

Ada County Single Family Home Sales Comparing May 2015 with May 2014					
	May-15	Year to Date 15	May-14	Year to Date 14	Previous 12 Months
Total Active Residential Listings	2361		2680		
Total Pending Residential Listings	1523		1161		
Total Single-Family Homes Sold	901	3,348	787	2,881	7,399
Percent Change	14.49 %	16.21 %			
Median Price	\$229,000	\$222,500	\$209,000	\$205,000	\$215,138
Percent Change	9.57 %	8.54 %			
Average Price	\$261,194	\$257,158	\$246,696	\$237,299	\$252,574
Percent Change	5.88 %	8.37 %			
Days on Market	49	58	47	60	56
Total Dollar Volume	\$235,335,490	\$860,964,837	\$194,149,702	\$683,659,409	\$1,868,798,385
Percent Change	21.21 %	25.93 %			

Ada County Existing Home Sales					
	May-15	Year to Date 15	May-14	Year to Date 14	Previous 12 Months
Existing Residential Listings	1600		1913		
Existing Pending Listings	1124		853		
Existing Homes Sold	748	2,738	653	2,336	6,009
Percent Change	14.55 %	17.21 %			
Median Price	\$215,000	\$207,780	\$195,000	\$187,150	\$199,000
Percent Change	10.26 %	11.02 %			
Average Price	\$249,330	\$243,013	\$233,053	\$221,556	\$236,515
Percent Change	6.98 %	9.68 %			
Days on Market	40	49	41	55	51
Existing Dollar Volume	\$186,498,876	\$665,370,192	\$152,183,340	\$517,554,566	\$1,421,220,327
Percent Change	22.55 %	28.56 %			

Ada County Newly Constructed Home Sales					
	May-15	Year to Date 15	May-14	Year to Date 14	Previous 12 Months
Newly Constructed Residential Listings	761		767		
Newly Constructed Pending Listings	399		308		
Newly Constructed Homes Sold	153	610	134	545	1,390
Percent Change	14.18 %	11.93 %			
Median Price	\$296,900	\$297,455	\$301,038	\$291,435	\$299,935
Percent Change	-1.37 %	2.07 %			
Average Price	\$319,194	\$320,647	\$313,182	\$304,780	\$321,999
Percent Change	1.92 %	5.21 %			
Days on Market	92	97	76	79	79
Newly Constructed Dollar Volume	\$48,836,614	\$195,594,645	\$41,966,362	\$166,104,843	\$447,578,058
Percent Change	16.37 %	17.75 %			

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Single-Family Homes Sold in Ada County for May 2015				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	43	4.77 %	\$341,617	\$315,000
New Construction	2	1.31 %	\$408,450	\$408,450
Existing	41	5.47 %	\$338,357	\$315,000
Boise NE - 0200	22	2.44 %	\$413,717	\$375,000
New Construction	5	3.27 %	\$477,937	\$435,700
Existing	17	2.27 %	\$394,829	\$375,000
Boise SE - 0300	71	7.87 %	\$270,647	\$233,000
New Construction	14	9.15 %	\$282,891	\$278,000
Existing	57	7.61 %	\$267,640	\$218,000
Boise Bench - 0400	52	5.76 %	\$171,156	\$154,450
New Construction	2	1.31 %	\$248,950	\$248,950
Existing	50	6.68 %	\$168,045	\$151,955
Boise South - 0500	37	4.10 %	\$226,666	\$200,000
New Construction	2	1.31 %	\$309,616	\$309,616
Existing	35	4.67 %	\$221,926	\$199,900
Boise SW-Meridian - 0550	80	8.87 %	\$224,479	\$214,700
New Construction	7	4.58 %	\$265,510	\$226,900
Existing	73	9.75 %	\$220,545	\$214,500
Boise West - 0600	49	5.43 %	\$194,209	\$165,500
New Construction	1	0.65 %	\$199,900	\$199,900
Existing	48	6.41 %	\$194,090	\$163,700
Boise W-Garden City - 0650	90	9.98 %	\$215,937	\$190,900
New Construction	5	3.27 %	\$216,217	\$191,900
Existing	85	11.35 %	\$215,921	\$189,900
Garden City - 0700	1	0.11 %	\$141,000	\$141,000
New Construction	0	0.00 %	\$0	\$0
Existing	1	0.13 %	\$141,000	\$141,000
Boise NW - 0800	47	5.21 %	\$256,167	\$220,000
New Construction	3	1.96 %	\$293,206	\$289,717
Existing	44	5.87 %	\$253,642	\$214,250
Eagle - 0900	84	9.31 %	\$405,269	\$396,200
New Construction	22	14.38 %	\$453,784	\$425,450
Existing	62	8.28 %	\$388,054	\$383,000
Star - 0950	43	4.77 %	\$276,515	\$257,000
New Construction	20	13.07 %	\$303,297	\$291,450
Existing	23	3.07 %	\$253,226	\$235,000
Meridian SE - 1000	46	5.10 %	\$289,680	\$294,250
New Construction	19	12.42 %	\$314,210	\$324,900
Existing	27	3.60 %	\$272,418	\$280,000
Meridian SW - 1010	14	1.55 %	\$374,478	\$332,250
New Construction	1	0.65 %	\$285,190	\$285,190
Existing	13	1.74 %	\$381,346	\$339,500
Meridian NE - 1020	64	7.10 %	\$246,194	\$239,950
New Construction	4	2.61 %	\$307,483	\$310,450
Existing	60	8.01 %	\$242,108	\$232,450

Single-Family Homes Sold in Ada County for May 2015				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	108	11.97 %	\$241,293	\$215,000
New Construction	35	22.88 %	\$299,307	\$296,900
Existing	73	9.75 %	\$213,477	\$200,000
Kuna - 1100	51	5.65 %	\$198,157	\$175,000
New Construction	11	7.19 %	\$229,382	\$194,700
Existing	40	5.34 %	\$189,570	\$158,200
Totals	902	100.00 %	\$261,426	\$229,000
New Construction	153	16.96 %	\$319,194	\$296,900
Existing	749	83.04 %	\$249,626	\$215,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County May 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	0.44 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	13	1.44 %
\$120,000 - \$159,999	0	0.00 %	128	14.19 %
\$160,000 - \$199,999	16	1.77 %	174	19.29 %
\$200,000 - \$249,999	30	3.33 %	152	16.85 %
\$250,000 - \$299,999	34	3.77 %	103	11.42 %
\$300,000 - \$399,999	47	5.21 %	99	10.98 %
\$400,000 - \$499,999	17	1.88 %	47	5.21 %
\$500,000 and over	9	1.00 %	29	3.22 %
Totals	153	16.96 %	749	83.04 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) May 2015 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	3	0.09 %
\$70,000 - \$89,999	0	0.00 %	12	0.36 %
\$90,000 - \$99,999	0	0.00 %	6	0.18 %
\$100,000 - \$119,999	0	0.00 %	51	1.52 %
\$120,000 - \$159,999	9	0.27 %	540	16.10 %
\$160,000 - \$199,999	65	1.94 %	661	19.71 %
\$200,000 - \$249,999	107	3.19 %	536	15.99 %
\$250,000 - \$299,999	132	3.94 %	356	10.62 %
\$300,000 - \$399,999	182	5.43 %	349	10.41 %
\$400,000 - \$499,999	82	2.45 %	117	3.49 %
\$500,000 and over	33	0.98 %	112	3.34 %
Totals	610	18.19 %	2743	81.81 %

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