

| Ada County Single Family Home Sales Comparing July 2015 with July 2014 | | | | | |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
| | Jul-15 | Year to Date 15 | Jul-14 | Year to Date 14 | Previous 12 Months |
| Total Active Residential Listings | 2508 | | 2907 | | |
| Total Pending Residential Listings | 1319 | | 988 | | |
| Total Single-Family Homes Sold | 1,007 | 5,398 | 837 | 4,529 | 7,692 |
| Percent Change | 20.31 % | 19.19 % | | | |
| Median Price | \$232,500 | \$225,325 | \$214,503 | \$209,000 | \$219,900 |
| Percent Change | 8.39 % | 7.81 % | | | |
| Average Price | \$270,485 | \$262,573 | \$249,208 | \$242,344 | \$256,932 |
| Percent Change | 8.54 % | 8.35 % | | | |
| Days on Market | 42 | 52 | 46 | 55 | 55 |
| Total Dollar Volume | \$272,378,042 | \$1,417,370,675 | \$208,587,187 | \$1,097,576,884 | \$1,976,320,524 |
| Percent Change | 30.58 % | 29.14 % | | | |

| Ada County Existing Home Sales | | | | | |
|---------------------------------------|---------------|------------------------|---------------|------------------------|---------------------------|
| | Jul-15 | Year to Date 15 | Jul-14 | Year to Date 14 | Previous 12 Months |
| Existing Residential Listings | 1742 | | 2139 | | |
| Existing Pending Listings | 940 | | 742 | | |
| Existing Homes Sold | 838 | 4,463 | 677 | 3,669 | 6,307 |
| Percent Change | 23.78 % | 21.64 % | | | |
| Median Price | \$220,000 | \$212,000 | \$197,500 | \$190,900 | \$203,840 |
| Percent Change | 11.39 % | 11.05 % | | | |
| Average Price | \$260,564 | \$249,389 | \$229,701 | \$225,495 | \$242,341 |
| Percent Change | 13.44 % | 10.60 % | | | |
| Days on Market | 36 | 44 | 44 | 51 | 49 |
| Existing Dollar Volume | \$218,352,853 | \$1,113,024,081 | \$155,507,526 | \$827,339,582 | \$1,528,442,538 |
| Percent Change | 40.41 % | 34.53 % | | | |

| Ada County Newly Constructed Home Sales | | | | | |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
| | Jul-15 | Year to Date 15 | Jul-14 | Year to Date 14 | Previous 12 Months |
| Newly Constructed Residential Listings | 766 | | 768 | | |
| Newly Constructed Pending Listings | 379 | | 246 | | |
| Newly Constructed Homes Sold | 169 | 935 | 160 | 860 | 1,385 |
| Percent Change | 5.62 % | 8.72 % | | | |
| Median Price | \$292,378 | \$300,000 | \$309,283 | \$300,000 | \$299,900 |
| Percent Change | -5.47 % | 0.00 % | | | |
| Average Price | \$319,676 | \$325,504 | \$331,748 | \$314,229 | \$323,378 |
| Percent Change | -3.64 % | 3.59 % | | | |
| Days on Market | 73 | 89 | 55 | 73 | 83 |
| Newly Constructed Dollar Volume | \$54,025,189 | \$304,346,594 | \$53,079,661 | \$270,237,302 | \$447,877,986 |
| Percent Change | 1.78 % | 12.62 % | | | |

