881	\$576,995
Existing	11	2.89%	\$604,982	\$500,000
Meridian SE - 1000	33	6.00%	\$632,482	\$550,000
New Construction	17	10.06%	\$725,466	\$724,900
Existing	16	4.20%	\$533,688	\$490,000
Meridian SW - 1010	19	3.45%	\$707,218	\$589,900
New Construction	8	4.73%	\$501,948	\$457,495
Existing	11	2.89%	\$856,505	\$665,000
Meridian NE - 1020	32	5.82%	\$509,017	\$507,000
New Construction	1	0.59%	\$650,000	\$650,000
Existing	31	8.14%	\$504,470	\$505,000

Single-Family Homes Sold in Ada County for November 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	99	18.00%	\$573,622	\$525,000
New Construction	44	26.04%	\$619,409	\$562,228
Existing	55	14.44%	\$536,993	\$489,900
Kuna - 1100	42	7.64%	\$521,892	\$491,000
New Construction	19	11.24%	\$574,661	\$534,990
Existing	23	6.04%	\$478,300	\$435,000
Totals	550	100.00%	\$642,724	\$525,000
New Construction	169	30.73%	\$739,685	\$624,074
Existing	381	69.27%	\$599,715	\$499,000

Single-Family Homes Sold in Ada County for November 2022				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County November 2022 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	0	0.00%
\$70,000 - \$89,999	0	0.00%	0	0.00%
\$90,000 - \$99,999	0	0.00%	0	0.00%
\$100,000 - \$119,999	0	0.00%	0	0.00%
\$120,000 - \$159,999	0	0.00%	0	0.00%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	0	0.00%	1	0.18%
\$250,000 - \$299,999	0	0.00%	5	0.91%
\$300,000 - \$399,999	6	1.09%	80	14.55%
\$400,000 - \$499,999	44	8.00%	106	19.27%
\$500,000 - \$599,999	26	4.73%	66	12.00%
\$600,000 - \$699,999	28	5.09%	37	6.73%
\$700,000 - \$799,999	13	2.36%	28	5.09%
\$800,000 - \$899,999	17	3.09%	20	3.64%
\$900,000 - \$999,999	14	2.55%	14	2.55%
\$1,000,000 - \$1,999,999	16	2.91%	19	3.45%
\$2,000,000 - \$2,999,999	5	0.91%	2	0.36%
\$3,000,000 - \$3,999,999	0	0.00%	3	0.55%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	169	30.73%	381	69.27%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) November 2022 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	0	0.00%
\$70,000 - \$89,999	0	0.00%	0	0.00%
\$90,000 - \$99,999	0	0.00%	0	0.00%
\$100,000 - \$119,999	0	0.00%	0	0.00%
\$120,000 - \$159,999	0	0.00%	0	0.00%
\$160,000 - \$199,999	0	0.00%	1	0.01%
\$200,000 - \$249,999	1	0.01%	8	0.10%
\$250,000 - \$299,999	1	0.01%	36	0.45%
\$300,000 - \$399,999	41	0.51%	618	7.66%
\$400,000 - \$499,999	465	5.77%	1608	19.94%
\$500,000 - \$599,999	524	6.50%	1117	13.85%
\$600,000 - \$699,999	362	4.49%	724	8.98%
\$700,000 - \$799,999	248	3.08%	515	6.39%
\$800,000 - \$899,999	235	2.91%	312	3.87%
\$900,000 - \$999,999	165	2.05%	212	2.63%
\$1,000,000 - \$1,999,999	353	4.38%	436	5.41%
\$2,000,000 - \$2,999,999	23	0.29%	43	0.53%
\$3,000,000 - \$3,999,999	2	0.02%	10	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.02%
\$5,000,000 and over	0	0.00%	2	0.02%
Totals	2420	30.01%	5644	69.99%

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