

<b>Ada County Single Family Home Sales Comparing June 2024 with June 2023</b>					
	<b>Jun-24</b>	<b>Year to Date 24</b>	<b>Jun-23</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1671		1363		
Total Pending Residential Listings	1196		996		
Total Single-Family Homes Sold	729	3,914	783	3,961	6,694
Percent Change	-6.90%	-1.19%			
Median Price	\$569,990	\$549,400	\$544,762	\$516,000	\$537,235
Percent Change	4.63%	6.47%			
Average Price	\$659,041	\$643,113	\$646,542	\$625,578	\$638,334
Percent Change	1.93%	2.80%			
Days on Market	33	42	33	56	41
Total Dollar Volume	\$480,440,922	\$2,517,145,075	\$506,242,326	\$2,477,912,885	\$4,273,006,339
Percent Change	-5.10%	1.58%			

<b>Ada County Existing Home Sales</b>					
	<b>Jun-24</b>	<b>Year to Date 24</b>	<b>Jun-23</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Existing Residential Listings	1002		811		
Existing Pending Listings	544		480		
Existing Homes Sold	475	2,483	559	2,518	4,434
Percent Change	-15.03%	-1.39%			
Median Price	\$599,990	\$540,000	\$539,900	\$504,200	\$521,000
Percent Change	11.13%	7.10%			
Average Price	\$682,786	\$645,865	\$654,302	\$612,071	\$631,616
Percent Change	4.35%	5.52%			
Days on Market	22	29	21	37	31
Existing Dollar Volume	\$324,323,497	\$1,603,684,021	\$365,754,708	\$1,541,193,911	\$2,800,586,152
Percent Change	-11.33%	4.05%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Jun-24</b>	<b>Year to Date 24</b>	<b>Jun-23</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	669		552		
Newly Constructed Pending Listings	652		516		
Newly Constructed Homes Sold	254	1,431	224	1,443	2,260
Percent Change	13.39%	-0.83%			
Median Price	\$525,557	\$559,990	\$557,500	\$538,000	\$564,900
Percent Change	-5.73%	4.09%			
Average Price	\$614,636	\$638,338	\$627,177	\$649,147	\$651,513
Percent Change	-2.00%	-1.67%			
Days on Market	56	65	61	89	60
Newly Constructed Dollar Volume	\$156,117,425	\$913,461,054	\$140,487,618	\$936,718,974	\$1,472,420,187
Percent Change	11.13%	-2.48%			

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Single-Family Homes Sold in Ada County for June 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	28	3.83%	\$919,590	\$799,500
New Construction	0	0.00%	\$0	\$0
Existing	28	5.88%	\$919,590	\$799,500
Boise NE - 0200	21	2.87%	\$860,119	\$838,000
New Construction	2	0.78%	\$1,055,000	\$1,055,000
Existing	19	3.99%	\$839,605	\$838,000
Boise SE - 0300	40	5.46%	\$618,375	\$600,995
New Construction	0	0.00%	\$0	\$0
Existing	40	8.40%	\$618,375	\$600,995
Boise Bench - 0400	28	3.83%	\$503,466	\$437,325
New Construction	0	0.00%	\$0	\$0
Existing	28	5.88%	\$503,466	\$437,325
Boise South - 0500	24	3.28%	\$534,329	\$519,995
New Construction	4	1.56%	\$500,273	\$512,490
Existing	20	4.20%	\$541,140	\$532,450
Boise SW-Meridian - 0550	45	6.15%	\$591,170	\$535,000
New Construction	12	4.69%	\$507,997	\$464,490
Existing	33	6.93%	\$621,414	\$585,000
Boise West - 0600	19	2.60%	\$502,779	\$469,900
New Construction	0	0.00%	\$0	\$0
Existing	19	3.99%	\$502,779	\$469,900
Boise W-Garden City - 0650	33	4.51%	\$561,074	\$519,000
New Construction	0	0.00%	\$0	\$0
Existing	33	6.93%	\$561,074	\$519,000
Garden City - 0700	2	0.27%	\$390,000	\$390,000
New Construction	0	0.00%	\$0	\$0
Existing	2	0.42%	\$390,000	\$390,000
Boise NW - 0800	46	6.28%	\$799,136	\$712,142
New Construction	6	2.34%	\$1,057,816	\$932,767
Existing	40	8.40%	\$760,334	\$672,500
Eagle - 0900	74	10.11%	\$1,029,906	\$915,000
New Construction	23	8.98%	\$1,047,411	\$938,200
Existing	51	10.71%	\$1,022,012	\$900,000
Star - 0950	81	11.07%	\$601,743	\$550,990
New Construction	65	25.39%	\$583,020	\$529,990
Existing	16	3.36%	\$677,806	\$592,000
Meridian SE - 1000	54	7.38%	\$688,997	\$621,500
New Construction	31	12.11%	\$647,294	\$569,990
Existing	23	4.83%	\$745,204	\$725,000
Meridian SW - 1010	21	2.87%	\$543,182	\$432,800
New Construction	16	6.25%	\$442,621	\$423,895
Existing	5	1.05%	\$864,980	\$849,900
Meridian NE - 1020	33	4.51%	\$606,482	\$559,900
New Construction	1	0.39%	\$604,900	\$604,900
Existing	32	6.72%	\$606,531	\$552,450

<b>Single-Family Homes Sold in Ada County for June 2024</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	91	12.43%	\$597,014	\$540,000
New Construction	31	12.11%	\$585,202	\$540,000
Existing	60	12.61%	\$603,118	\$542,500
Kuna - 1100	92	12.57%	\$521,235	\$463,992
New Construction	65	25.39%	\$518,191	\$462,995
Existing	27	5.67%	\$528,563	\$469,900
<b>Totals</b>	<b>732</b>	<b>100.00%</b>	<b>\$660,575</b>	<b>\$569,995</b>
New Construction	256	34.97%	\$617,646	\$528,057
Existing	476	65.03%	\$683,663	\$599,995

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County June 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	0.27%
\$300,000 - \$399,999	13	1.78%	40	5.46%
\$400,000 - \$499,999	99	13.52%	110	15.03%
\$500,000 - \$599,999	52	7.10%	86	11.75%
\$600,000 - \$699,999	37	5.05%	80	10.93%
\$700,000 - \$799,999	19	2.60%	47	6.42%
\$800,000 - \$899,999	12	1.64%	35	4.78%
\$900,000 - \$999,999	7	0.96%	23	3.14%
\$1,000,000 - \$1,999,999	16	2.19%	49	6.69%
\$2,000,000 - \$2,999,999	1	0.14%	4	0.55%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	256	34.97%	476	65.03%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 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	0.05%
\$200,000 - \$249,999	0	0.00%	7	0.18%
\$250,000 - \$299,999	0	0.00%	15	0.38%
\$300,000 - \$399,999	55	1.40%	303	7.72%
\$400,000 - \$499,999	456	11.61%	724	18.44%
\$500,000 - \$599,999	333	8.48%	418	10.64%
\$600,000 - \$699,999	214	5.45%	328	8.35%
\$700,000 - \$799,999	149	3.79%	210	5.35%
\$800,000 - \$899,999	89	2.27%	141	3.59%
\$900,000 - \$999,999	36	0.92%	80	2.04%
\$1,000,000 - \$1,999,999	95	2.42%	235	5.98%
\$2,000,000 - \$2,999,999	8	0.20%	22	0.56%
\$3,000,000 - \$3,999,999	1	0.03%	4	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.05%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	1436	36.57%	2491	63.43%

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