

Ada County Single Family Home Sales Comparing April 2024 with April 2023					
	Apr-24	Year to Date 24	Apr-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1394		1163		
Total Pending Residential Listings	1242		995		
Total Single-Family Homes Sold	749	2,379	650	2,477	6,648
Percent Change	15.23%	-3.96%			
Median Price	\$556,500	\$539,900	\$517,250	\$499,000	\$534,000
Percent Change	7.59%	8.20%			
Average Price	\$635,318	\$633,346	\$629,594	\$607,911	\$640,109
Percent Change	0.91%	4.18%			
Days on Market	37	46	55	68	40
Total Dollar Volume	\$475,853,428	\$1,506,730,168	\$409,236,056	\$1,505,796,033	\$4,255,443,387
Percent Change	16.28%	0.06%			

Ada County Existing Home Sales					
	Apr-24	Year to Date 24	Apr-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	715		616		
Existing Pending Listings	582		502		
Existing Homes Sold	480	1,447	400	1,454	4,472
Percent Change	20.00%	-0.48%			
Median Price	\$544,999	\$517,000	\$512,500	\$485,000	\$520,000
Percent Change	6.34%	6.60%			
Average Price	\$639,972	\$633,412	\$622,534	\$589,872	\$631,717
Percent Change	2.80%	7.38%			
Days on Market	20	33	31	47	31
Existing Dollar Volume	\$307,186,497	\$916,547,357	\$249,013,701	\$857,673,293	\$2,825,037,606
Percent Change	23.36%	6.86%			

Ada County Newly Constructed Home Sales					
	Apr-24	Year to Date 24	Apr-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	679		547		
Newly Constructed Pending Listings	660		493		
Newly Constructed Homes Sold	269	932	250	1,023	2,176
Percent Change	7.60%	-8.90%			
Median Price	\$569,990	\$564,595	\$519,990	\$519,990	\$564,595
Percent Change	9.62%	8.58%			
Average Price	\$627,015	\$633,243	\$640,889	\$633,551	\$657,356
Percent Change	-2.16%	-0.05%			
Days on Market	67	66	92	99	59
Newly Constructed Dollar Volume	\$168,666,931	\$590,182,811	\$160,222,355	\$648,122,740	\$1,430,405,781
Percent Change	5.27%	-8.94%			

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Single-Famly Homes Sold in Ada County for April 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	33	4.39%	\$898,324	\$770,000
New Construction	1	0.37%	\$1,649,501	\$1,649,501
Existing	32	6.64%	\$874,849	\$750,000
Boise NE - 0200	18	2.40%	\$1,007,272	\$852,400
New Construction	0	0.00%	\$0	\$0
Existing	18	3.73%	\$1,007,272	\$852,400
Boise SE - 0300	28	3.73%	\$720,343	\$618,000
New Construction	1	0.37%	\$730,000	\$730,000
Existing	27	5.60%	\$719,985	\$611,000
Boise Bench - 0400	42	5.59%	\$438,504	\$414,550
New Construction	0	0.00%	\$0	\$0
Existing	42	8.71%	\$438,504	\$414,550
Boise South - 0500	28	3.73%	\$536,758	\$552,500
New Construction	14	5.20%	\$534,058	\$563,995
Existing	14	2.90%	\$539,457	\$497,500
Boise SW-Meridian - 0550	39	5.19%	\$536,900	\$505,000
New Construction	2	0.74%	\$592,381	\$592,380
Existing	37	7.68%	\$533,901	\$505,000
Boise West - 0600	16	2.13%	\$461,156	\$425,000
New Construction	0	0.00%	\$0	\$0
Existing	16	3.32%	\$461,156	\$425,000
Boise W-Garden City - 0650	32	4.26%	\$479,591	\$453,000
New Construction	0	0.00%	\$0	\$0
Existing	32	6.64%	\$479,591	\$453,000
Garden City - 0700	3	0.40%	\$515,000	\$495,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.62%	\$515,000	\$495,000
Boise NW - 0800	43	5.73%	\$788,602	\$749,900
New Construction	9	3.35%	\$989,220	\$899,203
Existing	34	7.05%	\$735,497	\$717,500
Eagle - 0900	75	9.99%	\$871,782	\$694,900
New Construction	25	9.29%	\$837,064	\$694,900
Existing	50	10.37%	\$889,141	\$688,250
Star - 0950	102	13.58%	\$619,181	\$569,945
New Construction	76	28.25%	\$597,423	\$567,970
Existing	26	5.39%	\$682,783	\$572,450
Meridian SE - 1000	54	7.19%	\$696,211	\$672,400
New Construction	34	12.64%	\$669,314	\$682,750
Existing	20	4.15%	\$741,934	\$652,500
Meridian SW - 1010	27	3.60%	\$542,747	\$499,900
New Construction	21	7.81%	\$510,053	\$489,990
Existing	6	1.24%	\$657,176	\$667,500
Meridian NE - 1020	34	4.53%	\$485,657	\$463,750
New Construction	1	0.37%	\$405,900	\$405,900
Existing	33	6.85%	\$488,074	\$465,000

Single-Family Homes Sold in Ada County for April 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	106	14.11%	\$595,071	\$541,628
New Construction	48	17.84%	\$574,440	\$539,128
Existing	58	12.03%	\$612,145	\$543,500
Kuna - 1100	71	9.45%	\$527,225	\$454,990
New Construction	37	13.75%	\$566,091	\$500,000
Existing	34	7.05%	\$484,929	\$424,950
Totals	751	100.00%	\$636,915	\$556,995
New Construction	269	35.82%	\$627,015	\$569,990
Existing	482	64.18%	\$642,441	\$546,000

Single-Family Homes Sold in Ada County for April 2024				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County April 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%	1	0.13%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	3	0.40%
\$300,000 - \$399,999	5	0.67%	45	5.99%
\$400,000 - \$499,999	70	9.32%	155	20.64%
\$500,000 - \$599,999	80	10.65%	82	10.92%
\$600,000 - \$699,999	49	6.52%	61	8.12%
\$700,000 - \$799,999	33	4.39%	47	6.26%
\$800,000 - \$899,999	15	2.00%	26	3.46%
\$900,000 - \$999,999	6	0.80%	20	2.66%
\$1,000,000 - \$1,999,999	11	1.46%	36	4.79%
\$2,000,000 - \$2,999,999	0	0.00%	4	0.53%
\$3,000,000 - \$3,999,999	0	0.00%	2	0.27%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	269	35.82%	482	64.18%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) April 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	0.08%
\$200,000 - \$249,999	0	0.00%	4	0.17%
\$250,000 - \$299,999	0	0.00%	9	0.38%
\$300,000 - \$399,999	36	1.51%	196	8.21%
\$400,000 - \$499,999	277	11.61%	463	19.40%
\$500,000 - \$599,999	232	9.72%	232	9.72%
\$600,000 - \$699,999	137	5.74%	172	7.21%
\$700,000 - \$799,999	108	4.53%	114	4.78%
\$800,000 - \$899,999	59	2.47%	71	2.98%
\$900,000 - \$999,999	23	0.96%	41	1.72%
\$1,000,000 - \$1,999,999	59	2.47%	126	5.28%
\$2,000,000 - \$2,999,999	4	0.17%	16	0.67%
\$3,000,000 - \$3,999,999	0	0.00%	4	0.17%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.04%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	935	39.19%	1451	60.81%

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