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| Single-Family Homes Sold in Ada County for July 2015 | | | | |
|---|---------------|-----------------|----------------------|---------------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Boise North - 0100 | 51 | 5.05 % | \$348,266 | \$310,000 |
| New Construction | 1 | 0.59 % | \$299,000 | \$299,000 |
| Existing | 50 | 5.95 % | \$349,252 | \$310,000 |
| Boise NE - 0200 | 30 | 2.97 % | \$493,655 | \$377,000 |
| New Construction | 9 | 5.33 % | \$416,050 | \$379,350 |
| Existing | 21 | 2.50 % | \$526,914 | \$375,000 |
| Boise SE - 0300 | 68 | 6.73 % | \$247,735 | \$227,750 |
| New Construction | 6 | 3.55 % | \$306,634 | \$309,900 |
| Existing | 62 | 7.37 % | \$242,035 | \$218,700 |
| Boise Bench - 0400 | 63 | 6.24 % | \$180,948 | \$161,000 |
| New Construction | 0 | 0.00 % | \$0 | \$0 |
| Existing | 63 | 7.49 % | \$180,948 | \$161,000 |
| Boise South - 0500 | 31 | 3.07 % | \$231,917 | \$220,000 |
| New Construction | 4 | 2.37 % | \$277,652 | \$290,707 |
| Existing | 27 | 3.21 % | \$225,141 | \$217,500 |
| Boise SW-Meridian - 0550 | 82 | 8.12 % | \$223,372 | \$211,250 |
| New Construction | 17 | 10.06 % | \$260,629 | \$231,000 |
| Existing | 65 | 7.73 % | \$213,627 | \$203,000 |
| Boise West - 0600 | 50 | 4.95 % | \$184,039 | \$174,125 |
| New Construction | 6 | 3.55 % | \$198,740 | \$200,057 |
| Existing | 44 | 5.23 % | \$182,034 | \$168,900 |
| Boise W-Garden City - 0650 | 73 | 7.23 % | \$225,343 | \$199,867 |
| New Construction | 7 | 4.14 % | \$269,260 | \$199,867 |
| Existing | 66 | 7.85 % | \$220,685 | \$198,450 |
| Garden City - 0700 | 4 | 0.40 % | \$283,975 | \$322,950 |
| New Construction | 0 | 0.00 % | \$0 | \$0 |
| Existing | 4 | 0.48 % | \$283,975 | \$322,950 |
| Boise NW - 0800 | 66 | 6.53 % | \$273,632 | \$246,012 |
| New Construction | 5 | 2.96 % | \$277,980 | \$225,000 |
| Existing | 61 | 7.25 % | \$273,276 | \$254,900 |
| Eagle - 0900 | 106 | 10.50 % | \$406,878 | \$363,750 |
| New Construction | 31 | 18.34 % | \$433,765 | \$394,777 |
| Existing | 75 | 8.92 % | \$395,765 | \$340,000 |
| Star - 0950 | 45 | 4.46 % | \$313,932 | \$263,900 |
| New Construction | 12 | 7.10 % | \$301,616 | \$303,361 |
| Existing | 33 | 3.92 % | \$318,411 | \$239,900 |
| Meridian SE - 1000 | 43 | 4.26 % | \$298,300 | \$262,741 |
| New Construction | 14 | 8.28 % | \$334,577 | \$335,097 |
| Existing | 29 | 3.45 % | \$280,788 | \$259,900 |
| Meridian SW - 1010 | 16 | 1.58 % | \$324,541 | \$342,450 |
| New Construction | 3 | 1.78 % | \$360,849 | \$363,180 |
| Existing | 13 | 1.55 % | \$316,162 | \$334,900 |
| Meridian NE - 1020 | 75 | 7.43 % | \$246,079 | \$239,000 |
| New Construction | 11 | 6.51 % | \$296,379 | \$274,500 |
| Existing | 64 | 7.61 % | \$237,434 | \$230,000 |

| Single-Family Homes Sold in Ada County for July 2015 | | | | |
|---|---------------|-----------------|----------------------|---------------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Meridian NW - 1030 | 153 | 15.15 % | \$248,514 | \$229,000 |
| New Construction | 34 | 20.12 % | \$302,342 | \$280,488 |
| Existing | 119 | 14.15 % | \$233,135 | \$212,750 |
| Kuna - 1100 | 54 | 5.35 % | \$188,711 | \$160,450 |
| New Construction | 9 | 5.33 % | \$195,660 | \$179,900 |
| Existing | 45 | 5.35 % | \$187,321 | \$155,000 |
| Totals | 1010 | 100.00 % | \$270,411 | \$232,250 |
| New Construction | 169 | 16.73 % | \$319,676 | \$292,378 |
| Existing | 841 | 83.27 % | \$260,511 | \$220,000 |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County July 2015 by Price Class | | | | |
|---|------------|----------------|------------|----------------|
| Sales Price Range | New | Market % | Existing | Market % |
| \$69,999 and under | 0 | 0.00 % | 1 | 0.10 % |
| \$70,000 - \$89,999 | 0 | 0.00 % | 4 | 0.40 % |
| \$90,000 - \$99,999 | 0 | 0.00 % | 4 | 0.40 % |
| \$100,000 - \$119,999 | 0 | 0.00 % | 6 | 0.59 % |
| \$120,000 - \$159,999 | 1 | 0.10 % | 130 | 12.87 % |
| \$160,000 - \$199,999 | 18 | 1.78 % | 197 | 19.50 % |
| \$200,000 - \$249,999 | 30 | 2.97 % | 175 | 17.33 % |
| \$250,000 - \$299,999 | 41 | 4.06 % | 103 | 10.20 % |
| \$300,000 - \$399,999 | 46 | 4.55 % | 133 | 13.17 % |
| \$400,000 - \$499,999 | 25 | 2.48 % | 45 | 4.46 % |
| \$500,000 and over | 8 | 0.79 % | 43 | 4.26 % |
| Totals | 169 | 16.73 % | 841 | 83.27 % |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) July 2015 by Price Class | | | | |
|--|------------|----------------|-------------|----------------|
| Sales Price Range | New | Market % | Existing | Market % |
| \$69,999 and under | 0 | 0.00 % | 4 | 0.07 % |
| \$70,000 - \$89,999 | 0 | 0.00 % | 20 | 0.37 % |
| \$90,000 - \$99,999 | 0 | 0.00 % | 11 | 0.20 % |
| \$100,000 - \$119,999 | 0 | 0.00 % | 71 | 1.31 % |
| \$120,000 - \$159,999 | 11 | 0.20 % | 810 | 14.98 % |
| \$160,000 - \$199,999 | 93 | 1.72 % | 1083 | 20.03 % |
| \$200,000 - \$249,999 | 162 | 3.00 % | 880 | 16.27 % |
| \$250,000 - \$299,999 | 201 | 3.72 % | 566 | 10.47 % |
| \$300,000 - \$399,999 | 280 | 5.18 % | 602 | 11.13 % |
| \$400,000 - \$499,999 | 131 | 2.42 % | 222 | 4.11 % |
| \$500,000 and over | 57 | 1.05 % | 204 | 3.77 % |
| Totals | 935 | 17.29 % | 4473 | 82.71 % |

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