

Ada County Single Family Home Sales Comparing June 2015 with June 2014					
	Jun-15	Year to Date 15	Jun-14	Year to Date 14	Previous 12 Months
Total Active Residential Listings	2512		2789		
Total Pending Residential Listings	1359		1126		
Total Single-Family Homes Sold	1,023	4,377	811	3,692	7,487
Percent Change	26.14 %	18.55 %			
Median Price	\$230,000	\$225,000	\$217,000	\$207,625	\$217,500
Percent Change	5.99 %	8.37 %			
Average Price	\$273,270	\$260,959	\$253,182	\$240,788	\$253,870
Percent Change	7.93 %	8.38 %			
Days on Market	42	54	47	57	56
Total Dollar Volume	\$279,554,699	\$1,142,215,998	\$205,330,288	\$888,989,697	\$1,900,724,226
Percent Change	36.15 %	28.48 %			

Ada County Existing Home Sales					
	Jun-15	Year to Date 15	Jun-14	Year to Date 14	Previous 12 Months
Existing Residential Listings	1739		2031		
Existing Pending Listings	969		848		
Existing Homes Sold	870	3,612	656	2,992	6,099
Percent Change	32.62 %	20.72 %			
Median Price	\$218,000	\$210,000	\$199,900	\$189,900	\$200,000
Percent Change	9.05 %	10.58 %			
Average Price	\$259,716	\$247,015	\$235,179	\$224,543	\$238,440
Percent Change	10.43 %	10.01 %			
Days on Market	36	46	40	52	51
Existing Dollar Volume	\$225,952,921	\$892,218,013	\$154,277,490	\$671,832,056	\$1,454,243,663
Percent Change	46.46 %	32.80 %			

Ada County Newly Constructed Home Sales					
	Jun-15	Year to Date 15	Jun-14	Year to Date 14	Previous 12 Months
Newly Constructed Residential Listings	773		758		
Newly Constructed Pending Listings	390		278		
Newly Constructed Homes Sold	153	765	155	700	1,388
Percent Change	-1.29 %	9.29 %			
Median Price	\$329,900	\$301,400	\$325,679	\$299,935	\$298,900
Percent Change	1.30 %	0.49 %			
Average Price	\$350,338	\$326,795	\$329,373	\$310,225	\$321,672
Percent Change	6.37 %	5.34 %			
Days on Market	75	92	73	78	81
Newly Constructed Dollar Volume	\$53,601,778	\$249,997,985	\$51,052,798	\$217,157,641	\$446,480,563
Percent Change	4.99 %	15.12 %			

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Single-Family Homes Sold in Ada County for June 2015				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	58	5.66 %	\$388,055	\$319,950
New Construction	2	1.31 %	\$702,450	\$702,450
Existing	56	6.42 %	\$376,827	\$314,450
Boise NE - 0200	32	3.12 %	\$416,145	\$384,950
New Construction	10	6.54 %	\$418,412	\$389,900
Existing	22	2.52 %	\$415,114	\$380,000
Boise SE - 0300	86	8.39 %	\$281,901	\$245,500
New Construction	5	3.27 %	\$327,409	\$310,400
Existing	81	9.29 %	\$279,092	\$239,900
Boise Bench - 0400	54	5.27 %	\$201,171	\$166,450
New Construction	2	1.31 %	\$219,200	\$219,200
Existing	52	5.96 %	\$200,477	\$163,105
Boise South - 0500	32	3.12 %	\$242,413	\$229,950
New Construction	0	0.00 %	\$0	\$0
Existing	32	3.67 %	\$242,413	\$229,950
Boise SW-Meridian - 0550	87	8.49 %	\$238,937	\$222,500
New Construction	17	11.11 %	\$274,256	\$255,000
Existing	70	8.03 %	\$230,359	\$211,250
Boise West - 0600	53	5.17 %	\$184,669	\$171,500
New Construction	5	3.27 %	\$181,230	\$175,450
Existing	48	5.50 %	\$185,028	\$169,950
Boise W-Garden City - 0650	80	7.80 %	\$213,741	\$185,200
New Construction	0	0.00 %	\$0	\$0
Existing	80	9.17 %	\$213,741	\$185,200
Garden City - 0700	7	0.68 %	\$205,529	\$155,000
New Construction	0	0.00 %	\$0	\$0
Existing	7	0.80 %	\$205,529	\$155,000
Boise NW - 0800	72	7.02 %	\$280,522	\$217,672
New Construction	8	5.23 %	\$305,405	\$280,745
Existing	64	7.34 %	\$277,412	\$212,500
Eagle - 0900	101	9.85 %	\$426,070	\$400,000
New Construction	31	20.26 %	\$462,584	\$424,900
Existing	70	8.03 %	\$409,899	\$352,950
Star - 0950	34	3.32 %	\$270,380	\$257,000
New Construction	8	5.23 %	\$306,979	\$295,856
Existing	26	2.98 %	\$259,119	\$232,600
Meridian SE - 1000	43	4.20 %	\$299,979	\$290,000
New Construction	19	12.42 %	\$341,454	\$349,715
Existing	24	2.75 %	\$267,144	\$265,000
Meridian SW - 1010	14	1.37 %	\$297,048	\$266,450
New Construction	2	1.31 %	\$243,793	\$243,792
Existing	12	1.38 %	\$305,924	\$302,450
Meridian NE - 1020	89	8.68 %	\$254,604	\$249,999
New Construction	20	13.07 %	\$317,784	\$295,502
Existing	69	7.91 %	\$236,291	\$219,000

Single-Family Homes Sold in Ada County for June 2015				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	129	12.59 %	\$244,129	\$223,000
New Construction	20	13.07 %	\$348,836	\$329,971
Existing	109	12.50 %	\$224,916	\$209,400
Kuna - 1100	54	5.27 %	\$172,202	\$151,100
New Construction	4	2.61 %	\$205,504	\$200,121
Existing	50	5.73 %	\$169,538	\$148,000
Totals	1025	100.00 %	\$273,886	\$230,000
New Construction	153	14.93 %	\$350,338	\$329,900
Existing	872	85.07 %	\$260,472	\$218,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County June 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 %	4	0.39 %
\$90,000 - \$99,999	0	0.00 %	1	0.10 %
\$100,000 - \$119,999	0	0.00 %	13	1.27 %
\$120,000 - \$159,999	1	0.10 %	137	13.37 %
\$160,000 - \$199,999	10	0.98 %	217	21.17 %
\$200,000 - \$249,999	25	2.44 %	166	16.20 %
\$250,000 - \$299,999	28	2.73 %	107	10.44 %
\$300,000 - \$399,999	50	4.88 %	118	11.51 %
\$400,000 - \$499,999	23	2.24 %	60	5.85 %
\$500,000 and over	16	1.56 %	49	4.78 %
Totals	153	14.93 %	872	85.07 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 2015 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	3	0.07 %
\$70,000 - \$89,999	0	0.00 %	16	0.36 %
\$90,000 - \$99,999	0	0.00 %	7	0.16 %
\$100,000 - \$119,999	0	0.00 %	64	1.46 %
\$120,000 - \$159,999	10	0.23 %	677	15.44 %
\$160,000 - \$199,999	75	1.71 %	881	20.10 %
\$200,000 - \$249,999	132	3.01 %	702	16.01 %
\$250,000 - \$299,999	160	3.65 %	463	10.56 %
\$300,000 - \$399,999	233	5.31 %	468	10.68 %
\$400,000 - \$499,999	106	2.42 %	177	4.04 %
\$500,000 and over	49	1.12 %	161	3.67 %
Totals	765	17.45 %	3619	82.55 %

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