

Ada County Single Family Home Sales Comparing May 2024 with May 2023					
	May-24	Year to Date 24	May-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1629		1259		
Total Pending Residential Listings	1173		1040		
Total Single-Family Homes Sold	804	3,183	701	3,178	6,710
Percent Change	14.69%	0.16%			
Median Price	\$551,950	\$543,000	\$534,000	\$505,000	\$535,000
Percent Change	3.36%	7.52%			
Average Price	\$657,811	\$639,486	\$664,586	\$620,412	\$636,581
Percent Change	-1.02%	3.07%			
Days on Market	38	44	36	61	40
Total Dollar Volume	\$528,879,735	\$2,035,483,153	\$465,874,526	\$1,971,670,559	\$4,271,461,118
Percent Change	13.52%	3.24%			

Ada County Existing Home Sales					
	May-24	Year to Date 24	May-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	974		702		
Existing Pending Listings	493		532		
Existing Homes Sold	558	2,006	505	1,959	4,458
Percent Change	10.50%	2.40%			
Median Price	\$540,000	\$525,000	\$509,900	\$492,500	\$520,900
Percent Change	5.90%	6.60%			
Average Price	\$647,296	\$637,158	\$629,239	\$600,020	\$631,907
Percent Change	2.87%	6.19%			
Days on Market	24	31	24	41	31
Existing Dollar Volume	\$361,190,917	\$1,278,139,524	\$317,765,910	\$1,175,439,203	\$2,817,040,343
Percent Change	13.67%	8.74%			

Ada County Newly Constructed Home Sales					
	May-24	Year to Date 24	May-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	655		557		
Newly Constructed Pending Listings	680		508		
Newly Constructed Homes Sold	246	1,177	196	1,219	2,252
Percent Change	25.51%	-3.45%			
Median Price	\$577,495	\$567,704	\$606,650	\$534,000	\$560,475
Percent Change	-4.81%	6.31%			
Average Price	\$681,662	\$643,453	\$755,656	\$653,184	\$645,835
Percent Change	-9.79%	-1.49%			
Days on Market	71	67	66	94	59
Newly Constructed Dollar Volume	\$167,688,818	\$757,343,629	\$148,108,616	\$796,231,356	\$1,454,420,775
Percent Change	13.22%	-4.88%			

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Single-Family Homes Sold in Ada County for May 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	35	4.34%	\$879,629	\$700,000
New Construction	0	0.00%	\$0	\$0
Existing	35	6.24%	\$879,629	\$700,000
Boise NE - 0200	26	3.22%	\$987,452	\$877,000
New Construction	3	1.22%	\$1,359,615	\$1,458,788
Existing	23	4.10%	\$938,909	\$830,000
Boise SE - 0300	35	4.34%	\$628,139	\$580,000
New Construction	2	0.81%	\$720,500	\$720,500
Existing	33	5.88%	\$622,541	\$575,000
Boise Bench - 0400	44	5.45%	\$507,370	\$447,950
New Construction	0	0.00%	\$0	\$0
Existing	44	7.84%	\$507,370	\$447,950
Boise South - 0500	25	3.10%	\$541,530	\$475,000
New Construction	4	1.63%	\$473,214	\$442,490
Existing	21	3.74%	\$554,543	\$506,000
Boise SW-Meridian - 0550	53	6.57%	\$542,847	\$495,000
New Construction	10	4.07%	\$539,912	\$482,890
Existing	43	7.66%	\$543,529	\$497,500
Boise West - 0600	35	4.34%	\$545,251	\$495,000
New Construction	0	0.00%	\$0	\$0
Existing	35	6.24%	\$545,251	\$495,000
Boise W-Garden City - 0650	33	4.09%	\$511,985	\$499,000
New Construction	0	0.00%	\$0	\$0
Existing	33	5.88%	\$511,985	\$499,000
Garden City - 0700	3	0.37%	\$715,667	\$401,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.53%	\$715,667	\$401,000
Boise NW - 0800	50	6.20%	\$859,673	\$674,950
New Construction	9	3.66%	\$1,227,900	\$1,210,000
Existing	41	7.31%	\$778,843	\$663,000
Eagle - 0900	77	9.54%	\$1,015,747	\$880,592
New Construction	29	11.79%	\$1,016,703	\$894,750
Existing	48	8.56%	\$1,015,170	\$870,000
Star - 0950	87	10.78%	\$637,306	\$564,035
New Construction	61	24.80%	\$566,208	\$536,725
Existing	26	4.63%	\$804,111	\$735,000
Meridian SE - 1000	55	6.82%	\$694,448	\$667,000
New Construction	26	10.57%	\$748,051	\$738,400
Existing	29	5.17%	\$646,389	\$599,000
Meridian SW - 1010	22	2.73%	\$530,734	\$464,495
New Construction	13	5.28%	\$504,495	\$437,690
Existing	9	1.60%	\$568,633	\$479,900
Meridian NE - 1020	31	3.84%	\$604,128	\$505,486
New Construction	3	1.22%	\$1,305,330	\$457,990
Existing	28	4.99%	\$529,000	\$517,693

Single-Family Homes Sold in Ada County for May 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	111	13.75%	\$585,568	\$540,000
New Construction	47	19.11%	\$613,741	\$562,300
Existing	64	11.41%	\$564,878	\$530,000
Kuna - 1100	85	10.53%	\$489,947	\$461,467
New Construction	39	15.85%	\$539,313	\$509,872
Existing	46	8.20%	\$448,093	\$418,250
Totals	807	100.00%	\$660,582	\$559,900
New Construction	246	30.48%	\$681,662	\$577,495
Existing	561	69.52%	\$651,338	\$540,000

Single-Family Homes Sold in Ada County for May 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
May 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%	4	0.50%
\$300,000 - \$399,999	6	0.74%	67	8.30%
\$400,000 - \$499,999	80	9.91%	148	18.34%
\$500,000 - \$599,999	50	6.20%	101	12.52%
\$600,000 - \$699,999	40	4.96%	76	9.42%
\$700,000 - \$799,999	22	2.73%	49	6.07%
\$800,000 - \$899,999	18	2.23%	34	4.21%
\$900,000 - \$999,999	6	0.74%	16	1.98%
\$1,000,000 - \$1,999,999	20	2.48%	60	7.43%
\$2,000,000 - \$2,999,999	3	0.37%	2	0.25%
\$3,000,000 - \$3,999,999	1	0.12%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.12%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	246	30.48%	561	69.52%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) May 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	0.06%
\$200,000 - \$249,999	0	0.00%	7	0.22%
\$250,000 - \$299,999	0	0.00%	13	0.41%
\$300,000 - \$399,999	42	1.32%	263	8.24%
\$400,000 - \$499,999	357	11.18%	612	19.17%
\$500,000 - \$599,999	281	8.80%	333	10.43%
\$600,000 - \$699,999	177	5.54%	248	7.77%
\$700,000 - \$799,999	130	4.07%	163	5.10%
\$800,000 - \$899,999	77	2.41%	105	3.29%
\$900,000 - \$999,999	29	0.91%	57	1.79%
\$1,000,000 - \$1,999,999	79	2.47%	186	5.83%
\$2,000,000 - \$2,999,999	7	0.22%	18	0.56%
\$3,000,000 - \$3,999,999	1	0.03%	4	0.13%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.06%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	1180	36.96%	2013	63.04%

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