

Ada County Single Family Home Sales Comparing March 2023 with March 2022					
	Mar-23	Year to Date 23	Mar-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1134		599		
Total Pending Residential Listings	906		1502		
Total Single-Family Homes Sold	742	1,816	818	2,155	7,591
Percent Change	-9.29%	-15.73%			
Median Price	\$483,450	\$489,990	\$575,500	\$553,187	\$559,000
Percent Change	-15.99%	-11.42%			
Average Price	\$597,686	\$597,731	\$664,501	\$652,565	\$660,811
Percent Change	-10.05%	-8.40%			
Days on Market	72	73	20	29	36
Total Dollar Volume	\$443,482,970	\$1,085,479,286	\$543,561,950	\$1,406,277,849	\$5,016,214,698
Percent Change	-18.41%	-22.81%			

Ada County Existing Home Sales					
	Mar-23	Year to Date 23	Mar-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	613		323		
Existing Pending Listings	397		591		
Existing Homes Sold	419	1,050	563	1,441	5,194
Percent Change	-25.58%	-27.13%			
Median Price	\$475,000	\$475,000	\$555,000	\$535,000	\$534,875
Percent Change	-14.41%	-11.21%			
Average Price	\$589,133	\$576,907	\$640,729	\$631,608	\$627,889
Percent Change	-8.05%	-8.66%			
Days on Market	46	53	15	23	30
Existing Dollar Volume	\$246,846,769	\$605,752,592	\$360,730,157	\$910,146,466	\$3,261,254,216
Percent Change	-31.57%	-33.44%			

Ada County Newly Constructed Home Sales					
	Mar-23	Year to Date 23	Mar-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	521		276		
Newly Constructed Pending Listings	509		911		
Newly Constructed Homes Sold	323	766	255	714	2,397
Percent Change	26.67%	7.28%			
Median Price	\$507,500	\$516,495	\$609,580	\$599,207	\$630,000
Percent Change	-16.75%	-13.80%			
Average Price	\$608,781	\$626,275	\$716,987	\$694,862	\$732,149
Percent Change	-15.09%	-9.87%			
Days on Market	106	102	31	40	49
Newly Constructed Dollar Volume	\$196,636,201	\$479,726,694	\$182,831,793	\$496,131,383	\$1,754,960,482
Percent Change	7.55%	-3.31%			

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Single-Family Homes Sold in Ada County for March 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	20	2.70%	\$1,017,520	\$905,000
New Construction	1	0.31%	\$1,540,000	\$1,540,000
Existing	19	4.53%	\$990,021	\$900,000
Boise NE - 0200	20	2.70%	\$951,725	\$788,750
New Construction	3	0.93%	\$1,335,000	\$1,280,000
Existing	17	4.06%	\$884,088	\$730,000
Boise SE - 0300	35	4.72%	\$536,122	\$500,000
New Construction	6	1.86%	\$573,227	\$529,740
Existing	29	6.92%	\$528,445	\$489,000
Boise Bench - 0400	22	2.96%	\$504,409	\$455,000
New Construction	2	0.62%	\$596,000	\$596,000
Existing	20	4.77%	\$495,250	\$450,500
Boise South - 0500	17	2.29%	\$502,694	\$499,000
New Construction	1	0.31%	\$510,000	\$510,000
Existing	16	3.82%	\$502,237	\$469,500
Boise SW-Meridian - 0550	70	9.43%	\$462,864	\$435,000
New Construction	32	9.91%	\$455,902	\$429,290
Existing	38	9.07%	\$468,726	\$435,000
Boise West - 0600	23	3.10%	\$403,470	\$398,900
New Construction	0	0.00%	\$0	\$0
Existing	23	5.49%	\$403,470	\$398,900
Boise W-Garden City - 0650	36	4.85%	\$436,285	\$425,000
New Construction	0	0.00%	\$0	\$0
Existing	36	8.59%	\$436,285	\$425,000
Garden City - 0700	5	0.67%	\$558,400	\$450,000
New Construction	0	0.00%	\$0	\$0
Existing	5	1.19%	\$558,400	\$450,000
Boise NW - 0800	31	4.18%	\$653,678	\$566,000
New Construction	9	2.79%	\$629,127	\$730,000
Existing	22	5.25%	\$663,721	\$557,950
Eagle - 0900	78	10.51%	\$1,026,846	\$832,495
New Construction	33	10.22%	\$1,112,705	\$960,000
Existing	45	10.74%	\$963,882	\$750,000
Star - 0950	64	8.63%	\$684,193	\$617,000
New Construction	41	12.69%	\$701,396	\$621,900
Existing	23	5.49%	\$653,526	\$599,000
Meridian SE - 1000	40	5.39%	\$682,877	\$677,500
New Construction	25	7.74%	\$708,192	\$699,900
Existing	15	3.58%	\$640,687	\$625,000
Meridian SW - 1010	39	5.26%	\$476,695	\$443,490
New Construction	31	9.60%	\$473,510	\$443,490
Existing	8	1.91%	\$489,038	\$430,000
Meridian NE - 1020	18	2.43%	\$425,805	\$408,000
New Construction	1	0.31%	\$795,686	\$795,686
Existing	17	4.06%	\$404,047	\$405,000

Single-Family Homes Sold in Ada County for March 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	125	16.85%	\$533,371	\$454,990
New Construction	75	23.22%	\$548,468	\$454,990
Existing	50	11.93%	\$510,724	\$452,500
Kuna - 1100	99	13.34%	\$434,739	\$385,000
New Construction	63	19.50%	\$437,546	\$374,990
Existing	36	8.59%	\$429,827	\$392,250
Totals	742	100.00%	\$600,267	\$485,000
New Construction	323	43.53%	\$613,912	\$509,990
Existing	419	56.47%	\$589,748	\$475,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County March 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	0.13%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	6	0.81%
\$300,000 - \$399,999	68	9.16%	96	12.94%
\$400,000 - \$499,999	92	12.40%	128	17.25%
\$500,000 - \$599,999	38	5.12%	62	8.36%
\$600,000 - \$699,999	34	4.58%	29	3.91%
\$700,000 - \$799,999	37	4.99%	34	4.58%
\$800,000 - \$899,999	16	2.16%	20	2.70%
\$900,000 - \$999,999	12	1.62%	9	1.21%
\$1,000,000 - \$1,999,999	23	3.10%	32	4.31%
\$2,000,000 - \$2,999,999	2	0.27%	1	0.13%
\$3,000,000 - \$3,999,999	1	0.13%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.13%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	323	43.53%	419	56.47%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) March 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	0.11%
\$200,000 - \$249,999	0	0.00%	4	0.22%
\$250,000 - \$299,999	0	0.00%	17	0.94%
\$300,000 - \$399,999	141	7.76%	273	15.02%
\$400,000 - \$499,999	227	12.49%	285	15.68%
\$500,000 - \$599,999	106	5.83%	156	8.58%
\$600,000 - \$699,999	76	4.18%	96	5.28%
\$700,000 - \$799,999	66	3.63%	73	4.02%
\$800,000 - \$899,999	51	2.81%	39	2.15%
\$900,000 - \$999,999	26	1.43%	29	1.60%
\$1,000,000 - \$1,999,999	64	3.52%	69	3.80%
\$2,000,000 - \$2,999,999	8	0.44%	6	0.33%
\$3,000,000 - \$3,999,999	2	0.11%	1	0.06%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.06%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	767	42.19%	1051	57.81%

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