

Ada County Single Family Home Sales Comparing Q3 2023 with Q3 2022					
	Q3 of 2023	Year to Date 23	Q3 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	1,914	5,863	2,127	6,830	7,129
Percent Change	-10.01%	-14.16%			
Median Price	\$532,935	\$522,500	\$565,000	\$575,000	\$525,000
Percent Change	-5.68%	-9.13%			
Average Price	\$645,459	\$631,898	\$666,047	\$674,760	\$631,481
Percent Change	-3.09%	-6.35%			
Days on Market	34	49	29	24	50
Total Dollar Volume	\$1,235,407,947	\$3,704,815,719	\$1,416,682,386	\$4,608,609,085	\$4,501,829,129
Percent Change	-12.80%	-19.61%			

Ada County Existing Home Sales					
	Q3 of 2023	Year to Date 23	Q3 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	1,367	3,879	1,555	4,816	4,659
Percent Change	-12.09%	-19.46%			
Median Price	\$525,537	\$515,000	\$525,000	\$549,900	\$505,000
Percent Change	0.10%	-6.35%			
Average Price	\$641,706	\$622,439	\$619,454	\$646,254	\$610,678
Percent Change	3.59%	-3.69%			
Days on Market	28	33	29	21	36
Existing Dollar Volume	\$877,211,954	\$2,414,441,865	\$963,250,793	\$3,112,361,157	\$2,845,149,183
Percent Change	-8.93%	-22.42%			

Ada County Newly Constructed Home Sales					
	Q3 of 2023	Year to Date 23	Q3 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	547	1,984	572	2,014	2,470
Percent Change	-4.37%	-1.49%			
Median Price	\$549,900	\$539,995	\$672,292	\$639,275	\$559,990
Percent Change	-18.21%	-15.53%			
Average Price	\$654,837	\$650,390	\$792,713	\$742,923	\$670,721
Percent Change	-17.39%	-12.46%			
Days on Market	51	78	31	31	76
Newly Constructed Dollar Volume	\$358,195,993	\$1,290,373,854	\$453,431,593	\$1,496,247,928	\$1,656,679,946
Percent Change	-21.00%	-13.76%			

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Single-Family Homes Sold in Ada County for Q3 of 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	85	4.43%	\$861,992	\$785,000
New Construction	4	0.72%	\$1,203,725	\$1,250,000
Existing	81	5.93%	\$845,116	\$780,000
Boise NE - 0200	59	3.08%	\$978,806	\$825,000
New Construction	7	1.27%	\$1,654,269	\$1,374,800
Existing	52	3.81%	\$887,879	\$797,000
Boise SE - 0300	100	5.21%	\$593,777	\$527,500
New Construction	7	1.27%	\$628,554	\$600,000
Existing	93	6.81%	\$591,159	\$515,000
Boise Bench - 0400	92	4.80%	\$491,127	\$418,200
New Construction	5	0.90%	\$585,140	\$549,900
Existing	87	6.37%	\$485,724	\$415,900
Boise South - 0500	48	2.50%	\$525,714	\$507,500
New Construction	6	1.08%	\$519,465	\$503,548
Existing	42	3.08%	\$526,607	\$507,500
Boise SW-Meridian - 0550	152	7.92%	\$539,315	\$498,500
New Construction	16	2.89%	\$603,028	\$478,800
Existing	136	9.96%	\$531,819	\$499,450
Boise West - 0600	64	3.34%	\$436,446	\$406,000
New Construction	0	0.00%	\$0	\$0
Existing	64	4.69%	\$436,446	\$406,000
Boise W-Garden City - 0650	94	4.90%	\$505,227	\$474,950
New Construction	2	0.36%	\$365,500	\$365,500
Existing	92	6.74%	\$508,264	\$482,500
Garden City - 0700	9	0.47%	\$499,889	\$475,000
New Construction	0	0.00%	\$0	\$0
Existing	9	0.66%	\$499,889	\$475,000
Boise NW - 0800	125	6.52%	\$716,329	\$635,000
New Construction	18	3.25%	\$1,008,239	\$848,054
Existing	107	7.84%	\$667,222	\$617,000
Eagle - 0900	189	9.85%	\$1,109,239	\$870,000
New Construction	41	7.41%	\$1,146,981	\$1,070,950
Existing	148	10.84%	\$1,098,784	\$827,000
Star - 0950	190	9.91%	\$623,474	\$549,447
New Construction	136	24.59%	\$613,881	\$540,000
Existing	54	3.96%	\$647,634	\$571,450
Meridian SE - 1000	113	5.89%	\$650,665	\$598,000
New Construction	59	10.67%	\$684,169	\$649,900
Existing	54	3.96%	\$614,059	\$495,000
Meridian SW - 1010	64	3.34%	\$515,605	\$452,490
New Construction	40	7.23%	\$459,036	\$445,000
Existing	24	1.76%	\$609,888	\$529,950
Meridian NE - 1020	115	6.00%	\$584,039	\$520,428
New Construction	20	3.62%	\$696,193	\$739,900
Existing	95	6.96%	\$560,428	\$512,000

