

Ada County Single Family Home Sales Comparing August 2015 with August 2014					
	Aug-15	Year to Date 15	Aug-14	Year to Date 14	Previous 12 Months
Total Active Residential Listings	2504		2962		
Total Pending Residential Listings	1279		911		
Total Single-Family Homes Sold	837	6,253	745	5,274	7,928
Percent Change	12.35 %	18.56 %			
Median Price	\$229,500	\$225,990	\$218,990	\$209,995	\$220,299
Percent Change	4.80 %	7.62 %			
Average Price	\$262,787	\$262,483	\$254,385	\$244,038	\$258,585
Percent Change	3.30 %	7.56 %			
Days on Market	45	51	53	55	54
Total Dollar Volume	\$219,952,874	\$1,641,306,449	\$189,516,475	\$1,287,057,359	\$2,050,063,509
Percent Change	16.06 %	27.52 %			

Ada County Existing Home Sales					
	Aug-15	Year to Date 15	Aug-14	Year to Date 14	Previous 12 Months
Existing Residential Listings	1721		2112		
Existing Pending Listings	901		672		
Existing Homes Sold	718	5,198	627	4,296	6,499
Percent Change	14.51 %	21.00 %			
Median Price	\$218,950	\$213,000	\$204,000	\$193,700	\$205,000
Percent Change	7.33 %	9.96 %			
Average Price	\$248,627	\$249,193	\$241,573	\$227,833	\$244,485
Percent Change	2.92 %	9.38 %			
Days on Market	41	44	51	51	47
Existing Dollar Volume	\$178,513,838	\$1,295,305,919	\$151,466,304	\$978,769,886	\$1,588,909,022
Percent Change	17.86 %	32.34 %			

Ada County Newly Constructed Home Sales					
	Aug-15	Year to Date 15	Aug-14	Year to Date 14	Previous 12 Months
Newly Constructed Residential Listings	783		850		
Newly Constructed Pending Listings	378		239		
Newly Constructed Homes Sold	119	1,055	118	978	1,429
Percent Change	0.85 %	7.87 %			
Median Price	\$346,880	\$303,082	\$310,972	\$301,973	\$299,000
Percent Change	11.55 %	0.37 %			
Average Price	\$348,227	\$327,963	\$322,459	\$315,222	\$322,711
Percent Change	7.99 %	4.04 %			
Days on Market	67	86	67	73	83
Newly Constructed Dollar Volume	\$41,439,036	\$346,000,530	\$38,050,171	\$308,287,473	\$461,154,487
Percent Change	8.91 %	12.23 %			

