

Ada County Single Family Home Sales Comparing November 2014 with November 2013					
	Nov-14	Year to Date 14	Nov-13	Year to Date 13	Previous 12 Months
Total Active Residential Listings	2264		2263		
Total Pending Residential Listings	827		831		
Total Single-Family Homes Sold	528	7,155	558	7,387	7,204
Percent Change	-5.38 %	-3.14 %			
Median Price	\$215,319	\$209,990	\$205,700	\$198,000	\$208,414
Percent Change	4.68 %	6.06 %			
Average Price	\$263,448	\$245,188	\$239,056	\$233,043	\$243,383
Percent Change	10.20 %	5.21 %			
Days on Market	57	55	52	51	55
Total Dollar Volume	\$139,100,790	\$1,754,320,083	\$133,393,515	\$1,721,487,600	\$1,753,328,483
Percent Change	4.28 %	1.91 %			

Ada County Existing Home Sales					
	Nov-14	Year to Date 14	Nov-13	Year to Date 13	Previous 12 Months
Existing Residential Listings	1363		1515		
Existing Pending Listings	582		563		
Existing Homes Sold	425	5,815	452	5,887	5,831
Percent Change	-5.97 %	-1.22 %			
Median Price	\$197,000	\$193,000	\$184,950	\$183,340	\$191,500
Percent Change	6.52 %	5.27 %			
Average Price	\$249,814	\$229,263	\$227,517	\$221,029	\$227,503
Percent Change	9.80 %	3.72 %			
Days on Market	54	51	52	50	52
Existing Dollar Volume	\$106,170,949	\$1,333,161,845	\$102,837,896	\$1,301,199,332	\$1,326,567,125
Percent Change	3.24 %	2.46 %			

Ada County Newly Constructed Home Sales					
	Nov-14	Year to Date 14	Nov-13	Year to Date 13	Previous 12 Months
Newly Constructed Residential Listings	901		748		
Newly Constructed Pending Listings	245		268		
Newly Constructed Homes Sold	103	1,340	106	1,500	1,373
Percent Change	-2.83 %	-10.67 %			
Median Price	\$293,095	\$299,900	\$274,985	\$263,110	\$296,686
Percent Change	6.59 %	13.98 %			
Average Price	\$319,707	\$314,297	\$288,261	\$280,192	\$310,824
Percent Change	10.91 %	12.17 %			
Days on Market	68	72	49	53	70
Newly Constructed Dollar Volume	\$32,929,841	\$421,158,238	\$30,555,619	\$420,288,268	\$426,761,358
Percent Change	7.77 %	0.21 %			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Ada County for November 2014				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	37	6.98 %	\$390,397	\$302,000
New Construction	3	2.91 %	\$372,127	\$350,000
Existing	34	7.96 %	\$392,010	\$299,510
Boise NE - 0200	23	4.34 %	\$394,927	\$378,900
New Construction	7	6.80 %	\$450,849	\$409,900
Existing	16	3.75 %	\$370,461	\$375,000
Boise SE - 0300	45	8.49 %	\$271,227	\$230,000
New Construction	8	7.77 %	\$327,904	\$307,900
Existing	37	8.67 %	\$258,973	\$220,000
Boise Bench - 0400	38	7.17 %	\$172,717	\$147,500
New Construction	0	0.00 %	\$0	\$0
Existing	38	8.90 %	\$172,717	\$147,500
Boise South - 0500	26	4.91 %	\$212,491	\$198,450
New Construction	0	0.00 %	\$0	\$0
Existing	26	6.09 %	\$212,491	\$198,450
Boise SW-Meridian - 0550	43	8.11 %	\$227,696	\$218,553
New Construction	10	9.71 %	\$265,408	\$235,445
Existing	33	7.73 %	\$216,268	\$198,000
Boise West - 0600	29	5.47 %	\$164,578	\$160,000
New Construction	3	2.91 %	\$192,517	\$185,000
Existing	26	6.09 %	\$161,355	\$152,925
Boise W-Garden City - 0650	38	7.17 %	\$184,895	\$166,000
New Construction	0	0.00 %	\$0	\$0
Existing	38	8.90 %	\$184,895	\$166,000
Garden City - 0700	2	0.38 %	\$133,950	\$133,950
New Construction	2	1.94 %	\$133,950	\$133,950
Existing	0	0.00 %	\$0	\$0
Boise NW - 0800	37	6.98 %	\$271,426	\$219,900
New Construction	6	5.83 %	\$330,332	\$322,145
Existing	31	7.26 %	\$260,024	\$210,000
Eagle - 0900	59	11.13 %	\$374,864	\$371,000
New Construction	22	21.36 %	\$402,873	\$364,834
Existing	37	8.67 %	\$358,210	\$371,000
Star - 0950	22	4.15 %	\$259,815	\$226,000
New Construction	13	12.62 %	\$267,290	\$288,600
Existing	9	2.11 %	\$249,017	\$209,900
Meridian SE - 1000	17	3.21 %	\$390,774	\$225,000
New Construction	7	6.80 %	\$296,193	\$274,290
Existing	10	2.34 %	\$456,980	\$208,250
Meridian SW - 1010	4	0.75 %	\$378,848	\$371,957
New Construction	2	1.94 %	\$282,696	\$282,696
Existing	2	0.47 %	\$475,000	\$475,000
Meridian NE - 1020	25	4.72 %	\$235,449	\$221,500
New Construction	5	4.85 %	\$222,473	\$218,895
Existing	20	4.68 %	\$238,693	\$224,200

