

<b>Ada County Single Family Home Sales Comparing October 2015 with October 2014</b>					
	<b>Oct-15</b>	<b>Year to Date 15</b>	<b>Oct-14</b>	<b>Year to Date 14</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	2229		2591		
Total Pending Residential Listings	1224		885		
Total Single-Family Homes Sold	779	7,870	678	6,624	8,286
Percent Change	14.90 %	18.81 %			
Median Price	\$230,000	\$227,500	\$209,099	\$209,900	\$225,000
Percent Change	10.00 %	8.38 %			
Average Price	\$271,118	\$263,431	\$247,660	\$243,686	\$262,127
Percent Change	9.47 %	8.10 %			
Days on Market	45	50	58	55	52
Total Dollar Volume	\$211,200,556	\$2,073,201,583	\$167,913,243	\$1,614,173,933	\$2,171,980,682
Percent Change	25.78 %	28.44 %			

<b>Ada County Existing Home Sales</b>					
	<b>Oct-15</b>	<b>Year to Date 15</b>	<b>Oct-14</b>	<b>Year to Date 14</b>	<b>Previous 12 Months</b>
Existing Residential Listings	1379		1702		
Existing Pending Listings	822		628		
Existing Homes Sold	622	6,513	542	5,387	6,844
Percent Change	14.76 %	20.90 %			
Median Price	\$210,000	\$213,800	\$190,000	\$193,000	\$210,000
Percent Change	10.53 %	10.78 %			
Average Price	\$251,132	\$249,288	\$229,257	\$227,554	\$248,152
Percent Change	9.54 %	9.55 %			
Days on Market	46	44	55	51	46
Existing Dollar Volume	\$156,203,865	\$1,623,614,291	\$124,257,124	\$1,225,834,746	\$1,698,350,457
Percent Change	25.71 %	32.45 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Oct-15</b>	<b>Year to Date 15</b>	<b>Oct-14</b>	<b>Year to Date 14</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	850		889		
Newly Constructed Pending Listings	402		257		
Newly Constructed Homes Sold	157	1,357	136	1,237	1,442
Percent Change	15.44 %	9.70 %			
Median Price	\$320,000	\$309,183	\$304,757	\$299,900	\$305,488
Percent Change	5.00 %	3.10 %			
Average Price	\$350,297	\$331,310	\$321,001	\$313,936	\$328,454
Percent Change	9.13 %	5.53 %			
Days on Market	43	78	69	72	81
Newly Constructed Dollar Volume	\$54,996,691	\$449,587,292	\$43,656,119	\$388,339,187	\$473,630,225
Percent Change	25.98 %	15.77 %			

