

<b>Ada County Single Family Home Sales Comparing Q1 2015 with Q1 2014</b>					
	<b>Q1 of 2015</b>	<b>Year to Date 15</b>	<b>Q1 of 2014</b>	<b>Year to Date 14</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,630	1,630	1,434	1,434	7,294
Percent Change	13.67 %	13.67 %			
Median Price	\$222,700	\$222,700	\$200,000	\$200,000	\$214,000
Percent Change	11.35 %	11.35 %			
Average Price	\$257,468	\$257,468	\$232,857	\$232,857	\$249,481
Percent Change	10.57 %	10.57 %			
Days on Market	67	67	68	68	55
Total Dollar Volume	\$419,672,432	\$419,672,432	\$333,916,831	\$333,916,831	\$1,819,715,278
Percent Change	25.68 %	25.68 %			

<b>Ada County Existing Home Sales</b>					
	<b>Q1 of 2015</b>	<b>Year to Date 15</b>	<b>Q1 of 2014</b>	<b>Year to Date 14</b>	<b>Previous 12 Months</b>
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	1,283	1,283	1,125	1,125	5,918
Percent Change	14.04 %	14.04 %			
Median Price	\$203,000	\$203,000	\$180,000	\$180,000	\$195,000
Percent Change	12.78 %	12.78 %			
Average Price	\$239,080	\$239,080	\$214,403	\$214,403	\$232,932
Percent Change	11.51 %	11.51 %			
Days on Market	59	59	64	64	51
Existing Dollar Volume	\$306,739,006	\$306,739,006	\$241,203,836	\$241,203,836	\$1,378,491,226
Percent Change	27.17 %	27.17 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Q1 of 2015</b>	<b>Year to Date 15</b>	<b>Q1 of 2014</b>	<b>Year to Date 14</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	347	347	309	309	1,376
Percent Change	12.30 %	12.30 %			
Median Price	\$300,000	\$300,000	\$286,000	\$286,000	\$304,757
Percent Change	4.90 %	4.90 %			
Average Price	\$325,457	\$325,457	\$300,042	\$300,042	\$320,657
Percent Change	8.47 %	8.47 %			
Days on Market	96	96	82	82	73
Newly Constructed Dollar Volume	\$112,933,426	\$112,933,426	\$92,712,995	\$92,712,995	\$441,224,052
Percent Change	21.81 %	21.81 %			

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Single-Family Homes Sold in Ada County for Q1 of 2015				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	96	5.88 %	\$347,252	\$306,450
New Construction	9	2.59 %	\$440,145	\$448,000
Existing	87	6.77 %	\$337,643	\$290,000
Boise NE - 0200	57	3.49 %	\$398,083	\$364,900
New Construction	26	7.49 %	\$392,585	\$388,750
Existing	31	2.41 %	\$402,695	\$340,000
Boise SE - 0300	123	7.53 %	\$259,517	\$241,500
New Construction	17	4.90 %	\$312,425	\$300,000
Existing	106	8.24 %	\$251,031	\$222,700
Boise Bench - 0400	105	6.43 %	\$177,323	\$151,000
New Construction	4	1.15 %	\$433,825	\$210,150
Existing	101	7.85 %	\$167,164	\$149,700
Boise South - 0500	45	2.76 %	\$206,107	\$183,900
New Construction	0	0.00 %	\$0	\$0
Existing	45	3.50 %	\$206,107	\$183,900
Boise SW-Meridian - 0550	146	8.94 %	\$228,564	\$215,000
New Construction	34	9.80 %	\$266,238	\$244,500
Existing	112	8.71 %	\$217,127	\$204,000
Boise West - 0600	97	5.94 %	\$184,147	\$169,900
New Construction	10	2.88 %	\$189,849	\$176,000
Existing	87	6.77 %	\$183,491	\$161,000
Boise W-Garden City - 0650	125	7.65 %	\$192,789	\$177,500
New Construction	4	1.15 %	\$178,535	\$179,700
Existing	121	9.41 %	\$193,260	\$177,500
Garden City - 0700	8	0.49 %	\$127,725	\$134,500
New Construction	2	0.58 %	\$146,950	\$146,950
Existing	6	0.47 %	\$121,317	\$127,500
Boise NW - 0800	113	6.92 %	\$273,345	\$249,901
New Construction	17	4.90 %	\$291,607	\$266,708
Existing	96	7.47 %	\$270,111	\$227,000
Eagle - 0900	154	9.43 %	\$402,111	\$362,500
New Construction	62	17.87 %	\$432,000	\$394,000
Existing	92	7.15 %	\$381,968	\$323,450
Star - 0950	69	4.23 %	\$276,330	\$268,900
New Construction	33	9.51 %	\$289,999	\$299,000
Existing	36	2.80 %	\$263,800	\$221,400
Meridian SE - 1000	76	4.65 %	\$265,020	\$264,125
New Construction	37	10.66 %	\$286,974	\$279,900
Existing	39	3.03 %	\$244,193	\$242,000
Meridian SW - 1010	30	1.84 %	\$282,036	\$281,750
New Construction	4	1.15 %	\$329,869	\$355,437
Existing	26	2.02 %	\$274,677	\$278,500
Meridian NE - 1020	112	6.86 %	\$242,792	\$227,500
New Construction	24	6.92 %	\$310,486	\$320,761
Existing	88	6.84 %	\$224,330	\$200,000

