

Ada County Single Family Home Sales Comparing January 2023 with January 2022					
	Jan-23	Year to Date 23	Jan-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1169		441		
Total Pending Residential Listings	975		1346		
Total Single-Family Homes Sold	454	454	676	676	7,951
Percent Change	-32.84%	-32.84%			
Median Price	\$487,495	\$487,495	\$539,995	\$539,995	\$570,000
Percent Change	-9.72%	-9.72%			
Average Price	\$618,836	\$618,836	\$641,301	\$641,301	\$669,277
Percent Change	-3.50%	-3.50%			
Days on Market	71	71	36	36	29
Total Dollar Volume	\$280,951,465	\$280,951,465	\$433,519,698	\$433,519,698	\$5,321,423,846
Percent Change	-35.19%	-35.19%			

Ada County Existing Home Sales					
	Jan-23	Year to Date 23	Jan-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	540		185		
Existing Pending Listings	403		496		
Existing Homes Sold	269	269	460	460	5,525
Percent Change	-41.52%	-41.52%			
Median Price	\$479,800	\$479,800	\$515,000	\$515,000	\$540,000
Percent Change	-6.83%	-6.83%			
Average Price	\$607,508	\$607,508	\$626,031	\$626,031	\$635,835
Percent Change	-2.96%	-2.96%			
Days on Market	58	58	32	32	25
Existing Dollar Volume	\$163,419,598	\$163,419,598	\$287,974,097	\$287,974,097	\$3,512,991,072
Percent Change	-43.25%	-43.25%			

Ada County Newly Constructed Home Sales					
	Jan-23	Year to Date 23	Jan-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	629		256		
Newly Constructed Pending Listings	572		850		
Newly Constructed Homes Sold	185	185	216	216	2,426
Percent Change	-14.35%	-14.35%			
Median Price	\$494,990	\$494,990	\$588,945	\$588,945	\$639,900
Percent Change	-15.95%	-15.95%			
Average Price	\$635,307	\$635,307	\$673,822	\$673,822	\$745,438
Percent Change	-5.72%	-5.72%			
Days on Market	90	90	44	44	37
Newly Constructed Dollar Volume	\$117,531,867	\$117,531,867	\$145,545,601	\$145,545,601	\$1,808,432,774
Percent Change	-19.25%	-19.25%			

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Single-Family Homes Sold in Ada County for January 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	17	3.74%	\$755,492	\$740,000
New Construction	3	1.62%	\$933,322	\$994,965
Existing	14	5.20%	\$717,386	\$715,000
Boise NE - 0200	19	4.19%	\$1,083,910	\$916,000
New Construction	2	1.08%	\$1,304,999	\$1,304,999
Existing	17	6.32%	\$1,057,900	\$916,000
Boise SE - 0300	21	4.63%	\$583,986	\$465,000
New Construction	4	2.16%	\$513,200	\$447,000
Existing	17	6.32%	\$600,641	\$499,900
Boise Bench - 0400	19	4.19%	\$412,042	\$405,000
New Construction	0	0.00%	\$0	\$0
Existing	19	7.06%	\$412,042	\$405,000
Boise South - 0500	15	3.30%	\$483,987	\$435,000
New Construction	0	0.00%	\$0	\$0
Existing	15	5.58%	\$483,987	\$435,000
Boise SW-Meridian - 0550	44	9.69%	\$520,132	\$492,000
New Construction	21	11.35%	\$521,857	\$453,990
Existing	23	8.55%	\$518,558	\$499,000
Boise West - 0600	20	4.41%	\$417,736	\$384,950
New Construction	0	0.00%	\$0	\$0
Existing	20	7.43%	\$417,736	\$384,950
Boise W-Garden City - 0650	19	4.19%	\$394,755	\$392,500
New Construction	0	0.00%	\$0	\$0
Existing	19	7.06%	\$394,755	\$392,500
Garden City - 0700	1	0.22%	\$575,000	\$575,000
New Construction	0	0.00%	\$0	\$0
Existing	1	0.37%	\$575,000	\$575,000
Boise NW - 0800	26	5.73%	\$763,954	\$580,000
New Construction	9	4.86%	\$979,164	\$855,000
Existing	17	6.32%	\$650,020	\$505,000
Eagle - 0900	49	10.79%	\$1,144,149	\$975,000
New Construction	21	11.35%	\$1,173,371	\$1,259,280
Existing	28	10.41%	\$1,122,232	\$961,552
Star - 0950	26	5.73%	\$579,901	\$498,500
New Construction	19	10.27%	\$658,446	\$599,900
Existing	7	2.60%	\$366,707	\$355,000
Meridian SE - 1000	13	2.86%	\$648,299	\$580,000
New Construction	7	3.78%	\$638,427	\$654,000
Existing	6	2.23%	\$659,817	\$534,450
Meridian SW - 1010	18	3.96%	\$575,852	\$483,995
New Construction	12	6.49%	\$466,529	\$439,995
Existing	6	2.23%	\$794,500	\$740,000
Meridian NE - 1020	23	5.07%	\$507,677	\$418,500
New Construction	1	0.54%	\$640,000	\$640,000
Existing	22	8.18%	\$501,662	\$409,250

Single-Famly Homes Sold in Ada County for January 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	76	16.74%	\$497,070	\$435,000
New Construction	50	27.03%	\$520,712	\$446,995
Existing	26	9.67%	\$451,606	\$429,950
Kuna - 1100	48	10.57%	\$449,895	\$404,995
New Construction	36	19.46%	\$455,652	\$409,000
Existing	12	4.46%	\$432,625	\$370,000
Totals	454	100.00%	\$618,836	\$487,495
New Construction	185	40.75%	\$635,307	\$494,990
Existing	269	59.25%	\$607,508	\$479,800

**Single-Family Homes Sold in Ada County for January 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  
January 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%	1	0.22%
\$250,000 - \$299,999	0	0.00%	2	0.44%
\$300,000 - \$399,999	33	7.27%	79	17.40%
\$400,000 - \$499,999	63	13.88%	64	14.10%
\$500,000 - \$599,999	21	4.63%	34	7.49%
\$600,000 - \$699,999	21	4.63%	27	5.95%
\$700,000 - \$799,999	8	1.76%	20	4.41%
\$800,000 - \$899,999	14	3.08%	7	1.54%
\$900,000 - \$999,999	4	0.88%	11	2.42%
\$1,000,000 - \$1,999,999	17	3.74%	19	4.19%
\$2,000,000 - \$2,999,999	4	0.88%	4	0.88%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.22%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	185	40.75%	269	59.25%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
(Year-to-Date) January 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%	1	0.22%
\$250,000 - \$299,999	0	0.00%	2	0.44%
\$300,000 - \$399,999	33	7.27%	79	17.40%
\$400,000 - \$499,999	63	13.88%	64	14.10%
\$500,000 - \$599,999	21	4.63%	34	7.49%
\$600,000 - \$699,999	21	4.63%	27	5.95%
\$700,000 - \$799,999	8	1.76%	20	4.41%
\$800,000 - \$899,999	14	3.08%	7	1.54%
\$900,000 - \$999,999	4	0.88%	11	2.42%
\$1,000,000 - \$1,999,999	17	3.74%	19	4.19%
\$2,000,000 - \$2,999,999	4	0.88%	4	0.88%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.22%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	185	40.75%	269	59.25%

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