

<b>Ada County Single Family Home Sales Comparing Q4 2024 with Q4 2023</b>					
	<b>Q4 of 2024</b>	<b>Year to Date 24</b>	<b>Q4 of 2023</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	2,149	8,310	1,583	7,471	7,631
Percent Change	35.75%	11.23%			
Median Price	\$530,000	\$540,000	\$529,990	\$524,990	\$544,859
Percent Change	0.00%	2.86%			
Average Price	\$640,475	\$641,911	\$626,100	\$631,082	\$642,510
Percent Change	2.30%	1.72%			
Days on Market	45	42	43	47	41
Total Dollar Volume	\$1,376,380,902	\$5,334,279,957	\$991,116,826	\$4,714,817,071	\$4,902,994,643
Percent Change	38.87%	13.14%			

<b>Ada County Existing Home Sales</b>					
	<b>Q4 of 2024</b>	<b>Year to Date 24</b>	<b>Q4 of 2023</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	1,362	5,362	1,054	4,945	4,965
Percent Change	29.22%	8.43%			
Median Price	\$529,450	\$535,000	\$510,000	\$513,000	\$535,000
Percent Change	3.81%	4.29%			
Average Price	\$636,673	\$640,807	\$608,046	\$619,418	\$641,675
Percent Change	4.71%	3.45%			
Days on Market	36	31	36	34	30
Existing Dollar Volume	\$867,148,752	\$3,436,006,032	\$640,880,019	\$3,063,021,539	\$3,185,917,702
Percent Change	35.31%	12.18%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Q4 of 2024</b>	<b>Year to Date 24</b>	<b>Q4 of 2023</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	787	2,948	529	2,526	2,666
Percent Change	48.77%	16.71%			
Median Price	\$537,990	\$550,930	\$570,000	\$547,945	\$555,000
Percent Change	-5.62%	0.54%			
Average Price	\$647,055	\$643,919	\$662,073	\$653,917	\$644,065
Percent Change	-2.27%	-1.53%			
Days on Market	60	62	56	73	61
Newly Constructed Dollar Volume	\$509,232,150	\$1,898,273,925	\$350,236,807	\$1,651,795,532	\$1,717,076,941
Percent Change	45.40%	14.92%			

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Single-Family Homes Sold in Ada County for Q4 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	76	3.69%	\$940,417	\$762,450
New Construction	6	0.76%	\$831,100	\$649,900
Existing	70	5.52%	\$949,787	\$787,450
Boise NE - 0200	43	2.09%	\$1,081,132	\$875,000
New Construction	5	0.63%	\$1,920,932	\$1,240,759
Existing	38	3.00%	\$970,632	\$856,000
Boise SE - 0300	88	4.27%	\$598,998	\$535,000
New Construction	0	0.00%	\$0	\$0
Existing	88	6.94%	\$598,998	\$535,000
Boise Bench - 0400	112	5.43%	\$458,551	\$425,000
New Construction	4	0.50%	\$559,000	\$567,500
Existing	108	8.52%	\$454,831	\$423,250
Boise South - 0500	77	3.73%	\$509,675	\$489,990
New Construction	25	3.15%	\$493,855	\$509,900
Existing	52	4.10%	\$517,281	\$478,700
Boise SW-Meridian - 0550	117	5.67%	\$544,931	\$515,000
New Construction	15	1.89%	\$550,931	\$575,000
Existing	102	8.04%	\$544,049	\$514,950
Boise West - 0600	86	4.17%	\$467,768	\$426,400
New Construction	1	0.13%	\$890,000	\$890,000
Existing	85	6.70%	\$462,801	\$426,000
Boise W-Garden City - 0650	104	5.04%	\$485,976	\$447,450
New Construction	0	0.00%	\$0	\$0
Existing	104	8.20%	\$485,976	\$447,450
Garden City - 0700	5	0.24%	\$557,360	\$627,500
New Construction	1	0.13%	\$627,500	\$627,500
Existing	4	0.32%	\$539,825	\$574,450
Boise NW - 0800	148	7.18%	\$819,641	\$685,000
New Construction	38	4.79%	\$1,124,991	\$1,182,862
Existing	110	8.68%	\$714,156	\$612,500
Eagle - 0900	194	9.41%	\$1,052,566	\$897,400
New Construction	72	9.07%	\$991,476	\$840,353
Existing	122	9.62%	\$1,088,619	\$919,500
Star - 0950	288	13.97%	\$621,467	\$549,945
New Construction	233	29.35%	\$602,346	\$534,990
Existing	55	4.34%	\$702,470	\$585,000
Meridian SE - 1000	102	4.95%	\$668,908	\$624,950
New Construction	53	6.68%	\$700,912	\$639,900
Existing	49	3.86%	\$634,291	\$559,750
Meridian SW - 1010	84	4.07%	\$608,525	\$512,700
New Construction	59	7.43%	\$586,642	\$509,900
Existing	25	1.97%	\$660,168	\$524,900
Meridian NE - 1020	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0

<b>Single-Family Homes Sold in Ada County for Q4 of 2024</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	314	15.23%	\$565,058	\$508,636
New Construction	150	18.89%	\$581,736	\$513,327
Existing	164	12.93%	\$549,805	\$505,250
Kuna - 1100	224	10.86%	\$507,729	\$449,945
New Construction	132	16.62%	\$497,291	\$450,990
Existing	92	7.26%	\$522,704	\$446,200
<b>Totals</b>	<b>2062</b>	<b>100.00%</b>	<b>\$646,741</b>	<b>\$534,773</b>
New Construction	794	38.51%	\$652,520	\$540,443
Existing	1268	61.49%	\$643,122	\$530,000

Single-Family Homes Sold in Ada County for Q4 of 2024				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q4 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%	9	0.44%
\$300,000 - \$399,999	25	1.21%	186	9.02%
\$400,000 - \$499,999	271	13.14%	350	16.97%
\$500,000 - \$599,999	182	8.83%	242	11.74%
\$600,000 - \$699,999	118	5.72%	130	6.30%
\$700,000 - \$799,999	58	2.81%	105	5.09%
\$800,000 - \$899,999	47	2.28%	70	3.39%
\$900,000 - \$999,999	15	0.73%	44	2.13%
\$1,000,000 - \$1,999,999	72	3.49%	111	5.38%
\$2,000,000 - \$2,999,999	3	0.15%	14	0.68%
\$3,000,000 - \$3,999,999	2	0.10%	2	0.10%
\$4,000,000 - \$4,999,999	1	0.05%	0	0.00%
\$5,000,000 and over	0	0.00%	1	0.05%
Totals	794	38.51%	1268	61.49%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q4 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%	15	0.19%
\$250,000 - \$299,999	0	0.00%	29	0.36%
\$300,000 - \$399,999	103	1.29%	643	8.07%
\$400,000 - \$499,999	967	12.14%	1425	17.90%
\$500,000 - \$599,999	675	8.48%	908	11.40%
\$600,000 - \$699,999	445	5.59%	596	7.48%
\$700,000 - \$799,999	262	3.29%	418	5.25%
\$800,000 - \$899,999	171	2.15%	290	3.64%
\$900,000 - \$999,999	72	0.90%	174	2.19%
\$1,000,000 - \$1,999,999	228	2.86%	454	5.70%
\$2,000,000 - \$2,999,999	18	0.23%	50	0.63%
\$3,000,000 - \$3,999,999	3	0.04%	10	0.13%
\$4,000,000 - \$4,999,999	1	0.01%	3	0.04%
\$5,000,000 and over	0	0.00%	1	0.01%
Totals	2945	36.98%	5018	63.02%

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