

<b>Ada County Single Family Home Sales Comparing May 2014 with May 2013</b>					
	<b>May-14</b>	<b>Year to Date 14</b>	<b>May-13</b>	<b>Year to Date 13</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	2680		1893		
Total Pending Residential Listings	1161		1423		
Total Single-Family Homes Sold	783	2,881	835	2,950	7,145
Percent Change	-6.23 %	-2.34 %			
Median Price	\$209,000	\$205,000	\$194,900	\$187,900	\$204,900
Percent Change	7.23 %	9.10 %			
Average Price	\$246,756	\$237,295	\$235,606	\$222,683	\$237,971
Percent Change	4.73 %	6.56 %			
Days on Market	47	60	46	57	53
Total Dollar Volume	\$193,209,702	\$683,646,219	\$196,731,426	\$656,914,701	\$1,700,303,897
Percent Change	-1.79 %	4.07 %			

<b>Ada County Existing Home Sales</b>					
	<b>May-14</b>	<b>Year to Date 14</b>	<b>May-13</b>	<b>Year to Date 13</b>	<b>Previous 12 Months</b>
Existing Residential Listings	1913		1373		
Existing Pending Listings	853		992		
Existing Homes Sold	650	2,335	673	2,314	5,726
Percent Change	-3.42 %	0.91 %			
Median Price	\$195,375	\$187,000	\$180,000	\$174,000	\$187,500
Percent Change	8.54 %	7.47 %			
Average Price	\$233,351	\$221,530	\$220,759	\$209,113	\$224,907
Percent Change	5.70 %	5.94 %			
Days on Market	41	55	42	56	52
Existing Dollar Volume	\$151,678,340	\$517,271,816	\$148,570,695	\$483,886,338	\$1,287,817,399
Percent Change	2.09 %	6.90 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>May-14</b>	<b>Year to Date 14</b>	<b>May-13</b>	<b>Year to Date 13</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	767		520		
Newly Constructed Pending Listings	308		431		
Newly Constructed Homes Sold	133	546	162	636	1,419
Percent Change	-17.90 %	-14.15 %			
Median Price	\$299,900	\$291,417	\$272,425	\$255,300	\$277,000
Percent Change	10.09 %	14.15 %			
Average Price	\$312,266	\$304,715	\$297,288	\$272,057	\$290,688
Percent Change	5.04 %	12.00 %			
Days on Market	77	79	61	62	58
Newly Constructed Dollar Volume	\$41,531,362	\$166,374,403	\$48,160,731	\$173,028,363	\$412,486,498
Percent Change	-13.77 %	-3.85 %			

