

Ada County Single Family Home Sales
Comparing September 2023 with September 2022

	Sep-23	Year to Date 23	Sep-22	Year to Date 22	Previous 12 Months
Total Active Residential Listings	1563		2420		
Total Pending Residential Listings	846		1018		
Total Single-Family Homes Sold	579	5,863	703	6,830	7,129
Percent Change	-17.64%	-14.16%			
Median Price	\$535,000	\$522,500	\$540,000	\$575,000	\$525,000
Percent Change	-0.93%	-9.13%			
Average Price	\$655,004	\$631,898	\$637,501	\$674,760	\$631,481
Percent Change	2.75%	-6.35%			
Days on Market	35	49	38	24	50
Total Dollar Volume	\$379,247,572	\$3,704,815,719	\$448,163,329	\$4,608,609,085	\$4,501,829,129
Percent Change	-15.38%	-19.61%			

Ada County Existing Home Sales

	Sep-23	Year to Date 23	Sep-22	Year to Date 22	Previous 12 Months
Existing Residential Listings	919		1409		
Existing Pending Listings	402		443		
Existing Homes Sold	426	3,879	502	4,816	4,659
Percent Change	-15.14%	-19.46%			
Median Price	\$530,000	\$515,000	\$500,000	\$549,900	\$505,000
Percent Change	6.00%	-6.35%			
Average Price	\$660,082	\$622,439	\$581,982	\$646,254	\$610,678
Percent Change	13.42%	-3.69%			
Days on Market	32	33	37	21	36
Existing Dollar Volume	\$281,195,090	\$2,414,441,865	\$292,155,182	\$3,112,361,157	\$2,845,149,183
Percent Change	-3.75%	-22.42%			

Ada County Newly Constructed Home Sales

	Sep-23	Year to Date 23	Sep-22	Year to Date 22	Previous 12 Months
Newly Constructed Residential Listings	644		1011		
Newly Constructed Pending Listings	444		575		
Newly Constructed Homes Sold	153	1,984	201	2,014	2,470
Percent Change	-23.88%	-1.49%			
Median Price	\$547,900	\$539,995	\$650,635	\$639,275	\$559,990
Percent Change	-15.79%	-15.53%			
Average Price	\$640,866	\$650,390	\$776,160	\$742,923	\$670,721
Percent Change	-17.43%	-12.46%			
Days on Market	42	78	41	31	76
Newly Constructed Dollar Volume	\$98,052,482	\$1,290,373,854	\$156,008,147	\$1,496,247,928	\$1,656,679,946
Percent Change	-37.15%	-13.76%			

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Single-Family Homes Sold in Ada County for September 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	30	5.14%	\$896,354	\$806,500
New Construction	0	0.00%	\$0	\$0
Existing	30	7.04%	\$896,354	\$806,500
Boise NE - 0200	19	3.25%	\$1,017,974	\$730,000
New Construction	1	0.63%	\$2,896,014	\$2,896,014
Existing	18	4.23%	\$913,639	\$730,000
Boise SE - 0300	27	4.62%	\$618,300	\$512,500
New Construction	2	1.27%	\$700,000	\$700,000
Existing	25	5.87%	\$611,763	\$485,499
Boise Bench - 0400	30	5.14%	\$505,437	\$413,950
New Construction	1	0.63%	\$549,900	\$549,900
Existing	29	6.81%	\$503,903	\$412,000
Boise South - 0500	15	2.57%	\$537,127	\$522,500
New Construction	3	1.90%	\$554,901	\$567,990
Existing	12	2.82%	\$532,683	\$516,250
Boise SW-Meridian - 0550	42	7.19%	\$556,570	\$484,050
New Construction	2	1.27%	\$738,450	\$738,450
Existing	40	9.39%	\$547,476	\$480,550
Boise West - 0600	19	3.25%	\$429,115	\$425,000
New Construction	0	0.00%	\$0	\$0
Existing	19	4.46%	\$429,115	\$425,000
Boise W-Garden City - 0650	32	5.48%	\$537,822	\$507,000
New Construction	0	0.00%	\$0	\$0
Existing	32	7.51%	\$537,822	\$507,000
Garden City - 0700	4	0.68%	\$448,750	\$447,500
New Construction	0	0.00%	\$0	\$0
Existing	4	0.94%	\$448,750	\$447,500
Boise NW - 0800	44	7.53%	\$695,016	\$637,417
New Construction	6	3.80%	\$740,753	\$632,367
Existing	38	8.92%	\$687,795	\$640,000
Eagle - 0900	52	8.90%	\$1,130,430	\$907,000
New Construction	12	7.59%	\$1,018,893	\$1,034,475
Existing	40	9.39%	\$1,163,891	\$857,500
Star - 0950	56	9.59%	\$664,551	\$539,950
New Construction	37	23.42%	\$620,387	\$531,402
Existing	19	4.46%	\$750,556	\$699,000
Meridian SE - 1000	36	6.16%	\$670,889	\$625,950
New Construction	22	13.92%	\$704,114	\$694,950
Existing	14	3.29%	\$618,679	\$505,000
Meridian SW - 1010	20	3.42%	\$554,233	\$493,495
New Construction	15	9.49%	\$485,918	\$454,990
Existing	5	1.17%	\$759,180	\$563,900
Meridian NE - 1020	42	7.19%	\$583,444	\$507,450
New Construction	6	3.80%	\$734,394	\$724,900
Existing	36	8.45%	\$558,286	\$499,000

Single-Famly Homes Sold in Ada County for September 2023				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	83	14.21%	\$546,451	\$494,990
New Construction	33	20.89%	\$583,062	\$500,000
Existing	50	11.74%	\$522,287	\$487,000
Kuna - 1100	33	5.65%	\$504,837	\$429,990
New Construction	18	11.39%	\$543,340	\$492,757
Existing	15	3.52%	\$458,633	\$410,000
Totals	584	100.00%	\$659,272	\$539,945
New Construction	158	27.05%	\$657,088	\$554,668
Existing	426	72.95%	\$660,082	\$530,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County September 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%	2	0.34%
\$300,000 - \$399,999	3	0.51%	51	8.73%
\$400,000 - \$499,999	48	8.22%	125	21.40%
\$500,000 - \$599,999	43	7.36%	83	14.21%
\$600,000 - \$699,999	22	3.77%	49	8.39%
\$700,000 - \$799,999	13	2.23%	34	5.82%
\$800,000 - \$899,999	8	1.37%	26	4.45%
\$900,000 - \$999,999	7	1.20%	14	2.40%
\$1,000,000 - \$1,999,999	13	2.23%	36	6.16%
\$2,000,000 - \$2,999,999	1	0.17%	4	0.68%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.17%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	1	0.17%
Totals	158	27.05%	426	72.95%

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