

Ada County Single Family Home Sales Comparing March 2014 with March 2013					
	Mar-14	Year to Date 14	Mar-13	Year to Date 13	Previous 12 Months
Total Active Residential Listings	2246		1787		
Total Pending Residential Listings	1078		1275		
Total Single-Family Homes Sold	580	1,425	560	1,396	7,416
Percent Change	3.57 %	2.08 %			
Median Price	\$197,900	\$200,000	\$186,762	\$184,895	\$200,000
Percent Change	5.96 %	8.17 %			
Average Price	\$234,119	\$233,019	\$223,439	\$216,090	\$236,588
Percent Change	4.78 %	7.83 %			
Days on Market	67	68	66	66	51
Total Dollar Volume	\$135,788,767	\$332,052,292	\$125,125,719	\$301,661,227	\$1,754,534,688
Percent Change	8.52 %	10.07 %			

Ada County Existing Home Sales					
	Mar-14	Year to Date 14	Mar-13	Year to Date 13	Previous 12 Months
Existing Residential Listings	1525		1223		
Existing Pending Listings	794		892		
Existing Homes Sold	468	1,116	425	1,078	5,901
Percent Change	10.12 %	3.53 %			
Median Price	\$181,125	\$179,950	\$170,000	\$168,250	\$185,000
Percent Change	6.54 %	6.95 %			
Average Price	\$217,395	\$214,783	\$211,108	\$203,514	\$223,637
Percent Change	2.98 %	5.54 %			
Days on Market	64	64	66	67	50
Existing Dollar Volume	\$101,741,036	\$239,697,538	\$89,720,756	\$219,388,356	\$1,319,679,307
Percent Change	13.40 %	9.26 %			

Ada County Newly Constructed Home Sales					
	Mar-14	Year to Date 14	Mar-13	Year to Date 13	Previous 12 Months
Newly Constructed Residential Listings	721		564		
Newly Constructed Pending Listings	284		383		
Newly Constructed Homes Sold	112	309	135	318	1,515
Percent Change	-17.04 %	-2.83 %			
Median Price	\$300,884	\$282,709	\$252,000	\$247,619	\$270,397
Percent Change	19.40 %	14.17 %			
Average Price	\$303,998	\$298,883	\$262,259	\$258,720	\$287,033
Percent Change	15.92 %	15.52 %			
Days on Market	80	81	66	63	55
Newly Constructed Dollar Volume	\$34,047,731	\$92,354,754	\$35,404,963	\$82,272,871	\$434,855,381
Percent Change	-3.83 %	12.25 %			