Single-Famly Homes Sold in Ada County for Q3 of 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	291	15.17%	\$570,063	\$499,900
New Construction	122	22.06%	\$591,837	\$499,950
Existing	169	12.38%	\$554,344	\$499,900
Kuna - 1100	128	6.67%	\$517,708	\$459,995
New Construction	70	12.66%	\$556,324	\$474,945
Existing	58	4.25%	\$471,103	\$428,750
Totals	1918	100.00%	\$649,741	\$535,000
New Construction	553	28.83%	\$668,494	\$559,436
Existing	1365	71.17%	\$642,144	\$526,000

Single-Family Homes Sold in Ada County for Q3 of 2023				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q3 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%	1	0.05%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	8	0.42%
\$300,000 - \$399,999	32	1.67%	166	8.65%
\$400,000 - \$499,999	171	8.92%	415	21.64%
\$500,000 - \$599,999	124	6.47%	256	13.35%
\$600,000 - \$699,999	69	3.60%	152	7.92%
\$700,000 - \$799,999	54	2.82%	109	5.68%
\$800,000 - \$899,999	30	1.56%	89	4.64%
\$900,000 - \$999,999	13	0.68%	46	2.40%
\$1,000,000 - \$1,999,999	52	2.71%	110	5.74%
\$2,000,000 - \$2,999,999	7	0.36%	8	0.42%
\$3,000,000 - \$3,999,999	0	0.00%	2	0.10%
\$4,000,000 - \$4,999,999	1	0.05%	0	0.00%
\$5,000,000 and over	0	0.00%	3	0.16%
Totals	553	28.83%	1365	71.17%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q3 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%	3	0.05%
\$200,000 - \$249,999	0	0.00%	11	0.19%
\$250,000 - \$299,999	0	0.00%	32	0.54%
\$300,000 - \$399,999	258	4.39%	643	10.95%
\$400,000 - \$499,999	576	9.81%	1122	19.10%
\$500,000 - \$599,999	338	5.76%	687	11.70%
\$600,000 - \$699,999	231	3.93%	401	6.83%
\$700,000 - \$799,999	202	3.44%	325	5.53%
\$800,000 - \$899,999	122	2.08%	199	3.39%
\$900,000 - \$999,999	63	1.07%	116	1.98%
\$1,000,000 - \$1,999,999	171	2.91%	300	5.11%
\$2,000,000 - \$2,999,999	25	0.43%	28	0.48%
\$3,000,000 - \$3,999,999	4	0.07%	8	0.14%
\$4,000,000 - \$4,999,999	1	0.02%	2	0.03%
\$5,000,000 and over	1	0.02%	4	0.07%
Totals	1992	33.92%	3881	66.08%

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