

<b>Ada County Single Family Home Sales Comparing December 2015 with December 2014</b>					
	<b>Dec-15</b>	<b>Year to Date 15</b>	<b>Dec-14</b>	<b>Year to Date 14</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1743		1947		
Total Pending Residential Listings	964		712		
Total Single-Family Homes Sold	785	9,284	611	7,784	8,537
Percent Change	28.48 %	19.27 %			
Median Price	\$232,500	\$229,000	\$214,500	\$210,000	\$228,289
Percent Change	8.39 %	9.05 %			
Average Price	\$267,610	\$264,472	\$256,427	\$245,981	\$264,226
Percent Change	4.36 %	7.52 %			
Days on Market	55	50	67	56	50
Total Dollar Volume	\$210,073,782	\$2,455,356,611	\$156,676,816	\$1,914,714,393	\$2,255,696,835
Percent Change	34.08 %	28.24 %			

<b>Ada County Existing Home Sales</b>					
	<b>Dec-15</b>	<b>Year to Date 15</b>	<b>Dec-14</b>	<b>Year to Date 14</b>	<b>Previous 12 Months</b>
Existing Residential Listings	888		1122		
Existing Pending Listings	603		475		
Existing Homes Sold	594	7,597	482	6,313	7,035
Percent Change	23.24 %	20.34 %			
Median Price	\$208,975	\$213,000	\$195,000	\$193,500	\$213,500
Percent Change	7.17 %	10.08 %			
Average Price	\$242,637	\$248,823	\$235,588	\$229,658	\$249,418
Percent Change	2.99 %	8.34 %			
Days on Market	48	44	61	52	44
Existing Dollar Volume	\$144,126,584	\$1,890,309,100	\$113,553,582	\$1,449,833,927	\$1,754,652,316
Percent Change	26.92 %	30.38 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Dec-15</b>	<b>Year to Date 15</b>	<b>Dec-14</b>	<b>Year to Date 14</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	855		825		
Newly Constructed Pending Listings	361		237		
Newly Constructed Homes Sold	191	1,687	129	1,471	1,502
Percent Change	48.06 %	14.68 %			
Median Price	\$323,813	\$313,900	\$300,900	\$299,900	\$311,500
Percent Change	7.61 %	4.67 %			
Average Price	\$345,273	\$334,942	\$334,289	\$316,030	\$333,585
Percent Change	3.29 %	5.98 %			
Days on Market	77	77	87	73	77
Newly Constructed Dollar Volume	\$65,947,198	\$565,047,511	\$43,123,234	\$464,880,466	\$501,044,519
Percent Change	52.93 %	21.55 %			