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Single-Family Homes Sold in Ada County for August 2015				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	39	4.65 %	\$339,390	\$307,500
New Construction	3	2.52 %	\$517,633	\$448,000
Existing	36	5.01 %	\$324,536	\$293,750
Boise NE - 0200	32	3.82 %	\$386,829	\$375,071
New Construction	9	7.56 %	\$411,268	\$391,000
Existing	23	3.20 %	\$377,265	\$355,000
Boise SE - 0300	61	7.28 %	\$254,291	\$215,000
New Construction	2	1.68 %	\$319,729	\$319,729
Existing	59	8.21 %	\$252,073	\$215,000
Boise Bench - 0400	62	7.40 %	\$171,269	\$160,450
New Construction	1	0.84 %	\$212,900	\$212,900
Existing	61	8.48 %	\$170,586	\$160,000
Boise South - 0500	29	3.46 %	\$241,234	\$229,000
New Construction	2	1.68 %	\$304,950	\$304,950
Existing	27	3.76 %	\$236,515	\$225,000
Boise SW-Meridian - 0550	65	7.76 %	\$230,056	\$199,000
New Construction	8	6.72 %	\$260,920	\$234,120
Existing	57	7.93 %	\$225,724	\$189,000
Boise West - 0600	35	4.18 %	\$178,028	\$169,435
New Construction	1	0.84 %	\$192,748	\$192,748
Existing	34	4.73 %	\$177,595	\$168,967
Boise W-Garden City - 0650	69	8.23 %	\$222,382	\$215,341
New Construction	5	4.20 %	\$182,786	\$175,000
Existing	64	8.90 %	\$225,475	\$218,350
Garden City - 0700	3	0.36 %	\$156,667	\$158,500
New Construction	0	0.00 %	\$0	\$0
Existing	3	0.42 %	\$156,667	\$158,500
Boise NW - 0800	50	5.97 %	\$258,955	\$210,749
New Construction	3	2.52 %	\$276,787	\$219,690
Existing	47	6.54 %	\$257,817	\$210,000
Eagle - 0900	85	10.14 %	\$406,526	\$395,000
New Construction	26	21.85 %	\$469,199	\$450,111
Existing	59	8.21 %	\$378,907	\$343,000
Star - 0950	30	3.58 %	\$299,437	\$267,462
New Construction	8	6.72 %	\$329,100	\$336,650
Existing	22	3.06 %	\$288,650	\$238,750
Meridian SE - 1000	47	5.61 %	\$305,439	\$299,727
New Construction	15	12.61 %	\$333,600	\$352,405
Existing	32	4.45 %	\$292,238	\$291,000
Meridian SW - 1010	9	1.07 %	\$279,910	\$289,710
New Construction	3	2.52 %	\$308,905	\$309,241
Existing	6	0.83 %	\$265,413	\$219,975
Meridian NE - 1020	54	6.44 %	\$244,656	\$234,900
New Construction	6	5.04 %	\$313,281	\$310,011
Existing	48	6.68 %	\$236,078	\$214,950

Single-Family Homes Sold in Ada County for August 2015				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	115	13.72 %	\$247,528	\$229,000
New Construction	21	17.65 %	\$323,188	\$317,250
Existing	94	13.07 %	\$230,626	\$219,900
Kuna - 1100	53	6.32 %	\$182,509	\$162,500
New Construction	6	5.04 %	\$211,456	\$200,859
Existing	47	6.54 %	\$178,813	\$157,900
Totals	838	100.00 %	\$263,067	\$229,700
New Construction	119	14.20 %	\$348,227	\$346,880
Existing	719	85.80 %	\$248,973	\$219,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County August 2015 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	0.24 %
\$90,000 - \$99,999	0	0.00 %	4	0.48 %
\$100,000 - \$119,999	0	0.00 %	12	1.43 %
\$120,000 - \$159,999	1	0.12 %	111	13.25 %
\$160,000 - \$199,999	10	1.19 %	177	21.12 %
\$200,000 - \$249,999	20	2.39 %	142	16.95 %
\$250,000 - \$299,999	15	1.79 %	105	12.53 %
\$300,000 - \$399,999	37	4.42 %	99	11.81 %
\$400,000 - \$499,999	26	3.10 %	39	4.65 %
\$500,000 and over	10	1.19 %	28	3.34 %
Totals	119	14.20 %	719	85.80 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) August 2015 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	4	0.06 %
\$70,000 - \$89,999	0	0.00 %	22	0.35 %
\$90,000 - \$99,999	0	0.00 %	15	0.24 %
\$100,000 - \$119,999	0	0.00 %	84	1.34 %
\$120,000 - \$159,999	12	0.19 %	922	14.72 %
\$160,000 - \$199,999	103	1.64 %	1266	20.21 %
\$200,000 - \$249,999	183	2.92 %	1027	16.40 %
\$250,000 - \$299,999	216	3.45 %	673	10.74 %
\$300,000 - \$399,999	317	5.06 %	704	11.24 %
\$400,000 - \$499,999	157	2.51 %	260	4.15 %
\$500,000 and over	67	1.07 %	232	3.70 %
Totals	1055	16.84 %	5209	83.16 %

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