

**Ada County Single Family Home Sales  
Comparing August 2024 with August 2023**

	<b>Aug-24</b>	<b>Year to Date 24</b>	<b>Aug-23</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1837		1529		
Total Pending Residential Listings	1166		881		
Total Single-Family Homes Sold	724	5,449	681	5,306	6,926
Percent Change	6.31%	2.70%			
Median Price	\$536,655	\$545,640	\$520,000	\$520,000	\$540,970
Percent Change	3.20%	4.93%			
Average Price	\$623,992	\$643,033	\$646,827	\$629,400	\$642,539
Percent Change	-3.53%	2.17%			
Days on Market	39	41	34	50	41
Total Dollar Volume	\$451,770,438	\$3,503,888,511	\$440,488,882	\$3,339,598,020	\$4,450,227,799
Percent Change	2.56%	4.92%			

**Ada County Existing Home Sales**

	<b>Aug-24</b>	<b>Year to Date 24</b>	<b>Aug-23</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Existing Residential Listings	1070		903		
Existing Pending Listings	514		429		
Existing Homes Sold	489	3,523	482	3,463	4,539
Percent Change	1.45%	1.73%			
Median Price	\$525,000	\$538,000	\$507,000	\$510,000	\$530,000
Percent Change	3.55%	5.49%			
Average Price	\$617,132	\$643,716	\$642,210	\$617,563	\$639,738
Percent Change	-3.90%	4.23%			
Days on Market	30	29	27	34	31
Existing Dollar Volume	\$301,777,545	\$2,267,811,659	\$309,545,003	\$2,138,620,775	\$2,903,770,093
Percent Change	-2.51%	6.04%			

**Ada County Newly Constructed Home Sales**

	<b>Aug-24</b>	<b>Year to Date 24</b>	<b>Aug-23</b>	<b>Year to Date 23</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	767		626		
Newly Constructed Pending Listings	652		452		
Newly Constructed Homes Sold	235	1,926	199	1,843	2,387
Percent Change	18.09%	4.50%			
Median Price	\$549,900	\$557,863	\$554,990	\$540,000	\$560,000
Percent Change	-0.92%	3.31%			
Average Price	\$638,268	\$641,784	\$658,009	\$651,643	\$647,867
Percent Change	-3.00%	-1.51%			
Days on Market	57	62	50	81	60
Newly Constructed Dollar Volume	\$149,992,893	\$1,236,076,852	\$130,943,879	\$1,200,977,245	\$1,546,457,706
Percent Change	14.55%	2.92%			

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Single-Family Homes Sold in Ada County for August 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	31	4.49%	\$832,156	\$770,000
New Construction	3	1.29%	\$1,039,613	\$918,939
Existing	28	6.13%	\$809,928	\$752,500
Boise NE - 0200	20	2.90%	\$918,053	\$824,879
New Construction	3	1.29%	\$1,316,586	\$824,900
Existing	17	3.72%	\$847,724	\$795,000
Boise SE - 0300	32	4.64%	\$640,347	\$545,000
New Construction	1	0.43%	\$670,000	\$670,000
Existing	31	6.78%	\$639,390	\$525,000
Boise Bench - 0400	30	4.35%	\$437,008	\$427,450
New Construction	0	0.00%	\$0	\$0
Existing	30	6.56%	\$437,008	\$427,450
Boise South - 0500	28	4.06%	\$492,643	\$476,950
New Construction	9	3.86%	\$484,050	\$502,500
Existing	19	4.16%	\$496,714	\$469,900
Boise SW-Meridian - 0550	45	6.52%	\$515,886	\$479,000
New Construction	9	3.86%	\$514,884	\$459,990
Existing	36	7.88%	\$516,136	\$482,000
Boise West - 0600	21	3.04%	\$468,762	\$416,900
New Construction	0	0.00%	\$0	\$0
Existing	21	4.60%	\$468,762	\$416,900
Boise W-Garden City - 0650	45	6.52%	\$530,097	\$490,000
New Construction	0	0.00%	\$0	\$0
Existing	45	9.85%	\$530,097	\$490,000
Garden City - 0700	3	0.43%	\$540,333	\$471,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.66%	\$540,333	\$471,000
Boise NW - 0800	38	5.51%	\$759,171	\$636,950
New Construction	9	3.86%	\$1,097,784	\$1,065,000
Existing	29	6.35%	\$654,084	\$590,000
Eagle - 0900	71	10.29%	\$988,259	\$890,000
New Construction	28	12.02%	\$968,019	\$961,822
Existing	43	9.41%	\$1,001,439	\$767,500
Star - 0950	72	10.43%	\$593,737	\$585,452
New Construction	55	23.61%	\$563,716	\$564,990
Existing	17	3.72%	\$690,864	\$699,000
Meridian SE - 1000	41	5.94%	\$610,255	\$587,500
New Construction	20	8.58%	\$634,694	\$606,450
Existing	21	4.60%	\$586,981	\$565,000
Meridian SW - 1010	21	3.04%	\$525,224	\$443,700
New Construction	15	6.44%	\$436,060	\$441,990
Existing	6	1.31%	\$748,133	\$675,000
Meridian NE - 1020	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0

Single-Famly Homes Sold in Ada County for August 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	114	16.52%	\$557,296	\$524,945
New Construction	42	18.03%	\$569,514	\$529,995
Existing	72	15.75%	\$550,169	\$497,500
Kuna - 1100	78	11.30%	\$507,657	\$481,895
New Construction	39	16.74%	\$540,275	\$516,800
Existing	39	8.53%	\$475,040	\$410,000
Totals	690	100.00%	\$624,682	\$536,655
New Construction	233	33.77%	\$639,241	\$549,900
Existing	457	66.23%	\$617,260	\$525,000

**Single-Family Homes Sold in Ada County for August 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  
August 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%	2	0.29%
\$300,000 - \$399,999	10	1.45%	68	9.86%
\$400,000 - \$499,999	71	10.29%	124	17.97%
\$500,000 - \$599,999	59	8.55%	95	13.77%
\$600,000 - \$699,999	42	6.09%	58	8.41%
\$700,000 - \$799,999	12	1.74%	36	5.22%
\$800,000 - \$899,999	10	1.45%	27	3.91%
\$900,000 - \$999,999	8	1.16%	15	2.17%
\$1,000,000 - \$1,999,999	20	2.90%	28	4.06%
\$2,000,000 - \$2,999,999	1	0.14%	3	0.43%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.14%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	233	33.77%	457	66.23%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
(Year-to-Date) August 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	0.04%
\$200,000 - \$249,999	0	0.00%	10	0.19%
\$250,000 - \$299,999	0	0.00%	15	0.29%
\$300,000 - \$399,999	70	1.34%	413	7.91%
\$400,000 - \$499,999	611	11.70%	939	17.99%
\$500,000 - \$599,999	445	8.52%	578	11.07%
\$600,000 - \$699,999	292	5.59%	415	7.95%
\$700,000 - \$799,999	186	3.56%	275	5.27%
\$800,000 - \$899,999	114	2.18%	195	3.74%
\$900,000 - \$999,999	49	0.94%	112	2.15%
\$1,000,000 - \$1,999,999	137	2.62%	307	5.88%
\$2,000,000 - \$2,999,999	13	0.25%	33	0.63%
\$3,000,000 - \$3,999,999	0	0.00%	6	0.11%
\$4,000,000 - \$4,999,999	0	0.00%	3	0.06%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	1917	36.72%	3303	63.28%

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