

Ada County Single Family Home Sales Comparing July 2023 with July 2022					
	Jul-23	Year to Date 23	Jul-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1469		2408		
Total Pending Residential Listings	939		1205		
Total Single-Family Homes Sold	655	4,601	687	5,389	7,184
Percent Change	-4.66%	-14.62%			
Median Price	\$540,000	\$520,000	\$590,000	\$580,000	\$527,600
Percent Change	-8.47%	-10.34%			
Average Price	\$634,311	\$626,715	\$684,721	\$679,487	\$634,856
Percent Change	-7.36%	-7.77%			
Days on Market	34	53	21	21	50
Total Dollar Volume	\$415,474,007	\$2,883,515,159	\$470,403,248	\$3,661,754,947	\$4,560,803,848
Percent Change	-11.68%	-21.25%			

Ada County Existing Home Sales					
	Jul-23	Year to Date 23	Jul-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	868		1560		
Existing Pending Listings	478		510		
Existing Homes Sold	458	2,969	515	3,775	4,722
Percent Change	-11.07%	-21.35%			
Median Price	\$539,999	\$512,000	\$549,900	\$554,900	\$503,450
Percent Change	-1.80%	-7.73%			
Average Price	\$623,257	\$613,882	\$643,879	\$656,989	\$605,337
Percent Change	-3.20%	-6.56%			
Days on Market	23	35	21	18	38
Existing Dollar Volume	\$285,451,861	\$1,822,614,772	\$331,597,869	\$2,480,133,233	\$2,858,399,847
Percent Change	-13.92%	-26.51%			

Ada County Newly Constructed Home Sales					
	Jul-23	Year to Date 23	Jul-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	601		848		
Newly Constructed Pending Listings	461		695		
Newly Constructed Homes Sold	197	1,632	172	1,614	2,462
Percent Change	14.53%	1.12%			
Median Price	\$545,000	\$539,245	\$671,530	\$634,300	\$584,010
Percent Change	-18.84%	-14.99%			
Average Price	\$660,011	\$650,062	\$807,008	\$732,108	\$691,472
Percent Change	-18.22%	-11.21%			
Days on Market	57	85	20	30	73
Newly Constructed Dollar Volume	\$130,022,146	\$1,060,900,387	\$138,805,379	\$1,181,621,714	\$1,702,404,001
Percent Change	-6.33%	-10.22%			

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Single-Family Homes Sold in Ada County for July 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	29	4.42%	\$808,838	\$750,000
New Construction	4	2.02%	\$1,203,725	\$1,250,000
Existing	25	5.46%	\$745,656	\$724,900
Boise NE - 0200	21	3.20%	\$1,000,219	\$840,000
New Construction	2	1.01%	\$1,687,400	\$1,687,400
Existing	19	4.15%	\$927,884	\$825,000
Boise SE - 0300	43	6.55%	\$552,944	\$530,000
New Construction	3	1.52%	\$639,963	\$679,900
Existing	40	8.73%	\$546,418	\$517,500
Boise Bench - 0400	31	4.73%	\$507,461	\$418,900
New Construction	3	1.52%	\$538,600	\$524,900
Existing	28	6.11%	\$504,125	\$410,000
Boise South - 0500	18	2.74%	\$494,300	\$488,053
New Construction	2	1.01%	\$486,049	\$486,048
Existing	16	3.49%	\$495,331	\$494,450
Boise SW-Meridian - 0550	56	8.54%	\$519,753	\$488,725
New Construction	10	5.05%	\$534,676	\$470,250
Existing	46	10.04%	\$516,509	\$494,974
Boise West - 0600	19	2.90%	\$468,911	\$405,000
New Construction	0	0.00%	\$0	\$0
Existing	19	4.15%	\$468,911	\$405,000
Boise W-Garden City - 0650	29	4.42%	\$537,022	\$499,900
New Construction	0	0.00%	\$0	\$0
Existing	29	6.33%	\$537,022	\$499,900
Garden City - 0700	3	0.46%	\$572,000	\$482,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.66%	\$572,000	\$482,000
Boise NW - 0800	44	6.71%	\$723,343	\$681,500
New Construction	6	3.03%	\$1,052,570	\$848,054
Existing	38	8.30%	\$671,359	\$644,000
Eagle - 0900	63	9.60%	\$1,009,136	\$825,000
New Construction	15	7.58%	\$1,234,683	\$1,150,000
Existing	48	10.48%	\$938,652	\$757,450
Star - 0950	58	8.84%	\$613,967	\$562,500
New Construction	45	22.73%	\$612,009	\$557,900
Existing	13	2.84%	\$620,744	\$573,000
Meridian SE - 1000	51	7.77%	\$636,589	\$594,990
New Construction	26	13.13%	\$687,643	\$609,888
Existing	25	5.46%	\$583,492	\$495,000
Meridian SW - 1010	23	3.51%	\$489,601	\$439,900
New Construction	14	7.07%	\$439,180	\$434,360
Existing	9	1.97%	\$568,033	\$509,900
Meridian NE - 1020	35	5.34%	\$592,008	\$530,000
New Construction	6	3.03%	\$584,924	\$527,450
Existing	29	6.33%	\$593,473	\$530,000

Single-Family Homes Sold in Ada County for July 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	87	13.26%	\$583,221	\$539,000
New Construction	36	18.18%	\$556,081	\$497,745
Existing	51	11.14%	\$602,379	\$540,000
Kuna - 1100	46	7.01%	\$512,055	\$467,490
New Construction	26	13.13%	\$557,617	\$469,990
Existing	20	4.37%	\$452,825	\$445,000
Totals	656	100.00%	\$637,082	\$544,995
New Construction	198	30.18%	\$669,061	\$549,900
Existing	458	69.82%	\$623,257	\$539,999

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County July 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	0.15%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	2	0.30%
\$300,000 - \$399,999	12	1.83%	53	8.08%
\$400,000 - \$499,999	64	9.76%	126	19.21%
\$500,000 - \$599,999	43	6.55%	99	15.09%
\$600,000 - \$699,999	25	3.81%	49	7.47%
\$700,000 - \$799,999	15	2.29%	44	6.71%
\$800,000 - \$899,999	12	1.83%	34	5.18%
\$900,000 - \$999,999	3	0.46%	17	2.59%
\$1,000,000 - \$1,999,999	20	3.05%	31	4.73%
\$2,000,000 - \$2,999,999	4	0.61%	2	0.30%
\$3,000,000 - \$3,999,999	0	0.00%	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	198	30.18%	458	69.82%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) July 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	0.07%
\$200,000 - \$249,999	0	0.00%	10	0.22%
\$250,000 - \$299,999	0	0.00%	26	0.56%
\$300,000 - \$399,999	238	5.16%	530	11.50%
\$400,000 - \$499,999	469	10.18%	832	18.06%
\$500,000 - \$599,999	256	5.56%	531	11.52%
\$600,000 - \$699,999	187	4.06%	298	6.47%
\$700,000 - \$799,999	162	3.52%	260	5.64%
\$800,000 - \$899,999	104	2.26%	144	3.13%
\$900,000 - \$999,999	53	1.15%	87	1.89%
\$1,000,000 - \$1,999,999	139	3.02%	221	4.80%
\$2,000,000 - \$2,999,999	22	0.48%	22	0.48%
\$3,000,000 - \$3,999,999	4	0.09%	6	0.13%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.04%
\$5,000,000 and over	1	0.02%	1	0.02%
Totals	1635	35.48%	2973	64.52%

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