

Ada County Single Family Home Sales Comparing April 2023 with April 2022					
	Apr-23	Year to Date 23	Apr-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1163		991		
Total Pending Residential Listings	995		1525		
Total Single-Family Homes Sold	645	2,462	816	2,971	7,473
Percent Change	-20.96%	-17.13%			
Median Price	\$517,500	\$499,000	\$597,166	\$562,500	\$549,990
Percent Change	-13.34%	-11.29%			
Average Price	\$630,145	\$606,631	\$682,342	\$660,744	\$652,821
Percent Change	-7.65%	-8.19%			
Days on Market	55	69	16	25	42
Total Dollar Volume	\$406,443,566	\$1,493,525,075	\$556,791,181	\$1,963,069,030	\$4,878,530,122
Percent Change	-27.00%	-23.92%			

Ada County Existing Home Sales					
	Apr-23	Year to Date 23	Apr-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	616		559		
Existing Pending Listings	502		625		
Existing Homes Sold	398	1,448	588	2,029	5,007
Percent Change	-32.31%	-28.63%			
Median Price	\$515,000	\$485,000	\$570,000	\$545,000	\$525,000
Percent Change	-9.65%	-11.01%			
Average Price	\$622,892	\$589,416	\$665,650	\$641,473	\$620,209
Percent Change	-6.42%	-8.12%			
Days on Market	31	47	13	20	33
Existing Dollar Volume	\$247,911,201	\$853,473,793	\$391,402,013	\$1,301,548,479	\$3,105,384,282
Percent Change	-36.66%	-34.43%			

Ada County Newly Constructed Home Sales					
	Apr-23	Year to Date 23	Apr-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	547		432		
Newly Constructed Pending Listings	493		900		
Newly Constructed Homes Sold	247	1,014	228	942	2,466
Percent Change	8.33%	7.64%			
Median Price	\$519,990	\$519,000	\$647,450	\$606,525	\$616,490
Percent Change	-19.69%	-14.43%			
Average Price	\$641,831	\$631,214	\$725,391	\$702,251	\$719,037
Percent Change	-11.52%	-10.12%			
Days on Market	93	100	24	36	58
Newly Constructed Dollar Volume	\$158,532,365	\$640,051,282	\$165,389,168	\$661,520,551	\$1,773,145,840
Percent Change	-4.15%	-3.25%			

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Single-Family Homes Sold in Ada County for April 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	25	3.86%	\$833,590	\$799,000
New Construction	2	0.81%	\$674,225	\$674,225
Existing	23	5.75%	\$847,448	\$810,000
Boise NE - 0200	24	3.70%	\$980,868	\$811,087
New Construction	1	0.40%	\$3,125,157	\$3,125,157
Existing	23	5.75%	\$887,638	\$808,175
Boise SE - 0300	32	4.94%	\$520,905	\$500,000
New Construction	6	2.42%	\$520,160	\$509,995
Existing	26	6.50%	\$521,077	\$499,950
Boise Bench - 0400	18	2.78%	\$447,316	\$429,500
New Construction	1	0.40%	\$580,000	\$580,000
Existing	17	4.25%	\$439,511	\$410,000
Boise South - 0500	12	1.85%	\$476,158	\$442,500
New Construction	0	0.00%	\$0	\$0
Existing	12	3.00%	\$476,158	\$442,500
Boise SW-Meridian - 0550	63	9.72%	\$538,770	\$472,500
New Construction	24	9.68%	\$524,714	\$439,900
Existing	39	9.75%	\$547,420	\$485,000
Boise West - 0600	20	3.09%	\$440,560	\$408,500
New Construction	0	0.00%	\$0	\$0
Existing	20	5.00%	\$440,560	\$408,500
Boise W-Garden City - 0650	23	3.55%	\$511,088	\$475,000
New Construction	0	0.00%	\$0	\$0
Existing	23	5.75%	\$511,088	\$475,000
Garden City - 0700	1	0.15%	\$725,000	\$725,000
New Construction	0	0.00%	\$0	\$0
Existing	1	0.25%	\$725,000	\$725,000
Boise NW - 0800	38	5.86%	\$775,566	\$687,500
New Construction	12	4.84%	\$901,476	\$745,750
Existing	26	6.50%	\$717,454	\$597,000
Eagle - 0900	55	8.49%	\$1,171,600	\$925,000
New Construction	17	6.85%	\$1,316,901	\$999,900
Existing	38	9.50%	\$1,106,597	\$852,500
Star - 0950	53	8.18%	\$834,954	\$685,000
New Construction	36	14.52%	\$722,893	\$687,500
Existing	17	4.25%	\$1,072,259	\$640,000
Meridian SE - 1000	31	4.78%	\$651,820	\$668,702
New Construction	18	7.26%	\$665,034	\$665,339
Existing	13	3.25%	\$633,523	\$674,900
Meridian SW - 1010	27	4.17%	\$529,581	\$509,990
New Construction	18	7.26%	\$486,156	\$475,000
Existing	9	2.25%	\$616,433	\$574,900
Meridian NE - 1020	28	4.32%	\$524,544	\$467,450
New Construction	2	0.81%	\$735,415	\$735,415
Existing	26	6.50%	\$508,323	\$445,950

