

Ada County Single Family Home Sales Comparing Q2 2022 with Q2 2021					
	Q2 of 2022	Year to Date 22	Q2 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	2,533	4,682	2,905	5,043	9,739
Percent Change	-12.81%	-7.16%			
Median Price	\$595,000	\$579,900	\$506,000	\$486,000	\$550,000
Percent Change	17.59%	19.32%			
Average Price	\$699,327	\$677,655	\$595,331	\$570,675	\$642,181
Percent Change	17.47%	18.75%			
Days on Market	15	21	11	14	22
Total Dollar Volume	\$1,771,396,409	\$3,172,780,182	\$1,729,437,773	\$2,877,915,944	\$6,254,197,821
Percent Change	2.43%	10.25%			

Ada County Existing Home Sales					
	Q2 of 2022	Year to Date 22	Q2 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	1,813	3,253	2,062	3,299	7,026
Percent Change	-12.08%	-1.39%			
Median Price	\$579,000	\$555,000	\$501,000	\$489,300	\$535,000
Percent Change	15.57%	13.43%			
Average Price	\$680,688	\$659,050	\$601,167	\$584,834	\$630,261
Percent Change	13.23%	12.69%			
Days on Market	12	17	9	9	19
Existing Dollar Volume	\$1,234,087,898	\$2,143,890,264	\$1,239,605,865	\$1,929,367,238	\$4,428,215,991
Percent Change	-0.45%	11.12%			

Ada County Newly Constructed Home Sales					
	Q2 of 2022	Year to Date 22	Q2 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	720	1,429	843	1,744	2,713
Percent Change	-14.59%	-18.06%			
Median Price	\$651,545	\$624,500	\$514,850	\$484,050	\$590,000
Percent Change	26.55%	29.02%			
Average Price	\$746,262	\$720,007	\$581,058	\$543,893	\$673,049
Percent Change	28.43%	32.38%			
Days on Market	22	31	18	24	30
Newly Constructed Dollar Volume	\$537,308,511	\$1,028,889,918	\$489,831,908	\$948,548,706	\$1,825,981,830
Percent Change	9.69%	8.47%			

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Single-Family Homes Sold in Ada County for Q2 of 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	101	3.97%	\$982,262	\$800,000
New Construction	12	1.64%	\$1,616,412	\$1,634,726
Existing	89	4.91%	\$896,758	\$770,000
Boise NE - 0200	77	3.03%	\$1,005,364	\$859,800
New Construction	10	1.37%	\$1,419,652	\$976,408
Existing	67	3.70%	\$943,531	\$850,000
Boise SE - 0300	129	5.07%	\$662,194	\$580,000
New Construction	18	2.46%	\$689,849	\$714,950
Existing	111	6.13%	\$657,709	\$552,500
Boise Bench - 0400	105	4.13%	\$491,312	\$467,500
New Construction	3	0.41%	\$568,333	\$610,000
Existing	102	5.63%	\$489,047	\$467,250
Boise South - 0500	51	2.01%	\$591,635	\$530,000
New Construction	1	0.14%	\$469,900	\$469,900
Existing	50	2.76%	\$594,070	\$540,000
Boise SW-Meridian - 0550	189	7.44%	\$604,004	\$541,089
New Construction	45	6.16%	\$690,152	\$593,000
Existing	144	7.95%	\$577,082	\$531,500
Boise West - 0600	89	3.50%	\$515,988	\$488,000
New Construction	3	0.41%	\$627,513	\$625,000
Existing	86	4.75%	\$512,097	\$485,000
Boise W-Garden City - 0650	144	5.66%	\$535,722	\$488,250
New Construction	1	0.14%	\$386,500	\$386,500
Existing	143	7.90%	\$536,765	\$490,000
Garden City - 0700	11	0.43%	\$628,273	\$525,000
New Construction	1	0.14%	\$585,000	\$585,000
Existing	10	0.55%	\$632,600	\$480,000
Boise NW - 0800	194	7.63%	\$777,777	\$725,000
New Construction	60	8.21%	\$985,760	\$992,975
Existing	134	7.40%	\$684,650	\$658,400
Eagle - 0900	249	9.80%	\$1,068,198	\$970,000
New Construction	80	10.94%	\$1,036,448	\$996,062
Existing	169	9.33%	\$1,083,227	\$935,000
Star - 0950	173	6.81%	\$726,579	\$625,000
New Construction	100	13.68%	\$679,942	\$599,950
Existing	73	4.03%	\$790,466	\$690,000
Meridian SE - 1000	143	5.63%	\$748,089	\$700,000
New Construction	60	8.21%	\$875,012	\$834,950
Existing	83	4.58%	\$656,337	\$622,500
Meridian SW - 1010	78	3.07%	\$757,069	\$617,967
New Construction	21	2.87%	\$567,711	\$537,455
Existing	57	3.15%	\$826,832	\$660,000
Meridian NE - 1020	158	6.22%	\$613,802	\$558,000
New Construction	38	5.20%	\$660,520	\$579,950
Existing	120	6.63%	\$599,007	\$539,500

Single-Famly Homes Sold in Ada County for Q2 of 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	348	13.69%	\$649,380	\$579,445
New Construction	111	15.18%	\$683,591	\$630,000
Existing	237	13.09%	\$633,357	\$558,000
Kuna - 1100	303	11.92%	\$537,649	\$489,400
New Construction	167	22.85%	\$549,967	\$509,990
Existing	136	7.51%	\$522,522	\$472,450
Totals	2542	100.00%	\$701,184	\$599,900
New Construction	731	28.76%	\$751,570	\$658,342
Existing	1811	71.24%	\$680,845	\$579,000

Single-Family Homes Sold in Ada County for Q2 of 2022				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q2 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%	1	0.04%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	4	0.16%
\$300,000 - \$399,999	10	0.39%	97	3.82%
\$400,000 - \$499,999	117	4.60%	471	18.53%
\$500,000 - \$599,999	169	6.65%	408	16.05%
\$600,000 - \$699,999	102	4.01%	271	10.66%
\$700,000 - \$799,999	86	3.38%	176	6.92%
\$800,000 - \$899,999	73	2.87%	109	4.29%
\$900,000 - \$999,999	59	2.32%	73	2.87%
\$1,000,000 - \$1,999,999	109	4.29%	180	7.08%
\$2,000,000 - \$2,999,999	6	0.24%	16	0.63%
\$3,000,000 - \$3,999,999	0	0.00%	4	0.16%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.04%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	731	28.76%	1811	71.24%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q2 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%	1	0.02%
\$160,000 - \$199,999	0	0.00%	1	0.02%
\$200,000 - \$249,999	1	0.02%	4	0.09%
\$250,000 - \$299,999	1	0.02%	12	0.26%
\$300,000 - \$399,999	17	0.36%	224	4.76%
\$400,000 - \$499,999	283	6.02%	921	19.59%
\$500,000 - \$599,999	357	7.59%	707	15.04%
\$600,000 - \$699,999	196	4.17%	456	9.70%
\$700,000 - \$799,999	162	3.45%	307	6.53%
\$800,000 - \$899,999	142	3.02%	174	3.70%
\$900,000 - \$999,999	98	2.08%	134	2.85%
\$1,000,000 - \$1,999,999	186	3.96%	274	5.83%
\$2,000,000 - \$2,999,999	8	0.17%	26	0.55%
\$3,000,000 - \$3,999,999	0	0.00%	6	0.13%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.04%
\$5,000,000 and over	0	0.00%	2	0.04%
Totals	1451	30.86%	3251	69.14%

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