

Ada County Single Family Home Sales Comparing February 2014 with February 2013					
	Feb-14	Year to Date 14	Feb-13	Year to Date 13	Previous 12 Months
Total Active Residential Listings	2127		1728		
Total Pending Residential Listings	951		1056		
Total Single-Family Homes Sold	422	836	468	836	7,547
Percent Change	-9.83 %	0.00 %			
Median Price	\$199,650	\$203,000	\$179,900	\$181,000	\$199,984
Percent Change	10.98 %	12.15 %			
Average Price	\$226,305	\$231,572	\$209,778	\$211,167	\$236,220
Percent Change	7.88 %	9.66 %			
Days on Market	66	68	72	65	51
Total Dollar Volume	\$95,500,610	\$193,594,037	\$98,176,088	\$176,535,508	\$1,782,749,199
Percent Change	-2.73 %	9.66 %			

Ada County Existing Home Sales					
	Feb-14	Year to Date 14	Feb-13	Year to Date 13	Previous 12 Months
Existing Residential Listings	1362		1144		
Existing Pending Listings	671		719		
Existing Homes Sold	326	640	363	653	5,992
Percent Change	-10.19 %	-1.99 %			
Median Price	\$169,900	\$175,500	\$159,900	\$164,900	\$185,000
Percent Change	6.25 %	6.43 %			
Average Price	\$203,530	\$211,886	\$194,791	\$198,572	\$223,767
Percent Change	4.49 %	6.70 %			
Days on Market	62	64	73	67	50
Existing Dollar Volume	\$66,350,761	\$135,607,181	\$70,709,303	\$129,667,600	\$1,340,812,981
Percent Change	-6.16 %	4.58 %			

Ada County Newly Constructed Home Sales					
	Feb-14	Year to Date 14	Feb-13	Year to Date 13	Previous 12 Months
Newly Constructed Residential Listings	765		584		
Newly Constructed Pending Listings	280		337		
Newly Constructed Homes Sold	96	196	105	183	1,555
Percent Change	-8.57 %	7.10 %			
Median Price	\$302,500	\$273,471	\$245,000	\$241,900	\$269,305
Percent Change	23.47 %	13.05 %			
Average Price	\$303,644	\$295,851	\$261,588	\$256,109	\$284,203
Percent Change	16.08 %	15.52 %			
Days on Market	79	81	66	61	54
Newly Constructed Dollar Volume	\$29,149,849	\$57,986,856	\$27,466,785	\$46,867,908	\$441,936,218
Percent Change	6.13 %	23.72 %			

