

Ada County Single Family Home Sales Comparing 2014 with 2013					
	2014	Year to Date 14	2013	Year to Date 13	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	7,764	7,764	7,964	7,964	7,191
Percent Change	-2.51 %	-2.51 %			
Median Price	\$210,000	\$210,000	\$198,000	\$198,000	\$210,000
Percent Change	6.06 %	6.06 %			
Average Price	\$246,141	\$246,141	\$233,500	\$233,500	\$245,414
Percent Change	5.41 %	5.41 %			
Days on Market	56	56	52	52	55
Total Dollar Volume	\$1,911,036,059	\$1,911,036,059	\$1,859,596,790	\$1,859,596,790	\$1,764,773,250
Percent Change	2.77 %	2.77 %			

Ada County Existing Home Sales					
	2014	Year to Date 14	2013	Year to Date 13	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	6,295	6,295	6,328	6,328	5,845
Percent Change	-0.52 %	-0.52 %			
Median Price	\$193,000	\$193,000	\$183,170	\$183,170	\$193,000
Percent Change	5.37 %	5.37 %			
Average Price	\$229,751	\$229,751	\$221,361	\$221,361	\$229,512
Percent Change	3.79 %	3.79 %			
Days on Market	52	52	51	51	51
Existing Dollar Volume	\$1,446,280,427	\$1,446,280,427	\$1,400,775,561	\$1,400,775,561	\$1,341,499,257
Percent Change	3.25 %	3.25 %			

Ada County Newly Constructed Home Sales					
	2014	Year to Date 14	2013	Year to Date 13	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	1,469	1,469	1,636	1,636	1,346
Percent Change	-10.21 %	-10.21 %			
Median Price	\$299,900	\$299,900	\$264,157	\$264,157	\$299,900
Percent Change	13.53 %	13.53 %			
Average Price	\$316,376	\$316,376	\$280,453	\$280,453	\$314,468
Percent Change	12.81 %	12.81 %			
Days on Market	73	73	53	53	72
Newly Constructed Dollar Volume	\$464,755,632	\$464,755,632	\$458,821,229	\$458,821,229	\$423,273,993
Percent Change	1.29 %	1.29 %			

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Single-Family Homes Sold in Ada County for 2014				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	432	5.55 %	\$329,111	\$287,750
New Construction	25	1.70 %	\$438,004	\$437,500
Existing	407	6.45 %	\$322,422	\$281,000
Boise NE - 0200	279	3.59 %	\$396,263	\$375,000
New Construction	99	6.73 %	\$429,417	\$399,900
Existing	180	2.85 %	\$378,028	\$340,000
Boise SE - 0300	619	7.96 %	\$249,919	\$225,700
New Construction	91	6.19 %	\$316,161	\$314,900
Existing	528	8.37 %	\$238,502	\$210,000
Boise Bench - 0400	496	6.38 %	\$166,178	\$147,000
New Construction	10	0.68 %	\$201,062	\$204,950
Existing	486	7.70 %	\$165,460	\$145,055
Boise South - 0500	255	3.28 %	\$206,833	\$189,900
New Construction	6	0.41 %	\$273,806	\$269,250
Existing	249	3.95 %	\$205,219	\$189,000
Boise SW-Meridian - 0550	680	8.74 %	\$217,571	\$198,300
New Construction	141	9.59 %	\$261,888	\$244,900
Existing	539	8.54 %	\$205,978	\$191,000
Boise West - 0600	416	5.35 %	\$178,118	\$163,450
New Construction	34	2.31 %	\$193,075	\$182,950
Existing	382	6.06 %	\$176,786	\$159,900
Boise W-Garden City - 0650	632	8.13 %	\$196,118	\$176,000
New Construction	13	0.88 %	\$359,759	\$356,500
Existing	619	9.81 %	\$192,681	\$175,000
Garden City - 0700	32	0.41 %	\$161,876	\$152,400
New Construction	5	0.34 %	\$178,776	\$139,900
Existing	27	0.43 %	\$158,747	\$155,000
Boise NW - 0800	528	6.79 %	\$255,665	\$220,750
New Construction	107	7.28 %	\$301,824	\$280,000
Existing	421	6.67 %	\$243,934	\$197,500
Eagle - 0900	691	8.88 %	\$376,878	\$337,500
New Construction	255	17.35 %	\$402,756	\$372,700
Existing	436	6.91 %	\$361,743	\$315,250
Star - 0950	324	4.17 %	\$254,201	\$244,700
New Construction	159	10.82 %	\$271,069	\$275,000
Existing	165	2.62 %	\$237,946	\$199,900
Meridian SE - 1000	313	4.02 %	\$275,812	\$265,000
New Construction	134	9.12 %	\$299,397	\$302,450
Existing	179	2.84 %	\$258,156	\$235,200
Meridian SW - 1010	89	1.14 %	\$280,797	\$265,729
New Construction	13	0.88 %	\$330,492	\$299,900
Existing	76	1.20 %	\$272,296	\$259,500
Meridian NE - 1020	573	7.37 %	\$233,198	\$218,500
New Construction	107	7.28 %	\$296,872	\$286,160
Existing	466	7.39 %	\$218,577	\$204,537

Single-Family Homes Sold in Ada County for 2014				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	967	12.43 %	\$228,243	\$204,000
New Construction	213	14.49 %	\$297,647	\$284,819
Existing	754	11.95 %	\$208,636	\$193,000
Kuna - 1100	452	5.81 %	\$174,068	\$148,517
New Construction	58	3.95 %	\$214,044	\$199,607
Existing	394	6.25 %	\$168,183	\$143,000
Totals	7778	100.00 %	\$246,320	\$210,000
New Construction	1470	18.90 %	\$316,354	\$299,900
Existing	6308	81.10 %	\$230,000	\$193,500

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County 2014 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	16	0.21 %
\$70,000 - \$89,999	0	0.00 %	35	0.45 %
\$90,000 - \$99,999	0	0.00 %	42	0.54 %
\$100,000 - \$119,999	1	0.01 %	208	2.67 %
\$120,000 - \$159,999	48	0.62 %	1556	20.01 %
\$160,000 - \$199,999	154	1.98 %	1518	19.52 %
\$200,000 - \$249,999	275	3.54 %	1058	13.60 %
\$250,000 - \$299,999	266	3.42 %	701	9.01 %
\$300,000 - \$399,999	456	5.86 %	704	9.05 %
\$400,000 - \$499,999	188	2.42 %	243	3.12 %
\$500,000 and over	82	1.05 %	227	2.92 %
Totals	1470	18.90 %	6308	81.10 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) 2014 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	16	0.21 %
\$70,000 - \$89,999	0	0.00 %	35	0.45 %
\$90,000 - \$99,999	0	0.00 %	42	0.54 %
\$100,000 - \$119,999	1	0.01 %	208	2.67 %
\$120,000 - \$159,999	48	0.62 %	1556	20.01 %
\$160,000 - \$199,999	154	1.98 %	1518	19.52 %
\$200,000 - \$249,999	275	3.54 %	1058	13.60 %
\$250,000 - \$299,999	266	3.42 %	701	9.01 %
\$300,000 - \$399,999	456	5.86 %	704	9.05 %
\$400,000 - \$499,999	188	2.42 %	243	3.12 %
\$500,000 and over	82	1.05 %	227	2.92 %
Totals	1470	18.90 %	6308	81.10 %

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