

Ada County Single Family Home Sales Comparing 2024 with 2023					
	2024	Year to Date 24	2023	Year to Date 23	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	8,310	8,310	7,471	7,471	7,631
Percent Change	11.23%	11.23%			
Median Price	\$540,000	\$540,000	\$524,990	\$524,990	\$544,859
Percent Change	2.86%	2.86%			
Average Price	\$641,911	\$641,911	\$631,082	\$631,082	\$642,510
Percent Change	1.72%	1.72%			
Days on Market	42	42	47	47	41
Total Dollar Volume	\$5,334,279,957	\$5,334,279,957	\$4,714,817,071	\$4,714,817,071	\$4,902,994,643
Percent Change	13.14%	13.14%			

Ada County Existing Home Sales					
	2024	Year to Date 24	2023	Year to Date 23	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	5,362	5,362	4,945	4,945	4,965
Percent Change	8.43%	8.43%			
Median Price	\$535,000	\$535,000	\$513,000	\$513,000	\$535,000
Percent Change	4.29%	4.29%			
Average Price	\$640,807	\$640,807	\$619,418	\$619,418	\$641,675
Percent Change	3.45%	3.45%			
Days on Market	31	31	34	34	30
Existing Dollar Volume	\$3,436,006,032	\$3,436,006,032	\$3,063,021,539	\$3,063,021,539	\$3,185,917,702
Percent Change	12.18%	12.18%			

Ada County Newly Constructed Home Sales					
	2024	Year to Date 24	2023	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	2,948	2,948	2,526	2,526	2,666
Percent Change	16.71%	16.71%			
Median Price	\$550,930	\$550,930	\$547,945	\$547,945	\$555,000
Percent Change	0.54%	0.54%			
Average Price	\$643,919	\$643,919	\$653,917	\$653,917	\$644,065
Percent Change	-1.53%	-1.53%			
Days on Market	62	62	73	73	61
Newly Constructed Dollar Volume	\$1,898,273,925	\$1,898,273,925	\$1,651,795,532	\$1,651,795,532	\$1,717,076,941
Percent Change	14.92%	14.92%			

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Single-Family Homes Sold in Ada County for 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	318	3.99%	\$893,796	\$744,294
New Construction	14	0.48%	\$1,119,174	\$898,969
Existing	304	6.06%	\$883,417	\$741,794
Boise NE - 0200	210	2.64%	\$1,025,473	\$856,000
New Construction	18	0.61%	\$1,536,964	\$1,158,907
Existing	192	3.83%	\$977,521	\$842,000
Boise SE - 0300	343	4.31%	\$627,202	\$559,000
New Construction	9	0.31%	\$672,716	\$660,000
Existing	334	6.66%	\$625,975	\$550,000
Boise Bench - 0400	407	5.11%	\$469,168	\$425,000
New Construction	10	0.34%	\$517,980	\$519,500
Existing	397	7.91%	\$467,938	\$421,600
Boise South - 0500	288	3.62%	\$520,275	\$501,750
New Construction	94	3.19%	\$502,959	\$515,400
Existing	194	3.87%	\$528,666	\$485,000
Boise SW-Meridian - 0550	469	5.89%	\$537,565	\$494,000
New Construction	74	2.51%	\$532,277	\$479,995
Existing	395	7.87%	\$538,556	\$498,300
Boise West - 0600	279	3.50%	\$476,158	\$433,000
New Construction	1	0.03%	\$890,000	\$890,000
Existing	278	5.54%	\$474,669	\$432,700
Boise W-Garden City - 0650	382	4.80%	\$503,283	\$465,000
New Construction	1	0.03%	\$365,000	\$365,000
Existing	381	7.59%	\$503,646	\$465,000
Garden City - 0700	35	0.44%	\$498,483	\$450,000
New Construction	3	0.10%	\$653,298	\$627,500
Existing	32	0.64%	\$483,969	\$435,750
Boise NW - 0800	558	7.01%	\$812,351	\$683,750
New Construction	132	4.48%	\$1,102,160	\$1,089,057
Existing	426	8.49%	\$722,551	\$625,000
Eagle - 0900	785	9.86%	\$992,944	\$835,000
New Construction	271	9.20%	\$969,237	\$880,592
Existing	514	10.24%	\$1,005,443	\$805,000
Star - 0950	1019	12.80%	\$615,987	\$549,990
New Construction	779	26.45%	\$588,456	\$543,103
Existing	240	4.78%	\$705,349	\$585,000
Meridian SE - 1000	539	6.77%	\$674,936	\$629,900
New Construction	314	10.66%	\$694,647	\$640,655
Existing	225	4.48%	\$647,429	\$580,000
Meridian SW - 1010	291	3.65%	\$551,474	\$474,900
New Construction	203	6.89%	\$511,068	\$448,800
Existing	88	1.75%	\$644,682	\$562,500
Meridian NE - 1020	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0

Single-Family Homes Sold in Ada County for 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	1202	15.09%	\$577,877	\$524,995
New Construction	545	18.51%	\$587,824	\$530,000
Existing	657	13.09%	\$569,624	\$515,000
Kuna - 1100	838	10.52%	\$513,408	\$459,387
New Construction	477	16.20%	\$523,697	\$469,995
Existing	361	7.19%	\$499,812	\$439,900
Totals	7963	100.00%	\$647,962	\$545,000
New Construction	2945	36.98%	\$646,193	\$554,990
Existing	5018	63.02%	\$649,000	\$538,000

Single-Family Homes Sold in Ada County for 2024

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
2024 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	0.03%
\$200,000 - \$249,999	0	0.00%	15	0.19%
\$250,000 - \$299,999	0	0.00%	29	0.36%
\$300,000 - \$399,999	103	1.29%	643	8.07%
\$400,000 - \$499,999	967	12.14%	1425	17.90%
\$500,000 - \$599,999	675	8.48%	908	11.40%
\$600,000 - \$699,999	445	5.59%	596	7.48%
\$700,000 - \$799,999	262	3.29%	418	5.25%
\$800,000 - \$899,999	171	2.15%	290	3.64%
\$900,000 - \$999,999	72	0.90%	174	2.19%
\$1,000,000 - \$1,999,999	228	2.86%	454	5.70%
\$2,000,000 - \$2,999,999	18	0.23%	50	0.63%
\$3,000,000 - \$3,999,999	3	0.04%	10	0.13%
\$4,000,000 - \$4,999,999	1	0.01%	3	0.04%
\$5,000,000 and over	0	0.00%	1	0.01%
Totals	2945	36.98%	5018	63.02%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) 2024 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	0.03%
\$200,000 - \$249,999	0	0.00%	15	0.19%
\$250,000 - \$299,999	0	0.00%	29	0.36%
\$300,000 - \$399,999	103	1.29%	643	8.07%
\$400,000 - \$499,999	967	12.14%	1425	17.90%
\$500,000 - \$599,999	675	8.48%	908	11.40%
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\$900,000 - \$999,999	72	0.90%	174	2.19%
\$1,000,000 - \$1,999,999	228	2.86%	454	5.70%
\$2,000,000 - \$2,999,999	18	0.23%	50	0.63%
\$3,000,000 - \$3,999,999	3	0.04%	10	0.13%
\$4,000,000 - \$4,999,999	1	0.01%	3	0.04%
\$5,000,000 and over	0	0.00%	1	0.01%
Totals	2945	36.98%	5018	63.02%

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