

Ada County Single Family Home Sales
Comparing September 2022 with September 2021

	Sep-22	Year to Date 22	Sep-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	2420		1249		
Total Pending Residential Listings	1018		1619		
Total Single-Family Homes Sold	700	6,808	1,005	8,023	8,984
Percent Change	-30.35%	-15.14%			
Median Price	\$540,000	\$575,000	\$535,000	\$502,245	\$563,956
Percent Change	0.93%	14.49%			
Average Price	\$636,404	\$674,631	\$618,970	\$590,658	\$661,067
Percent Change	2.82%	14.22%			
Days on Market	38	24	19	15	24
Total Dollar Volume	\$445,482,529	\$4,592,886,165	\$622,064,931	\$4,738,846,612	\$5,939,027,193
Percent Change	-28.39%	-3.08%			

Ada County Existing Home Sales

	Sep-22	Year to Date 22	Sep-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	1409		866		
Existing Pending Listings	443		821		
Existing Homes Sold	499	4,803	740	5,542	6,398
Percent Change	-32.57%	-13.33%			
Median Price	\$500,000	\$549,900	\$525,000	\$500,000	\$540,000
Percent Change	-4.76%	9.98%			
Average Price	\$580,109	\$646,448	\$613,873	\$600,023	\$639,426
Percent Change	-5.50%	7.74%			
Days on Market	37	21	17	11	21
Existing Dollar Volume	\$289,474,382	\$3,104,891,257	\$454,265,715	\$3,325,328,365	\$4,091,046,357
Percent Change	-36.28%	-6.63%			

Ada County Newly Constructed Home Sales

	Sep-22	Year to Date 22	Sep-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	1011		383		
Newly Constructed Pending Listings	575		798		
Newly Constructed Homes Sold	201	2,005	265	2,481	2,586
Percent Change	-24.15%	-19.19%			
Median Price	\$650,635	\$639,000	\$550,000	\$505,000	\$619,990
Percent Change	18.30%	26.53%			
Average Price	\$776,160	\$742,142	\$633,205	\$569,737	\$714,610
Percent Change	22.58%	30.26%			
Days on Market	41	31	23	22	32
Newly Constructed Dollar Volume	\$156,008,147	\$1,487,994,908	\$167,799,216	\$1,413,518,247	\$1,847,980,836
Percent Change	-7.03%	5.27%			

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Single-Family Homes Sold in Ada County for September 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	32	4.56%	\$881,813	\$814,500
New Construction	2	0.99%	\$1,459,720	\$1,459,720
Existing	30	6.01%	\$843,286	\$791,500
Boise NE - 0200	16	2.28%	\$1,151,479	\$890,000
New Construction	3	1.48%	\$2,429,833	\$2,751,750
Existing	13	2.61%	\$856,474	\$775,000
Boise SE - 0300	52	7.41%	\$576,738	\$532,450
New Construction	4	1.97%	\$578,625	\$524,900
Existing	48	9.62%	\$576,580	\$532,450
Boise Bench - 0400	27	3.85%	\$462,313	\$425,000
New Construction	0	0.00%	\$0	\$0
Existing	27	5.41%	\$462,313	\$425,000
Boise South - 0500	22	3.13%	\$520,664	\$479,500
New Construction	0	0.00%	\$0	\$0
Existing	22	4.41%	\$520,664	\$479,500
Boise SW-Meridian - 0550	60	8.55%	\$524,499	\$502,495
New Construction	18	8.87%	\$636,672	\$593,268
Existing	42	8.42%	\$476,425	\$452,000
Boise West - 0600	23	3.28%	\$469,315	\$465,500
New Construction	1	0.49%	\$499,900	\$499,900
Existing	22	4.41%	\$467,925	\$445,250
Boise W-Garden City - 0650	40	5.70%	\$460,594	\$426,750
New Construction	0	0.00%	\$0	\$0
Existing	40	8.02%	\$460,594	\$426,750
Garden City - 0700	2	0.28%	\$690,000	\$690,000
New Construction	0	0.00%	\$0	\$0
Existing	2	0.40%	\$690,000	\$690,000
Boise NW - 0800	60	8.55%	\$712,416	\$560,000
New Construction	11	5.42%	\$1,227,630	\$1,273,351
Existing	49	9.82%	\$596,756	\$510,000
Eagle - 0900	72	10.26%	\$1,005,573	\$932,000
New Construction	29	14.29%	\$1,159,757	\$1,101,000
Existing	43	8.62%	\$901,588	\$800,000
Star - 0950	46	6.55%	\$668,809	\$636,000
New Construction	30	14.78%	\$686,397	\$638,495
Existing	16	3.21%	\$635,831	\$605,000
Meridian SE - 1000	24	3.42%	\$688,937	\$535,000
New Construction	11	5.42%	\$865,945	\$906,967
Existing	13	2.61%	\$539,162	\$460,000
Meridian SW - 1010	12	1.71%	\$493,900	\$433,789
New Construction	9	4.43%	\$480,089	\$427,543
Existing	3	0.60%	\$535,333	\$570,000
Meridian NE - 1020	31	4.42%	\$552,074	\$481,900
New Construction	4	1.97%	\$723,075	\$770,250
Existing	27	5.41%	\$526,740	\$464,900

Single-Famly Homes Sold in Ada County for September 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	94	13.39%	\$593,545	\$565,992
New Construction	37	18.23%	\$690,760	\$648,815
Existing	57	11.42%	\$530,440	\$490,000
Kuna - 1100	89	12.68%	\$492,947	\$437,500
New Construction	44	21.67%	\$534,756	\$501,515
Existing	45	9.02%	\$452,067	\$410,000
Totals	702	100.00%	\$637,877	\$540,000
New Construction	203	28.92%	\$778,513	\$655,000
Existing	499	71.08%	\$580,664	\$500,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County September 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%	4	0.57%
\$300,000 - \$399,999	5	0.71%	87	12.39%
\$400,000 - \$499,999	47	6.70%	156	22.22%
\$500,000 - \$599,999	34	4.84%	99	14.10%
\$600,000 - \$699,999	26	3.70%	45	6.41%
\$700,000 - \$799,999	17	2.42%	37	5.27%
\$800,000 - \$899,999	24	3.42%	27	3.85%
\$900,000 - \$999,999	10	1.42%	14	1.99%
\$1,000,000 - \$1,999,999	38	5.41%	29	4.13%
\$2,000,000 - \$2,999,999	1	0.14%	1	0.14%
\$3,000,000 - \$3,999,999	1	0.14%	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	203	28.92%	499	71.08%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) September 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%

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