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Single-Family Homes Sold in Ada County for December 2015				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	39	4.97 %	\$352,773	\$344,000
New Construction	3	1.56 %	\$671,841	\$720,000
Existing	36	6.07 %	\$326,184	\$320,700
Boise NE - 0200	32	4.08 %	\$440,973	\$382,450
New Construction	14	7.29 %	\$467,311	\$410,300
Existing	18	3.04 %	\$420,489	\$376,450
Boise SE - 0300	54	6.88 %	\$264,143	\$239,450
New Construction	11	5.73 %	\$292,001	\$296,166
Existing	43	7.25 %	\$257,016	\$217,000
Boise Bench - 0400	51	6.50 %	\$194,447	\$182,360
New Construction	4	2.08 %	\$261,261	\$245,000
Existing	47	7.93 %	\$188,761	\$173,900
Boise South - 0500	26	3.31 %	\$242,772	\$198,432
New Construction	5	2.60 %	\$243,035	\$242,930
Existing	21	3.54 %	\$242,710	\$196,000
Boise SW-Meridian - 0550	74	9.43 %	\$225,963	\$216,500
New Construction	20	10.42 %	\$252,940	\$251,833
Existing	54	9.11 %	\$215,972	\$199,000
Boise West - 0600	40	5.10 %	\$202,420	\$184,950
New Construction	4	2.08 %	\$231,450	\$223,200
Existing	36	6.07 %	\$199,195	\$177,600
Boise W-Garden City - 0650	56	7.13 %	\$232,171	\$202,400
New Construction	2	1.04 %	\$345,809	\$345,808
Existing	54	9.11 %	\$227,962	\$197,450
Garden City - 0700	4	0.51 %	\$224,179	\$178,500
New Construction	1	0.52 %	\$154,715	\$154,715
Existing	3	0.51 %	\$247,333	\$182,000
Boise NW - 0800	57	7.26 %	\$264,150	\$241,000
New Construction	15	7.81 %	\$313,363	\$319,900
Existing	42	7.08 %	\$246,574	\$209,950
Eagle - 0900	58	7.39 %	\$395,449	\$382,250
New Construction	24	12.50 %	\$446,620	\$449,235
Existing	34	5.73 %	\$359,328	\$301,775
Star - 0950	34	4.33 %	\$266,206	\$253,518
New Construction	13	6.77 %	\$325,993	\$326,900
Existing	21	3.54 %	\$229,195	\$209,900
Meridian SE - 1000	33	4.20 %	\$321,840	\$289,400
New Construction	18	9.38 %	\$359,398	\$355,671
Existing	15	2.53 %	\$276,771	\$240,000
Meridian SW - 1010	18	2.29 %	\$359,758	\$356,947
New Construction	9	4.69 %	\$412,672	\$430,166
Existing	9	1.52 %	\$306,844	\$307,500
Meridian NE - 1020	59	7.52 %	\$239,914	\$224,000
New Construction	12	6.25 %	\$297,270	\$254,500
Existing	47	7.93 %	\$225,270	\$219,900

<b>Single-Family Homes Sold in Ada County for December 2015</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	94	11.97 %	\$261,033	\$238,500
New Construction	27	14.06 %	\$351,517	\$335,000
Existing	67	11.30 %	\$224,570	\$213,450
Kuna - 1100	56	7.13 %	\$188,386	\$166,000
New Construction	10	5.21 %	\$258,251	\$279,125
Existing	46	7.76 %	\$173,197	\$158,145
<b>Totals</b>	<b>785</b>	<b>100.00 %</b>	<b>\$268,102</b>	<b>\$233,400</b>
New Construction	192	24.46 %	\$345,532	\$324,654
Existing	593	75.54 %	\$243,032	\$209,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County December 2015 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 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	3	0.38 %
\$120,000 - \$159,999	1	0.13 %	104	13.25 %
\$160,000 - \$199,999	10	1.27 %	163	20.76 %
\$200,000 - \$249,999	36	4.59 %	118	15.03 %
\$250,000 - \$299,999	35	4.46 %	75	9.55 %
\$300,000 - \$399,999	60	7.64 %	83	10.57 %
\$400,000 - \$499,999	33	4.20 %	27	3.44 %
\$500,000 and over	17	2.17 %	18	2.29 %
<b>Totals</b>	<b>192</b>	<b>24.46 %</b>	<b>593</b>	<b>75.54 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) December 2015 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	4	0.04 %
\$70,000 - \$89,999	0	0.00 %	29	0.31 %
\$90,000 - \$99,999	0	0.00 %	19	0.20 %
\$100,000 - \$119,999	0	0.00 %	111	1.19 %
\$120,000 - \$159,999	14	0.15 %	1304	14.02 %
\$160,000 - \$199,999	132	1.42 %	1924	20.69 %
\$200,000 - \$249,999	292	3.14 %	1494	16.07 %
\$250,000 - \$299,999	341	3.67 %	989	10.64 %
\$300,000 - \$399,999	519	5.58 %	1021	10.98 %
\$400,000 - \$499,999	265	2.85 %	386	4.15 %
\$500,000 and over	125	1.34 %	329	3.54 %
<b>Totals</b>	<b>1688</b>	<b>18.15 %</b>	<b>7610</b>	<b>81.85 %</b>

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