

Ada County Single Family Home Sales Comparing Q3 2024 with Q3 2023					
	Q3 of 2024	Year to Date 24	Q3 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	2,249	6,166	1,927	5,888	7,034
Percent Change	16.71%	4.72%			
Median Price	\$539,000	\$545,000	\$533,500	\$523,990	\$540,000
Percent Change	1.03%	4.01%			
Average Price	\$637,338	\$641,138	\$646,491	\$632,422	\$639,149
Percent Change	-1.42%	1.38%			
Days on Market	39	41	34	48	41
Total Dollar Volume	\$1,433,372,894	\$3,953,259,215	\$1,245,787,360	\$3,723,700,245	\$4,495,774,102
Percent Change	15.06%	6.16%			

Ada County Existing Home Sales					
	Q3 of 2024	Year to Date 24	Q3 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	1,514	3,996	1,373	3,891	4,579
Percent Change	10.27%	2.70%			
Median Price	\$534,450	\$538,000	\$525,500	\$515,000	\$530,000
Percent Change	1.70%	4.47%			
Average Price	\$636,487	\$642,267	\$641,622	\$622,498	\$635,372
Percent Change	-0.80%	3.18%			
Days on Market	30	29	27	33	31
Existing Dollar Volume	\$963,641,236	\$2,566,500,357	\$880,947,609	\$2,422,141,520	\$2,909,366,678
Percent Change	9.39%	5.96%			

Ada County Newly Constructed Home Sales					
	Q3 of 2024	Year to Date 24	Q3 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	735	2,170	554	1,997	2,455
Percent Change	32.67%	8.66%			
Median Price	\$546,625	\$553,900	\$549,900	\$540,000	\$560,000
Percent Change	-0.60%	2.57%			
Average Price	\$639,091	\$639,059	\$658,556	\$651,757	\$646,194
Percent Change	-2.96%	-1.95%			
Days on Market	58	62	50	78	61
Newly Constructed Dollar Volume	\$469,731,658	\$1,386,758,858	\$364,839,751	\$1,301,558,725	\$1,586,407,424
Percent Change	28.75%	6.55%			

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Single-Family Homes Sold in Ada County for Q3 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	94	4.39%	\$911,527	\$782,500
New Construction	7	0.96%	\$1,290,334	\$1,055,000
Existing	87	6.17%	\$881,049	\$770,000
Boise NE - 0200	59	2.76%	\$1,094,408	\$855,000
New Construction	6	0.82%	\$1,634,127	\$1,257,450
Existing	53	3.76%	\$1,033,307	\$855,000
Boise SE - 0300	102	4.76%	\$644,230	\$554,950
New Construction	2	0.27%	\$665,000	\$665,000
Existing	100	7.10%	\$643,815	\$550,450
Boise Bench - 0400	99	4.62%	\$470,774	\$425,000
New Construction	0	0.00%	\$0	\$0
Existing	99	7.03%	\$470,774	\$425,000
Boise South - 0500	74	3.46%	\$526,347	\$492,450
New Construction	23	3.14%	\$486,549	\$502,500
Existing	51	3.62%	\$544,296	\$485,000
Boise SW-Meridian - 0550	139	6.49%	\$542,328	\$485,000
New Construction	25	3.42%	\$521,032	\$464,990
Existing	114	8.09%	\$546,999	\$510,500
Boise West - 0600	73	3.41%	\$474,715	\$435,000
New Construction	0	0.00%	\$0	\$0
Existing	73	5.18%	\$474,715	\$435,000
Boise W-Garden City - 0650	109	5.09%	\$534,186	\$490,000
New Construction	0	0.00%	\$0	\$0
Existing	109	7.74%	\$534,186	\$490,000
Garden City - 0700	14	0.65%	\$471,450	\$452,250
New Construction	1	0.14%	\$530,000	\$530,000
Existing	13	0.92%	\$466,946	\$436,500
Boise NW - 0800	138	6.45%	\$793,333	\$670,000
New Construction	31	4.23%	\$1,075,777	\$1,030,000
Existing	107	7.59%	\$711,503	\$620,000
Eagle - 0900	215	10.04%	\$975,161	\$810,000
New Construction	72	9.84%	\$979,418	\$943,620
Existing	143	10.15%	\$973,017	\$750,000
Star - 0950	278	12.98%	\$594,103	\$545,055
New Construction	202	27.60%	\$564,986	\$535,399
Existing	76	5.39%	\$671,492	\$557,500
Meridian SE - 1000	148	6.91%	\$636,389	\$587,293
New Construction	85	11.61%	\$671,903	\$620,000
Existing	63	4.47%	\$588,475	\$550,000
Meridian SW - 1010	63	2.94%	\$519,037	\$444,990
New Construction	42	5.74%	\$448,427	\$439,395
Existing	21	1.49%	\$660,256	\$575,000
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 Q3 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	317	14.81%	\$573,251	\$509,990
New Construction	119	16.26%	\$588,527	\$529,990
Existing	198	14.05%	\$564,069	\$497,000
Kuna - 1100	219	10.23%	\$505,650	\$460,000
New Construction	117	15.98%	\$510,721	\$479,990
Existing	102	7.24%	\$499,833	\$439,950
Totals	2141	100.00%	\$644,572	\$540,000
New Construction	732	34.19%	\$640,222	\$546,720
Existing	1409	65.81%	\$646,832	\$539,900

Single-Family Homes Sold in Ada County for Q3 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q3 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%	0	0.00%
\$200,000 - \$249,999	0	0.00%	4	0.19%
\$250,000 - \$299,999	0	0.00%	6	0.28%
\$300,000 - \$399,999	23	1.07%	166	7.75%
\$400,000 - \$499,999	264	12.33%	407	19.01%
\$500,000 - \$599,999	160	7.47%	286	13.36%
\$600,000 - \$699,999	110	5.14%	161	7.52%
\$700,000 - \$799,999	56	2.62%	112	5.23%
\$800,000 - \$899,999	34	1.59%	83	3.88%
\$900,000 - \$999,999	20	0.93%	55	2.57%
\$1,000,000 - \$1,999,999	59	2.76%	109	5.09%
\$2,000,000 - \$2,999,999	5	0.23%	15	0.70%
\$3,000,000 - \$3,999,999	1	0.05%	4	0.19%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.05%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	732	34.19%	1409	65.81%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q3 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	0.03%
\$200,000 - \$249,999	0	0.00%	11	0.19%
\$250,000 - \$299,999	0	0.00%	19	0.32%
\$300,000 - \$399,999	78	1.32%	456	7.72%
\$400,000 - \$499,999	711	12.04%	1074	18.18%
\$500,000 - \$599,999	493	8.35%	665	11.26%
\$600,000 - \$699,999	325	5.50%	467	7.91%
\$700,000 - \$799,999	204	3.45%	313	5.30%
\$800,000 - \$899,999	124	2.10%	219	3.71%
\$900,000 - \$999,999	56	0.95%	131	2.22%
\$1,000,000 - \$1,999,999	155	2.62%	342	5.79%
\$2,000,000 - \$2,999,999	13	0.22%	36	0.61%
\$3,000,000 - \$3,999,999	1	0.02%	8	0.14%
\$4,000,000 - \$4,999,999	0	0.00%	3	0.05%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	2160	36.57%	3746	63.43%

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