

Ada County Single Family Home Sales Comparing February 2024 with February 2023					
	Feb-24	Year to Date 24	Feb-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1126		1039		
Total Pending Residential Listings	1005		1025		
Total Single-Family Homes Sold	527	989	622	1,082	6,870
Percent Change	-15.27%	-8.60%			
Median Price	\$522,000	\$515,000	\$493,750	\$490,000	\$525,250
Percent Change	5.72%	5.10%			
Average Price	\$618,816	\$614,106	\$587,218	\$600,596	\$634,203
Percent Change	5.38%	2.25%			
Days on Market	49	51	77	74	43
Total Dollar Volume	\$326,116,235	\$607,350,402	\$365,249,672	\$649,844,784	\$4,356,971,817
Percent Change	-10.71%	-6.54%			

Ada County Existing Home Sales					
	Feb-24	Year to Date 24	Feb-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	474		516		
Existing Pending Listings	379		413		
Existing Homes Sold	309	587	362	633	4,599
Percent Change	-14.64%	-7.27%			
Median Price	\$490,000	\$492,000	\$473,000	\$475,000	\$515,000
Percent Change	3.59%	3.58%			
Average Price	\$617,500	\$603,416	\$541,365	\$568,804	\$624,278
Percent Change	14.06%	6.09%			
Days on Market	40	45	57	58	32
Existing Dollar Volume	\$190,807,562	\$354,205,001	\$195,974,225	\$360,052,823	\$2,871,056,197
Percent Change	-2.64%	-1.62%			

Ada County Newly Constructed Home Sales					
	Feb-24	Year to Date 24	Feb-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	652		523		
Newly Constructed Pending Listings	626		612		
Newly Constructed Homes Sold	218	402	260	449	2,271
Percent Change	-16.15%	-10.47%			
Median Price	\$556,225	\$546,438	\$531,490	\$520,000	\$549,990
Percent Change	4.65%	5.08%			
Average Price	\$620,682	\$629,715	\$651,059	\$645,416	\$654,300
Percent Change	-4.67%	-2.43%			
Days on Market	61	59	105	98	67
Newly Constructed Dollar Volume	\$135,308,673	\$253,145,401	\$169,275,447	\$289,791,961	\$1,485,915,620
Percent Change	-20.07%	-12.65%			

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Single-Family Homes Sold in Ada County for February 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	12	2.27%	\$882,055	\$683,500
New Construction	0	0.00%	\$0	\$0
Existing	12	3.87%	\$882,055	\$683,500
Boise NE - 0200	14	2.65%	\$977,374	\$684,444
New Construction	0	0.00%	\$0	\$0
Existing	14	4.52%	\$977,374	\$684,444
Boise SE - 0300	16	3.02%	\$560,956	\$588,700
New Construction	2	0.91%	\$612,450	\$612,450
Existing	14	4.52%	\$553,600	\$543,750
Boise Bench - 0400	36	6.81%	\$460,732	\$400,000
New Construction	4	1.83%	\$468,200	\$449,950
Existing	32	10.32%	\$459,799	\$387,950
Boise South - 0500	19	3.59%	\$523,478	\$522,000
New Construction	6	2.74%	\$533,163	\$542,009
Existing	13	4.19%	\$519,008	\$499,500
Boise SW-Meridian - 0550	22	4.16%	\$466,598	\$443,500
New Construction	4	1.83%	\$478,240	\$481,490
Existing	18	5.81%	\$464,011	\$439,950
Boise West - 0600	16	3.02%	\$442,113	\$410,500
New Construction	0	0.00%	\$0	\$0
Existing	16	5.16%	\$442,113	\$410,500
Boise W-Garden City - 0650	28	5.29%	\$476,664	\$447,000
New Construction	0	0.00%	\$0	\$0
Existing	28	9.03%	\$476,664	\$447,000
Garden City - 0700	3	0.57%	\$414,000	\$450,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.97%	\$414,000	\$450,000
Boise NW - 0800	39	7.37%	\$773,415	\$635,000
New Construction	11	5.02%	\$1,036,971	\$860,716
Existing	28	9.03%	\$669,875	\$517,500
Eagle - 0900	39	7.37%	\$984,897	\$789,000
New Construction	9	4.11%	\$817,181	\$667,087
Existing	30	9.68%	\$1,035,212	\$847,500
Star - 0950	61	11.53%	\$597,803	\$518,346
New Construction	49	22.37%	\$598,637	\$524,990
Existing	12	3.87%	\$594,400	\$495,000
Meridian SE - 1000	40	7.56%	\$691,645	\$662,500
New Construction	30	13.70%	\$711,797	\$702,400
Existing	10	3.23%	\$631,190	\$574,950
Meridian SW - 1010	24	4.54%	\$497,243	\$461,145
New Construction	18	8.22%	\$498,890	\$449,490
Existing	6	1.94%	\$492,300	\$487,450
Meridian NE - 1020	26	4.91%	\$635,608	\$509,500
New Construction	0	0.00%	\$0	\$0
Existing	26	8.39%	\$635,608	\$509,500

Single-Family Homes Sold in Ada County for February 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	80	15.12%	\$574,688	\$545,000
New Construction	54	24.66%	\$575,542	\$547,495
Existing	26	8.39%	\$572,915	\$541,050
Kuna - 1100	54	10.21%	\$531,748	\$467,500
New Construction	32	14.61%	\$574,167	\$499,990
Existing	22	7.10%	\$470,048	\$432,450
Totals	529	100.00%	\$619,203	\$522,500
New Construction	219	41.40%	\$621,419	\$562,451
Existing	310	58.60%	\$617,637	\$490,000

Single-Family Homes Sold in Ada County for February 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
February 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	0.19%
\$250,000 - \$299,999	0	0.00%	1	0.19%
\$300,000 - \$399,999	10	1.89%	50	9.45%
\$400,000 - \$499,999	69	13.04%	109	20.60%
\$500,000 - \$599,999	55	10.40%	48	9.07%
\$600,000 - \$699,999	33	6.24%	36	6.81%
\$700,000 - \$799,999	22	4.16%	19	3.59%
\$800,000 - \$899,999	13	2.46%	8	1.51%
\$900,000 - \$999,999	4	0.76%	7	1.32%
\$1,000,000 - \$1,999,999	12	2.27%	26	4.91%
\$2,000,000 - \$2,999,999	1	0.19%	4	0.76%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.19%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	219	41.40%	310	58.60%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) February 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%	4	0.40%
\$250,000 - \$299,999	0	0.00%	3	0.30%
\$300,000 - \$399,999	26	2.63%	99	10.00%
\$400,000 - \$499,999	130	13.13%	197	19.90%
\$500,000 - \$599,999	86	8.69%	93	9.39%
\$600,000 - \$699,999	53	5.35%	65	6.57%
\$700,000 - \$799,999	44	4.44%	39	3.94%
\$800,000 - \$899,999	24	2.42%	18	1.82%
\$900,000 - \$999,999	10	1.01%	13	1.31%
\$1,000,000 - \$1,999,999	26	2.63%	51	5.15%
\$2,000,000 - \$2,999,999	3	0.30%	5	0.51%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	402	40.61%	588	59.39%

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