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<b>Single-Family Homes Sold in Ada County for October 2015</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	37	4.76 %	\$404,817	\$328,500
New Construction	5	3.18 %	\$452,226	\$424,810
Existing	32	5.15 %	\$397,409	\$317,000
Boise NE - 0200	24	3.08 %	\$384,322	\$368,250
New Construction	7	4.46 %	\$397,883	\$341,500
Existing	17	2.74 %	\$378,738	\$368,500
Boise SE - 0300	62	7.97 %	\$257,771	\$248,750
New Construction	16	10.19 %	\$288,095	\$286,110
Existing	46	7.41 %	\$247,224	\$219,950
Boise Bench - 0400	44	5.66 %	\$172,928	\$166,950
New Construction	1	0.64 %	\$209,900	\$209,900
Existing	43	6.92 %	\$172,068	\$165,900
Boise South - 0500	21	2.70 %	\$212,582	\$195,500
New Construction	2	1.27 %	\$232,759	\$232,758
Existing	19	3.06 %	\$210,458	\$179,900
Boise SW-Meridian - 0550	62	7.97 %	\$216,888	\$198,750
New Construction	4	2.55 %	\$252,186	\$248,286
Existing	58	9.34 %	\$214,454	\$195,250
Boise West - 0600	29	3.73 %	\$170,447	\$167,000
New Construction	0	0.00 %	\$0	\$0
Existing	29	4.67 %	\$170,447	\$167,000
Boise W-Garden City - 0650	65	8.35 %	\$203,573	\$197,000
New Construction	2	1.27 %	\$227,275	\$227,275
Existing	63	10.14 %	\$202,821	\$197,000
Garden City - 0700	4	0.51 %	\$286,500	\$275,000
New Construction	0	0.00 %	\$0	\$0
Existing	4	0.64 %	\$286,500	\$275,000
Boise NW - 0800	54	6.94 %	\$263,860	\$230,450
New Construction	8	5.10 %	\$299,770	\$275,875
Existing	46	7.41 %	\$257,615	\$207,500
Eagle - 0900	89	11.44 %	\$422,235	\$398,334
New Construction	33	21.02 %	\$486,164	\$458,805
Existing	56	9.02 %	\$384,563	\$342,450
Star - 0950	29	3.73 %	\$309,729	\$309,000
New Construction	16	10.19 %	\$324,799	\$318,693
Existing	13	2.09 %	\$291,181	\$264,800
Meridian SE - 1000	45	5.78 %	\$296,560	\$289,900
New Construction	20	12.74 %	\$322,882	\$326,732
Existing	25	4.03 %	\$275,502	\$275,000
Meridian SW - 1010	13	1.67 %	\$388,766	\$363,000
New Construction	6	3.82 %	\$328,211	\$317,999
Existing	7	1.13 %	\$440,671	\$425,000
Meridian NE - 1020	76	9.77 %	\$242,233	\$221,400
New Construction	16	10.19 %	\$260,415	\$242,672
Existing	60	9.66 %	\$237,384	\$200,250

**Single-Family Homes Sold in Ada County for October 2015**

<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	83	10.67 %	\$246,474	\$219,700
New Construction	18	11.46 %	\$344,418	\$342,965
Existing	65	10.47 %	\$219,351	\$202,000
Kuna - 1100	41	5.27 %	\$193,410	\$168,000
New Construction	3	1.91 %	\$256,903	\$242,000
Existing	38	6.12 %	\$188,398	\$165,637
<b>Totals</b>	<b>778</b>	<b>100.00 %</b>	<b>\$271,248</b>	<b>\$230,000</b>
New Construction	157	20.18 %	\$350,297	\$320,000
Existing	621	79.82 %	\$251,262	\$210,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County October 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 %	1	0.13 %
\$90,000 - \$99,999	0	0.00 %	2	0.26 %
\$100,000 - \$119,999	0	0.00 %	5	0.64 %
\$120,000 - \$159,999	0	0.00 %	88	11.31 %
\$160,000 - \$199,999	6	0.77 %	184	23.65 %
\$200,000 - \$249,999	31	3.98 %	124	15.94 %
\$250,000 - \$299,999	29	3.73 %	76	9.77 %
\$300,000 - \$399,999	52	6.68 %	82	10.54 %
\$400,000 - \$499,999	21	2.70 %	35	4.50 %
\$500,000 and over	18	2.31 %	24	3.08 %
<b>Totals</b>	<b>157</b>	<b>20.18 %</b>	<b>621</b>	<b>79.82 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) October 2015 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	4	0.05 %
\$70,000 - \$89,999	0	0.00 %	24	0.30 %
\$90,000 - \$99,999	0	0.00 %	18	0.23 %
\$100,000 - \$119,999	0	0.00 %	102	1.29 %
\$120,000 - \$159,999	13	0.16 %	1124	14.26 %
\$160,000 - \$199,999	117	1.48 %	1628	20.65 %
\$200,000 - \$249,999	238	3.02 %	1282	16.26 %
\$250,000 - \$299,999	272	3.45 %	852	10.81 %
\$300,000 - \$399,999	423	5.37 %	874	11.09 %
\$400,000 - \$499,999	201	2.55 %	330	4.19 %
\$500,000 and over	93	1.18 %	288	3.65 %
<b>Totals</b>	<b>1357</b>	<b>17.21 %</b>	<b>6526</b>	<b>82.79 %</b>

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