

<b>Ada County Single Family Home Sales Comparing July 2024 with July 2023</b>					
	<b>Jul-24</b>	<b>Year to Date 24</b>	<b>Jul-23</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1718		1469		
Total Pending Residential Listings	1140		939		
Total Single-Family Homes Sold	807	4,723	664	4,625	6,806
Percent Change	21.54%	2.12%			
Median Price	\$545,000	\$549,000	\$542,450	\$520,000	\$539,990
Percent Change	0.47%	5.58%			
Average Price	\$658,145	\$645,725	\$634,332	\$626,834	\$640,617
Percent Change	3.75%	3.01%			
Days on Market	36	41	33	52	41
Total Dollar Volume	\$531,122,899	\$3,049,760,492	\$421,196,253	\$2,899,109,138	\$4,360,041,369
Percent Change	26.10%	5.20%			

<b>Ada County Existing Home Sales</b>					
	<b>Jul-24</b>	<b>Year to Date 24</b>	<b>Jul-23</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Existing Residential Listings	990		868		
Existing Pending Listings	508		478		
Existing Homes Sold	552	3,034	463	2,981	4,476
Percent Change	19.22%	1.78%			
Median Price	\$540,000	\$540,000	\$540,000	\$512,000	\$526,000
Percent Change	0.00%	5.47%			
Average Price	\$657,853	\$648,057	\$621,775	\$613,578	\$637,600
Percent Change	5.80%	5.62%			
Days on Market	27	29	24	35	31
Existing Dollar Volume	\$363,134,993	\$1,966,204,114	\$287,881,861	\$1,829,075,772	\$2,853,898,988
Percent Change	26.14%	7.50%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Jul-24</b>	<b>Year to Date 24</b>	<b>Jul-23</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	728		601		
Newly Constructed Pending Listings	632		461		
Newly Constructed Homes Sold	255	1,689	201	1,644	2,330
Percent Change	26.87%	2.74%			
Median Price	\$549,800	\$559,900	\$549,900	\$539,945	\$560,000
Percent Change	-0.02%	3.70%			
Average Price	\$658,776	\$641,537	\$663,256	\$650,872	\$646,413
Percent Change	-0.68%	-1.43%			
Days on Market	54	63	56	85	60
Newly Constructed Dollar Volume	\$167,987,906	\$1,083,556,378	\$133,314,392	\$1,070,033,366	\$1,506,142,381
Percent Change	26.01%	1.26%			

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Single-Family Homes Sold in Ada County for July 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	35	4.34%	\$980,447	\$810,000
New Construction	3	1.18%	\$1,619,500	\$1,725,000
Existing	32	5.80%	\$920,535	\$790,000
Boise NE - 0200	21	2.60%	\$1,229,014	\$869,900
New Construction	2	0.78%	\$1,227,500	\$1,227,500
Existing	19	3.44%	\$1,229,173	\$869,900
Boise SE - 0300	28	3.47%	\$687,636	\$561,500
New Construction	0	0.00%	\$0	\$0
Existing	28	5.07%	\$687,636	\$561,500
Boise Bench - 0400	36	4.46%	\$483,842	\$427,500
New Construction	0	0.00%	\$0	\$0
Existing	36	6.52%	\$483,842	\$427,500
Boise South - 0500	20	2.48%	\$535,901	\$492,450
New Construction	5	1.96%	\$486,858	\$444,990
Existing	15	2.72%	\$552,248	\$499,900
Boise SW-Meridian - 0550	47	5.82%	\$515,347	\$464,990
New Construction	8	3.14%	\$471,244	\$462,990
Existing	39	7.07%	\$524,394	\$465,000
Boise West - 0600	30	3.72%	\$503,363	\$455,000
New Construction	0	0.00%	\$0	\$0
Existing	30	5.43%	\$503,363	\$455,000
Boise W-Garden City - 0650	27	3.35%	\$534,335	\$480,000
New Construction	0	0.00%	\$0	\$0
Existing	27	4.89%	\$534,335	\$480,000
Garden City - 0700	9	1.12%	\$459,200	\$468,000
New Construction	1	0.39%	\$530,000	\$530,000
Existing	8	1.45%	\$450,350	\$441,500
Boise NW - 0800	55	6.82%	\$888,778	\$780,000
New Construction	11	4.31%	\$1,142,865	\$1,000,000
Existing	44	7.97%	\$825,257	\$755,750
Eagle - 0900	89	11.03%	\$956,649	\$802,500
New Construction	29	11.37%	\$1,029,236	\$984,900
Existing	60	10.87%	\$921,566	\$749,999
Star - 0950	95	11.77%	\$573,815	\$525,990
New Construction	67	26.27%	\$556,926	\$525,990
Existing	28	5.07%	\$614,229	\$537,000
Meridian SE - 1000	63	7.81%	\$631,804	\$576,500
New Construction	33	12.94%	\$660,999	\$620,000
Existing	30	5.43%	\$599,690	\$555,000
Meridian SW - 1010	24	2.97%	\$536,937	\$451,895
New Construction	14	5.49%	\$443,209	\$434,845
Existing	10	1.81%	\$668,157	\$612,500
Meridian NE - 1020	43	5.33%	\$518,188	\$473,900
New Construction	0	0.00%	\$0	\$0
Existing	43	7.79%	\$518,188	\$473,900

