

Ada County Single Family Home Sales					
Comparing September 2024 with September 2023					
	Sep-24	Year to Date 24	Sep-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1729		1563		
Total Pending Residential Listings	1214		846		
Total Single-Family Homes Sold	716	6,166	582	5,888	7,034
Percent Change	23.02%	4.72%			
Median Price	\$534,900	\$545,000	\$539,900	\$523,990	\$540,000
Percent Change	-0.93%	4.01%			
Average Price	\$627,168	\$641,138	\$659,969	\$632,422	\$639,149
Percent Change	-4.97%	1.38%			
Days on Market	43	41	35	48	41
Total Dollar Volume	\$449,051,939	\$3,953,259,215	\$384,102,225	\$3,723,700,245	\$4,495,774,102
Percent Change	16.91%	6.16%			

Ada County Existing Home Sales					
	Sep-24	Year to Date 24	Sep-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	974		919		
Existing Pending Listings	557		402		
Existing Homes Sold	472	3,996	428	3,891	4,579
Percent Change	10.28%	2.70%			
Median Price	\$535,000	\$538,000	\$530,000	\$515,000	\$530,000
Percent Change	0.94%	4.47%			
Average Price	\$632,338	\$642,267	\$662,432	\$622,498	\$635,372
Percent Change	-4.54%	3.18%			
Days on Market	32	29	32	33	31
Existing Dollar Volume	\$298,463,698	\$2,566,500,357	\$283,520,745	\$2,422,141,520	\$2,909,366,678
Percent Change	5.27%	5.96%			

Ada County Newly Constructed Home Sales					
	Sep-24	Year to Date 24	Sep-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	755		644		
Newly Constructed Pending Listings	657		444		
Newly Constructed Homes Sold	244	2,170	154	1,997	2,455
Percent Change	58.44%	8.66%			
Median Price	\$525,992	\$553,900	\$549,900	\$540,000	\$560,000
Percent Change	-4.35%	2.57%			
Average Price	\$617,165	\$639,059	\$653,126	\$651,757	\$646,194
Percent Change	-5.51%	-1.95%			
Days on Market	63	62	42	78	61
Newly Constructed Dollar Volume	\$150,588,241	\$1,386,758,858	\$100,581,480	\$1,301,558,725	\$1,586,407,424
Percent Change	49.72%	6.55%			

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Single-Family Homes Sold in Ada County for September 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	28	4.08%	\$913,254	\$772,450
New Construction	1	0.41%	\$1,055,000	\$1,055,000
Existing	27	6.09%	\$908,004	\$749,900
Boise NE - 0200	18	2.62%	\$1,133,317	\$952,000
New Construction	1	0.41%	\$3,400,000	\$3,400,000
Existing	17	3.84%	\$999,982	\$939,000
Boise SE - 0300	42	6.12%	\$618,252	\$554,950
New Construction	1	0.41%	\$660,000	\$660,000
Existing	41	9.26%	\$617,234	\$550,900
Boise Bench - 0400	33	4.81%	\$487,214	\$410,000
New Construction	0	0.00%	\$0	\$0
Existing	33	7.45%	\$487,214	\$410,000
Boise South - 0500	26	3.79%	\$555,296	\$506,002
New Construction	9	3.70%	\$488,878	\$504,604
Existing	17	3.84%	\$590,458	\$530,000
Boise SW-Meridian - 0550	47	6.85%	\$594,628	\$550,000
New Construction	8	3.29%	\$577,738	\$502,490
Existing	39	8.80%	\$598,092	\$560,000
Boise West - 0600	23	3.35%	\$438,230	\$419,000
New Construction	0	0.00%	\$0	\$0
Existing	23	5.19%	\$438,230	\$419,000
Boise W-Garden City - 0650	37	5.39%	\$539,050	\$509,700
New Construction	0	0.00%	\$0	\$0
Existing	37	8.35%	\$539,050	\$509,700
Garden City - 0700	1	0.15%	\$436,500	\$436,500
New Construction	0	0.00%	\$0	\$0
Existing	1	0.23%	\$436,500	\$436,500
Boise NW - 0800	45	6.56%	\$705,525	\$580,000
New Construction	11	4.53%	\$990,684	\$913,500
Existing	34	7.67%	\$613,268	\$508,000
Eagle - 0900	54	7.87%	\$984,975	\$768,400
New Construction	14	5.76%	\$885,934	\$905,630
Existing	40	9.03%	\$1,019,640	\$741,500
Star - 0950	111	16.18%	\$611,704	\$525,995
New Construction	80	32.92%	\$572,610	\$501,990
Existing	31	7.00%	\$712,591	\$555,000
Meridian SE - 1000	44	6.41%	\$667,306	\$596,043
New Construction	32	13.17%	\$706,402	\$623,838
Existing	12	2.71%	\$563,050	\$504,950
Meridian SW - 1010	18	2.62%	\$487,952	\$431,900
New Construction	13	5.35%	\$468,318	\$429,800
Existing	5	1.13%	\$539,000	\$490,000
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 September 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	88	12.83%	\$578,256	\$500,950
New Construction	34	13.99%	\$574,498	\$486,720
Existing	54	12.19%	\$580,623	\$503,500
Kuna - 1100	71	10.35%	\$505,805	\$459,990
New Construction	39	16.05%	\$489,151	\$464,990
Existing	32	7.22%	\$526,103	\$457,250
Totals	686	100.00%	\$639,418	\$539,950
New Construction	243	35.42%	\$619,543	\$525,990
Existing	443	64.58%	\$650,321	\$545,000

Single-Family Homes Sold in Ada County for September 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
September 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%	0	0.00%
\$250,000 - \$299,999	0	0.00%	4	0.58%
\$300,000 - \$399,999	8	1.17%	43	6.27%
\$400,000 - \$499,999	101	14.72%	135	19.68%
\$500,000 - \$599,999	47	6.85%	88	12.83%
\$600,000 - \$699,999	33	4.81%	52	7.58%
\$700,000 - \$799,999	18	2.62%	38	5.54%
\$800,000 - \$899,999	10	1.46%	24	3.50%
\$900,000 - \$999,999	7	1.02%	19	2.77%
\$1,000,000 - \$1,999,999	18	2.62%	35	5.10%
\$2,000,000 - \$2,999,999	0	0.00%	3	0.44%
\$3,000,000 - \$3,999,999	1	0.15%	2	0.29%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	243	35.42%	443	64.58%

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