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Single-Family Homes Sold in Ada County for February 2014				
MLS Area	# Sold	Market %	Average Price	Median Price
North Boise - 0100	25	5.94 %	\$284,628	\$267,500
New Construction	0	0.00 %	\$0	\$0
Existing	25	7.69 %	\$284,628	\$267,500
NE Boise - 0200	12	2.85 %	\$386,083	\$367,694
New Construction	4	4.17 %	\$378,750	\$383,244
Existing	8	2.46 %	\$389,750	\$331,500
SE Boise - 0300	40	9.50 %	\$234,597	\$218,500
New Construction	6	6.25 %	\$328,450	\$317,950
Existing	34	10.46 %	\$218,035	\$204,500
Boise Bench - 0400	26	6.18 %	\$135,957	\$123,750
New Construction	1	1.04 %	\$198,900	\$198,900
Existing	25	7.69 %	\$133,440	\$120,000
South Boise - 0500	6	1.43 %	\$262,117	\$252,000
New Construction	0	0.00 %	\$0	\$0
Existing	6	1.85 %	\$262,117	\$252,000
SW Boise-Meridian - 0550	36	8.55 %	\$200,170	\$203,450
New Construction	11	11.46 %	\$237,146	\$233,210
Existing	25	7.69 %	\$183,900	\$189,000
West Boise - 0600	28	6.65 %	\$176,286	\$154,375
New Construction	4	4.17 %	\$183,993	\$175,900
Existing	24	7.38 %	\$175,001	\$148,500
W Boise-Garden City - 0650	41	9.74 %	\$193,304	\$169,000
New Construction	3	3.13 %	\$364,756	\$389,945
Existing	38	11.69 %	\$179,768	\$165,450
Garden City - 0700	5	1.19 %	\$175,986	\$126,000
New Construction	1	1.04 %	\$269,839	\$269,839
Existing	4	1.23 %	\$152,523	\$117,995
NW Boise - 0800	31	7.36 %	\$236,569	\$202,990
New Construction	13	13.54 %	\$304,857	\$245,000
Existing	18	5.54 %	\$187,250	\$153,000
Eagle - 0900	26	6.18 %	\$343,417	\$332,250
New Construction	13	13.54 %	\$362,179	\$364,900
Existing	13	4.00 %	\$324,656	\$279,950
Star - 0950	9	2.14 %	\$196,367	\$199,900
New Construction	2	2.08 %	\$276,250	\$276,250
Existing	7	2.15 %	\$173,543	\$149,900
SE Meridian - 1000	16	3.80 %	\$228,537	\$222,900
New Construction	8	8.33 %	\$257,162	\$245,876
Existing	8	2.46 %	\$199,913	\$195,650
SW Meridian - 1010	4	0.95 %	\$301,564	\$271,950
New Construction	1	1.04 %	\$517,357	\$517,357
Existing	3	0.92 %	\$229,633	\$260,000
NE Meridian - 1020	30	7.13 %	\$240,319	\$207,250
New Construction	11	11.46 %	\$299,026	\$254,990
Existing	19	5.85 %	\$206,332	\$184,900

Single-Family Homes Sold in Ada County for February 2014				
MLS Area	# Sold	Market %	Average Price	Median Price
NW Meridian - 1030	59	14.01 %	\$220,511	\$204,000
New Construction	16	16.67 %	\$308,322	\$328,257
Existing	43	13.23 %	\$187,837	\$169,900
Kuna - 1100	27	6.41 %	\$187,112	\$137,000
New Construction	2	2.08 %	\$367,750	\$367,750
Existing	25	7.69 %	\$172,661	\$136,000
Totals	421	100.00 %	\$226,490	\$199,900
New Construction	96	22.80 %	\$303,644	\$302,500
Existing	325	77.20 %	\$203,699	\$169,900

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County February 2014 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	4	0.95 %
\$70,000 - \$89,999	0	0.00 %	5	1.19 %
\$90,000 - \$99,999	0	0.00 %	6	1.43 %
\$100,000 - \$119,999	0	0.00 %	16	3.80 %
\$120,000 - \$159,999	3	0.71 %	109	25.89 %
\$160,000 - \$199,999	10	2.38 %	58	13.78 %
\$200,000 - \$249,999	24	5.70 %	50	11.88 %
\$250,000 - \$299,999	10	2.38 %	33	7.84 %
\$300,000 - \$399,999	36	8.55 %	28	6.65 %
\$400,000 - \$499,999	10	2.38 %	13	3.09 %
\$500,000 and over	3	0.71 %	3	0.71 %
Totals	96	22.80 %	325	77.20 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) February 2014 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	7	0.84 %
\$70,000 - \$89,999	0	0.00 %	9	1.08 %
\$90,000 - \$99,999	0	0.00 %	13	1.55 %
\$100,000 - \$119,999	0	0.00 %	34	4.06 %
\$120,000 - \$159,999	7	0.84 %	193	23.06 %
\$160,000 - \$199,999	24	2.87 %	117	13.98 %
\$200,000 - \$249,999	47	5.62 %	102	12.19 %
\$250,000 - \$299,999	34	4.06 %	63	7.53 %
\$300,000 - \$399,999	59	7.05 %	68	8.12 %
\$400,000 - \$499,999	17	2.03 %	22	2.63 %
\$500,000 and over	8	0.96 %	13	1.55 %
Totals	196	23.42 %	641	76.58 %

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