<b>Single-Family Homes Sold in Ada County for Q1 of 2015</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	204	12.49 %	\$237,102	\$214,000
New Construction	49	14.12 %	\$326,469	\$343,900
Existing	155	12.05 %	\$208,851	\$191,500
Kuna - 1100	73	4.47 %	\$175,160	\$165,409
New Construction	15	4.32 %	\$204,154	\$187,990
Existing	58	4.51 %	\$167,661	\$152,050
<b>Totals</b>	<b>1633</b>	<b>100.00 %</b>	<b>\$257,823</b>	<b>\$223,000</b>
New Construction	347	21.25 %	\$325,457	\$300,000
Existing	1286	78.75 %	\$239,573	\$203,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q1 of 2015 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	2	0.12 %
\$70,000 - \$89,999	0	0.00 %	7	0.43 %
\$90,000 - \$99,999	0	0.00 %	5	0.31 %
\$100,000 - \$119,999	0	0.00 %	28	1.71 %
\$120,000 - \$159,999	8	0.49 %	285	17.45 %
\$160,000 - \$199,999	37	2.27 %	297	18.19 %
\$200,000 - \$249,999	57	3.49 %	237	14.51 %
\$250,000 - \$299,999	70	4.29 %	171	10.47 %
\$300,000 - \$399,999	107	6.55 %	156	9.55 %
\$400,000 - \$499,999	49	3.00 %	40	2.45 %
\$500,000 and over	19	1.16 %	58	3.55 %
<b>Totals</b>	<b>347</b>	<b>21.25 %</b>	<b>1286</b>	<b>78.75 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q1 of 2015 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	2	0.12 %
\$70,000 - \$89,999	0	0.00 %	7	0.43 %
\$90,000 - \$99,999	0	0.00 %	5	0.31 %
\$100,000 - \$119,999	0	0.00 %	28	1.71 %
\$120,000 - \$159,999	8	0.49 %	285	17.45 %
\$160,000 - \$199,999	37	2.27 %	297	18.19 %
\$200,000 - \$249,999	57	3.49 %	237	14.51 %
\$250,000 - \$299,999	70	4.29 %	171	10.47 %
\$300,000 - \$399,999	107	6.55 %	156	9.55 %
\$400,000 - \$499,999	49	3.00 %	40	2.45 %
\$500,000 and over	19	1.16 %	58	3.55 %
<b>Totals</b>	<b>347</b>	<b>21.25 %</b>	<b>1286</b>	<b>78.75 %</b>

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