

Ada County Single Family Home Sales Comparing Q2 2023 with Q2 2022					
	Q2 of 2023	Year to Date 23	Q2 of 2022	Year to Date 22	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	2,123	3,943	2,547	4,702	7,151
Percent Change	-16.65%	-16.14%			
Median Price	\$532,990	\$515,400	\$599,900	\$579,994	\$530,000
Percent Change	-11.15%	-11.14%			
Average Price	\$647,952	\$625,593	\$700,853	\$678,722	\$638,729
Percent Change	-7.55%	-7.83%			
Days on Market	40	56	15	21	49
Total Dollar Volume	\$1,375,601,822	\$2,466,711,352	\$1,785,073,850	\$3,191,351,699	\$4,567,554,165
Percent Change	-22.94%	-22.71%			

Ada County Existing Home Sales					
	Q2 of 2023	Year to Date 23	Q2 of 2022	Year to Date 22	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	1,457	2,508	1,819	3,260	4,714
Percent Change	-19.90%	-23.07%			
Median Price	\$525,000	\$504,950	\$579,000	\$555,000	\$500,081
Percent Change	-9.33%	-9.02%			
Average Price	\$637,678	\$612,284	\$680,808	\$659,060	\$604,517
Percent Change	-6.33%	-7.10%			
Days on Market	25	37	12	17	38
Existing Dollar Volume	\$929,097,519	\$1,535,608,111	\$1,238,388,898	\$2,148,535,364	\$2,849,695,208
Percent Change	-24.98%	-28.53%			

Ada County Newly Constructed Home Sales					
	Q2 of 2023	Year to Date 23	Q2 of 2022	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	666	1,435	728	1,442	2,437
Percent Change	-8.52%	-0.49%			
Median Price	\$564,900	\$537,990	\$655,870	\$625,000	\$599,275
Percent Change	-13.87%	-13.92%			
Average Price	\$670,427	\$648,852	\$750,941	\$723,174	\$704,907
Percent Change	-10.72%	-10.28%			
Days on Market	74	89	22	31	70
Newly Constructed Dollar Volume	\$446,504,303	\$931,103,241	\$546,684,952	\$1,042,816,335	\$1,717,858,957
Percent Change	-18.33%	-10.71%			

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Single-Family Homes Sold in Ada County for Q2 of 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	97	4.56%	\$907,171	\$810,000
New Construction	4	0.60%	\$1,023,363	\$898,000
Existing	93	6.37%	\$902,173	\$810,000
Boise NE - 0200	80	3.76%	\$1,101,121	\$832,500
New Construction	8	1.20%	\$2,263,460	\$2,560,857
Existing	72	4.93%	\$971,972	\$815,000
Boise SE - 0300	107	5.03%	\$589,659	\$519,990
New Construction	18	2.70%	\$527,766	\$519,990
Existing	89	6.10%	\$602,177	\$505,000
Boise Bench - 0400	99	4.65%	\$450,461	\$419,000
New Construction	3	0.45%	\$558,333	\$580,000
Existing	96	6.58%	\$447,090	\$413,500
Boise South - 0500	48	2.26%	\$485,779	\$445,000
New Construction	2	0.30%	\$474,945	\$474,945
Existing	46	3.15%	\$486,250	\$440,000
Boise SW-Meridian - 0550	175	8.23%	\$543,774	\$490,000
New Construction	48	7.20%	\$547,239	\$467,444
Existing	127	8.70%	\$542,465	\$495,000
Boise West - 0600	70	3.29%	\$453,008	\$426,250
New Construction	1	0.15%	\$549,900	\$549,900
Existing	69	4.73%	\$451,604	\$425,000
Boise W-Garden City - 0650	102	4.80%	\$467,535	\$450,000
New Construction	0	0.00%	\$0	\$0
Existing	102	6.99%	\$467,535	\$450,000
Garden City - 0700	10	0.47%	\$499,635	\$404,500
New Construction	0	0.00%	\$0	\$0
Existing	10	0.68%	\$499,635	\$404,500
Boise NW - 0800	158	7.43%	\$743,398	\$672,500
New Construction	37	5.55%	\$967,088	\$789,820
Existing	121	8.29%	\$674,997	\$599,900
Eagle - 0900	185	8.70%	\$1,108,745	\$887,360
New Construction	50	7.50%	\$1,174,854	\$1,000,909
Existing	135	9.25%	\$1,084,260	\$850,000
Star - 0950	176	8.27%	\$708,581	\$630,950
New Construction	124	18.59%	\$648,787	\$620,129
Existing	52	3.56%	\$851,165	\$698,350
Meridian SE - 1000	120	5.64%	\$676,847	\$629,900
New Construction	69	10.34%	\$717,907	\$649,000
Existing	51	3.49%	\$621,296	\$596,000
Meridian SW - 1010	59	2.77%	\$551,037	\$504,900
New Construction	35	5.25%	\$483,016	\$453,624
Existing	24	1.64%	\$650,233	\$618,500
Meridian NE - 1020	104	4.89%	\$566,012	\$503,745
New Construction	10	1.50%	\$825,408	\$605,681
Existing	94	6.44%	\$538,417	\$490,249

