

Ada County Single Family Home Sales Comparing Q1 2024 with Q1 2023					
	Q1 of 2024	Year to Date 24	Q1 of 2023	Year to Date 23	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,629	1,629	1,827	1,827	6,693
Percent Change	-10.84%	-10.84%			
Median Price	\$530,000	\$530,000	\$489,990	\$489,990	\$530,000
Percent Change	8.17%	8.17%			
Average Price	\$632,120	\$632,120	\$600,197	\$600,197	\$637,192
Percent Change	5.32%	5.32%			
Days on Market	50	50	73	73	41
Total Dollar Volume	\$1,029,724,240	\$1,029,724,240	\$1,096,559,977	\$1,096,559,977	\$4,264,723,889
Percent Change	-6.10%	-6.10%			

Ada County Existing Home Sales					
	Q1 of 2024	Year to Date 24	Q1 of 2023	Year to Date 23	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	967	967	1,054	1,054	4,514
Percent Change	-8.25%	-8.25%			
Median Price	\$505,000	\$505,000	\$475,000	\$475,000	\$517,850
Percent Change	6.32%	6.32%			
Average Price	\$630,156	\$630,156	\$577,476	\$577,476	\$627,642
Percent Change	9.12%	9.12%			
Days on Market	40	40	53	53	31
Existing Dollar Volume	\$609,360,860	\$609,360,860	\$608,659,592	\$608,659,592	\$2,833,176,948
Percent Change	0.12%	0.12%			

Ada County Newly Constructed Home Sales					
	Q1 of 2024	Year to Date 24	Q1 of 2023	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	662	662	773	773	2,179
Percent Change	-14.36%	-14.36%			
Median Price	\$555,995	\$555,995	\$519,490	\$519,490	\$559,900
Percent Change	7.03%	7.03%			
Average Price	\$634,990	\$634,990	\$631,178	\$631,178	\$656,974
Percent Change	0.60%	0.60%			
Days on Market	65	65	101	101	61
Newly Constructed Dollar Volume	\$420,363,380	\$420,363,380	\$487,900,385	\$487,900,385	\$1,431,546,941
Percent Change	-13.84%	-13.84%			

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Single-Family Homes Sold in Ada County for Q1 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	51	3.12%	\$792,907	\$650,000
New Construction	0	0.00%	\$0	\$0
Existing	51	5.26%	\$792,907	\$650,000
Boise NE - 0200	43	2.63%	\$986,593	\$845,000
New Construction	2	0.30%	\$1,033,548	\$1,033,547
Existing	41	4.23%	\$984,302	\$835,000
Boise SE - 0300	51	3.12%	\$600,144	\$560,000
New Construction	4	0.60%	\$638,361	\$637,450
Existing	47	4.85%	\$596,891	\$540,000
Boise Bench - 0400	84	5.14%	\$467,434	\$420,000
New Construction	7	1.05%	\$495,971	\$514,000
Existing	77	7.95%	\$464,840	\$410,000
Boise South - 0500	60	3.67%	\$504,221	\$490,950
New Construction	24	3.61%	\$515,432	\$529,990
Existing	36	3.72%	\$496,748	\$470,000
Boise SW-Meridian - 0550	79	4.83%	\$496,896	\$459,990
New Construction	10	1.50%	\$541,891	\$488,027
Existing	69	7.12%	\$490,375	\$445,000
Boise West - 0600	48	2.94%	\$457,453	\$413,500
New Construction	0	0.00%	\$0	\$0
Existing	48	4.95%	\$457,453	\$413,500
Boise W-Garden City - 0650	71	4.35%	\$463,384	\$439,900
New Construction	1	0.15%	\$365,000	\$365,000
Existing	70	7.22%	\$464,790	\$439,950
Garden City - 0700	8	0.49%	\$448,474	\$417,500
New Construction	1	0.15%	\$802,395	\$802,395
Existing	7	0.72%	\$397,914	\$385,000
Boise NW - 0800	127	7.77%	\$815,464	\$675,000
New Construction	37	5.56%	\$1,112,661	\$1,139,900
Existing	90	9.29%	\$693,283	\$520,000
Eagle - 0900	145	8.87%	\$965,773	\$789,000
New Construction	48	7.22%	\$883,652	\$730,000
Existing	97	10.01%	\$1,006,411	\$800,000
Star - 0950	200	12.24%	\$619,703	\$532,950
New Construction	159	23.91%	\$590,127	\$524,990
Existing	41	4.23%	\$734,400	\$600,000
Meridian SE - 1000	126	7.71%	\$699,158	\$673,500
New Construction	85	12.78%	\$721,178	\$722,000
Existing	41	4.23%	\$653,507	\$594,900
Meridian SW - 1010	71	4.35%	\$517,643	\$479,900
New Construction	49	7.37%	\$492,635	\$449,900
Existing	22	2.27%	\$573,341	\$545,000
Meridian NE - 1020	67	4.10%	\$566,661	\$490,000
New Construction	7	1.05%	\$516,823	\$474,990
Existing	60	6.19%	\$572,476	\$496,000

Single-Family Homes Sold in Ada County for Q1 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	260	15.91%	\$572,024	\$529,945
New Construction	148	22.26%	\$572,077	\$532,525
Existing	112	11.56%	\$571,955	\$518,500
Kuna - 1100	143	8.75%	\$524,362	\$458,000
New Construction	83	12.48%	\$550,680	\$494,990
Existing	60	6.19%	\$487,957	\$434,950
Totals	1634	100.00%	\$633,263	\$530,030
New Construction	665	40.70%	\$637,434	\$560,000
Existing	969	59.30%	\$630,401	\$505,000

Single-Family Homes Sold in Ada County for Q1 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q1 of 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%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q1 of 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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