

**Ada County Single Family Home Sales
Comparing August 2023 with August 2022**

	Aug-23	Year to Date 23	Aug-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1529		2374		
Total Pending Residential Listings	881		1153		
Total Single-Family Homes Sold	675	5,281	737	6,127	7,134
Percent Change	-8.41%	-13.81%			
Median Price	\$520,000	\$520,000	\$565,000	\$580,000	\$525,000
Percent Change	-7.96%	-10.34%			
Average Price	\$647,144	\$629,381	\$675,869	\$679,035	\$630,368
Percent Change	-4.25%	-7.31%			
Days on Market	34	50	29	22	50
Total Dollar Volume	\$436,821,880	\$3,323,758,627	\$498,115,809	\$4,160,445,756	\$4,497,043,257
Percent Change	-12.31%	-20.11%			

Ada County Existing Home Sales

	Aug-23	Year to Date 23	Aug-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	903		1451		
Existing Pending Listings	429		497		
Existing Homes Sold	481	3,454	538	4,314	4,664
Percent Change	-10.59%	-19.94%			
Median Price	\$510,000	\$511,075	\$530,000	\$550,000	\$505,000
Percent Change	-3.77%	-7.08%			
Average Price	\$643,295	\$617,846	\$631,037	\$653,733	\$603,846
Percent Change	1.94%	-5.49%			
Days on Market	27	34	28	19	37
Existing Dollar Volume	\$309,425,003	\$2,134,041,775	\$339,497,742	\$2,820,205,975	\$2,816,339,566
Percent Change	-8.86%	-24.33%			

Ada County Newly Constructed Home Sales

	Aug-23	Year to Date 23	Aug-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	626		923		
Newly Constructed Pending Listings	452		656		
Newly Constructed Homes Sold	194	1,827	199	1,813	2,470
Percent Change	-2.51%	0.77%			
Median Price	\$552,445	\$539,990	\$688,435	\$636,450	\$570,998
Percent Change	-19.75%	-15.16%			
Average Price	\$656,685	\$651,186	\$797,076	\$739,239	\$680,447
Percent Change	-17.61%	-11.91%			
Days on Market	51	81	31	30	75
Newly Constructed Dollar Volume	\$127,396,877	\$1,189,716,852	\$158,618,067	\$1,340,239,781	\$1,680,703,691
Percent Change	-19.68%	-11.23%			

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Single-Family Homes Sold in Ada County for August 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	26	3.86%	\$881,631	\$792,500
New Construction	0	0.00%	\$0	\$0
Existing	26	5.43%	\$881,631	\$792,500
Boise NE - 0200	19	2.82%	\$915,972	\$860,000
New Construction	4	2.06%	\$1,327,268	\$1,138,590
Existing	15	3.13%	\$806,293	\$808,000
Boise SE - 0300	30	4.46%	\$630,234	\$576,450
New Construction	2	1.03%	\$539,995	\$539,995
Existing	28	5.85%	\$636,680	\$597,500
Boise Bench - 0400	31	4.61%	\$450,945	\$425,000
New Construction	1	0.52%	\$760,000	\$760,000
Existing	30	6.26%	\$440,643	\$421,000
Boise South - 0500	15	2.23%	\$551,999	\$520,000
New Construction	1	0.52%	\$479,990	\$479,990
Existing	14	2.92%	\$557,142	\$522,500
Boise SW-Meridian - 0550	52	7.73%	\$545,744	\$499,950
New Construction	4	2.06%	\$706,198	\$612,450
Existing	48	10.02%	\$532,373	\$499,950
Boise West - 0600	25	3.71%	\$420,202	\$400,000
New Construction	0	0.00%	\$0	\$0
Existing	25	5.22%	\$420,202	\$400,000
Boise W-Garden City - 0650	33	4.90%	\$445,678	\$430,000
New Construction	2	1.03%	\$365,500	\$365,500
Existing	31	6.47%	\$450,851	\$439,000
Garden City - 0700	2	0.30%	\$494,000	\$494,000
New Construction	0	0.00%	\$0	\$0
Existing	2	0.42%	\$494,000	\$494,000
Boise NW - 0800	36	5.35%	\$714,270	\$621,000
New Construction	5	2.58%	\$1,193,755	\$1,200,000
Existing	31	6.47%	\$636,934	\$565,000
Eagle - 0900	75	11.14%	\$1,172,511	\$955,000
New Construction	14	7.22%	\$1,162,805	\$1,003,500
Existing	61	12.73%	\$1,174,738	\$949,700
Star - 0950	75	11.14%	\$601,070	\$540,000
New Construction	53	27.32%	\$612,042	\$559,990
Existing	22	4.59%	\$574,636	\$509,950
Meridian SE - 1000	26	3.86%	\$650,274	\$605,334
New Construction	11	5.67%	\$636,066	\$614,777
Existing	15	3.13%	\$660,693	\$480,000
Meridian SW - 1010	21	3.12%	\$507,297	\$448,900
New Construction	11	5.67%	\$447,649	\$436,399
Existing	10	2.09%	\$572,910	\$536,450
Meridian NE - 1020	38	5.65%	\$577,357	\$517,250
New Construction	8	4.12%	\$750,995	\$777,900
Existing	30	6.26%	\$531,054	\$465,000

