

Ada County Single Family Home Sales Comparing 2023 with 2022					
	2023	Year to Date 23	2022	Year to Date 22	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	7,450	7,450	8,628	8,628	6,997
Percent Change	-13.65%	-13.65%			
Median Price	\$524,900	\$524,900	\$566,075	\$566,075	\$524,950
Percent Change	-7.27%	-7.27%			
Average Price	\$630,810	\$630,810	\$667,025	\$667,025	\$631,210
Percent Change	-5.43%	-5.43%			
Days on Market	47	47	29	29	47
Total Dollar Volume	\$4,699,533,620	\$4,699,533,620	\$5,755,092,643	\$5,755,092,643	\$4,416,579,768
Percent Change	-18.34%	-18.34%			

Ada County Existing Home Sales					
	2023	Year to Date 23	2022	Year to Date 22	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	4,935	4,935	5,987	5,987	4,663
Percent Change	-17.57%	-17.57%			
Median Price	\$513,000	\$513,000	\$540,000	\$540,000	\$515,000
Percent Change	-5.00%	-5.00%			
Average Price	\$619,386	\$619,386	\$635,033	\$635,033	\$620,352
Percent Change	-2.46%	-2.46%			
Days on Market	34	34	26	26	34
Existing Dollar Volume	\$3,056,670,884	\$3,056,670,884	\$3,801,945,169	\$3,801,945,169	\$2,892,702,400
Percent Change	-19.60%	-19.60%			

Ada County Newly Constructed Home Sales					
	2023	Year to Date 23	2022	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	2,515	2,515	2,641	2,641	2,334
Percent Change	-4.77%	-4.77%			
Median Price	\$546,900	\$546,900	\$634,990	\$634,990	\$545,495
Percent Change	-13.87%	-13.87%			
Average Price	\$653,226	\$653,226	\$739,548	\$739,548	\$652,904
Percent Change	-11.67%	-11.67%			
Days on Market	74	74	38	38	75
Newly Constructed Dollar Volume	\$1,642,862,736	\$1,642,862,736	\$1,953,147,474	\$1,953,147,474	\$1,523,877,368
Percent Change	-15.89%	-15.89%			

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Single-Family Homes Sold in Ada County for 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	311	4.17%	\$867,727	\$780,000
New Construction	20	0.79%	\$1,185,333	\$1,120,000
Existing	291	5.89%	\$845,898	\$775,000
Boise NE - 0200	242	3.24%	\$1,032,406	\$837,450
New Construction	32	1.27%	\$1,798,043	\$1,687,500
Existing	210	4.25%	\$915,738	\$802,500
Boise SE - 0300	364	4.88%	\$574,875	\$519,990
New Construction	49	1.94%	\$559,379	\$529,990
Existing	315	6.38%	\$577,286	\$515,000
Boise Bench - 0400	331	4.44%	\$454,972	\$417,000
New Construction	13	0.51%	\$549,554	\$549,900
Existing	318	6.44%	\$451,106	\$410,900
Boise South - 0500	182	2.44%	\$500,431	\$479,945
New Construction	14	0.55%	\$529,647	\$519,495
Existing	168	3.40%	\$497,996	\$472,100
Boise SW-Meridian - 0550	585	7.84%	\$522,123	\$475,400
New Construction	153	6.06%	\$542,271	\$469,990
Existing	432	8.75%	\$514,987	\$475,450
Boise West - 0600	254	3.40%	\$440,153	\$413,450
New Construction	1	0.04%	\$549,900	\$549,900
Existing	253	5.12%	\$439,719	\$412,000
Boise W-Garden City - 0650	358	4.80%	\$473,364	\$441,250
New Construction	10	0.40%	\$377,100	\$375,000
Existing	348	7.05%	\$476,130	\$445,000
Garden City - 0700	39	0.52%	\$506,662	\$420,000
New Construction	0	0.00%	\$0	\$0
Existing	39	0.79%	\$506,662	\$420,000
Boise NW - 0800	475	6.36%	\$731,528	\$629,900
New Construction	108	4.28%	\$991,019	\$808,054
Existing	367	7.43%	\$655,166	\$585,000
Eagle - 0900	718	9.62%	\$1,057,134	\$872,000
New Construction	224	8.87%	\$1,076,095	\$964,950
Existing	494	10.00%	\$1,048,536	\$826,000
Star - 0950	666	8.92%	\$651,510	\$579,945
New Construction	483	19.13%	\$634,144	\$579,990
Existing	183	3.71%	\$697,347	\$577,000
Meridian SE - 1000	439	5.88%	\$661,613	\$620,000
New Construction	243	9.62%	\$700,380	\$654,900
Existing	196	3.97%	\$613,550	\$555,000
Meridian SW - 1010	272	3.64%	\$540,240	\$460,724
New Construction	184	7.29%	\$472,683	\$449,850
Existing	88	1.78%	\$681,496	\$587,250
Meridian NE - 1020	358	4.80%	\$549,907	\$491,750
New Construction	41	1.62%	\$744,630	\$749,900
Existing	317	6.42%	\$524,722	\$479,800

Single-Family Homes Sold in Ada County for 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	1199	16.07%	\$547,449	\$485,000
New Construction	589	23.33%	\$561,086	\$470,000
Existing	610	12.35%	\$534,281	\$495,000
Kuna - 1100	670	8.98%	\$483,053	\$432,250
New Construction	361	14.30%	\$496,080	\$441,041
Existing	309	6.26%	\$467,834	\$418,000
Totals	7463	100.00%	\$634,034	\$525,000
New Construction	2525	33.83%	\$658,269	\$549,900
Existing	4938	66.17%	\$621,643	\$514,950

Single-Family Homes Sold in Ada County for 2023

MLS Area	# Sold	Market %	Average Price	Median Price
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**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
2023 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%	1	0.01%
\$120,000 - \$159,999	0	0.00%	0	0.00%
\$160,000 - \$199,999	0	0.00%	4	0.05%
\$200,000 - \$249,999	0	0.00%	13	0.17%
\$250,000 - \$299,999	1	0.01%	47	0.63%
\$300,000 - \$399,999	284	3.81%	803	10.76%
\$400,000 - \$499,999	726	9.73%	1445	19.36%
\$500,000 - \$599,999	464	6.22%	881	11.80%
\$600,000 - \$699,999	295	3.95%	521	6.98%
\$700,000 - \$799,999	253	3.39%	392	5.25%
\$800,000 - \$899,999	159	2.13%	248	3.32%
\$900,000 - \$999,999	84	1.13%	150	2.01%
\$1,000,000 - \$1,999,999	225	3.01%	384	5.15%
\$2,000,000 - \$2,999,999	28	0.38%	33	0.44%
\$3,000,000 - \$3,999,999	4	0.05%	10	0.13%
\$4,000,000 - \$4,999,999	1	0.01%	2	0.03%
\$5,000,000 and over	1	0.01%	4	0.05%
Totals	2525	33.83%	4938	66.17%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) 2023 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%	1	0.01%
\$120,000 - \$159,999	0	0.00%	0	0.00%
\$160,000 - \$199,999	0	0.00%	4	0.05%
\$200,000 - \$249,999	0	0.00%	13	0.17%
\$250,000 - \$299,999	1	0.01%	47	0.63%
\$300,000 - \$399,999	284	3.81%	803	10.76%
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