

Ada County Single Family Home Sales Comparing March 2024 with March 2023					
	Mar-24	Year to Date 24	Mar-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1264		1134		
Total Pending Residential Listings	1128		906		
Total Single-Family Homes Sold	639	1,629	745	1,827	6,693
Percent Change	-14.23%	-10.84%			
Median Price	\$555,000	\$530,000	\$485,000	\$489,990	\$530,000
Percent Change	14.43%	8.17%			
Average Price	\$660,079	\$632,120	\$599,618	\$600,197	\$637,192
Percent Change	10.08%	5.32%			
Days on Market	49	50	72	73	41
Total Dollar Volume	\$421,790,182	\$1,029,724,240	\$446,715,193	\$1,096,559,977	\$4,264,723,889
Percent Change	-5.58%	-6.10%			

Ada County Existing Home Sales					
	Mar-24	Year to Date 24	Mar-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	657		613		
Existing Pending Listings	461		397		
Existing Homes Sold	380	967	421	1,054	4,514
Percent Change	-9.74%	-8.25%			
Median Price	\$546,800	\$505,000	\$475,000	\$475,000	\$517,850
Percent Change	15.12%	6.32%			
Average Price	\$671,463	\$630,156	\$590,515	\$577,476	\$627,642
Percent Change	13.71%	9.12%			
Days on Market	32	40	46	53	31
Existing Dollar Volume	\$255,155,859	\$609,360,860	\$248,606,769	\$608,659,592	\$2,833,176,948
Percent Change	2.63%	0.12%			

Ada County Newly Constructed Home Sales					
	Mar-24	Year to Date 24	Mar-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	607		521		
Newly Constructed Pending Listings	667		509		
Newly Constructed Homes Sold	259	662	324	773	2,179
Percent Change	-20.06%	-14.36%			
Median Price	\$567,990	\$555,995	\$509,995	\$519,490	\$559,900
Percent Change	11.37%	7.03%			
Average Price	\$643,376	\$634,990	\$611,446	\$631,178	\$656,974
Percent Change	5.22%	0.60%			
Days on Market	75	65	106	101	61
Newly Constructed Dollar Volume	\$166,634,323	\$420,363,380	\$198,108,424	\$487,900,385	\$1,431,546,941
Percent Change	-15.89%	-13.84%			

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Single-Family Homes Sold in Ada County for March 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	27	4.20%	\$771,819	\$670,000
New Construction	0	0.00%	\$0	\$0
Existing	27	7.09%	\$771,819	\$670,000
Boise NE - 0200	21	3.27%	\$987,031	\$899,000
New Construction	1	0.38%	\$1,039,000	\$1,039,000
Existing	20	5.25%	\$984,433	\$892,000
Boise SE - 0300	23	3.58%	\$673,901	\$585,000
New Construction	1	0.38%	\$678,645	\$678,645
Existing	22	5.77%	\$673,685	\$582,500
Boise Bench - 0400	25	3.89%	\$484,720	\$435,100
New Construction	2	0.76%	\$537,000	\$537,000
Existing	23	6.04%	\$480,174	\$415,000
Boise South - 0500	24	3.73%	\$508,285	\$490,110
New Construction	13	4.96%	\$525,235	\$529,990
Existing	11	2.89%	\$488,255	\$465,000
Boise SW-Meridian - 0550	35	5.44%	\$526,678	\$480,000
New Construction	4	1.53%	\$633,723	\$595,000
Existing	31	8.14%	\$512,866	\$460,000
Boise West - 0600	16	2.49%	\$493,325	\$427,500
New Construction	0	0.00%	\$0	\$0
Existing	16	4.20%	\$493,325	\$427,500
Boise W-Garden City - 0650	19	2.95%	\$439,947	\$440,000
New Construction	0	0.00%	\$0	\$0
Existing	19	4.99%	\$439,947	\$440,000
Garden City - 0700	4	0.62%	\$385,850	\$369,950
New Construction	0	0.00%	\$0	\$0
Existing	4	1.05%	\$385,850	\$369,950
Boise NW - 0800	48	7.47%	\$835,656	\$687,000
New Construction	12	4.58%	\$1,195,126	\$1,227,450
Existing	36	9.45%	\$715,833	\$542,575
Eagle - 0900	73	11.35%	\$966,581	\$767,350
New Construction	26	9.92%	\$800,344	\$692,400
Existing	47	12.34%	\$1,058,543	\$813,000
Star - 0950	69	10.73%	\$661,724	\$583,525
New Construction	56	21.37%	\$618,793	\$554,321
Existing	13	3.41%	\$846,654	\$738,000
Meridian SE - 1000	45	7.00%	\$725,828	\$669,900
New Construction	27	10.31%	\$773,858	\$732,805
Existing	18	4.72%	\$653,783	\$602,700
Meridian SW - 1010	27	4.20%	\$535,022	\$505,000
New Construction	18	6.87%	\$506,038	\$487,400
Existing	9	2.36%	\$592,989	\$575,000
Meridian NE - 1020	22	3.42%	\$526,381	\$475,450
New Construction	4	1.53%	\$555,195	\$515,445
Existing	18	4.72%	\$519,978	\$475,450

Single-Family Homes Sold in Ada County for March 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	112	17.42%	\$574,598	\$528,939
New Construction	65	24.81%	\$574,198	\$529,990
Existing	47	12.34%	\$575,151	\$500,000
Kuna - 1100	53	8.24%	\$543,130	\$457,000
New Construction	33	12.60%	\$553,796	\$489,990
Existing	20	5.25%	\$525,530	\$440,000
Totals	643	100.00%	\$662,166	\$559,900
New Construction	262	40.75%	\$648,012	\$572,897
Existing	381	59.25%	\$671,899	\$547,500

Single-Family Homes Sold in Ada County for March 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
March 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%	1	0.16%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	3	0.47%
\$300,000 - \$399,999	5	0.78%	52	8.09%
\$400,000 - \$499,999	77	11.98%	111	17.26%
\$500,000 - \$599,999	65	10.11%	57	8.86%
\$600,000 - \$699,999	35	5.44%	46	7.15%
\$700,000 - \$799,999	31	4.82%	28	4.35%
\$800,000 - \$899,999	20	3.11%	27	4.20%
\$900,000 - \$999,999	7	1.09%	8	1.24%
\$1,000,000 - \$1,999,999	21	3.27%	39	6.07%
\$2,000,000 - \$2,999,999	1	0.16%	7	1.09%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.16%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.16%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	262	40.75%	381	59.25%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) March 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%	1	0.06%
\$200,000 - \$249,999	0	0.00%	4	0.24%
\$250,000 - \$299,999	0	0.00%	6	0.37%
\$300,000 - \$399,999	31	1.90%	151	9.24%
\$400,000 - \$499,999	207	12.67%	308	18.85%
\$500,000 - \$599,999	152	9.30%	150	9.18%
\$600,000 - \$699,999	88	5.39%	111	6.79%
\$700,000 - \$799,999	75	4.59%	67	4.10%
\$800,000 - \$899,999	44	2.69%	45	2.75%
\$900,000 - \$999,999	17	1.04%	21	1.29%
\$1,000,000 - \$1,999,999	47	2.88%	90	5.51%
\$2,000,000 - \$2,999,999	4	0.24%	12	0.73%
\$3,000,000 - \$3,999,999	0	0.00%	2	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.06%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	665	40.70%	969	59.30%

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