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Single-Family Homes Sold in Ada County for March 2014				
MLS Area	# Sold	Market %	Average Price	Median Price
North Boise - 0100	20	3.45 %	\$288,085	\$253,000
New Construction	0	0.00 %	\$0	\$0
Existing	20	4.28 %	\$288,085	\$253,000
NE Boise - 0200	26	4.49 %	\$408,742	\$382,450
New Construction	12	10.71 %	\$381,024	\$374,525
Existing	14	3.00 %	\$432,501	\$396,950
SE Boise - 0300	48	8.29 %	\$213,381	\$191,950
New Construction	4	3.57 %	\$343,558	\$327,400
Existing	44	9.42 %	\$201,546	\$188,800
Boise Bench - 0400	48	8.29 %	\$135,891	\$129,950
New Construction	0	0.00 %	\$0	\$0
Existing	48	10.28 %	\$135,891	\$129,950
South Boise - 0500	11	1.90 %	\$176,956	\$180,000
New Construction	0	0.00 %	\$0	\$0
Existing	11	2.36 %	\$176,956	\$180,000
SW Boise-Meridian - 0550	54	9.33 %	\$219,696	\$192,700
New Construction	9	8.04 %	\$260,373	\$259,900
Existing	45	9.64 %	\$211,560	\$183,500
West Boise - 0600	36	6.22 %	\$188,996	\$157,750
New Construction	3	2.68 %	\$177,167	\$180,000
Existing	33	7.07 %	\$190,072	\$156,000
W Boise-Garden City - 0650	48	8.29 %	\$213,212	\$185,250
New Construction	3	2.68 %	\$376,232	\$389,900
Existing	45	9.64 %	\$202,344	\$180,000
Garden City - 0700	1	0.17 %	\$348,079	\$348,079
New Construction	1	0.89 %	\$348,079	\$348,079
Existing	0	0.00 %	\$0	\$0
NW Boise - 0800	39	6.74 %	\$249,389	\$249,000
New Construction	16	14.29 %	\$255,230	\$240,079
Existing	23	4.93 %	\$245,326	\$249,000
Eagle - 0900	36	6.22 %	\$367,475	\$307,700
New Construction	14	12.50 %	\$394,721	\$359,175
Existing	22	4.71 %	\$350,136	\$240,600
Star - 0950	26	4.49 %	\$300,801	\$287,197
New Construction	14	12.50 %	\$274,959	\$287,197
Existing	12	2.57 %	\$330,950	\$262,000
SE Meridian - 1000	21	3.63 %	\$255,649	\$257,500
New Construction	8	7.14 %	\$301,379	\$332,000
Existing	13	2.78 %	\$227,508	\$229,000
SW Meridian - 1010	4	0.69 %	\$282,450	\$211,400
New Construction	0	0.00 %	\$0	\$0
Existing	4	0.86 %	\$282,450	\$211,400
NE Meridian - 1020	46	7.94 %	\$214,893	\$206,500
New Construction	3	2.68 %	\$251,916	\$208,000
Existing	43	9.21 %	\$212,310	\$205,000

Single-Family Homes Sold in Ada County for March 2014				
MLS Area	# Sold	Market %	Average Price	Median Price
NW Meridian - 1030	72	12.44 %	\$236,259	\$213,500
New Construction	21	18.75 %	\$298,578	\$291,435
Existing	51	10.92 %	\$210,598	\$193,000
Kuna - 1100	43	7.43 %	\$167,637	\$153,900
New Construction	4	3.57 %	\$213,368	\$205,490
Existing	39	8.35 %	\$162,946	\$149,500
Totals	579	100.00 %	\$234,419	\$198,000
New Construction	112	19.34 %	\$303,998	\$300,884
Existing	467	80.66 %	\$217,733	\$181,250

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County March 2014 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.17 %
\$70,000 - \$89,999	0	0.00 %	7	1.21 %
\$90,000 - \$99,999	0	0.00 %	4	0.69 %
\$100,000 - \$119,999	0	0.00 %	19	3.28 %
\$120,000 - \$159,999	4	0.69 %	135	23.32 %
\$160,000 - \$199,999	16	2.76 %	110	19.00 %
\$200,000 - \$249,999	13	2.25 %	73	12.61 %
\$250,000 - \$299,999	23	3.97 %	56	9.67 %
\$300,000 - \$399,999	40	6.91 %	36	6.22 %
\$400,000 - \$499,999	14	2.42 %	12	2.07 %
\$500,000 and over	2	0.35 %	14	2.42 %
Totals	112	19.34 %	467	80.66 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) March 2014 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	8	0.56 %
\$70,000 - \$89,999	0	0.00 %	16	1.12 %
\$90,000 - \$99,999	0	0.00 %	17	1.19 %
\$100,000 - \$119,999	0	0.00 %	53	3.72 %
\$120,000 - \$159,999	11	0.77 %	329	23.09 %
\$160,000 - \$199,999	40	2.81 %	229	16.07 %
\$200,000 - \$249,999	60	4.21 %	177	12.42 %
\$250,000 - \$299,999	57	4.00 %	121	8.49 %
\$300,000 - \$399,999	100	7.02 %	104	7.30 %
\$400,000 - \$499,999	31	2.18 %	34	2.39 %
\$500,000 and over	10	0.70 %	28	1.96 %
Totals	309	21.68 %	1116	78.32 %

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