Single-Family Homes Sold in Ada County for April 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	119	18.36%	\$547,390	\$474,990
New Construction	71	28.63%	\$564,436	\$454,000
Existing	48	12.00%	\$522,176	\$499,950
Kuna - 1100	79	12.19%	\$435,769	\$424,990
New Construction	40	16.13%	\$427,955	\$431,000
Existing	39	9.75%	\$443,784	\$410,000
Totals	648	100.00%	\$643,470	\$519,450
New Construction	248	38.27%	\$642,670	\$519,990
Existing	400	61.73%	\$643,966	\$517,250

Single-Family Homes Sold in Ada County for April 2023				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County April 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%	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%	2	0.31%
\$250,000 - \$299,999	0	0.00%	3	0.46%
\$300,000 - \$399,999	45	6.94%	66	10.19%
\$400,000 - \$499,999	69	10.65%	111	17.13%
\$500,000 - \$599,999	34	5.25%	71	10.96%
\$600,000 - \$699,999	27	4.17%	37	5.71%
\$700,000 - \$799,999	31	4.78%	41	6.33%
\$800,000 - \$899,999	18	2.78%	23	3.55%
\$900,000 - \$999,999	7	1.08%	8	1.23%
\$1,000,000 - \$1,999,999	13	2.01%	32	4.94%
\$2,000,000 - \$2,999,999	2	0.31%	2	0.31%
\$3,000,000 - \$3,999,999	1	0.15%	3	0.46%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	1	0.15%	1	0.15%
Totals	248	38.27%	400	61.73%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) April 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%	0	0.00%
\$120,000 - \$159,999	0	0.00%	0	0.00%
\$160,000 - \$199,999	0	0.00%	2	0.08%
\$200,000 - \$249,999	0	0.00%	6	0.24%
\$250,000 - \$299,999	0	0.00%	20	0.81%
\$300,000 - \$399,999	186	7.54%	339	13.74%
\$400,000 - \$499,999	295	11.96%	397	16.09%
\$500,000 - \$599,999	140	5.67%	227	9.20%
\$600,000 - \$699,999	103	4.18%	132	5.35%
\$700,000 - \$799,999	97	3.93%	114	4.62%
\$800,000 - \$899,999	69	2.80%	62	2.51%
\$900,000 - \$999,999	34	1.38%	37	1.50%
\$1,000,000 - \$1,999,999	78	3.16%	101	4.09%
\$2,000,000 - \$2,999,999	10	0.41%	8	0.32%
\$3,000,000 - \$3,999,999	3	0.12%	4	0.16%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.04%
\$5,000,000 and over	1	0.04%	1	0.04%
Totals	1016	41.18%	1451	58.82%

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