

Ada County Single Family Home Sales Comparing May 2023 with May 2022					
	May-23	Year to Date 23	May-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1259		1520		
Total Pending Residential Listings	1040		1446		
Total Single-Family Homes Sold	699	3,167	903	3,874	7,260
Percent Change	-22.59%	-18.25%			
Median Price	\$534,900	\$505,000	\$600,000	\$575,000	\$538,835
Percent Change	-10.85%	-12.17%			
Average Price	\$665,046	\$620,137	\$705,733	\$671,230	\$643,778
Percent Change	-5.77%	-7.61%			
Days on Market	36	61	14	23	46
Total Dollar Volume	\$464,867,026	\$1,963,972,612	\$637,277,113	\$2,600,346,143	\$4,673,826,101
Percent Change	-27.05%	-24.47%			

Ada County Existing Home Sales					
	May-23	Year to Date 23	May-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	702		902		
Existing Pending Listings	532		604		
Existing Homes Sold	503	1,952	649	2,678	4,789
Percent Change	-22.50%	-27.11%			
Median Price	\$510,000	\$492,307	\$585,000	\$552,500	\$510,000
Percent Change	-12.82%	-10.89%			
Average Price	\$629,868	\$599,739	\$694,161	\$654,242	\$609,635
Percent Change	-9.26%	-8.33%			
Days on Market	24	41	11	18	36
Existing Dollar Volume	\$316,823,410	\$1,170,689,703	\$450,510,483	\$1,752,058,962	\$2,919,541,890
Percent Change	-29.67%	-33.18%			

Ada County Newly Constructed Home Sales					
	May-23	Year to Date 23	May-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	557		618		
Newly Constructed Pending Listings	508		842		
Newly Constructed Homes Sold	196	1,215	254	1,196	2,471
Percent Change	-22.83%	1.59%			
Median Price	\$606,650	\$532,990	\$639,105	\$614,995	\$600,000
Percent Change	-5.08%	-13.33%			
Average Price	\$755,325	\$652,908	\$735,302	\$709,270	\$709,949
Percent Change	2.72%	-7.95%			
Days on Market	66	94	24	34	65
Newly Constructed Dollar Volume	\$148,043,616	\$793,282,909	\$186,766,630	\$848,287,181	\$1,754,284,211
Percent Change	-20.73%	-6.48%			

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Single-Family Homes Sold in Ada County for May 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	34	4.87%	\$907,679	\$767,350
New Construction	2	1.03%	\$1,372,500	\$1,372,500
Existing	32	6.36%	\$878,628	\$753,000
Boise NE - 0200	21	3.01%	\$1,408,086	\$1,215,000
New Construction	4	2.05%	\$2,531,702	\$2,561,932
Existing	17	3.38%	\$1,143,706	\$965,000
Boise SE - 0300	29	4.15%	\$577,840	\$489,990
New Construction	4	2.05%	\$518,743	\$524,990
Existing	25	4.97%	\$587,296	\$485,000
Boise Bench - 0400	35	5.01%	\$452,244	\$425,000
New Construction	1	0.51%	\$595,000	\$595,000
Existing	34	6.76%	\$448,045	\$422,000
Boise South - 0500	16	2.29%	\$468,169	\$430,000
New Construction	0	0.00%	\$0	\$0
Existing	16	3.18%	\$468,169	\$430,000
Boise SW-Meridian - 0550	49	7.02%	\$510,126	\$474,900
New Construction	9	4.62%	\$487,205	\$454,490
Existing	40	7.95%	\$515,283	\$474,945
Boise West - 0600	26	3.72%	\$461,517	\$431,699
New Construction	1	0.51%	\$549,900	\$549,900
Existing	25	4.97%	\$457,982	\$430,000
Boise W-Garden City - 0650	42	6.02%	\$444,924	\$431,750
New Construction	0	0.00%	\$0	\$0
Existing	42	8.35%	\$444,924	\$431,750
Garden City - 0700	4	0.57%	\$473,500	\$409,500
New Construction	0	0.00%	\$0	\$0
Existing	4	0.80%	\$473,500	\$409,500
Boise NW - 0800	63	9.03%	\$748,718	\$650,000
New Construction	12	6.15%	\$1,084,014	\$993,395
Existing	51	10.14%	\$669,825	\$600,000
Eagle - 0900	64	9.17%	\$1,082,279	\$979,450
New Construction	20	10.26%	\$1,231,931	\$1,095,000
Existing	44	8.75%	\$1,014,256	\$825,000
Star - 0950	60	8.60%	\$688,613	\$609,620
New Construction	44	22.56%	\$643,924	\$602,120
Existing	16	3.18%	\$811,506	\$733,850
Meridian SE - 1000	42	6.02%	\$684,708	\$614,950
New Construction	25	12.82%	\$743,654	\$699,777
Existing	17	3.38%	\$598,024	\$555,000
Meridian SW - 1010	17	2.44%	\$577,355	\$499,900
New Construction	7	3.59%	\$507,049	\$424,990
Existing	10	1.99%	\$626,569	\$565,500
Meridian NE - 1020	32	4.58%	\$634,921	\$485,500
New Construction	3	1.54%	\$1,341,019	\$624,256
Existing	29	5.77%	\$561,877	\$470,000

Single-Family Homes Sold in Ada County for May 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	115	16.48%	\$565,060	\$505,000
New Construction	44	22.56%	\$587,991	\$536,995
Existing	71	14.12%	\$550,849	\$505,000
Kuna - 1100	49	7.02%	\$505,854	\$435,000
New Construction	19	9.74%	\$480,914	\$433,990
Existing	30	5.96%	\$521,650	\$437,000
Totals	698	100.00%	\$665,465	\$534,950
New Construction	195	27.94%	\$757,070	\$609,060
Existing	503	72.06%	\$629,953	\$510,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County May 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	0.14%
\$250,000 - \$299,999	0	0.00%	3	0.43%
\$300,000 - \$399,999	18	2.58%	66	9.46%
\$400,000 - \$499,999	42	6.02%	168	24.07%
\$500,000 - \$599,999	32	4.58%	89	12.75%
\$600,000 - \$699,999	25	3.58%	47	6.73%
\$700,000 - \$799,999	27	3.87%	48	6.88%
\$800,000 - \$899,999	13	1.86%	19	2.72%
\$900,000 - \$999,999	7	1.00%	8	1.15%
\$1,000,000 - \$1,999,999	24	3.44%	48	6.88%
\$2,000,000 - \$2,999,999	6	0.86%	5	0.72%
\$3,000,000 - \$3,999,999	1	0.14%	1	0.14%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	195	27.94%	503	72.06%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) May 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	0.06%
\$200,000 - \$249,999	0	0.00%	7	0.22%
\$250,000 - \$299,999	0	0.00%	23	0.73%
\$300,000 - \$399,999	204	6.43%	406	12.80%
\$400,000 - \$499,999	338	10.66%	565	17.82%
\$500,000 - \$599,999	172	5.42%	316	9.97%
\$600,000 - \$699,999	128	4.04%	179	5.64%
\$700,000 - \$799,999	125	3.94%	162	5.11%
\$800,000 - \$899,999	82	2.59%	81	2.55%
\$900,000 - \$999,999	41	1.29%	45	1.42%
\$1,000,000 - \$1,999,999	105	3.31%	149	4.70%
\$2,000,000 - \$2,999,999	16	0.50%	13	0.41%
\$3,000,000 - \$3,999,999	4	0.13%	5	0.16%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.03%
\$5,000,000 and over	1	0.03%	1	0.03%
Totals	1216	38.35%	1955	61.65%

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