

Ada County Single Family Home Sales Comparing Q4 2022 with Q4 2021					
	Q4 of 2022	Year to Date 22	Q4 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	1,793	8,615	2,855	10,878	8,072
Percent Change	-37.20%	-20.80%			
Median Price	\$535,115	\$566,000	\$539,873	\$510,355	\$570,000
Percent Change	-0.88%	10.90%			
Average Price	\$636,725	\$666,705	\$622,344	\$598,974	\$670,281
Percent Change	2.31%	11.31%			
Days on Market	50	29	28	18	27
Total Dollar Volume	\$1,141,647,898	\$5,743,666,584	\$1,776,791,706	\$6,515,638,318	\$5,410,506,248
Percent Change	-35.75%	-11.85%			

Ada County Existing Home Sales					
	Q4 of 2022	Year to Date 22	Q4 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	1,170	5,983	2,077	7,619	5,667
Percent Change	-43.67%	-21.47%			
Median Price	\$499,900	\$540,000	\$513,000	\$504,000	\$540,000
Percent Change	-2.55%	7.14%			
Average Price	\$588,813	\$635,117	\$608,663	\$602,378	\$638,968
Percent Change	-3.26%	5.43%			
Days on Market	45	25	25	15	24
Existing Dollar Volume	\$688,910,912	\$3,799,903,069	\$1,264,192,202	\$4,589,520,567	\$3,621,034,190
Percent Change	-45.51%	-17.20%			

Ada County Newly Constructed Home Sales					
	Q4 of 2022	Year to Date 22	Q4 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	623	2,632	778	3,259	2,405
Percent Change	-19.92%	-19.24%			
Median Price	\$622,400	\$634,990	\$585,000	\$525,000	\$639,900
Percent Change	6.39%	20.95%			
Average Price	\$726,705	\$738,512	\$658,868	\$591,015	\$744,063
Percent Change	10.30%	24.96%			
Days on Market	60	38	37	26	34
Newly Constructed Dollar Volume	\$452,736,986	\$1,943,763,515	\$512,599,504	\$1,926,117,751	\$1,789,472,058
Percent Change	-11.68%	0.92%			

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Single-Family Homes Sold in Ada County for Q4 of 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	64	3.55%	\$891,221	\$712,500
New Construction	6	0.95%	\$1,383,777	\$1,437,696
Existing	58	4.94%	\$840,267	\$699,000
Boise NE - 0200	59	3.27%	\$963,896	\$815,000
New Construction	11	1.74%	\$1,731,713	\$1,787,428
Existing	48	4.09%	\$787,938	\$762,500
Boise SE - 0300	86	4.76%	\$579,959	\$497,500
New Construction	19	3.01%	\$528,536	\$535,000
Existing	67	5.71%	\$594,542	\$495,000
Boise Bench - 0400	91	5.04%	\$440,845	\$410,000
New Construction	0	0.00%	\$0	\$0
Existing	91	7.75%	\$440,845	\$410,000
Boise South - 0500	47	2.60%	\$517,943	\$480,000
New Construction	0	0.00%	\$0	\$0
Existing	47	4.00%	\$517,943	\$480,000
Boise SW-Meridian - 0550	154	8.53%	\$505,994	\$470,695
New Construction	53	8.40%	\$528,793	\$500,000
Existing	101	8.60%	\$494,029	\$450,000
Boise West - 0600	58	3.21%	\$422,872	\$405,000
New Construction	2	0.32%	\$512,250	\$512,250
Existing	56	4.77%	\$419,680	\$404,500
Boise W-Garden City - 0650	80	4.43%	\$435,937	\$402,500
New Construction	1	0.16%	\$566,000	\$566,000
Existing	79	6.73%	\$434,291	\$400,000
Garden City - 0700	8	0.44%	\$537,750	\$515,000
New Construction	0	0.00%	\$0	\$0
Existing	8	0.68%	\$537,750	\$515,000
Boise NW - 0800	114	6.32%	\$781,765	\$672,500
New Construction	31	4.91%	\$1,132,830	\$945,000
Existing	83	7.07%	\$650,644	\$590,000
Eagle - 0900	198	10.97%	\$1,001,519	\$856,500
New Construction	91	14.42%	\$1,059,875	\$909,000
Existing	107	9.11%	\$951,888	\$825,000
Star - 0950	122	6.76%	\$668,455	\$602,500
New Construction	91	14.42%	\$699,360	\$625,270
Existing	31	2.64%	\$577,732	\$525,000
Meridian SE - 1000	110	6.09%	\$671,885	\$569,500
New Construction	56	8.87%	\$766,212	\$766,300
Existing	54	4.60%	\$574,064	\$522,425
Meridian SW - 1010	54	2.99%	\$619,675	\$525,000
New Construction	29	4.60%	\$492,935	\$464,990
Existing	25	2.13%	\$766,694	\$660,000
Meridian NE - 1020	88	4.88%	\$549,713	\$522,450
New Construction	10	1.58%	\$899,700	\$770,000
Existing	78	6.64%	\$504,842	\$509,000

Single-Famly Homes Sold in Ada County for Q4 of 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	299	16.57%	\$570,619	\$505,000
New Construction	133	21.08%	\$616,164	\$576,000
Existing	166	14.14%	\$534,128	\$488,950
Kuna - 1100	173	9.58%	\$524,724	\$487,000
New Construction	98	15.53%	\$551,349	\$522,923
Existing	75	6.39%	\$489,934	\$414,900
Totals	1805	100.00%	\$640,433	\$537,500
New Construction	631	34.96%	\$735,975	\$625,270
Existing	1174	65.04%	\$589,081	\$499,945

Single-Family Homes Sold in Ada County for Q4 of 2022				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q4 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	0.06%
\$200,000 - \$249,999	0	0.00%	5	0.28%
\$250,000 - \$299,999	0	0.00%	19	1.05%
\$300,000 - \$399,999	39	2.16%	257	14.24%
\$400,000 - \$499,999	144	7.98%	306	16.95%
\$500,000 - \$599,999	107	5.93%	195	10.80%
\$600,000 - \$699,999	90	4.99%	130	7.20%
\$700,000 - \$799,999	68	3.77%	82	4.54%
\$800,000 - \$899,999	60	3.32%	62	3.43%
\$900,000 - \$999,999	30	1.66%	35	1.94%
\$1,000,000 - \$1,999,999	81	4.49%	72	3.99%
\$2,000,000 - \$2,999,999	12	0.66%	6	0.33%
\$3,000,000 - \$3,999,999	0	0.00%	4	0.22%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	631	34.96%	1174	65.04%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q4 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%	2	0.02%
\$200,000 - \$249,999	1	0.01%	9	0.10%
\$250,000 - \$299,999	1	0.01%	41	0.47%
\$300,000 - \$399,999	69	0.80%	710	8.21%
\$400,000 - \$499,999	532	6.15%	1685	19.48%
\$500,000 - \$599,999	562	6.50%	1183	13.67%
\$600,000 - \$699,999	383	4.43%	756	8.74%
\$700,000 - \$799,999	278	3.21%	535	6.18%
\$800,000 - \$899,999	261	3.02%	324	3.74%
\$900,000 - \$999,999	169	1.95%	221	2.55%
\$1,000,000 - \$1,999,999	383	4.43%	461	5.33%
\$2,000,000 - \$2,999,999	26	0.30%	44	0.51%
\$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	2667	30.83%	5985	69.17%

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