Single-Family Homes Sold in Ada County for November 2014				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	63	11.89 %	\$231,788	\$200,000
New Construction	10	9.71 %	\$319,169	\$334,450
Existing	53	12.41 %	\$215,301	\$189,900
Kuna - 1100	22	4.15 %	\$173,404	\$148,250
New Construction	5	4.85 %	\$254,398	\$202,740
Existing	17	3.98 %	\$149,582	\$145,500
Totals	530	100.00 %	\$264,183	\$215,700
New Construction	103	19.43 %	\$319,707	\$293,095
Existing	427	80.57 %	\$250,789	\$198,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County November 2014 by Price Class				
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	0.38 %
\$90,000 - \$99,999	0	0.00 %	2	0.38 %
\$100,000 - \$119,999	0	0.00 %	13	2.45 %
\$120,000 - \$159,999	3	0.57 %	96	18.11 %
\$160,000 - \$199,999	10	1.89 %	107	20.19 %
\$200,000 - \$249,999	21	3.96 %	68	12.83 %
\$250,000 - \$299,999	20	3.77 %	45	8.49 %
\$300,000 - \$399,999	29	5.47 %	52	9.81 %
\$400,000 - \$499,999	13	2.45 %	22	4.15 %
\$500,000 and over	7	1.32 %	20	3.77 %
Totals	103	19.43 %	427	80.57 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) November 2014 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	16	0.22 %
\$70,000 - \$89,999	0	0.00 %	32	0.45 %
\$90,000 - \$99,999	0	0.00 %	40	0.56 %
\$100,000 - \$119,999	1	0.01 %	194	2.71 %
\$120,000 - \$159,999	44	0.61 %	1438	20.06 %
\$160,000 - \$199,999	140	1.95 %	1394	19.44 %
\$200,000 - \$249,999	254	3.54 %	989	13.80 %
\$250,000 - \$299,999	241	3.36 %	647	9.02 %
\$300,000 - \$399,999	421	5.87 %	648	9.04 %
\$400,000 - \$499,999	171	2.39 %	227	3.17 %
\$500,000 and over	69	0.96 %	203	2.83 %
Totals	1341	18.71 %	5828	81.29 %

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.