

Ada County Single Family Home Sales Comparing December 2024 with December 2023					
	Dec-24	Year to Date 24	Dec-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1275		1184		
Total Pending Residential Listings	892		833		
Total Single-Family Homes Sold	679	8,310	498	7,471	7,631
Percent Change	36.35%	11.23%			
Median Price	\$529,900	\$540,000	\$516,745	\$524,990	\$544,859
Percent Change	2.55%	2.86%			
Average Price	\$635,177	\$641,911	\$626,911	\$631,082	\$642,510
Percent Change	1.32%	1.72%			
Days on Market	50	42	49	47	41
Total Dollar Volume	\$431,285,314	\$5,334,279,957	\$312,201,625	\$4,714,817,071	\$4,902,994,643
Percent Change	38.14%	13.14%			

Ada County Existing Home Sales					
	Dec-24	Year to Date 24	Dec-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	540		472		
Existing Pending Listings	314		301		
Existing Homes Sold	397	5,362	306	4,945	4,965
Percent Change	29.74%	8.43%			
Median Price	\$520,000	\$535,000	\$494,500	\$513,000	\$535,000
Percent Change	5.16%	4.29%			
Average Price	\$629,945	\$640,807	\$610,590	\$619,418	\$641,675
Percent Change	3.17%	3.45%			
Days on Market	37	31	43	34	30
Existing Dollar Volume	\$250,088,330	\$3,436,006,032	\$186,840,674	\$3,063,021,539	\$3,185,917,702
Percent Change	33.85%	12.18%			

Ada County Newly Constructed Home Sales					
	Dec-24	Year to Date 24	Dec-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	735		712		
Newly Constructed Pending Listings	578		532		
Newly Constructed Homes Sold	282	2,948	192	2,526	2,666
Percent Change	46.88%	16.71%			
Median Price	\$534,818	\$550,930	\$545,945	\$547,945	\$555,000
Percent Change	-2.04%	0.54%			
Average Price	\$642,542	\$643,919	\$652,922	\$653,917	\$644,065
Percent Change	-1.59%	-1.53%			
Days on Market	69	62	59	73	61
Newly Constructed Dollar Volume	\$181,196,984	\$1,898,273,925	\$125,360,951	\$1,651,795,532	\$1,717,076,941
Percent Change	44.54%	14.92%			

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Single-Family Homes Sold in Ada County for December 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	13	2.00%	\$1,404,530	\$1,153,888
New Construction	0	0.00%	\$0	\$0
Existing	13	3.57%	\$1,404,530	\$1,153,888
Boise NE - 0200	16	2.47%	\$850,618	\$802,499
New Construction	2	0.70%	\$1,002,830	\$1,002,829
Existing	14	3.85%	\$828,873	\$802,499
Boise SE - 0300	26	4.01%	\$681,531	\$550,000
New Construction	0	0.00%	\$0	\$0
Existing	26	7.14%	\$681,531	\$550,000
Boise Bench - 0400	42	6.47%	\$459,325	\$427,875
New Construction	1	0.35%	\$621,000	\$621,000
Existing	41	11.26%	\$455,382	\$425,850
Boise South - 0500	23	3.54%	\$488,910	\$455,712
New Construction	10	3.51%	\$474,662	\$472,851
Existing	13	3.57%	\$499,869	\$430,000
Boise SW-Meridian - 0550	26	4.01%	\$539,064	\$517,500
New Construction	5	1.75%	\$608,222	\$648,982
Existing	21	5.77%	\$522,598	\$509,000
Boise West - 0600	22	3.39%	\$478,155	\$433,400
New Construction	1	0.35%	\$890,000	\$890,000
Existing	21	5.77%	\$458,543	\$426,800
Boise W-Garden City - 0650	39	6.01%	\$480,489	\$450,000
New Construction	0	0.00%	\$0	\$0
Existing	39	10.71%	\$480,489	\$450,000
Garden City - 0700	2	0.31%	\$648,700	\$648,700
New Construction	1	0.35%	\$627,500	\$627,500
Existing	1	0.27%	\$669,900	\$669,900
Boise NW - 0800	48	7.40%	\$799,812	\$552,500
New Construction	16	5.61%	\$1,180,080	\$1,300,000
Existing	32	8.79%	\$609,678	\$517,450
Eagle - 0900	55	8.47%	\$1,065,572	\$884,900
New Construction	22	7.72%	\$1,038,472	\$1,058,731
Existing	33	9.07%	\$1,083,639	\$860,000
Star - 0950	96	14.79%	\$604,836	\$533,939
New Construction	82	28.77%	\$592,362	\$531,086
Existing	14	3.85%	\$677,900	\$591,950
Meridian SE - 1000	36	5.55%	\$729,461	\$674,888
New Construction	24	8.42%	\$739,367	\$654,838
Existing	12	3.30%	\$709,649	\$680,000
Meridian SW - 1010	22	3.39%	\$645,415	\$632,945
New Construction	17	5.96%	\$664,214	\$637,900
Existing	5	1.37%	\$581,500	\$470,000
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 December 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	110	16.95%	\$542,143	\$517,245
New Construction	57	20.00%	\$539,153	\$489,990
Existing	53	14.56%	\$545,360	\$525,000
Kuna - 1100	73	11.25%	\$504,751	\$449,900
New Construction	47	16.49%	\$506,867	\$459,990
Existing	26	7.14%	\$500,927	\$434,500
Totals	649	100.00%	\$642,066	\$529,999
New Construction	285	43.91%	\$652,014	\$539,990
Existing	364	56.09%	\$634,276	\$519,700

Single-Family Homes Sold in Ada County for December 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
December 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%	1	0.15%
\$250,000 - \$299,999	0	0.00%	3	0.46%
\$300,000 - \$399,999	8	1.23%	60	9.24%
\$400,000 - \$499,999	99	15.25%	99	15.25%
\$500,000 - \$599,999	66	10.17%	77	11.86%
\$600,000 - \$699,999	40	6.16%	37	5.70%
\$700,000 - \$799,999	19	2.93%	24	3.70%
\$800,000 - \$899,999	15	2.31%	16	2.47%
\$900,000 - \$999,999	5	0.77%	12	1.85%
\$1,000,000 - \$1,999,999	33	5.08%	31	4.78%
\$2,000,000 - \$2,999,999	0	0.00%	2	0.31%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.15%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	1	0.15%
Totals	285	43.91%	364	56.09%

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

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