Single-Famly Homes Sold in Ada County for August 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	121	17.98%	\$576,798	\$489,990
New Construction	53	27.32%	\$621,587	\$499,900
Existing	68	14.20%	\$541,889	\$477,500
Kuna - 1100	48	7.13%	\$527,136	\$461,995
New Construction	25	12.89%	\$556,580	\$479,990
Existing	23	4.80%	\$495,130	\$430,000
Totals	673	100.00%	\$652,895	\$520,650
New Construction	194	28.83%	\$673,498	\$559,997
Existing	479	71.17%	\$644,551	\$511,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County August 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%	0	0.00%
\$250,000 - \$299,999	0	0.00%	4	0.59%
\$300,000 - \$399,999	17	2.53%	62	9.21%
\$400,000 - \$499,999	59	8.77%	163	24.22%
\$500,000 - \$599,999	37	5.50%	74	11.00%
\$600,000 - \$699,999	22	3.27%	54	8.02%
\$700,000 - \$799,999	25	3.71%	30	4.46%
\$800,000 - \$899,999	10	1.49%	29	4.31%
\$900,000 - \$999,999	3	0.45%	15	2.23%
\$1,000,000 - \$1,999,999	18	2.67%	43	6.39%
\$2,000,000 - \$2,999,999	2	0.30%	2	0.30%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.15%
\$4,000,000 - \$4,999,999	1	0.15%	0	0.00%
\$5,000,000 and over	0	0.00%	2	0.30%
Totals	194	28.83%	479	71.17%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) August 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%	3	0.06%
\$200,000 - \$249,999	0	0.00%	11	0.21%
\$250,000 - \$299,999	0	0.00%	30	0.57%
\$300,000 - \$399,999	255	4.82%	592	11.20%
\$400,000 - \$499,999	528	9.99%	996	18.84%
\$500,000 - \$599,999	293	5.54%	605	11.45%
\$600,000 - \$699,999	209	3.95%	353	6.68%
\$700,000 - \$799,999	187	3.54%	291	5.51%
\$800,000 - \$899,999	114	2.16%	173	3.27%
\$900,000 - \$999,999	56	1.06%	102	1.93%
\$1,000,000 - \$1,999,999	158	2.99%	264	4.99%
\$2,000,000 - \$2,999,999	24	0.45%	24	0.45%
\$3,000,000 - \$3,999,999	4	0.08%	7	0.13%
\$4,000,000 - \$4,999,999	1	0.02%	2	0.04%
\$5,000,000 and over	1	0.02%	3	0.06%
Totals	1830	34.62%	3456	65.38%

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