

| Ada County Single Family Home Sales Comparing 2016 with 2015 | | | | | |
|---|-----------------|------------------------|-----------------|------------------------|---------------------------|
| | 2016 | Year to Date 16 | 2015 | Year to Date 15 | Previous 12 Months |
| Total Active Residential Listings | n/a | | n/a | | |
| Total Pending Residential Listings | n/a | | n/a | | |
| Total Single-Family Homes Sold | 10,550 | 10,550 | 9,284 | 9,284 | 9,794 |
| Percent Change | 13.64 % | 13.64 % | | | |
| Median Price | \$244,900 | \$244,900 | \$229,000 | \$229,000 | \$244,500 |
| Percent Change | 6.94 % | 6.94 % | | | |
| Average Price | \$279,581 | \$279,581 | \$264,364 | \$264,364 | \$279,881 |
| Percent Change | 5.76 % | 5.76 % | | | |
| Days on Market | 44 | 44 | 50 | 50 | 44 |
| Total Dollar Volume | \$2,949,584,389 | \$2,949,584,389 | \$2,454,358,285 | \$2,454,358,285 | \$2,741,153,520 |
| Percent Change | 20.18 % | 20.18 % | | | |

| Ada County Existing Home Sales | | | | | |
|---------------------------------------|-----------------|------------------------|-----------------|------------------------|---------------------------|
| | 2016 | Year to Date 16 | 2015 | Year to Date 15 | Previous 12 Months |
| Existing Residential Listings | n/a | | n/a | | |
| Existing Pending Listings | n/a | | n/a | | |
| Existing Homes Sold | 8,218 | 8,218 | 7,594 | 7,594 | 7,666 |
| Percent Change | 8.22 % | 8.22 % | | | |
| Median Price | \$227,500 | \$227,500 | \$212,999 | \$212,999 | \$228,000 |
| Percent Change | 6.81 % | 6.81 % | | | |
| Average Price | \$264,254 | \$264,254 | \$248,674 | \$248,674 | \$264,881 |
| Percent Change | 6.27 % | 6.27 % | | | |
| Days on Market | 36 | 36 | 44 | 44 | 35 |
| Existing Dollar Volume | \$2,171,637,006 | \$2,171,637,006 | \$1,888,431,074 | \$1,888,431,074 | \$2,030,575,550 |
| Percent Change | 15.00 % | 15.00 % | | | |

| Ada County Newly Constructed Home Sales | | | | | |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
| | 2016 | Year to Date 16 | 2015 | Year to Date 15 | Previous 12 Months |
| Newly Constructed Residential Listings | n/a | | n/a | | |
| Newly Constructed Pending Listings | n/a | | n/a | | |
| Newly Constructed Homes Sold | 2,332 | 2,332 | 1,690 | 1,690 | 2,128 |
| Percent Change | 37.99 % | 37.99 % | | | |
| Median Price | \$313,530 | \$313,530 | \$313,722 | \$313,722 | \$312,950 |
| Percent Change | -0.06 % | -0.06 % | | | |
| Average Price | \$333,597 | \$333,597 | \$334,868 | \$334,868 | \$333,918 |
| Percent Change | -0.38 % | -0.38 % | | | |
| Days on Market | 74 | 74 | 77 | 77 | 74 |
| Newly Constructed Dollar Volume | \$777,947,383 | \$777,947,383 | \$565,927,211 | \$565,927,211 | \$710,577,970 |
| Percent Change | 37.46 % | 37.46 % | | | |

