

**Ada County Single Family Home Sales
Comparing November 2023 with November 2022**

	Nov-23	Year to Date 23	Nov-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1363		1843		
Total Pending Residential Listings	820		813		
Total Single-Family Homes Sold	523	6,942	551	8,055	7,016
Percent Change	-5.08%	-13.82%			
Median Price	\$530,000	\$524,990	\$525,000	\$570,000	\$524,900
Percent Change	0.95%	-7.90%			
Average Price	\$613,771	\$631,145	\$643,009	\$670,625	\$631,435
Percent Change	-4.55%	-5.89%			
Days on Market	41	47	47	27	49
Total Dollar Volume	\$321,001,994	\$4,381,406,070	\$354,297,694	\$5,401,882,369	\$4,430,149,916
Percent Change	-9.40%	-18.89%			

Ada County Existing Home Sales

	Nov-23	Year to Date 23	Nov-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	656		967		
Existing Pending Listings	316		320		
Existing Homes Sold	366	4,627	379	5,652	4,614
Percent Change	-3.43%	-18.14%			
Median Price	\$509,000	\$515,000	\$499,000	\$540,500	\$515,000
Percent Change	2.00%	-4.72%			
Average Price	\$594,734	\$620,250	\$599,450	\$638,970	\$618,871
Percent Change	-0.79%	-2.93%			
Days on Market	36	33	43	24	35
Existing Dollar Volume	\$217,672,823	\$2,869,897,210	\$227,191,385	\$3,611,460,290	\$2,855,472,766
Percent Change	-4.19%	-20.53%			

Ada County Newly Constructed Home Sales

	Nov-23	Year to Date 23	Nov-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	707		876		
Newly Constructed Pending Listings	504		493		
Newly Constructed Homes Sold	157	2,315	172	2,403	2,402
Percent Change	-8.72%	-3.66%			
Median Price	\$574,900	\$545,000	\$623,237	\$639,900	\$544,945
Percent Change	-7.76%	-14.83%			
Average Price	\$658,148	\$652,920	\$738,990	\$745,078	\$655,569
Percent Change	-10.94%	-12.37%			
Days on Market	55	75	58	34	76
Newly Constructed Dollar Volume	\$103,329,171	\$1,511,508,860	\$127,106,309	\$1,790,422,079	\$1,574,677,150
Percent Change	-18.71%	-15.58%			

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Single-Family Homes Sold in Ada County for November 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	19	3.61%	\$725,384	\$695,000
New Construction	1	0.63%	\$678,888	\$678,888
Existing	18	4.90%	\$727,967	\$696,500
Boise NE - 0200	15	2.85%	\$853,293	\$760,000
New Construction	1	0.63%	\$1,625,000	\$1,625,000
Existing	14	3.81%	\$798,171	\$737,500
Boise SE - 0300	22	4.18%	\$567,495	\$512,500
New Construction	0	0.00%	\$0	\$0
Existing	22	5.99%	\$567,495	\$512,500
Boise Bench - 0400	29	5.51%	\$430,474	\$430,000
New Construction	1	0.63%	\$530,000	\$530,000
Existing	28	7.63%	\$426,919	\$429,950
Boise South - 0500	18	3.42%	\$495,238	\$482,200
New Construction	1	0.63%	\$594,990	\$594,990
Existing	17	4.63%	\$489,371	\$474,900
Boise SW-Meridian - 0550	22	4.18%	\$487,303	\$467,545
New Construction	6	3.77%	\$563,187	\$510,116
Existing	16	4.36%	\$458,846	\$461,000
Boise West - 0600	12	2.28%	\$423,575	\$394,200
New Construction	0	0.00%	\$0	\$0
Existing	12	3.27%	\$423,575	\$394,200
Boise W-Garden City - 0650	31	5.89%	\$469,832	\$423,200
New Construction	3	1.89%	\$378,333	\$375,000
Existing	28	7.63%	\$479,636	\$429,350
Garden City - 0700	4	0.76%	\$466,851	\$417,450
New Construction	0	0.00%	\$0	\$0
Existing	4	1.09%	\$466,851	\$417,450
Boise NW - 0800	36	6.84%	\$705,340	\$587,500
New Construction	6	3.77%	\$1,103,557	\$970,060
Existing	30	8.17%	\$625,697	\$521,250
Eagle - 0900	66	12.55%	\$903,760	\$792,500
New Construction	18	11.32%	\$926,356	\$861,026
Existing	48	13.08%	\$895,286	\$782,450
Star - 0950	54	10.27%	\$637,375	\$543,977
New Construction	41	25.79%	\$636,385	\$542,964
Existing	13	3.54%	\$640,499	\$550,000
Meridian SE - 1000	33	6.27%	\$670,060	\$584,030
New Construction	21	13.21%	\$745,782	\$639,900
Existing	12	3.27%	\$537,546	\$517,500
Meridian SW - 1010	24	4.56%	\$541,498	\$445,000
New Construction	14	8.81%	\$444,818	\$437,593
Existing	10	2.72%	\$676,850	\$628,500
Meridian NE - 1020	28	5.32%	\$552,852	\$549,000
New Construction	3	1.89%	\$809,566	\$800,000
Existing	25	6.81%	\$522,046	\$510,000

Single-Family Homes Sold in Ada County for November 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	71	13.50%	\$556,208	\$505,000
New Construction	26	16.35%	\$575,099	\$507,490
Existing	45	12.26%	\$545,293	\$505,000
Kuna - 1100	42	7.98%	\$524,551	\$462,500
New Construction	17	10.69%	\$542,794	\$509,990
Existing	25	6.81%	\$512,146	\$440,000
Totals	526	100.00%	\$616,481	\$530,000
New Construction	159	30.23%	\$665,586	\$579,900
Existing	367	69.77%	\$595,206	\$510,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County November 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%	0	0.00%
\$250,000 - \$299,999	0	0.00%	4	0.76%
\$300,000 - \$399,999	12	2.28%	58	11.03%
\$400,000 - \$499,999	38	7.22%	110	20.91%
\$500,000 - \$599,999	40	7.60%	68	12.93%
\$600,000 - \$699,999	18	3.42%	49	9.32%
\$700,000 - \$799,999	19	3.61%	24	4.56%
\$800,000 - \$899,999	11	2.09%	15	2.85%
\$900,000 - \$999,999	6	1.14%	12	2.28%
\$1,000,000 - \$1,999,999	14	2.66%	26	4.94%
\$2,000,000 - \$2,999,999	1	0.19%	1	0.19%
\$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	159	30.23%	367	69.77%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) November 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%	4	0.06%
\$200,000 - \$249,999	0	0.00%	12	0.17%
\$250,000 - \$299,999	0	0.00%	42	0.60%
\$300,000 - \$399,999	275	3.95%	748	10.76%
\$400,000 - \$499,999	666	9.58%	1344	19.33%
\$500,000 - \$599,999	417	6.00%	831	11.95%
\$600,000 - \$699,999	271	3.90%	491	7.06%
\$700,000 - \$799,999	236	3.39%	379	5.45%
\$800,000 - \$899,999	148	2.13%	235	3.38%
\$900,000 - \$999,999	74	1.06%	139	2.00%
\$1,000,000 - \$1,999,999	204	2.93%	359	5.16%
\$2,000,000 - \$2,999,999	27	0.39%	31	0.45%
\$3,000,000 - \$3,999,999	4	0.06%	9	0.13%
\$4,000,000 - \$4,999,999	1	0.01%	2	0.03%
\$5,000,000 and over	1	0.01%	4	0.06%
Totals	2324	33.42%	4630	66.58%

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