

Ada County Single Family Home Sales Comparing October 2023 with October 2022					
	Oct-23	Year to Date 23	Oct-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1509		2146		
Total Pending Residential Listings	830		900		
Total Single-Family Homes Sold	547	6,410	674	7,504	6,988
Percent Change	-18.84%	-14.58%			
Median Price	\$539,990	\$524,900	\$560,500	\$575,000	\$523,700
Percent Change	-3.66%	-8.71%			
Average Price	\$640,230	\$632,624	\$651,299	\$672,653	\$631,513
Percent Change	-1.70%	-5.95%			
Days on Market	39	48	42	25	50
Total Dollar Volume	\$350,206,055	\$4,055,121,774	\$438,975,590	\$5,047,584,675	\$4,413,014,062
Percent Change	-20.22%	-19.66%			

Ada County Existing Home Sales					
	Oct-23	Year to Date 23	Oct-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	825		1174		
Existing Pending Listings	369		373		
Existing Homes Sold	379	4,259	457	5,273	4,594
Percent Change	-17.07%	-19.23%			
Median Price	\$523,100	\$515,000	\$500,000	\$545,000	\$510,000
Percent Change	4.62%	-5.50%			
Average Price	\$623,938	\$622,554	\$594,984	\$641,811	\$616,601
Percent Change	4.87%	-3.00%			
Days on Market	32	33	40	23	36
Existing Dollar Volume	\$236,472,522	\$2,651,459,387	\$271,907,748	\$3,384,268,905	\$2,832,663,129
Percent Change	-13.03%	-21.65%			

Ada County Newly Constructed Home Sales					
	Oct-23	Year to Date 23	Oct-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	684		972		
Newly Constructed Pending Listings	461		527		
Newly Constructed Homes Sold	168	2,151	217	2,231	2,394
Percent Change	-22.58%	-3.59%			
Median Price	\$582,500	\$544,490	\$655,000	\$639,990	\$545,000
Percent Change	-11.07%	-14.92%			
Average Price	\$676,985	\$652,563	\$769,898	\$745,547	\$660,130
Percent Change	-12.07%	-12.47%			
Days on Market	55	77	45	33	76
Newly Constructed Dollar Volume	\$113,733,533	\$1,403,662,387	\$167,067,842	\$1,663,315,770	\$1,580,350,933
Percent Change	-31.92%	-15.61%			

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Single-Family Homes Sold in Ada County for October 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	33	6.04%	\$813,085	\$750,000
New Construction	4	2.40%	\$1,257,616	\$1,344,000
Existing	29	7.65%	\$751,771	\$748,900
Boise NE - 0200	19	3.48%	\$988,813	\$840,000
New Construction	3	1.80%	\$1,621,047	\$1,180,000
Existing	16	4.22%	\$870,269	\$766,250
Boise SE - 0300	29	5.31%	\$592,441	\$560,000
New Construction	2	1.20%	\$642,450	\$642,450
Existing	27	7.12%	\$588,737	\$545,000
Boise Bench - 0400	27	4.95%	\$433,389	\$402,500
New Construction	0	0.00%	\$0	\$0
Existing	27	7.12%	\$433,389	\$402,500
Boise South - 0500	16	2.93%	\$485,956	\$474,750
New Construction	0	0.00%	\$0	\$0
Existing	16	4.22%	\$485,956	\$474,750
Boise SW-Meridian - 0550	34	6.23%	\$519,950	\$499,250
New Construction	4	2.40%	\$698,758	\$658,995
Existing	30	7.92%	\$496,109	\$486,750
Boise West - 0600	19	3.48%	\$438,947	\$420,000
New Construction	0	0.00%	\$0	\$0
Existing	19	5.01%	\$438,947	\$420,000
Boise W-Garden City - 0650	15	2.75%	\$551,419	\$499,000
New Construction	1	0.60%	\$385,000	\$385,000
Existing	14	3.69%	\$563,306	\$499,495
Garden City - 0700	4	0.73%	\$447,425	\$417,500
New Construction	0	0.00%	\$0	\$0
Existing	4	1.06%	\$447,425	\$417,500
Boise NW - 0800	31	5.68%	\$755,224	\$590,375
New Construction	9	5.39%	\$1,102,130	\$1,159,900
Existing	22	5.80%	\$613,308	\$567,450
Eagle - 0900	55	10.07%	\$973,268	\$850,000
New Construction	19	11.38%	\$828,003	\$839,900
Existing	36	9.50%	\$1,049,936	\$885,000
Star - 0950	65	11.90%	\$613,479	\$545,000
New Construction	49	29.34%	\$590,913	\$495,000
Existing	16	4.22%	\$682,588	\$577,500
Meridian SE - 1000	47	8.61%	\$664,680	\$629,900
New Construction	20	11.98%	\$690,408	\$731,075
Existing	27	7.12%	\$645,622	\$620,000
Meridian SW - 1010	19	3.48%	\$648,789	\$462,990
New Construction	11	6.59%	\$471,746	\$462,990
Existing	8	2.11%	\$892,224	\$492,450
Meridian NE - 1020	20	3.66%	\$532,148	\$458,500
New Construction	1	0.60%	\$799,900	\$799,900
Existing	19	5.01%	\$518,055	\$452,000