Single-Famly Homes Sold in Ada County for Q2 of 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	350	16.46%	\$552,042	\$498,950
New Construction	173	25.94%	\$560,161	\$454,990
Existing	177	12.12%	\$544,105	\$509,000
Kuna - 1100	187	8.79%	\$470,087	\$434,888
New Construction	85	12.74%	\$473,747	\$437,990
Existing	102	6.99%	\$467,037	\$424,950
Totals	2127	100.00%	\$652,398	\$534,990
New Construction	667	31.36%	\$671,648	\$564,900
Existing	1460	68.64%	\$643,604	\$525,000

Single-Family Homes Sold in Ada County for Q2 of 2023				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q2 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%	0	0.00%
\$200,000 - \$249,999	0	0.00%	6	0.28%
\$250,000 - \$299,999	0	0.00%	7	0.33%
\$300,000 - \$399,999	85	4.00%	203	9.54%
\$400,000 - \$499,999	178	8.37%	419	19.70%
\$500,000 - \$599,999	107	5.03%	275	12.93%
\$600,000 - \$699,999	87	4.09%	154	7.24%
\$700,000 - \$799,999	81	3.81%	143	6.72%
\$800,000 - \$899,999	41	1.93%	71	3.34%
\$900,000 - \$999,999	24	1.13%	40	1.88%
\$1,000,000 - \$1,999,999	51	2.40%	121	5.69%
\$2,000,000 - \$2,999,999	10	0.47%	14	0.66%
\$3,000,000 - \$3,999,999	2	0.09%	5	0.24%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.05%
\$5,000,000 and over	1	0.05%	1	0.05%
Totals	667	31.36%	1460	68.64%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q2 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	0.05%
\$200,000 - \$249,999	0	0.00%	10	0.25%
\$250,000 - \$299,999	0	0.00%	24	0.61%
\$300,000 - \$399,999	226	5.72%	476	12.05%
\$400,000 - \$499,999	404	10.23%	705	17.85%
\$500,000 - \$599,999	213	5.39%	431	10.91%
\$600,000 - \$699,999	163	4.13%	249	6.31%
\$700,000 - \$799,999	147	3.72%	216	5.47%
\$800,000 - \$899,999	92	2.33%	110	2.79%
\$900,000 - \$999,999	50	1.27%	70	1.77%
\$1,000,000 - \$1,999,999	119	3.01%	190	4.81%
\$2,000,000 - \$2,999,999	18	0.46%	20	0.51%
\$3,000,000 - \$3,999,999	4	0.10%	6	0.15%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.05%
\$5,000,000 and over	1	0.03%	1	0.03%
Totals	1437	36.39%	2512	63.61%

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