

Ada County Single Family Home Sales Comparing October 2022 with October 2021					
	Oct-22	Year to Date 22	Oct-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	2146		1145		
Total Pending Residential Listings	900		1524		
Total Single-Family Homes Sold	670	7,480	992	9,015	8,673
Percent Change	-32.46%	-17.03%			
Median Price	\$561,500	\$575,000	\$532,666	\$505,000	\$565,965
Percent Change	5.41%	13.86%			
Average Price	\$652,132	\$672,646	\$614,579	\$593,290	\$664,314
Percent Change	6.11%	13.38%			
Days on Market	42	26	23	16	25
Total Dollar Volume	\$436,928,134	\$5,031,394,199	\$609,662,295	\$5,348,508,907	\$5,761,595,476
Percent Change	-28.33%	-5.93%			

Ada County Existing Home Sales					
	Oct-22	Year to Date 22	Oct-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	1174		703		
Existing Pending Listings	373		758		
Existing Homes Sold	456	5,260	759	6,301	6,122
Percent Change	-39.92%	-16.52%			
Median Price	\$500,000	\$546,249	\$519,000	\$502,000	\$540,000
Percent Change	-3.66%	8.81%			
Average Price	\$595,896	\$642,154	\$604,511	\$600,564	\$638,904
Percent Change	-1.43%	6.93%			
Days on Market	41	23	21	12	22
Existing Dollar Volume	\$271,728,739	\$3,377,729,896	\$458,823,939	\$3,784,152,304	\$3,911,369,420
Percent Change	-40.78%	-10.74%			

Ada County Newly Constructed Home Sales					
	Oct-22	Year to Date 22	Oct-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	972		442		
Newly Constructed Pending Listings	527		766		
Newly Constructed Homes Sold	214	2,220	233	2,714	2,551
Percent Change	-8.15%	-18.20%			
Median Price	\$657,500	\$639,990	\$570,000	\$511,050	\$625,000
Percent Change	15.35%	25.23%			
Average Price	\$771,960	\$744,894	\$647,375	\$576,403	\$725,294
Percent Change	19.24%	29.23%			
Days on Market	46	33	30	23	33
Newly Constructed Dollar Volume	\$165,199,395	\$1,653,664,303	\$150,838,356	\$1,564,356,603	\$1,850,226,056
Percent Change	9.52%	5.71%			

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Single-Family Homes Sold in Ada County for October 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	30	4.43%	\$815,631	\$709,500
New Construction	3	1.38%	\$1,841,650	\$1,817,372
Existing	27	5.88%	\$701,629	\$680,000
Boise NE - 0200	15	2.22%	\$924,927	\$815,000
New Construction	2	0.92%	\$1,763,443	\$1,763,442
Existing	13	2.83%	\$795,925	\$815,000
Boise SE - 0300	32	4.73%	\$610,872	\$505,000
New Construction	7	3.21%	\$614,173	\$575,218
Existing	25	5.45%	\$609,948	\$449,900
Boise Bench - 0400	36	5.32%	\$449,227	\$441,250
New Construction	0	0.00%	\$0	\$0
Existing	36	7.84%	\$449,227	\$441,250
Boise South - 0500	15	2.22%	\$520,093	\$519,000
New Construction	0	0.00%	\$0	\$0
Existing	15	3.27%	\$520,093	\$519,000
Boise SW-Meridian - 0550	49	7.24%	\$527,405	\$490,000
New Construction	14	6.42%	\$543,591	\$543,946
Existing	35	7.63%	\$520,931	\$469,900
Boise West - 0600	20	2.95%	\$380,155	\$380,000
New Construction	0	0.00%	\$0	\$0
Existing	20	4.36%	\$380,155	\$380,000
Boise W-Garden City - 0650	27	3.99%	\$449,963	\$422,050
New Construction	0	0.00%	\$0	\$0
Existing	27	5.88%	\$449,963	\$422,050
Garden City - 0700	2	0.30%	\$815,000	\$815,000
New Construction	0	0.00%	\$0	\$0
Existing	2	0.44%	\$815,000	\$815,000
Boise NW - 0800	42	6.20%	\$825,573	\$697,450
New Construction	10	4.59%	\$1,125,666	\$1,072,040
Existing	32	6.97%	\$731,793	\$630,000
Eagle - 0900	77	11.37%	\$1,020,033	\$890,000
New Construction	33	15.14%	\$1,102,511	\$1,093,216
Existing	44	9.59%	\$958,174	\$869,500
Star - 0950	58	8.57%	\$692,044	\$631,766
New Construction	40	18.35%	\$744,691	\$647,500
Existing	18	3.92%	\$575,049	\$587,500
Meridian SE - 1000	43	6.35%	\$702,091	\$585,000
New Construction	23	10.55%	\$838,966	\$806,897
Existing	20	4.36%	\$544,685	\$499,000
Meridian SW - 1010	15	2.22%	\$605,157	\$600,000
New Construction	8	3.67%	\$522,182	\$517,450
Existing	7	1.53%	\$699,986	\$630,000
Meridian NE - 1020	35	5.17%	\$543,923	\$540,000
New Construction	5	2.29%	\$724,420	\$770,000
Existing	30	6.54%	\$513,840	\$514,500

Single-Famly Homes Sold in Ada County for October 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	97	14.33%	\$613,044	\$585,000
New Construction	31	14.22%	\$725,675	\$695,000
Existing	66	14.38%	\$560,142	\$495,000
Kuna - 1100	84	12.41%	\$533,447	\$477,721
New Construction	42	19.27%	\$560,594	\$558,595
Existing	42	9.15%	\$506,301	\$404,000
Totals	677	100.00%	\$657,347	\$565,000
New Construction	218	32.20%	\$786,813	\$661,247
Existing	459	67.80%	\$595,858	\$500,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County October 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%	3	0.44%
\$250,000 - \$299,999	0	0.00%	9	1.33%
\$300,000 - \$399,999	5	0.74%	87	12.85%
\$400,000 - \$499,999	33	4.87%	126	18.61%
\$500,000 - \$599,999	43	6.35%	63	9.31%
\$600,000 - \$699,999	42	6.20%	61	9.01%
\$700,000 - \$799,999	25	3.69%	35	5.17%
\$800,000 - \$899,999	18	2.66%	30	4.43%
\$900,000 - \$999,999	12	1.77%	12	1.77%
\$1,000,000 - \$1,999,999	36	5.32%	29	4.28%
\$2,000,000 - \$2,999,999	4	0.59%	3	0.44%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.15%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	218	32.20%	459	67.80%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) October 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%	7	0.09%
\$250,000 - \$299,999	1	0.01%	31	0.41%
\$300,000 - \$399,999	35	0.47%	538	7.16%
\$400,000 - \$499,999	421	5.60%	1502	19.99%
\$500,000 - \$599,999	498	6.63%	1050	13.98%
\$600,000 - \$699,999	334	4.45%	686	9.13%
\$700,000 - \$799,999	235	3.13%	487	6.48%
\$800,000 - \$899,999	218	2.90%	292	3.89%
\$900,000 - \$999,999	151	2.01%	198	2.64%
\$1,000,000 - \$1,999,999	337	4.49%	417	5.55%
\$2,000,000 - \$2,999,999	18	0.24%	41	0.55%
\$3,000,000 - \$3,999,999	2	0.03%	7	0.09%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.03%
\$5,000,000 and over	0	0.00%	2	0.03%
Totals	2251	29.97%	5261	70.03%

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