

Ada County Single Family Home Sales Comparing April 2013 with April 2012					
	Apr-13	Year to Date 13	Apr-12	Year to Date 12	Previous 12 Months
Total Active Residential Listings	1868		1993		
Total Pending Residential Listings	1441		1195		
Total Single-Family Homes Sold	705	2,109	658	2,033	6,385
Percent Change	7.14 %	3.74 %			
Median Price	\$187,000	\$185,000	\$158,000	\$152,500	\$178,500
Percent Change	18.35 %	21.31 %			
Average Price	\$219,887	\$218,245	\$187,413	\$180,890	\$211,823
Percent Change	17.33 %	20.65 %			
Days on Market	55	62	71	78	61
Total Dollar Volume	\$155,020,432	\$460,279,561	\$123,318,057	\$367,749,199	\$1,352,490,194
Percent Change	25.71 %	25.16 %			

Ada County Existing Home Sales					
	Apr-13	Year to Date 13	Apr-12	Year to Date 12	Previous 12 Months
Existing Residential Listings	1303		1421		
Existing Pending Listings	1012		846		
Existing Homes Sold	552	1,635	544	1,677	4,989
Percent Change	1.47 %	-2.50 %			
Median Price	\$174,900	\$170,000	\$145,950	\$139,900	\$163,900
Percent Change	19.84 %	21.52 %			
Average Price	\$205,074	\$203,993	\$179,128	\$171,932	\$198,726
Percent Change	14.48 %	18.65 %			
Days on Market	54	62	69	75	61
Existing Dollar Volume	\$113,200,987	\$333,528,543	\$97,445,890	\$288,330,314	\$991,445,795
Percent Change	16.17 %	15.68 %			

Ada County Newly Constructed Home Sales					
	Apr-13	Year to Date 13	Apr-12	Year to Date 12	Previous 12 Months
Newly Constructed Residential Listings	565		572		
Newly Constructed Pending Listings	429		349		
Newly Constructed Homes Sold	153	474	114	356	1,396
Percent Change	34.21 %	33.15 %			
Median Price	\$262,415	\$250,750	\$193,808	\$199,900	\$236,975
Percent Change	35.40 %	25.44 %			
Average Price	\$273,330	\$267,407	\$226,949	\$223,087	\$258,628
Percent Change	20.44 %	19.87 %			
Days on Market	62	62	83	90	63
Newly Constructed Dollar Volume	\$41,819,445	\$126,751,018	\$25,872,167	\$79,418,885	\$361,044,399
Percent Change	61.64 %	59.60 %			

