

| Ada County Single Family Home Sales Comparing Q3 2022 with Q3 2021 | | | | | |
|---|-----------------|-----------------|-----------------|-----------------|--------------------|
| | Q3 of 2022 | Year to Date 22 | Q3 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 | 2,118 | 6,808 | 2,980 | 8,023 | 8,984 |
| Percent Change | -28.93% | -15.14% | | | |
| Median Price | \$565,000 | \$575,000 | \$535,000 | \$502,245 | \$563,956 |
| Percent Change | 5.61% | 14.49% | | | |
| Average Price | \$665,534 | \$674,631 | \$624,473 | \$590,658 | \$661,067 |
| Percent Change | 6.58% | 14.22% | | | |
| Days on Market | 29 | 24 | 15 | 15 | 24 |
| Total Dollar Volume | \$1,409,601,601 | \$4,592,886,165 | \$1,860,930,668 | \$4,738,846,612 | \$5,939,027,193 |
| Percent Change | -24.25% | -3.08% | | | |

| Ada County Existing Home Sales | | | | | |
|--------------------------------|---------------|-----------------|-----------------|-----------------|--------------------|
| | Q3 of 2022 | Year to Date 22 | Q3 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 | 1,549 | 4,803 | 2,243 | 5,542 | 6,398 |
| Percent Change | -30.94% | -13.33% | | | |
| Median Price | \$525,000 | \$549,900 | \$525,000 | \$500,000 | \$540,000 |
| Percent Change | 0.00% | 9.98% | | | |
| Average Price | \$619,029 | \$646,448 | \$622,363 | \$600,023 | \$639,426 |
| Percent Change | -0.54% | 7.74% | | | |
| Days on Market | 29 | 21 | 14 | 11 | 21 |
| Existing Dollar Volume | \$958,875,993 | \$3,104,891,257 | \$1,395,961,127 | \$3,325,328,365 | \$4,091,046,357 |
| Percent Change | -31.31% | -6.63% | | | |

| Ada County Newly Constructed Home Sales | | | | | |
|---|---------------|-----------------|---------------|-----------------|--------------------|
| | Q3 of 2022 | Year to Date 22 | Q3 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 | 569 | 2,005 | 737 | 2,481 | 2,586 |
| Percent Change | -22.80% | -19.19% | | | |
| Median Price | \$672,060 | \$639,000 | \$557,937 | \$505,000 | \$619,990 |
| Percent Change | 20.45% | 26.53% | | | |
| Average Price | \$792,136 | \$742,142 | \$630,895 | \$569,737 | \$714,610 |
| Percent Change | 25.56% | 30.26% | | | |
| Days on Market | 31 | 31 | 19 | 22 | 32 |
| Newly Constructed Dollar Volume | \$450,725,608 | \$1,487,994,908 | \$464,969,541 | \$1,413,518,247 | \$1,847,980,836 |
| Percent Change | -3.06% | 5.27% | | | |

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

| Single-Family Homes Sold in Ada County for Q3 of 2022 | | | | |
|---|--------|----------|---------------|--------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Boise North - 0100 | 93 | 4.38% | \$890,042 | \$763,000 |
| New Construction | 6 | 1.05% | \$1,294,830 | \$1,355,000 |
| Existing | 87 | 5.62% | \$862,125 | \$740,000 |
| Boise NE - 0200 | 65 | 3.06% | \$1,150,959 | \$900,000 |
| New Construction | 17 | 2.96% | \$1,830,335 | \$1,848,075 |
| Existing | 48 | 3.10% | \$910,347 | \$807,500 |
| Boise SE - 0300 | 129 | 6.08% | \$590,572 | \$535,000 |
| New Construction | 12 | 2.09% | \$656,823 | \$582,495 |
| Existing | 117 | 7.55% | \$583,777 | \$525,000 |
| Boise Bench - 0400 | 105 | 4.95% | \$496,699 | \$420,000 |
| New Construction | 1 | 0.17% | \$599,900 | \$599,900 |
| Existing | 104 | 6.71% | \$495,707 | \$417,500 |
| Boise South - 0500 | 52 | 2.45% | \$512,210 | \$473,500 |
| New Construction | 0 | 0.00% | \$0 | \$0 |
| Existing | 52 | 3.36% | \$512,210 | \$473,500 |
| Boise SW-Meridian - 0550 | 178 | 8.38% | \$549,931 | \$510,000 |
| New Construction | 56 | 9.76% | \$616,698 | \$570,468 |
| Existing | 122 | 7.88% | \$519,284 | \$482,500 |
| Boise West - 0600 | 82 | 3.86% | \$469,246 | \$440,000 |
| New Construction | 1 | 0.17% | \$499,900 | \$499,900 |
| Existing | 81 | 5.23% | \$468,867 | \$440,000 |
| Boise W-Garden City - 0650 | 118 | 5.56% | \$502,641 | \$461,000 |
| New Construction | 0 | 0.00% | \$0 | \$0 |
| Existing | 118 | 7.62% | \$502,641 | \$461,000 |
| Garden City - 0700 | 13 | 0.61% | \$504,146 | \$390,000 |
| New Construction | 0 | 0.00% | \$0 | \$0 |
| Existing | 13 | 0.84% | \$504,146 | \$390,000 |
| Boise NW - 0800 | 181 | 8.53% | \$753,322 | \$689,900 |
| New Construction | 48 | 8.36% | \$1,070,298 | \$1,009,681 |
| Existing | 133 | 8.59% | \$638,924 | \$545,000 |
| Eagle - 0900 | 236 | 11.12% | \$1,014,558 | \$925,170 |
| New Construction | 92 | 16.03% | \$1,130,866 | \$1,087,514 |
| Existing | 144 | 9.30% | \$940,251 | \$807,500 |
| Star - 0950 | 124 | 5.84% | \$668,868 | \$627,450 |
| New Construction | 67 | 11.67% | \$682,410 | \$639,990 |
| Existing | 57 | 3.68% | \$652,951 | \$581,000 |
| Meridian SE - 1000 | 89 | 4.19% | \$730,336 | \$665,000 |
| New Construction | 31 | 5.40% | \$873,424 | \$849,516 |
| Existing | 58 | 3.74% | \$653,858 | \$583,250 |
| Meridian SW - 1010 | 50 | 2.36% | \$578,558 | \$522,355 |
| New Construction | 28 | 4.88% | \$494,754 | \$471,702 |
| Existing | 22 | 1.42% | \$685,218 | \$642,500 |
| Meridian NE - 1020 | 104 | 4.90% | \$550,323 | \$511,000 |
| New Construction | 10 | 1.74% | \$660,100 | \$714,500 |
| Existing | 94 | 6.07% | \$538,644 | \$500,000 |