Single-Family Homes Sold in Ada County for October 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	77	14.10%	\$555,222	\$499,900
New Construction	30	17.96%	\$547,930	\$506,945
Existing	47	12.40%	\$559,875	\$494,500
Kuna - 1100	36	6.59%	\$528,015	\$499,495
New Construction	14	8.38%	\$634,084	\$587,500
Existing	22	5.80%	\$460,516	\$423,000
Totals	546	100.00%	\$643,122	\$540,000
New Construction	167	30.59%	\$683,095	\$585,000
Existing	379	69.41%	\$625,508	\$525,000

Single-Family Homes Sold in Ada County for October 2023

MLS Area	# Sold	Market %	Average Price	Median Price
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**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
October 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	0.18%
\$200,000 - \$249,999	0	0.00%	1	0.18%
\$250,000 - \$299,999	0	0.00%	6	1.10%
\$300,000 - \$399,999	5	0.92%	46	8.42%
\$400,000 - \$499,999	51	9.34%	111	20.33%
\$500,000 - \$599,999	36	6.59%	75	13.74%
\$600,000 - \$699,999	21	3.85%	41	7.51%
\$700,000 - \$799,999	15	2.75%	30	5.49%
\$800,000 - \$899,999	15	2.75%	21	3.85%
\$900,000 - \$999,999	5	0.92%	11	2.01%
\$1,000,000 - \$1,999,999	18	3.30%	33	6.04%
\$2,000,000 - \$2,999,999	1	0.18%	2	0.37%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.18%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	167	30.59%	379	69.41%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) October 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	0.19%
\$250,000 - \$299,999	0	0.00%	38	0.59%
\$300,000 - \$399,999	263	4.10%	689	10.73%
\$400,000 - \$499,999	626	9.75%	1233	19.21%
\$500,000 - \$599,999	374	5.83%	763	11.89%
\$600,000 - \$699,999	252	3.93%	442	6.89%
\$700,000 - \$799,999	217	3.38%	355	5.53%
\$800,000 - \$899,999	137	2.13%	220	3.43%
\$900,000 - \$999,999	68	1.06%	127	1.98%
\$1,000,000 - \$1,999,999	189	2.94%	333	5.19%
\$2,000,000 - \$2,999,999	26	0.41%	30	0.47%
\$3,000,000 - \$3,999,999	4	0.06%	9	0.14%
\$4,000,000 - \$4,999,999	1	0.02%	2	0.03%
\$5,000,000 and over	1	0.02%	4	0.06%
Totals	2158	33.62%	4261	66.38%

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