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Single-Family Homes Sold in Ada County for April 2013				
MLS Area	# Sold	Market %	Average Price	Median Price
North Boise - 0100	36	5.09 %	\$295,185	\$282,500
New Construction	4	2.61 %	\$423,688	\$407,000
Existing	32	5.78 %	\$279,123	\$265,000
NE Boise - 0200	21	2.97 %	\$385,033	\$389,855
New Construction	12	7.84 %	\$389,466	\$387,822
Existing	9	1.62 %	\$379,122	\$415,900
SE Boise - 0300	46	6.51 %	\$222,178	\$188,750
New Construction	1	0.65 %	\$229,500	\$229,500
Existing	45	8.12 %	\$222,015	\$184,500
Boise Bench - 0400	39	5.52 %	\$165,590	\$145,000
New Construction	1	0.65 %	\$220,000	\$220,000
Existing	38	6.86 %	\$164,158	\$143,500
South Boise - 0500	16	2.26 %	\$172,999	\$161,500
New Construction	0	0.00 %	\$0	\$0
Existing	16	2.89 %	\$172,999	\$161,500
SW Boise-Meridian - 0550	65	9.19 %	\$199,799	\$185,000
New Construction	20	13.07 %	\$205,107	\$197,045
Existing	45	8.12 %	\$197,440	\$185,000
West Boise - 0600	49	6.93 %	\$144,907	\$141,900
New Construction	8	5.23 %	\$161,547	\$157,650
Existing	41	7.40 %	\$141,660	\$136,000
W Boise-Garden City - 0650	66	9.34 %	\$186,487	\$168,750
New Construction	8	5.23 %	\$316,229	\$309,860
Existing	58	10.47 %	\$168,591	\$160,000
Garden City - 0700	2	0.28 %	\$169,950	\$169,950
New Construction	1	0.65 %	\$239,900	\$239,900
Existing	1	0.18 %	\$100,000	\$100,000
NW Boise - 0800	48	6.79 %	\$237,213	\$209,745
New Construction	13	8.50 %	\$229,565	\$228,000
Existing	35	6.32 %	\$240,053	\$180,000
Eagle - 0900	47	6.65 %	\$352,728	\$331,000
New Construction	11	7.19 %	\$361,674	\$335,000
Existing	36	6.50 %	\$349,995	\$324,000
Star - 0950	36	5.09 %	\$233,838	\$198,095
New Construction	14	9.15 %	\$242,840	\$223,748
Existing	22	3.97 %	\$228,110	\$182,450
SE Meridian - 1000	27	3.82 %	\$222,620	\$203,000
New Construction	12	7.84 %	\$247,150	\$204,065
Existing	15	2.71 %	\$202,997	\$203,000
SW Meridian - 1010	8	1.13 %	\$277,369	\$277,000
New Construction	1	0.65 %	\$425,050	\$425,050
Existing	7	1.26 %	\$256,271	\$273,000
NE Meridian - 1020	61	8.63 %	\$213,170	\$202,400
New Construction	20	13.07 %	\$271,310	\$290,279
Existing	41	7.40 %	\$184,809	\$174,900

Single-Family Homes Sold in Ada County for April 2013				
MLS Area	# Sold	Market %	Average Price	Median Price
NW Meridian - 1030	98	13.86 %	\$211,692	\$185,000
New Construction	22	14.38 %	\$305,792	\$322,800
Existing	76	13.72 %	\$184,453	\$173,250
Kuna - 1100	42	5.94 %	\$152,868	\$141,378
New Construction	5	3.27 %	\$186,076	\$172,235
Existing	37	6.68 %	\$148,381	\$134,800
Totals	707	100.00 %	\$220,192	\$187,000
New Construction	153	21.64 %	\$273,330	\$262,415
Existing	554	78.36 %	\$205,517	\$174,950

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County April 2013 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	8	1.13 %
\$70,000 - \$89,999	0	0.00 %	14	1.98 %
\$90,000 - \$99,999	0	0.00 %	8	1.13 %
\$100,000 - \$119,999	0	0.00 %	44	6.22 %
\$120,000 - \$159,999	15	2.12 %	146	20.65 %
\$160,000 - \$199,999	31	4.38 %	133	18.81 %
\$200,000 - \$249,999	25	3.54 %	65	9.19 %
\$250,000 - \$299,999	25	3.54 %	55	7.78 %
\$300,000 - \$399,999	42	5.94 %	45	6.36 %
\$400,000 - \$499,999	11	1.56 %	21	2.97 %
\$500,000 and over	4	0.57 %	15	2.12 %
Totals	153	21.64 %	554	78.36 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) April 2013 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	28	1.32 %
\$70,000 - \$89,999	0	0.00 %	49	2.32 %
\$90,000 - \$99,999	0	0.00 %	40	1.89 %
\$100,000 - \$119,999	0	0.00 %	151	7.14 %
\$120,000 - \$159,999	57	2.70 %	459	21.71 %
\$160,000 - \$199,999	97	4.59 %	323	15.28 %
\$200,000 - \$249,999	78	3.69 %	224	10.60 %
\$250,000 - \$299,999	89	4.21 %	128	6.05 %
\$300,000 - \$399,999	115	5.44 %	135	6.39 %
\$400,000 - \$499,999	27	1.28 %	48	2.27 %
\$500,000 and over	11	0.52 %	55	2.60 %
Totals	474	22.42 %	1640	77.58 %

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