| Single-Famly Homes Sold in Ada County for Q3 of 2022 | | | | |
|--|--------|----------|---------------|--------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Meridian NW - 1030 | 273 | 12.86% | \$613,473 | \$566,995 |
| New Construction | 95 | 16.55% | \$676,368 | \$647,280 |
| Existing | 178 | 11.49% | \$579,905 | \$508,450 |
| Kuna - 1100 | 231 | 10.88% | \$530,886 | \$475,000 |
| New Construction | 110 | 19.16% | \$548,321 | \$521,808 |
| Existing | 121 | 7.81% | \$515,035 | \$434,900 |
| Totals | 2123 | 100.00% | \$666,411 | \$565,000 |
| New Construction | 574 | 27.04% | \$793,793 | \$673,050 |
| Existing | 1549 | 72.96% | \$619,208 | \$525,000 |

| Single-Family Homes Sold in Ada County for Q3 of 2022 | | | | |
|---|--------|----------|---------------|--------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q3 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% | 0 | 0.00% |
| \$200,000 - \$249,999 | 0 | 0.00% | 0 | 0.00% |
| \$250,000 - \$299,999 | 0 | 0.00% | 10 | 0.47% |
| \$300,000 - \$399,999 | 13 | 0.61% | 227 | 10.69% |
| \$400,000 - \$499,999 | 103 | 4.85% | 456 | 21.48% |
| \$500,000 - \$599,999 | 99 | 4.66% | 280 | 13.19% |
| \$600,000 - \$699,999 | 96 | 4.52% | 168 | 7.91% |
| \$700,000 - \$799,999 | 48 | 2.26% | 143 | 6.74% |
| \$800,000 - \$899,999 | 57 | 2.68% | 88 | 4.15% |
| \$900,000 - \$999,999 | 39 | 1.84% | 52 | 2.45% |
| \$1,000,000 - \$1,999,999 | 111 | 5.23% | 113 | 5.32% |
| \$2,000,000 - \$2,999,999 | 6 | 0.28% | 12 | 0.57% |
| \$3,000,000 - \$3,999,999 | 2 | 0.09% | 0 | 0.00% |
| \$4,000,000 - \$4,999,999 | 0 | 0.00% | 0 | 0.00% |
| \$5,000,000 and over | 0 | 0.00% | 0 | 0.00% |
| Totals | 574 | 27.04% | 1549 | 72.96% |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q3 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 | 0.01% |
| \$200,000 - \$249,999 | 1 | 0.01% | 4 | 0.06% |
| \$250,000 - \$299,999 | 1 | 0.01% | 22 | 0.32% |
| \$300,000 - \$399,999 | 30 | 0.44% | 452 | 6.61% |
| \$400,000 - \$499,999 | 387 | 5.66% | 1376 | 20.14% |
| \$500,000 - \$599,999 | 455 | 6.66% | 987 | 14.44% |
| \$600,000 - \$699,999 | 292 | 4.27% | 625 | 9.15% |
| \$700,000 - \$799,999 | 210 | 3.07% | 450 | 6.59% |
| \$800,000 - \$899,999 | 200 | 2.93% | 262 | 3.83% |
| \$900,000 - \$999,999 | 139 | 2.03% | 186 | 2.72% |
| \$1,000,000 - \$1,999,999 | 301 | 4.41% | 388 | 5.68% |
| \$2,000,000 - \$2,999,999 | 14 | 0.20% | 38 | 0.56% |
| \$3,000,000 - \$3,999,999 | 2 | 0.03% | 6 | 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 | 2032 | 29.74% | 4801 | 70.26% |

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.