

Ada County Single Family Home Sales Comparing December 2015 with December 2014					
	Dec-15	Year to Date 15	Dec-14	Year to Date 14	Previous 12 Months
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 %			

Ada County Existing Home Sales					
	Dec-15	Year to Date 15	Dec-14	Year to Date 14	Previous 12 Months
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 %			

Ada County Newly Constructed Home Sales					
	Dec-15	Year to Date 15	Dec-14	Year to Date 14	Previous 12 Months
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 %			

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 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

Single-Family Homes Sold in Ada County for December 2015				
MLS Area	# Sold	Market %	Average Price	Median Price
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
Totals	785	100.00 %	\$268,102	\$233,400
New Construction	192	24.46 %	\$345,532	\$324,654
Existing	593	75.54 %	\$243,032	\$209,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County December 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	0.25 %
\$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 %
Totals	192	24.46 %	593	75.54 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) December 2015 by Price Class				
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 %
Totals	1688	18.15 %	7610	81.85 %

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.