<b>Single-Family Homes Sold in Ada County for July 2024</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	115	14.25%	\$588,322	\$509,990
New Construction	43	16.86%	\$618,191	\$567,800
Existing	72	13.04%	\$570,483	\$489,875
Kuna - 1100	70	8.67%	\$503,255	\$452,552
New Construction	39	15.29%	\$502,736	\$454,990
Existing	31	5.62%	\$503,907	\$440,000
<b>Totals</b>	<b>807</b>	<b>100.00%</b>	<b>\$658,973</b>	<b>\$545,121</b>
New Construction	255	31.60%	\$658,776	\$549,800
Existing	552	68.40%	\$659,064	\$540,475

**Single-Family Homes Sold in Ada County for July 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  
July 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%	3	0.37%
\$250,000 - \$299,999	0	0.00%	1	0.12%
\$300,000 - \$399,999	5	0.62%	59	7.31%
\$400,000 - \$499,999	92	11.40%	168	20.82%
\$500,000 - \$599,999	54	6.69%	113	14.00%
\$600,000 - \$699,999	35	4.34%	55	6.82%
\$700,000 - \$799,999	26	3.22%	39	4.83%
\$800,000 - \$899,999	14	1.73%	36	4.46%
\$900,000 - \$999,999	5	0.62%	21	2.60%
\$1,000,000 - \$1,999,999	20	2.48%	46	5.70%
\$2,000,000 - \$2,999,999	4	0.50%	9	1.12%
\$3,000,000 - \$3,999,999	0	0.00%	2	0.25%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	255	31.60%	552	68.40%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
(Year-to-Date) July 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	0.21%
\$250,000 - \$299,999	0	0.00%	16	0.34%
\$300,000 - \$399,999	60	1.27%	362	7.64%
\$400,000 - \$499,999	548	11.57%	892	18.83%
\$500,000 - \$599,999	387	8.17%	531	11.21%
\$600,000 - \$699,999	251	5.30%	382	8.07%
\$700,000 - \$799,999	175	3.70%	249	5.26%
\$800,000 - \$899,999	104	2.20%	177	3.74%
\$900,000 - \$999,999	41	0.87%	101	2.13%
\$1,000,000 - \$1,999,999	115	2.43%	281	5.93%
\$2,000,000 - \$2,999,999	12	0.25%	31	0.65%
\$3,000,000 - \$3,999,999	1	0.02%	6	0.13%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.04%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	1694	35.77%	3042	64.23%

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