

Ada County Single Family Home Sales Comparing January 2024 with January 2023					
	Jan-24	Year to Date 24	Jan-23	Year to Date 23	Previous 12 Months
Total Active Residential Listings	1035		1169		
Total Pending Residential Listings	965		975		
Total Single-Family Homes Sold	459	459	460	460	6,998
Percent Change	-0.22%	-0.22%			
Median Price	\$513,100	\$513,100	\$489,995	\$489,995	\$525,000
Percent Change	4.72%	4.72%			
Average Price	\$607,488	\$607,488	\$618,685	\$618,685	\$631,730
Percent Change	-1.81%	-1.81%			
Days on Market	53	53	70	70	46
Total Dollar Volume	\$278,836,888	\$278,836,888	\$284,595,112	\$284,595,112	\$4,420,844,890
Percent Change	-2.02%	-2.02%			

Ada County Existing Home Sales					
	Jan-24	Year to Date 24	Jan-23	Year to Date 23	Previous 12 Months
Existing Residential Listings	403		540		
Existing Pending Listings	370		403		
Existing Homes Sold	276	276	271	271	4,667
Percent Change	1.85%	1.85%			
Median Price	\$495,000	\$495,000	\$479,000	\$479,000	\$515,000
Percent Change	3.34%	3.34%			
Average Price	\$588,310	\$588,310	\$605,456	\$605,456	\$620,111
Percent Change	-2.83%	-2.83%			
Days on Market	51	51	58	58	33
Existing Dollar Volume	\$162,373,439	\$162,373,439	\$164,078,598	\$164,078,598	\$2,894,058,036
Percent Change	-1.04%	-1.04%			

Ada County Newly Constructed Home Sales					
	Jan-24	Year to Date 24	Jan-23	Year to Date 23	Previous 12 Months
Newly Constructed Residential Listings	632		629		
Newly Constructed Pending Listings	595		572		
Newly Constructed Homes Sold	183	183	189	189	2,331
Percent Change	-3.17%	-3.17%			
Median Price	\$530,060	\$530,060	\$499,000	\$499,000	\$549,900
Percent Change	6.22%	6.22%			
Average Price	\$636,412	\$636,412	\$637,654	\$637,654	\$654,992
Percent Change	-0.19%	-0.19%			
Days on Market	56	56	88	88	72
Newly Constructed Dollar Volume	\$116,463,449	\$116,463,449	\$120,516,514	\$120,516,514	\$1,526,786,854
Percent Change	-3.36%	-3.36%			

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Single-Family Homes Sold in Ada County for January 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	12	2.62%	\$751,208	\$548,750
New Construction	0	0.00%	\$0	\$0
Existing	12	4.35%	\$751,208	\$548,750
Boise NE - 0200	8	1.75%	\$1,001,574	\$890,000
New Construction	1	0.55%	\$1,028,095	\$1,028,095
Existing	7	2.54%	\$997,786	\$835,000
Boise SE - 0300	12	2.62%	\$511,027	\$510,000
New Construction	1	0.55%	\$649,900	\$649,900
Existing	11	3.99%	\$498,403	\$500,000
Boise Bench - 0400	23	5.02%	\$459,135	\$430,000
New Construction	1	0.55%	\$525,000	\$525,000
Existing	22	7.97%	\$456,141	\$422,500
Boise South - 0500	17	3.71%	\$476,962	\$463,504
New Construction	5	2.75%	\$468,670	\$463,504
Existing	12	4.35%	\$480,418	\$457,450
Boise SW-Meridian - 0550	22	4.80%	\$479,815	\$444,000
New Construction	2	1.10%	\$485,528	\$485,527
Existing	20	7.25%	\$479,244	\$428,500
Boise West - 0600	15	3.28%	\$428,783	\$412,000
New Construction	0	0.00%	\$0	\$0
Existing	15	5.43%	\$428,783	\$412,000
Boise W-Garden City - 0650	25	5.46%	\$471,384	\$437,000
New Construction	1	0.55%	\$365,000	\$365,000
Existing	24	8.70%	\$475,817	\$438,450
Garden City - 0700	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0
Boise NW - 0800	39	8.52%	\$815,600	\$602,450
New Construction	14	7.69%	\$1,060,671	\$1,126,854
Existing	25	9.06%	\$678,360	\$460,000
Eagle - 0900	34	7.42%	\$940,461	\$797,500
New Construction	13	7.14%	\$1,096,286	\$976,212
Existing	21	7.61%	\$843,998	\$795,000
Star - 0950	68	14.85%	\$599,514	\$497,490
New Construction	53	29.12%	\$552,092	\$486,164
Existing	15	5.43%	\$767,073	\$740,000
Meridian SE - 1000	41	8.95%	\$677,217	\$699,000
New Construction	28	15.38%	\$680,432	\$718,450
Existing	13	4.71%	\$670,292	\$620,000
Meridian SW - 1010	20	4.37%	\$518,661	\$444,300
New Construction	13	7.14%	\$465,417	\$434,800
Existing	7	2.54%	\$617,543	\$590,000
Meridian NE - 1020	14	3.06%	\$516,660	\$490,500
New Construction	0	0.00%	\$0	\$0
Existing	14	5.07%	\$516,660	\$490,500

Single-Family Homes Sold in Ada County for January 2024				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	72	15.72%	\$561,573	\$512,470
New Construction	32	17.58%	\$551,943	\$495,990
Existing	40	14.49%	\$569,276	\$518,500
Kuna - 1100	36	7.86%	\$485,655	\$447,490
New Construction	18	9.89%	\$503,213	\$454,750
Existing	18	6.52%	\$468,097	\$439,500
Totals	458	100.00%	\$607,948	\$514,025
New Construction	182	39.74%	\$637,730	\$531,525
Existing	276	60.26%	\$588,310	\$495,000

Single-Family Homes Sold in Ada County for January 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
January 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%	3	0.66%
\$250,000 - \$299,999	0	0.00%	2	0.44%
\$300,000 - \$399,999	16	3.49%	49	10.70%
\$400,000 - \$499,999	61	13.32%	87	19.00%
\$500,000 - \$599,999	31	6.77%	44	9.61%
\$600,000 - \$699,999	20	4.37%	29	6.33%
\$700,000 - \$799,999	22	4.80%	20	4.37%
\$800,000 - \$899,999	11	2.40%	10	2.18%
\$900,000 - \$999,999	6	1.31%	6	1.31%
\$1,000,000 - \$1,999,999	13	2.84%	25	5.46%
\$2,000,000 - \$2,999,999	2	0.44%	1	0.22%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	182	39.74%	276	60.26%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) January 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%	3	0.66%
\$250,000 - \$299,999	0	0.00%	2	0.44%
\$300,000 - \$399,999	16	3.49%	49	10.70%
\$400,000 - \$499,999	61	13.32%	87	19.00%
\$500,000 - \$599,999	31	6.77%	44	9.61%
\$600,000 - \$699,999	20	4.37%	29	6.33%
\$700,000 - \$799,999	22	4.80%	20	4.37%
\$800,000 - \$899,999	11	2.40%	10	2.18%
\$900,000 - \$999,999	6	1.31%	6	1.31%
\$1,000,000 - \$1,999,999	13	2.84%	25	5.46%
\$2,000,000 - \$2,999,999	2	0.44%	1	0.22%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	182	39.74%	276	60.26%

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