

Ada County Single Family Home Sales Comparing Q1 2022 with Q1 2021					
	Q1 of 2022	Year to Date 22	Q1 of 2021	Year to Date 21	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	2,145	2,145	2,138	2,138	10,099
Percent Change	0.33%	0.33%			
Median Price	\$552,900	\$552,900	\$459,000	\$459,000	\$529,900
Percent Change	20.46%	20.46%			
Average Price	\$651,136	\$651,136	\$537,174	\$537,174	\$618,815
Percent Change	21.22%	21.22%			
Days on Market	29	29	18	18	20
Total Dollar Volume	\$1,396,686,028	\$1,396,686,028	\$1,148,478,171	\$1,148,478,171	\$6,249,413,054
Percent Change	21.61%	21.61%			

Ada County Existing Home Sales					
	Q1 of 2022	Year to Date 22	Q1 of 2021	Year to Date 21	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	1,438	1,438	1,237	1,237	7,274
Percent Change	16.25%	16.25%			
Median Price	\$535,000	\$535,000	\$458,000	\$458,000	\$515,000
Percent Change	16.81%	16.81%			
Average Price	\$632,241	\$632,241	\$557,608	\$557,608	\$613,664
Percent Change	13.38%	13.38%			
Days on Market	23	23	10	10	17
Existing Dollar Volume	\$909,162,366	\$909,162,366	\$689,761,373	\$689,761,373	\$4,463,791,803
Percent Change	31.81%	31.81%			

Ada County Newly Constructed Home Sales					
	Q1 of 2022	Year to Date 22	Q1 of 2021	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	707	707	901	901	2,825
Percent Change	-21.53%	-21.53%			
Median Price	\$597,990	\$597,990	\$459,272	\$459,272	\$558,000
Percent Change	30.20%	30.20%			
Average Price	\$689,567	\$689,567	\$509,120	\$509,120	\$632,078
Percent Change	35.44%	35.44%			
Days on Market	40	40	29	29	28
Newly Constructed Dollar Volume	\$487,523,662	\$487,523,662	\$458,716,798	\$458,716,798	\$1,785,621,251
Percent Change	6.28%	6.28%			

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Single-Family Homes Sold in Ada County for Q1 of 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	64	2.97%	\$922,352	\$787,500
New Construction	5	0.70%	\$1,041,840	\$1,130,000
Existing	59	4.10%	\$912,226	\$780,000
Boise NE - 0200	55	2.55%	\$1,073,361	\$925,000
New Construction	12	1.67%	\$1,330,958	\$1,479,769
Existing	43	2.99%	\$1,001,473	\$859,900
Boise SE - 0300	97	4.50%	\$591,005	\$549,900
New Construction	19	2.65%	\$658,031	\$659,900
Existing	78	5.42%	\$574,678	\$515,000
Boise Bench - 0400	118	5.48%	\$503,954	\$471,250
New Construction	3	0.42%	\$654,333	\$598,000
Existing	115	8.00%	\$500,031	\$467,000
Boise South - 0500	63	2.92%	\$553,455	\$530,000
New Construction	2	0.28%	\$428,450	\$428,450
Existing	61	4.24%	\$557,553	\$540,000
Boise SW-Meridian - 0550	181	8.40%	\$551,876	\$513,839
New Construction	44	6.14%	\$571,982	\$516,869
Existing	137	9.53%	\$545,419	\$510,000
Boise West - 0600	64	2.97%	\$474,838	\$452,500
New Construction	0	0.00%	\$0	\$0
Existing	64	4.45%	\$474,838	\$452,500
Boise W-Garden City - 0650	128	5.94%	\$502,696	\$476,700
New Construction	2	0.28%	\$447,495	\$447,495
Existing	126	8.76%	\$503,573	\$476,700
Garden City - 0700	8	0.37%	\$436,500	\$418,500
New Construction	0	0.00%	\$0	\$0
Existing	8	0.56%	\$436,500	\$418,500
Boise NW - 0800	165	7.66%	\$741,747	\$720,000
New Construction	60	8.37%	\$888,979	\$885,960
Existing	105	7.30%	\$657,614	\$562,500
Eagle - 0900	179	8.31%	\$1,090,510	\$924,900
New Construction	73	10.18%	\$1,075,782	\$979,000
Existing	106	7.37%	\$1,100,654	\$872,000
Star - 0950	192	8.91%	\$648,419	\$552,340
New Construction	135	18.83%	\$622,060	\$544,273
Existing	57	3.96%	\$710,848	\$599,900
Meridian SE - 1000	128	5.94%	\$691,696	\$641,500
New Construction	57	7.95%	\$801,501	\$800,212
Existing	71	4.94%	\$603,544	\$575,000
Meridian SW - 1010	50	2.32%	\$702,721	\$617,895
New Construction	22	3.07%	\$581,852	\$550,950
Existing	28	1.95%	\$797,689	\$780,000
Meridian NE - 1020	140	6.50%	\$574,202	\$530,000
New Construction	57	7.95%	\$592,603	\$539,900
Existing	83	5.77%	\$561,565	\$530,000

Single-Famly Homes Sold in Ada County for Q1 of 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	298	13.83%	\$582,290	\$552,495
New Construction	97	13.53%	\$604,305	\$587,879
Existing	201	13.98%	\$571,665	\$525,000
Kuna - 1100	225	10.44%	\$531,952	\$483,490
New Construction	129	17.99%	\$531,582	\$489,990
Existing	96	6.68%	\$532,450	\$474,995
Totals	2155	100.00%	\$652,994	\$555,000
New Construction	717	33.27%	\$694,380	\$599,800
Existing	1438	66.73%	\$632,359	\$535,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q1 of 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	0.05%
\$200,000 - \$249,999	1	0.05%	4	0.19%
\$250,000 - \$299,999	1	0.05%	7	0.32%
\$300,000 - \$399,999	7	0.32%	126	5.85%
\$400,000 - \$499,999	166	7.70%	450	20.88%
\$500,000 and over	542	25.15%	850	39.44%
Totals	717	33.27%	1438	66.73%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q1 of 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	0.05%
\$200,000 - \$249,999	1	0.05%	4	0.19%
\$250,000 - \$299,999	1	0.05%	7	0.32%
\$300,000 - \$399,999	7	0.32%	126	5.85%
\$400,000 - \$499,999	166	7.70%	450	20.88%
\$500,000 and over	542	25.15%	850	39.44%
Totals	717	33.27%	1438	66.73%

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