

<b>Ada County Single Family Home Sales Comparing February 2023 with February 2022</b>					
	<b>Feb-23</b>	<b>Year to Date 23</b>	<b>Feb-22</b>	<b>Year to Date 22</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1039		493		
Total Pending Residential Listings	1025		1383		
Total Single-Family Homes Sold	613	1,070	661	1,337	7,766
Percent Change	-7.26%	-19.97%			
Median Price	\$492,115	\$490,000	\$549,900	\$545,000	\$567,949
Percent Change	-10.51%	-10.09%			
Average Price	\$584,072	\$598,680	\$649,313	\$645,262	\$667,815
Percent Change	-10.05%	-7.22%			
Days on Market	78	75	32	34	31
Total Dollar Volume	\$358,036,426	\$640,587,891	\$429,196,201	\$862,715,899	\$5,186,249,129
Percent Change	-16.58%	-25.75%			

<b>Ada County Existing Home Sales</b>					
	<b>Feb-23</b>	<b>Year to Date 23</b>	<b>Feb-22</b>	<b>Year to Date 22</b>	<b>Previous 12 Months</b>
Existing Residential Listings	516		265		
Existing Pending Listings	413		515		
Existing Homes Sold	358	628	418	878	5,390
Percent Change	-14.35%	-28.47%			
Median Price	\$472,000	\$475,000	\$530,000	\$524,945	\$540,000
Percent Change	-10.94%	-9.51%			
Average Price	\$540,353	\$568,990	\$625,460	\$625,759	\$635,084
Percent Change	-13.61%	-9.07%			
Days on Market	58	58	23	28	27
Existing Dollar Volume	\$193,446,225	\$357,325,823	\$261,442,212	\$549,416,309	\$3,423,104,158
Percent Change	-26.01%	-34.96%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Feb-23</b>	<b>Year to Date 23</b>	<b>Feb-22</b>	<b>Year to Date 22</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	523		228		
Newly Constructed Pending Listings	612		868		
Newly Constructed Homes Sold	255	442	243	459	2,376
Percent Change	4.94%	-3.70%			
Median Price	\$529,990	\$519,995	\$589,990	\$589,990	\$637,945
Percent Change	-10.17%	-11.86%			
Average Price	\$645,452	\$640,864	\$690,346	\$682,570	\$742,064
Percent Change	-6.50%	-6.11%			
Days on Market	107	99	47	45	41
Newly Constructed Dollar Volume	\$164,590,201	\$283,262,068	\$167,753,989	\$313,299,590	\$1,763,144,971
Percent Change	-1.89%	-9.59%			