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Single-Family Homes Sold in Ada County for May 2014				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	49	6.23 %	\$360,281	\$300,000
New Construction	2	1.50 %	\$571,125	\$571,125
Existing	47	7.20 %	\$351,309	\$299,000
Boise NE - 0200	34	4.33 %	\$378,420	\$357,450
New Construction	7	5.26 %	\$414,469	\$401,678
Existing	27	4.13 %	\$369,074	\$321,000
Boise SE - 0300	63	8.02 %	\$258,948	\$221,000
New Construction	12	9.02 %	\$364,220	\$378,400
Existing	51	7.81 %	\$234,177	\$206,700
Boise Bench - 0400	53	6.74 %	\$176,736	\$164,000
New Construction	3	2.26 %	\$208,012	\$205,000
Existing	50	7.66 %	\$174,860	\$163,300
Boise South - 0500	28	3.56 %	\$200,839	\$180,000
New Construction	1	0.75 %	\$250,000	\$250,000
Existing	27	4.13 %	\$199,019	\$180,000
Boise SW-Meridian - 0550	71	9.03 %	\$219,770	\$202,900
New Construction	15	11.28 %	\$282,068	\$265,700
Existing	56	8.58 %	\$203,083	\$180,000
Boise West - 0600	42	5.34 %	\$162,298	\$154,000
New Construction	5	3.76 %	\$184,460	\$177,000
Existing	37	5.67 %	\$159,303	\$148,000
Boise W-Garden City - 0650	70	8.91 %	\$194,755	\$177,000
New Construction	4	3.01 %	\$320,750	\$342,500
Existing	66	10.11 %	\$187,118	\$174,950
Garden City - 0700	3	0.38 %	\$202,333	\$187,000
New Construction	0	0.00 %	\$0	\$0
Existing	3	0.46 %	\$202,333	\$187,000
Boise NW - 0800	45	5.73 %	\$278,331	\$226,000
New Construction	7	5.26 %	\$289,496	\$272,692
Existing	38	5.82 %	\$276,274	\$205,400
Eagle - 0900	60	7.63 %	\$372,559	\$347,900
New Construction	17	12.78 %	\$382,491	\$345,900
Existing	43	6.58 %	\$368,632	\$349,900
Star - 0950	28	3.56 %	\$251,637	\$231,425
New Construction	12	9.02 %	\$274,635	\$268,500
Existing	16	2.45 %	\$234,389	\$208,250
Meridian SE - 1000	40	5.09 %	\$273,851	\$281,750
New Construction	15	11.28 %	\$303,005	\$329,960
Existing	25	3.83 %	\$256,358	\$265,000
Meridian SW - 1010	6	0.76 %	\$248,633	\$270,000
New Construction	0	0.00 %	\$0	\$0
Existing	6	0.92 %	\$248,633	\$270,000
Meridian NE - 1020	47	5.98 %	\$221,378	\$200,000
New Construction	8	6.02 %	\$270,506	\$257,500
Existing	39	5.97 %	\$211,300	\$190,000

<b>Single-Family Homes Sold in Ada County for May 2014</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	95	12.09 %	\$225,667	\$209,000
New Construction	17	12.78 %	\$328,744	\$302,176
Existing	78	11.94 %	\$203,201	\$198,000
Kuna - 1100	52	6.62 %	\$180,371	\$152,695
New Construction	8	6.02 %	\$210,578	\$211,887
Existing	44	6.74 %	\$174,879	\$148,000
<b>Totals</b>	<b>786</b>	<b>100.00 %</b>	<b>\$246,917</b>	<b>\$209,000</b>
New Construction	133	16.92 %	\$312,266	\$299,900
Existing	653	83.08 %	\$233,607	\$195,750

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County May 2014 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	0	0.00 %
\$70,000 - \$89,999	0	0.00 %	2	0.25 %
\$90,000 - \$99,999	0	0.00 %	5	0.64 %
\$100,000 - \$119,999	0	0.00 %	22	2.80 %
\$120,000 - \$159,999	2	0.25 %	158	20.10 %
\$160,000 - \$199,999	15	1.91 %	152	19.34 %
\$200,000 - \$249,999	29	3.69 %	116	14.76 %
\$250,000 - \$299,999	21	2.67 %	75	9.54 %
\$300,000 - \$399,999	43	5.47 %	70	8.91 %
\$400,000 - \$499,999	15	1.91 %	27	3.44 %
\$500,000 and over	8	1.02 %	26	3.31 %
<b>Totals</b>	<b>133</b>	<b>16.92 %</b>	<b>653</b>	<b>83.08 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) May 2014 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	10	0.35 %
\$70,000 - \$89,999	0	0.00 %	23	0.80 %
\$90,000 - \$99,999	0	0.00 %	25	0.87 %
\$100,000 - \$119,999	0	0.00 %	99	3.43 %
\$120,000 - \$159,999	14	0.49 %	621	21.52 %
\$160,000 - \$199,999	64	2.22 %	521	18.05 %
\$200,000 - \$249,999	111	3.85 %	392	13.58 %
\$250,000 - \$299,999	97	3.36 %	261	9.04 %
\$300,000 - \$399,999	179	6.20 %	246	8.52 %
\$400,000 - \$499,999	60	2.08 %	71	2.46 %
\$500,000 and over	21	0.73 %	71	2.46 %
<b>Totals</b>	<b>546</b>	<b>18.92 %</b>	<b>2340</b>	<b>81.08 %</b>

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