

Ada County Single Family Home Sales Comparing November 2024 with November 2023					
	Nov-24	Year to Date 24	Nov-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1527		1363		
Total Pending Residential Listings	987		820		
Total Single-Family Homes Sold	660	7,623	528	6,973	7,515
Percent Change	25.00%	9.32%			
Median Price	\$525,000	\$543,256	\$530,000	\$525,000	\$543,090
Percent Change	-0.94%	3.48%			
Average Price	\$641,849	\$641,711	\$613,645	\$631,380	\$640,809
Percent Change	4.60%	1.64%			
Days on Market	42	41	41	47	41
Total Dollar Volume	\$423,620,520	\$4,891,760,278	\$324,004,511	\$4,402,615,446	\$4,815,681,452
Percent Change	30.75%	11.11%			

Ada County Existing Home Sales					
	Nov-24	Year to Date 24	Nov-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	757		656		
Existing Pending Listings	387		316		
Existing Homes Sold	425	4,964	368	4,639	4,883
Percent Change	15.49%	7.01%			
Median Price	\$530,000	\$535,000	\$506,500	\$515,000	\$535,000
Percent Change	4.64%	3.88%			
Average Price	\$646,396	\$641,804	\$593,581	\$620,000	\$639,158
Percent Change	8.90%	3.52%			
Days on Market	35	30	36	33	31
Existing Dollar Volume	\$274,718,151	\$3,185,914,702	\$218,437,823	\$2,876,180,865	\$3,121,006,475
Percent Change	25.76%	10.77%			

Ada County Newly Constructed Home Sales					
	Nov-24	Year to Date 24	Nov-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	770		707		
Newly Constructed Pending Listings	600		504		
Newly Constructed Homes Sold	235	2,659	160	2,334	2,632
Percent Change	46.88%	13.92%			
Median Price	\$516,416	\$554,900	\$579,102	\$549,447	\$559,065
Percent Change	-10.82%	0.99%			
Average Price	\$633,627	\$641,537	\$659,792	\$653,999	\$643,873
Percent Change	-3.97%	-1.91%			
Days on Market	56	61	54	74	61
Newly Constructed Dollar Volume	\$148,902,369	\$1,705,845,576	\$105,566,688	\$1,526,434,581	\$1,694,674,977
Percent Change	41.05%	11.75%			

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Single-Family Homes Sold in Ada County for November 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	26	4.15%	\$782,404	\$727,500
New Construction	3	1.27%	\$935,933	\$649,900
Existing	23	5.91%	\$762,378	\$740,000
Boise NE - 0200	12	1.92%	\$1,104,833	\$885,000
New Construction	1	0.42%	\$2,950,000	\$2,950,000
Existing	11	2.83%	\$937,091	\$870,000
Boise SE - 0300	27	4.31%	\$584,457	\$550,000
New Construction	0	0.00%	\$0	\$0
Existing	27	6.94%	\$584,457	\$550,000
Boise Bench - 0400	27	4.31%	\$475,396	\$430,000
New Construction	0	0.00%	\$0	\$0
Existing	27	6.94%	\$475,396	\$430,000
Boise South - 0500	28	4.47%	\$502,812	\$514,904
New Construction	10	4.22%	\$496,644	\$507,449
Existing	18	4.63%	\$506,239	\$523,500
Boise SW-Meridian - 0550	51	8.15%	\$549,620	\$517,500
New Construction	7	2.95%	\$519,996	\$464,990
Existing	44	11.31%	\$554,333	\$517,700
Boise West - 0600	28	4.47%	\$494,886	\$434,000
New Construction	0	0.00%	\$0	\$0
Existing	28	7.20%	\$494,886	\$434,000
Boise W-Garden City - 0650	29	4.63%	\$468,203	\$465,000
New Construction	0	0.00%	\$0	\$0
Existing	29	7.46%	\$468,203	\$465,000
Garden City - 0700	2	0.32%	\$637,200	\$637,200
New Construction	0	0.00%	\$0	\$0
Existing	2	0.51%	\$637,200	\$637,200
Boise NW - 0800	47	7.51%	\$858,605	\$750,000
New Construction	12	5.06%	\$1,098,952	\$1,182,862
Existing	35	9.00%	\$776,200	\$644,000
Eagle - 0900	64	10.22%	\$1,116,616	\$901,927
New Construction	19	8.02%	\$1,038,349	\$678,017
Existing	45	11.57%	\$1,149,662	\$933,000
Star - 0950	74	11.82%	\$612,871	\$521,243
New Construction	61	25.74%	\$580,977	\$516,416
Existing	13	3.34%	\$762,523	\$545,000
Meridian SE - 1000	24	3.83%	\$633,152	\$549,995
New Construction	12	5.06%	\$675,470	\$629,900
Existing	12	3.08%	\$590,833	\$527,000
Meridian SW - 1010	26	4.15%	\$578,543	\$505,400
New Construction	20	8.44%	\$585,861	\$501,400
Existing	6	1.54%	\$554,150	\$531,450
Meridian NE - 1020	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0

Single-Family Homes Sold in Ada County for November 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	86	13.74%	\$570,194	\$507,750
New Construction	42	17.72%	\$575,870	\$503,995
Existing	44	11.31%	\$564,776	\$513,500
Kuna - 1100	75	11.98%	\$492,214	\$434,990
New Construction	50	21.10%	\$485,877	\$442,100
Existing	25	6.43%	\$504,888	\$414,900
Totals	626	100.00%	\$649,194	\$528,500
New Construction	237	37.86%	\$637,228	\$517,900
Existing	389	62.14%	\$656,485	\$538,000

Single-Family Homes Sold in Ada County for November 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
November 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	0.32%
\$300,000 - \$399,999	7	1.12%	52	8.31%
\$400,000 - \$499,999	94	15.02%	105	16.77%
\$500,000 - \$599,999	52	8.31%	78	12.46%
\$600,000 - \$699,999	30	4.79%	33	5.27%
\$700,000 - \$799,999	19	3.04%	36	5.75%
\$800,000 - \$899,999	8	1.28%	27	4.31%
\$900,000 - \$999,999	6	0.96%	16	2.56%
\$1,000,000 - \$1,999,999	19	3.04%	34	5.43%
\$2,000,000 - \$2,999,999	1	0.16%	5	0.80%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.16%
\$4,000,000 - \$4,999,999	1	0.16%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	237	37.86%	389	62.14%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) November 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	0.03%
\$200,000 - \$249,999	0	0.00%	14	0.19%
\$250,000 - \$299,999	0	0.00%	25	0.34%
\$300,000 - \$399,999	95	1.30%	583	7.98%
\$400,000 - \$499,999	868	11.88%	1326	18.15%
\$500,000 - \$599,999	608	8.32%	830	11.36%
\$600,000 - \$699,999	403	5.52%	559	7.65%
\$700,000 - \$799,999	243	3.33%	395	5.41%
\$800,000 - \$899,999	156	2.14%	274	3.75%
\$900,000 - \$999,999	66	0.90%	162	2.22%
\$1,000,000 - \$1,999,999	195	2.67%	423	5.79%
\$2,000,000 - \$2,999,999	16	0.22%	48	0.66%
\$3,000,000 - \$3,999,999	2	0.03%	9	0.12%
\$4,000,000 - \$4,999,999	1	0.01%	3	0.04%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	2653	36.31%	4653	63.69%

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