

Ada County Single Family Home Sales Comparing June 2023 with June 2022					
	Jun-23	Year to Date 23	Jun-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1363		2135		
Total Pending Residential Listings	996		1244		
Total Single-Family Homes Sold	773	3,943	828	4,702	7,151
Percent Change	-6.64%	-16.14%			
Median Price	\$545,000	\$515,400	\$594,945	\$579,994	\$530,000
Percent Change	-8.39%	-11.14%			
Average Price	\$648,203	\$625,593	\$713,775	\$678,722	\$638,729
Percent Change	-9.19%	-7.83%			
Days on Market	33	56	15	21	49
Total Dollar Volume	\$501,061,240	\$2,466,711,352	\$591,005,556	\$3,191,351,699	\$4,567,554,165
Percent Change	-15.22%	-22.71%			

Ada County Existing Home Sales					
	Jun-23	Year to Date 23	Jun-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	811		1355		
Existing Pending Listings	480		521		
Existing Homes Sold	553	2,508	582	3,260	4,714
Percent Change	-4.98%	-23.07%			
Median Price	\$540,000	\$504,950	\$572,500	\$555,000	\$500,081
Percent Change	-5.68%	-9.02%			
Average Price	\$656,488	\$612,284	\$681,231	\$659,060	\$604,517
Percent Change	-3.63%	-7.10%			
Days on Market	21	37	14	17	38
Existing Dollar Volume	\$363,037,908	\$1,535,608,111	\$396,476,402	\$2,148,535,364	\$2,849,695,208
Percent Change	-8.43%	-28.53%			

Ada County Newly Constructed Home Sales					
	Jun-23	Year to Date 23	Jun-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	552		780		
Newly Constructed Pending Listings	516		723		
Newly Constructed Homes Sold	220	1,435	246	1,442	2,437
Percent Change	-10.57%	-0.49%			
Median Price	\$557,500	\$537,990	\$704,950	\$625,000	\$599,275
Percent Change	-20.92%	-13.92%			
Average Price	\$627,379	\$648,852	\$790,769	\$723,174	\$704,907
Percent Change	-20.66%	-10.28%			
Days on Market	62	89	19	31	70
Newly Constructed Dollar Volume	\$138,023,332	\$931,103,241	\$194,529,154	\$1,042,816,335	\$1,717,858,957
Percent Change	-29.05%	-10.71%			

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Single-Family Homes Sold in Ada County for June 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	38	4.90%	\$955,124	\$887,500
New Construction	0	0.00%	\$0	\$0
Existing	38	6.86%	\$955,124	\$887,500
Boise NE - 0200	35	4.52%	\$999,400	\$840,000
New Construction	3	1.36%	\$1,618,572	\$1,250,000
Existing	32	5.78%	\$941,353	\$815,000
Boise SE - 0300	45	5.81%	\$649,771	\$534,990
New Construction	8	3.62%	\$537,981	\$519,990
Existing	37	6.68%	\$673,942	\$565,000
Boise Bench - 0400	46	5.94%	\$450,336	\$412,500
New Construction	1	0.45%	\$500,000	\$500,000
Existing	45	8.12%	\$449,232	\$410,000
Boise South - 0500	20	2.58%	\$505,640	\$474,945
New Construction	2	0.90%	\$474,945	\$474,945
Existing	18	3.25%	\$509,050	\$460,000
Boise SW-Meridian - 0550	63	8.13%	\$574,949	\$520,000
New Construction	15	6.79%	\$619,298	\$549,900
Existing	48	8.66%	\$561,090	\$510,700
Boise West - 0600	22	2.84%	\$454,655	\$428,750
New Construction	0	0.00%	\$0	\$0
Existing	22	3.97%	\$454,655	\$428,750
Boise W-Garden City - 0650	37	4.77%	\$466,129	\$439,900
New Construction	0	0.00%	\$0	\$0
Existing	37	6.68%	\$466,129	\$439,900
Garden City - 0700	5	0.65%	\$475,470	\$399,999
New Construction	0	0.00%	\$0	\$0
Existing	5	0.90%	\$475,470	\$399,999
Boise NW - 0800	57	7.35%	\$716,073	\$675,000
New Construction	13	5.88%	\$919,721	\$805,000
Existing	44	7.94%	\$655,905	\$592,450
Eagle - 0900	66	8.52%	\$1,082,028	\$799,995
New Construction	13	5.88%	\$901,289	\$800,000
Existing	53	9.57%	\$1,126,360	\$799,990
Star - 0950	62	8.00%	\$620,627	\$570,000
New Construction	43	19.46%	\$591,414	\$569,750
Existing	19	3.43%	\$686,742	\$725,000
Meridian SE - 1000	47	6.06%	\$685,202	\$629,900
New Construction	26	11.76%	\$727,715	\$627,900
Existing	21	3.79%	\$632,567	\$630,000
Meridian SW - 1010	13	1.68%	\$554,419	\$509,990
New Construction	8	3.62%	\$426,930	\$426,807
Existing	5	0.90%	\$758,400	\$700,000
Meridian NE - 1020	44	5.68%	\$542,285	\$514,000
New Construction	5	2.26%	\$552,039	\$499,990
Existing	39	7.04%	\$541,035	\$516,000

Single-Famly Homes Sold in Ada County for June 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	116	14.97%	\$543,907	\$505,700
New Construction	58	26.24%	\$533,816	\$450,995
Existing	58	10.47%	\$553,999	\$524,950
Kuna - 1100	59	7.61%	\$486,332	\$448,900
New Construction	26	11.76%	\$538,959	\$464,995
Existing	33	5.96%	\$444,868	\$424,900
Totals	775	100.00%	\$648,978	\$545,000
New Construction	221	28.52%	\$629,291	\$560,000
Existing	554	71.48%	\$656,832	\$540,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County June 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%	3	0.39%
\$250,000 - \$299,999	0	0.00%	1	0.13%
\$300,000 - \$399,999	22	2.84%	70	9.03%
\$400,000 - \$499,999	66	8.52%	139	17.94%
\$500,000 - \$599,999	41	5.29%	114	14.71%
\$600,000 - \$699,999	35	4.52%	70	9.03%
\$700,000 - \$799,999	21	2.71%	54	6.97%
\$800,000 - \$899,999	10	1.29%	29	3.74%
\$900,000 - \$999,999	10	1.29%	24	3.10%
\$1,000,000 - \$1,999,999	14	1.81%	41	5.29%
\$2,000,000 - \$2,999,999	2	0.26%	7	0.90%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.13%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.13%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	221	28.52%	554	71.48%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 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	0.05%
\$200,000 - \$249,999	0	0.00%	10	0.25%
\$250,000 - \$299,999	0	0.00%	24	0.61%
\$300,000 - \$399,999	226	5.72%	476	12.05%
\$400,000 - \$499,999	404	10.23%	705	17.85%
\$500,000 - \$599,999	213	5.39%	431	10.91%
\$600,000 - \$699,999	163	4.13%	249	6.31%
\$700,000 - \$799,999	147	3.72%	216	5.47%
\$800,000 - \$899,999	92	2.33%	110	2.79%
\$900,000 - \$999,999	50	1.27%	70	1.77%
\$1,000,000 - \$1,999,999	119	3.01%	190	4.81%
\$2,000,000 - \$2,999,999	18	0.46%	20	0.51%
\$3,000,000 - \$3,999,999	4	0.10%	6	0.15%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.05%
\$5,000,000 and over	1	0.03%	1	0.03%
Totals	1437	36.39%	2512	63.61%

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