

Ada County Single Family Home Sales Comparing August 2024 with August 2023					
	Aug-24	Year to Date 24	Aug-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1837		1529		
Total Pending Residential Listings	1166		881		
Total Single-Family Homes Sold	725	5,450	681	5,306	6,926
Percent Change	6.46%	2.71%			
Median Price	\$537,320	\$545,758	\$520,000	\$520,000	\$540,970
Percent Change	3.33%	4.95%			
Average Price	\$623,932	\$643,022	\$646,827	\$629,400	\$642,539
Percent Change	-3.54%	2.16%			
Days on Market	39	41	34	50	41
Total Dollar Volume	\$452,350,338	\$3,504,468,411	\$440,488,882	\$3,339,598,020	\$4,450,227,799
Percent Change	2.69%	4.94%			

Ada County Existing Home Sales					
	Aug-24	Year to Date 24	Aug-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	1070		903		
Existing Pending Listings	514		429		
Existing Homes Sold	490	3,524	482	3,463	4,539
Percent Change	1.66%	1.76%			
Median Price	\$525,000	\$538,000	\$507,000	\$510,000	\$530,000
Percent Change	3.55%	5.49%			
Average Price	\$617,056	\$643,698	\$642,210	\$617,563	\$639,738
Percent Change	-3.92%	4.23%			
Days on Market	30	29	27	34	31
Existing Dollar Volume	\$302,357,445	\$2,268,391,559	\$309,545,003	\$2,138,620,775	\$2,903,770,093
Percent Change	-2.32%	6.07%			

Ada County Newly Constructed Home Sales					
	Aug-24	Year to Date 24	Aug-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	767		626		
Newly Constructed Pending Listings	652		452		
Newly Constructed Homes Sold	235	1,926	199	1,843	2,387
Percent Change	18.09%	4.50%			
Median Price	\$549,900	\$557,863	\$554,990	\$540,000	\$560,000
Percent Change	-0.92%	3.31%			
Average Price	\$638,268	\$641,784	\$658,009	\$651,643	\$647,867
Percent Change	-3.00%	-1.51%			
Days on Market	57	62	50	81	60
Newly Constructed Dollar Volume	\$149,992,893	\$1,236,076,852	\$130,943,879	\$1,200,977,245	\$1,546,457,706
Percent Change	14.55%	2.92%			

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Single-Family Homes Sold in Ada County for August 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	31	4.49%	\$832,156	\$770,000
New Construction	3	1.29%	\$1,039,613	\$918,939
Existing	28	6.13%	\$809,928	\$752,500
Boise NE - 0200	20	2.90%	\$918,053	\$824,879
New Construction	3	1.29%	\$1,316,586	\$824,900
Existing	17	3.72%	\$847,724	\$795,000
Boise SE - 0300	32	4.64%	\$640,347	\$545,000
New Construction	1	0.43%	\$670,000	\$670,000
Existing	31	6.78%	\$639,390	\$525,000
Boise Bench - 0400	30	4.35%	\$437,008	\$427,450
New Construction	0	0.00%	\$0	\$0
Existing	30	6.56%	\$437,008	\$427,450
Boise South - 0500	28	4.06%	\$492,643	\$476,950
New Construction	9	3.86%	\$484,050	\$502,500
Existing	19	4.16%	\$496,714	\$469,900
Boise SW-Meridian - 0550	45	6.52%	\$515,886	\$479,000
New Construction	9	3.86%	\$514,884	\$459,990
Existing	36	7.88%	\$516,136	\$482,000
Boise West - 0600	21	3.04%	\$468,762	\$416,900
New Construction	0	0.00%	\$0	\$0
Existing	21	4.60%	\$468,762	\$416,900
Boise W-Garden City - 0650	45	6.52%	\$530,097	\$490,000
New Construction	0	0.00%	\$0	\$0
Existing	45	9.85%	\$530,097	\$490,000
Garden City - 0700	3	0.43%	\$540,333	\$471,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.66%	\$540,333	\$471,000
Boise NW - 0800	38	5.51%	\$759,171	\$636,950
New Construction	9	3.86%	\$1,097,784	\$1,065,000
Existing	29	6.35%	\$654,084	\$590,000
Eagle - 0900	71	10.29%	\$988,259	\$890,000
New Construction	28	12.02%	\$968,019	\$961,822
Existing	43	9.41%	\$1,001,439	\$767,500
Star - 0950	72	10.43%	\$593,737	\$585,452
New Construction	55	23.61%	\$563,716	\$564,990
Existing	17	3.72%	\$690,864	\$699,000
Meridian SE - 1000	41	5.94%	\$610,255	\$587,500
New Construction	20	8.58%	\$634,694	\$606,450
Existing	21	4.60%	\$586,981	\$565,000
Meridian SW - 1010	21	3.04%	\$525,224	\$443,700
New Construction	15	6.44%	\$436,060	\$441,990
Existing	6	1.31%	\$748,133	\$675,000
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 August 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	114	16.52%	\$557,296	\$524,945
New Construction	42	18.03%	\$569,514	\$529,995
Existing	72	15.75%	\$550,169	\$497,500
Kuna - 1100	78	11.30%	\$507,657	\$481,895
New Construction	39	16.74%	\$540,275	\$516,800
Existing	39	8.53%	\$475,040	\$410,000
Totals	690	100.00%	\$624,682	\$536,655
New Construction	233	33.77%	\$639,241	\$549,900
Existing	457	66.23%	\$617,260	\$525,000

Single-Family Homes Sold in Ada County for August 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
August 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%	0	0.00%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	2	0.29%
\$300,000 - \$399,999	10	1.45%	68	9.86%
\$400,000 - \$499,999	71	10.29%	124	17.97%
\$500,000 - \$599,999	59	8.55%	95	13.77%
\$600,000 - \$699,999	42	6.09%	58	8.41%
\$700,000 - \$799,999	12	1.74%	36	5.22%
\$800,000 - \$899,999	10	1.45%	27	3.91%
\$900,000 - \$999,999	8	1.16%	15	2.17%
\$1,000,000 - \$1,999,999	20	2.90%	28	4.06%
\$2,000,000 - \$2,999,999	1	0.14%	3	0.43%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.14%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	233	33.77%	457	66.23%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) August 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	0.04%
\$200,000 - \$249,999	0	0.00%	10	0.19%
\$250,000 - \$299,999	0	0.00%	15	0.29%
\$300,000 - \$399,999	70	1.34%	413	7.91%
\$400,000 - \$499,999	611	11.70%	939	17.99%
\$500,000 - \$599,999	445	8.52%	578	11.07%
\$600,000 - \$699,999	292	5.59%	415	7.95%
\$700,000 - \$799,999	186	3.56%	275	5.27%
\$800,000 - \$899,999	114	2.18%	195	3.74%
\$900,000 - \$999,999	49	0.94%	112	2.15%
\$1,000,000 - \$1,999,999	137	2.62%	307	5.88%
\$2,000,000 - \$2,999,999	13	0.25%	33	0.63%
\$3,000,000 - \$3,999,999	0	0.00%	6	0.11%
\$4,000,000 - \$4,999,999	0	0.00%	3	0.06%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	1917	36.72%	3303	63.28%

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