

Ada County Single Family Home Sales Comparing Q2 2024 with Q2 2023					
	Q2 of 2024	Year to Date 24	Q2 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	2,284	3,914	2,134	3,961	6,694
Percent Change	7.03%	-1.19%			
Median Price	\$559,900	\$549,400	\$531,125	\$516,000	\$537,235
Percent Change	5.42%	6.47%			
Average Price	\$650,748	\$643,113	\$647,307	\$625,578	\$638,334
Percent Change	0.53%	2.80%			
Days on Market	36	42	40	56	41
Total Dollar Volume	\$1,486,309,335	\$2,517,145,075	\$1,381,352,908	\$2,477,912,885	\$4,273,006,339
Percent Change	7.60%	1.58%			

Ada County Existing Home Sales					
	Q2 of 2024	Year to Date 24	Q2 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	1,515	2,483	1,464	2,518	4,434
Percent Change	3.48%	-1.39%			
Median Price	\$559,900	\$540,000	\$525,000	\$504,200	\$521,000
Percent Change	6.65%	7.10%			
Average Price	\$655,997	\$645,865	\$636,977	\$612,071	\$631,616
Percent Change	2.99%	5.52%			
Days on Market	22	29	25	37	31
Existing Dollar Volume	\$993,836,161	\$1,603,684,021	\$932,534,319	\$1,541,193,911	\$2,800,586,152
Percent Change	6.57%	4.05%			

Ada County Newly Constructed Home Sales					
	Q2 of 2024	Year to Date 24	Q2 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	769	1,431	670	1,443	2,260
Percent Change	14.78%	-0.83%			
Median Price	\$560,000	\$559,990	\$562,450	\$538,000	\$564,900
Percent Change	-0.44%	4.09%			
Average Price	\$640,407	\$638,338	\$669,878	\$649,147	\$651,513
Percent Change	-4.40%	-1.67%			
Days on Market	64	65	74	89	60
Newly Constructed Dollar Volume	\$492,473,174	\$913,461,054	\$448,818,589	\$936,718,974	\$1,472,420,187
Percent Change	9.73%	-2.48%			

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Single-Family Homes Sold in Ada County for Q2 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	96	4.19%	\$897,710	\$761,000
New Construction	1	0.13%	\$1,649,501	\$1,649,501
Existing	95	6.25%	\$889,797	\$752,000
Boise NE - 0200	65	2.84%	\$951,802	\$850,500
New Construction	5	0.65%	\$1,237,769	\$1,350,000
Existing	60	3.94%	\$927,972	\$834,000
Boise SE - 0300	103	4.49%	\$649,412	\$595,000
New Construction	3	0.39%	\$723,667	\$730,000
Existing	100	6.57%	\$647,184	\$592,500
Boise Bench - 0400	113	4.93%	\$480,093	\$425,000
New Construction	0	0.00%	\$0	\$0
Existing	113	7.43%	\$480,093	\$425,000
Boise South - 0500	77	3.36%	\$537,550	\$520,000
New Construction	22	2.85%	\$516,853	\$533,990
Existing	55	3.62%	\$545,829	\$520,000
Boise SW-Meridian - 0550	137	5.98%	\$556,296	\$499,000
New Construction	24	3.11%	\$528,327	\$473,890
Existing	113	7.43%	\$562,237	\$505,000
Boise West - 0600	71	3.10%	\$515,537	\$455,000
New Construction	0	0.00%	\$0	\$0
Existing	71	4.67%	\$515,537	\$455,000
Boise W-Garden City - 0650	98	4.28%	\$517,937	\$472,000
New Construction	0	0.00%	\$0	\$0
Existing	98	6.44%	\$517,937	\$472,000
Garden City - 0700	8	0.35%	\$559,000	\$422,500
New Construction	0	0.00%	\$0	\$0
Existing	8	0.53%	\$559,000	\$422,500
Boise NW - 0800	141	6.15%	\$814,816	\$715,000
New Construction	24	3.11%	\$1,095,874	\$904,835
Existing	117	7.69%	\$757,163	\$670,000
Eagle - 0900	226	9.86%	\$972,607	\$836,765
New Construction	77	9.99%	\$967,551	\$880,592
Existing	149	9.80%	\$975,220	\$798,000
Star - 0950	270	11.78%	\$619,790	\$562,795
New Construction	202	26.20%	\$583,362	\$550,495
Existing	68	4.47%	\$728,002	\$627,000
Meridian SE - 1000	163	7.11%	\$693,226	\$640,000
New Construction	91	11.80%	\$684,309	\$639,900
Existing	72	4.73%	\$704,496	\$652,450
Meridian SW - 1010	70	3.05%	\$539,102	\$472,400
New Construction	50	6.49%	\$487,030	\$449,990
Existing	20	1.31%	\$669,283	\$624,500
Meridian NE - 1020	98	4.28%	\$563,818	\$514,450
New Construction	5	0.65%	\$985,358	\$457,990
Existing	93	6.11%	\$541,155	\$515,000

Single-Family Homes Sold in Ada County for Q2 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	308	13.44%	\$592,220	\$540,000
New Construction	126	16.34%	\$591,747	\$547,470
Existing	182	11.97%	\$592,548	\$536,500
Kuna - 1100	248	10.82%	\$512,226	\$462,228
New Construction	141	18.29%	\$536,603	\$477,490
Existing	107	7.03%	\$480,103	\$426,000
Totals	2292	100.00%	\$652,744	\$560,000
New Construction	771	33.64%	\$641,340	\$560,000
Existing	1521	66.36%	\$658,524	\$560,000

Single-Family Homes Sold in Ada County for Q2 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q2 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	0.04%
\$200,000 - \$249,999	0	0.00%	3	0.13%
\$250,000 - \$299,999	0	0.00%	9	0.39%
\$300,000 - \$399,999	24	1.05%	152	6.63%
\$400,000 - \$499,999	249	10.86%	415	18.11%
\$500,000 - \$599,999	182	7.94%	268	11.69%
\$600,000 - \$699,999	126	5.50%	217	9.47%
\$700,000 - \$799,999	74	3.23%	143	6.24%
\$800,000 - \$899,999	45	1.96%	96	4.19%
\$900,000 - \$999,999	19	0.83%	59	2.57%
\$1,000,000 - \$1,999,999	47	2.05%	145	6.33%
\$2,000,000 - \$2,999,999	4	0.17%	10	0.44%
\$3,000,000 - \$3,999,999	1	0.04%	2	0.09%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.04%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	771	33.64%	1521	66.36%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q2 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%	2	0.05%
\$200,000 - \$249,999	0	0.00%	7	0.18%
\$250,000 - \$299,999	0	0.00%	15	0.38%
\$300,000 - \$399,999	55	1.40%	303	7.72%
\$400,000 - \$499,999	456	11.61%	724	18.44%
\$500,000 - \$599,999	333	8.48%	418	10.64%
\$600,000 - \$699,999	214	5.45%	328	8.35%
\$700,000 - \$799,999	149	3.79%	210	5.35%
\$800,000 - \$899,999	89	2.27%	141	3.59%
\$900,000 - \$999,999	36	0.92%	80	2.04%
\$1,000,000 - \$1,999,999	95	2.42%	235	5.98%
\$2,000,000 - \$2,999,999	8	0.20%	22	0.56%
\$3,000,000 - \$3,999,999	1	0.03%	4	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.05%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	1436	36.57%	2491	63.43%

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