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<b>Single-Family Homes Sold in Ada County for February 2023</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	15	2.44%	\$946,943	\$888,000
New Construction	1	0.39%	\$1,799,000	\$1,799,000
Existing	14	3.90%	\$886,082	\$869,000
Boise NE - 0200	17	2.76%	\$1,115,025	\$900,000
New Construction	7	2.73%	\$1,689,088	\$1,125,000
Existing	10	2.79%	\$713,182	\$712,450
Boise SE - 0300	32	5.20%	\$509,845	\$509,990
New Construction	10	3.91%	\$541,293	\$524,990
Existing	22	6.13%	\$495,550	\$476,780
Boise Bench - 0400	25	4.07%	\$416,896	\$390,000
New Construction	1	0.39%	\$539,000	\$539,000
Existing	24	6.69%	\$411,808	\$388,500
Boise South - 0500	8	1.30%	\$467,650	\$460,000
New Construction	0	0.00%	\$0	\$0
Existing	8	2.23%	\$467,650	\$460,000
Boise SW-Meridian - 0550	59	9.59%	\$497,529	\$450,000
New Construction	20	7.81%	\$568,828	\$489,990
Existing	39	10.86%	\$460,965	\$439,090
Boise West - 0600	20	3.25%	\$466,687	\$424,022
New Construction	0	0.00%	\$0	\$0
Existing	20	5.57%	\$466,687	\$424,022
Boise W-Garden City - 0650	29	4.72%	\$459,892	\$430,000
New Construction	0	0.00%	\$0	\$0
Existing	29	8.08%	\$459,892	\$430,000
Garden City - 0700	3	0.49%	\$706,818	\$395,555
New Construction	0	0.00%	\$0	\$0
Existing	3	0.84%	\$706,818	\$395,555
Boise NW - 0800	36	5.85%	\$684,824	\$601,350
New Construction	8	3.13%	\$1,231,471	\$1,113,737
Existing	28	7.80%	\$528,640	\$512,500
Eagle - 0900	53	8.62%	\$883,929	\$850,000
New Construction	26	10.16%	\$932,329	\$912,500
Existing	27	7.52%	\$837,322	\$750,000
Star - 0950	32	5.20%	\$673,582	\$637,717
New Construction	20	7.81%	\$689,942	\$645,167
Existing	12	3.34%	\$646,317	\$573,450
Meridian SE - 1000	41	6.67%	\$645,247	\$599,900
New Construction	21	8.20%	\$705,779	\$699,777
Existing	20	5.57%	\$581,689	\$519,950
Meridian SW - 1010	28	4.55%	\$558,753	\$474,495
New Construction	25	9.77%	\$477,123	\$464,025
Existing	3	0.84%	\$1,239,000	\$1,127,000
Meridian NE - 1020	24	3.90%	\$515,133	\$478,750
New Construction	4	1.56%	\$718,450	\$799,450
Existing	20	5.57%	\$474,470	\$445,000

<b>Single-Family Homes Sold in Ada County for February 2023</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	115	18.70%	\$515,902	\$435,000
New Construction	64	25.00%	\$552,026	\$434,995
Existing	51	14.21%	\$470,570	\$435,000
Kuna - 1100	78	12.68%	\$458,386	\$405,436
New Construction	49	19.14%	\$441,733	\$414,990
Existing	29	8.08%	\$486,524	\$368,000
<b>Totals</b>	<b>615</b>	<b>100.00%</b>	<b>\$585,994</b>	<b>\$492,500</b>
New Construction	256	41.63%	\$646,250	\$529,990
Existing	359	58.37%	\$543,026	\$472,000

**Single-Family Homes Sold in Ada County for February 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  
February 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%	1	0.16%
\$200,000 - \$249,999	0	0.00%	3	0.49%
\$250,000 - \$299,999	0	0.00%	9	1.46%
\$300,000 - \$399,999	39	6.34%	98	15.93%
\$400,000 - \$499,999	72	11.71%	91	14.80%
\$500,000 - \$599,999	45	7.32%	59	9.59%
\$600,000 - \$699,999	20	3.25%	39	6.34%
\$700,000 - \$799,999	21	3.41%	19	3.09%
\$800,000 - \$899,999	21	3.41%	12	1.95%
\$900,000 - \$999,999	10	1.63%	9	1.46%
\$1,000,000 - \$1,999,999	25	4.07%	18	2.93%
\$2,000,000 - \$2,999,999	2	0.33%	1	0.16%
\$3,000,000 - \$3,999,999	1	0.16%	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	256	41.63%	359	58.37%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
(Year-to-Date) February 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%	1	0.09%
\$200,000 - \$249,999	0	0.00%	4	0.37%
\$250,000 - \$299,999	0	0.00%	11	1.03%
\$300,000 - \$399,999	72	6.72%	177	16.51%
\$400,000 - \$499,999	135	12.59%	156	14.55%
\$500,000 - \$599,999	68	6.34%	93	8.68%
\$600,000 - \$699,999	41	3.82%	66	6.16%
\$700,000 - \$799,999	29	2.71%	39	3.64%
\$800,000 - \$899,999	35	3.26%	19	1.77%
\$900,000 - \$999,999	14	1.31%	20	1.87%
\$1,000,000 - \$1,999,999	42	3.92%	37	3.45%
\$2,000,000 - \$2,999,999	6	0.56%	5	0.47%
\$3,000,000 - \$3,999,999	1	0.09%	1	0.09%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	443	41.32%	629	58.68%

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