

Ada County Single Family Home Sales Comparing October 2024 with October 2023					
	Oct-24	Year to Date 24	Oct-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1693		1509		
Total Pending Residential Listings	1096		830		
Total Single-Family Homes Sold	805	6,958	557	6,445	7,207
Percent Change	44.52%	7.96%			
Median Price	\$540,000	\$545,000	\$539,990	\$524,990	\$540,900
Percent Change	0.00%	3.81%			
Average Price	\$635,650	\$640,854	\$637,183	\$632,833	\$638,572
Percent Change	-0.24%	1.27%			
Days on Market	42	41	39	48	41
Total Dollar Volume	\$511,698,592	\$4,459,062,694	\$354,910,690	\$4,078,610,935	\$4,602,191,447
Percent Change	44.18%	9.33%			

Ada County Existing Home Sales					
	Oct-24	Year to Date 24	Oct-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	905		825		
Existing Pending Listings	469		369		
Existing Homes Sold	538	4,537	380	4,271	4,689
Percent Change	41.58%	6.23%			
Median Price	\$530,000	\$535,000	\$519,000	\$515,000	\$530,000
Percent Change	2.12%	3.88%			
Average Price	\$632,406	\$640,965	\$620,004	\$622,277	\$636,343
Percent Change	2.00%	3.00%			
Days on Market	35	30	32	33	31
Existing Dollar Volume	\$340,234,271	\$2,908,056,551	\$235,601,522	\$2,657,743,042	\$2,983,811,125
Percent Change	44.41%	9.42%			

Ada County Newly Constructed Home Sales					
	Oct-24	Year to Date 24	Oct-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	788		684		
Newly Constructed Pending Listings	627		461		
Newly Constructed Homes Sold	267	2,421	177	2,174	2,518
Percent Change	50.85%	11.36%			
Median Price	\$568,416	\$559,900	\$585,000	\$544,995	\$559,619
Percent Change	-2.83%	2.73%			
Average Price	\$642,188	\$640,647	\$674,063	\$653,573	\$642,725
Percent Change	-4.73%	-1.98%			
Days on Market	55	62	53	76	62
Newly Constructed Dollar Volume	\$171,464,321	\$1,551,006,143	\$119,309,168	\$1,420,867,893	\$1,618,380,322
Percent Change	43.71%	9.16%			

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Single-Family Homes Sold in Ada County for October 2024

MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	37	4.73%	\$888,387	\$775,000
New Construction	3	1.12%	\$726,267	\$649,900
Existing	34	6.63%	\$902,692	\$787,450
Boise NE - 0200	14	1.79%	\$1,133,629	\$992,000
New Construction	1	0.37%	\$899,000	\$899,000
Existing	13	2.53%	\$1,151,677	\$1,085,000
Boise SE - 0300	35	4.48%	\$548,906	\$525,000
New Construction	0	0.00%	\$0	\$0
Existing	35	6.82%	\$548,906	\$525,000
Boise Bench - 0400	42	5.37%	\$445,533	\$420,050
New Construction	3	1.12%	\$538,333	\$560,000
Existing	39	7.60%	\$438,394	\$417,535
Boise South - 0500	26	3.32%	\$535,435	\$507,777
New Construction	5	1.86%	\$526,663	\$519,872
Existing	21	4.09%	\$537,524	\$479,900
Boise SW-Meridian - 0550	40	5.12%	\$542,767	\$493,000
New Construction	3	1.12%	\$527,627	\$474,990
Existing	37	7.21%	\$543,994	\$495,000
Boise West - 0600	36	4.60%	\$440,330	\$425,534
New Construction	0	0.00%	\$0	\$0
Existing	36	7.02%	\$440,330	\$425,534
Boise W-Garden City - 0650	36	4.60%	\$506,238	\$435,000
New Construction	0	0.00%	\$0	\$0
Existing	36	7.02%	\$506,238	\$435,000
Garden City - 0700	1	0.13%	\$215,000	\$215,000
New Construction	0	0.00%	\$0	\$0
Existing	1	0.19%	\$215,000	\$215,000
Boise NW - 0800	53	6.78%	\$803,046	\$710,000
New Construction	10	3.72%	\$1,068,095	\$962,450
Existing	43	8.38%	\$741,407	\$680,000
Eagle - 0900	74	9.46%	\$980,241	\$865,862
New Construction	31	11.52%	\$929,395	\$843,310
Existing	43	8.38%	\$1,016,898	\$910,000
Star - 0950	118	15.09%	\$640,388	\$571,708
New Construction	90	33.46%	\$625,926	\$567,703
Existing	28	5.46%	\$686,873	\$582,500
Meridian SE - 1000	42	5.37%	\$637,437	\$622,500
New Construction	17	6.32%	\$664,582	\$639,900
Existing	25	4.87%	\$618,978	\$559,750
Meridian SW - 1010	36	4.60%	\$607,634	\$485,000
New Construction	22	8.18%	\$527,411	\$453,356
Existing	14	2.73%	\$733,700	\$525,950
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 October 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	117	14.96%	\$560,914	\$500,816
New Construction	50	18.59%	\$584,264	\$557,500
Existing	67	13.06%	\$543,489	\$469,900
Kuna - 1100	75	9.59%	\$522,384	\$459,900
New Construction	34	12.64%	\$492,245	\$451,990
Existing	41	7.99%	\$547,377	\$460,000
Totals	782	100.00%	\$640,290	\$540,000
New Construction	269	34.40%	\$645,297	\$569,900
Existing	513	65.60%	\$637,664	\$530,000

Single-Family Homes Sold in Ada County for October 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
October 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	0.38%
\$250,000 - \$299,999	0	0.00%	4	0.51%
\$300,000 - \$399,999	10	1.28%	74	9.46%
\$400,000 - \$499,999	78	9.97%	146	18.67%
\$500,000 - \$599,999	64	8.18%	86	11.00%
\$600,000 - \$699,999	48	6.14%	60	7.67%
\$700,000 - \$799,999	19	2.43%	45	5.75%
\$800,000 - \$899,999	24	3.07%	27	3.45%
\$900,000 - \$999,999	4	0.51%	16	2.05%
\$1,000,000 - \$1,999,999	20	2.56%	45	5.75%
\$2,000,000 - \$2,999,999	2	0.26%	7	0.90%
\$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	269	34.40%	513	65.60%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) October 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	0.21%
\$250,000 - \$299,999	0	0.00%	23	0.34%
\$300,000 - \$399,999	88	1.32%	531	7.96%
\$400,000 - \$499,999	774	11.60%	1221	18.29%
\$500,000 - \$599,999	556	8.33%	752	11.27%
\$600,000 - \$699,999	373	5.59%	526	7.88%
\$700,000 - \$799,999	223	3.34%	359	5.38%
\$800,000 - \$899,999	148	2.22%	247	3.70%
\$900,000 - \$999,999	60	0.90%	146	2.19%
\$1,000,000 - \$1,999,999	175	2.62%	387	5.80%
\$2,000,000 - \$2,999,999	15	0.22%	43	0.64%
\$3,000,000 - \$3,999,999	1	0.01%	8	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	3	0.04%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	2413	36.15%	4262	63.85%

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