

<b>Ada County Single Family Home Sales Comparing Q1 2023 with Q1 2022</b>					
	<b>Q1 of 2023</b>	<b>Year to Date 23</b>	<b>Q1 of 2022</b>	<b>Year to Date 22</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,816	1,816	2,155	2,155	7,591
Percent Change	-15.73%	-15.73%			
Median Price	\$489,990	\$489,990	\$553,187	\$553,187	\$559,000
Percent Change	-11.42%	-11.42%			
Average Price	\$597,731	\$597,731	\$652,565	\$652,565	\$660,811
Percent Change	-8.40%	-8.40%			
Days on Market	73	73	29	29	36
Total Dollar Volume	\$1,085,479,286	\$1,085,479,286	\$1,406,277,849	\$1,406,277,849	\$5,016,214,698
Percent Change	-22.81%	-22.81%			

<b>Ada County Existing Home Sales</b>					
	<b>Q1 of 2023</b>	<b>Year to Date 23</b>	<b>Q1 of 2022</b>	<b>Year to Date 22</b>	<b>Previous 12 Months</b>
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	1,050	1,050	1,441	1,441	5,194
Percent Change	-27.13%	-27.13%			
Median Price	\$475,000	\$475,000	\$535,000	\$535,000	\$534,875
Percent Change	-11.21%	-11.21%			
Average Price	\$576,907	\$576,907	\$631,608	\$631,608	\$627,889
Percent Change	-8.66%	-8.66%			
Days on Market	53	53	23	23	30
Existing Dollar Volume	\$605,752,592	\$605,752,592	\$910,146,466	\$910,146,466	\$3,261,254,216
Percent Change	-33.44%	-33.44%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Q1 of 2023</b>	<b>Year to Date 23</b>	<b>Q1 of 2022</b>	<b>Year to Date 22</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	766	766	714	714	2,397
Percent Change	7.28%	7.28%			
Median Price	\$516,495	\$516,495	\$599,207	\$599,207	\$630,000
Percent Change	-13.80%	-13.80%			
Average Price	\$626,275	\$626,275	\$694,862	\$694,862	\$732,149
Percent Change	-9.87%	-9.87%			
Days on Market	102	102	40	40	49
Newly Constructed Dollar Volume	\$479,726,694	\$479,726,694	\$496,131,383	\$496,131,383	\$1,754,960,482
Percent Change	-3.31%	-3.31%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) \* Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

<b>Single-Family Homes Sold in Ada County for Q1 of 2023</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	52	2.86%	\$911,498	\$867,500
New Construction	5	0.65%	\$1,227,793	\$1,140,000
Existing	47	4.47%	\$877,850	\$855,500
Boise NE - 0200	56	3.08%	\$1,046,147	\$839,500
New Construction	12	1.56%	\$1,536,551	\$1,202,500
Existing	44	4.19%	\$912,400	\$793,750
Boise SE - 0300	88	4.84%	\$537,989	\$502,450
New Construction	20	2.61%	\$545,255	\$517,490
Existing	68	6.47%	\$535,852	\$489,500
Boise Bench - 0400	67	3.69%	\$444,899	\$405,000
New Construction	3	0.39%	\$577,000	\$580,000
Existing	64	6.09%	\$438,706	\$405,000
Boise South - 0500	40	2.20%	\$488,670	\$457,500
New Construction	1	0.13%	\$510,000	\$510,000
Existing	39	3.71%	\$488,123	\$445,000
Boise SW-Meridian - 0550	174	9.57%	\$490,376	\$449,990
New Construction	74	9.65%	\$508,236	\$449,995
Existing	100	9.51%	\$477,160	\$445,000
Boise West - 0600	63	3.47%	\$428,068	\$405,000
New Construction	0	0.00%	\$0	\$0
Existing	63	5.99%	\$428,068	\$405,000
Boise W-Garden City - 0650	84	4.62%	\$435,042	\$419,950
New Construction	0	0.00%	\$0	\$0
Existing	84	7.99%	\$435,042	\$419,950
Garden City - 0700	9	0.50%	\$609,717	\$450,000
New Construction	0	0.00%	\$0	\$0
Existing	9	0.86%	\$609,717	\$450,000
Boise NW - 0800	92	5.06%	\$690,631	\$579,350
New Construction	25	3.26%	\$923,356	\$779,000
Existing	67	6.37%	\$603,793	\$525,000
Eagle - 0900	180	9.90%	\$1,016,697	\$855,500
New Construction	80	10.43%	\$1,070,008	\$954,500
Existing	100	9.51%	\$974,049	\$780,950
Star - 0950	122	6.71%	\$659,184	\$603,148
New Construction	80	10.43%	\$688,332	\$632,450
Existing	42	4.00%	\$603,663	\$552,450
Meridian SE - 1000	95	5.23%	\$661,033	\$641,150
New Construction	53	6.91%	\$698,021	\$687,000
Existing	42	4.00%	\$614,357	\$557,450
Meridian SW - 1010	88	4.84%	\$524,175	\$460,724
New Construction	71	9.26%	\$475,086	\$459,490
Existing	17	1.62%	\$729,194	\$589,500
Meridian NE - 1020	67	3.69%	\$487,825	\$430,000
New Construction	6	0.78%	\$718,248	\$797,343
Existing	61	5.80%	\$465,160	\$419,000

<b>Single-Family Homes Sold in Ada County for Q1 of 2023</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	316	17.38%	\$518,283	\$442,000
New Construction	189	24.64%	\$542,330	\$447,990
Existing	127	12.08%	\$482,496	\$440,000
Kuna - 1100	225	12.38%	\$446,170	\$399,990
New Construction	148	19.30%	\$443,336	\$405,441
Existing	77	7.33%	\$451,617	\$390,000
<b>Totals</b>	<b>1818</b>	<b>100.00%</b>	<b>\$599,419</b>	<b>\$489,990</b>
New Construction	767	42.19%	\$628,728	\$518,495
Existing	1051	57.81%	\$578,031	\$475,000

Single-Family Homes Sold in Ada County for Q1 of 2023				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q1 of 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%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q1 of 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%

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) \* Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.