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| Single-Family Homes Sold in Ada County for 2016 | | | | |
|--|---------------|-----------------|----------------------|---------------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Boise North - 0100 | 466 | 4.41 % | \$386,980 | \$340,000 |
| New Construction | 32 | 1.37 % | \$520,774 | \$551,000 |
| Existing | 434 | 5.27 % | \$377,115 | \$333,750 |
| Boise NE - 0200 | 312 | 2.95 % | \$430,543 | \$400,000 |
| New Construction | 117 | 5.02 % | \$438,255 | \$410,400 |
| Existing | 195 | 2.37 % | \$425,916 | \$392,500 |
| Boise SE - 0300 | 683 | 6.46 % | \$276,929 | \$255,900 |
| New Construction | 77 | 3.30 % | \$318,437 | \$304,900 |
| Existing | 606 | 7.36 % | \$271,655 | \$245,000 |
| Boise Bench - 0400 | 627 | 5.93 % | \$200,938 | \$180,000 |
| New Construction | 22 | 0.94 % | \$222,522 | \$217,351 |
| Existing | 605 | 7.35 % | \$200,153 | \$180,000 |
| Boise South - 0500 | 350 | 3.31 % | \$235,529 | \$225,000 |
| New Construction | 37 | 1.59 % | \$249,365 | \$239,990 |
| Existing | 313 | 3.80 % | \$233,893 | \$223,000 |
| Boise SW-Meridian - 0550 | 1076 | 10.18 % | \$243,333 | \$228,475 |
| New Construction | 274 | 11.75 % | \$281,287 | \$265,719 |
| Existing | 802 | 9.74 % | \$230,367 | \$215,250 |
| Boise West - 0600 | 480 | 4.54 % | \$201,852 | \$184,950 |
| New Construction | 20 | 0.86 % | \$225,871 | \$227,386 |
| Existing | 460 | 5.59 % | \$200,808 | \$183,000 |
| Boise W-Garden City - 0650 | 766 | 7.25 % | \$227,920 | \$205,000 |
| New Construction | 32 | 1.37 % | \$266,454 | \$243,990 |
| Existing | 734 | 8.91 % | \$226,240 | \$205,000 |
| Garden City - 0700 | 47 | 0.44 % | \$208,149 | \$185,900 |
| New Construction | 9 | 0.39 % | \$201,899 | \$195,539 |
| Existing | 38 | 0.46 % | \$209,629 | \$177,550 |
| Boise NW - 0800 | 646 | 6.11 % | \$294,629 | \$268,545 |
| New Construction | 147 | 6.30 % | \$326,350 | \$320,627 |
| Existing | 499 | 6.06 % | \$285,284 | \$250,500 |
| Eagle - 0900 | 953 | 9.02 % | \$443,386 | \$407,000 |
| New Construction | 370 | 15.87 % | \$438,302 | \$415,523 |
| Existing | 583 | 7.08 % | \$446,613 | \$398,000 |
| Star - 0950 | 445 | 4.21 % | \$283,497 | \$271,500 |
| New Construction | 152 | 6.52 % | \$313,415 | \$318,900 |
| Existing | 293 | 3.56 % | \$267,976 | \$238,000 |
| Meridian SE - 1000 | 492 | 4.66 % | \$301,348 | \$275,000 |
| New Construction | 204 | 8.75 % | \$340,555 | \$338,055 |
| Existing | 288 | 3.50 % | \$273,577 | \$255,000 |
| Meridian SW - 1010 | 210 | 1.99 % | \$327,844 | \$323,346 |
| New Construction | 86 | 3.69 % | \$340,684 | \$344,900 |
| Existing | 124 | 1.51 % | \$318,939 | \$294,000 |
| Meridian NE - 1020 | 807 | 7.64 % | \$258,585 | \$245,000 |
| New Construction | 169 | 7.25 % | \$290,287 | \$270,000 |
| Existing | 638 | 7.75 % | \$250,188 | \$235,950 |

| Single-Family Homes Sold in Ada County for 2016 | | | | |
|--|---------------|-----------------|----------------------|---------------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Meridian NW - 1030 | 1506 | 14.25 % | \$260,265 | \$240,000 |
| New Construction | 400 | 17.15 % | \$323,618 | \$320,298 |
| Existing | 1106 | 13.43 % | \$237,353 | \$222,500 |
| Kuna - 1100 | 701 | 6.63 % | \$206,735 | \$187,100 |
| New Construction | 184 | 7.89 % | \$241,140 | \$231,666 |
| Existing | 517 | 6.28 % | \$194,490 | \$173,500 |
| Totals | 10567 | 100.00 % | \$279,835 | \$244,900 |
| New Construction | 2332 | 22.07 % | \$333,597 | \$313,530 |
| Existing | 8235 | 77.93 % | \$264,611 | \$227,900 |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County 2016 by Price Class | | | | |
|--|-------------|----------------|-------------|----------------|
| Sales Price Range | New | Market % | Existing | Market % |
| \$69,999 and under | 0 | 0.00 % | 3 | 0.03 % |
| \$70,000 - \$89,999 | 0 | 0.00 % | 10 | 0.09 % |
| \$90,000 - \$99,999 | 0 | 0.00 % | 13 | 0.12 % |
| \$100,000 - \$119,999 | 0 | 0.00 % | 56 | 0.53 % |
| \$120,000 - \$159,999 | 6 | 0.06 % | 733 | 6.94 % |
| \$160,000 - \$199,999 | 152 | 1.44 % | 2175 | 20.58 % |
| \$200,000 - \$249,999 | 435 | 4.12 % | 1900 | 17.98 % |
| \$250,000 - \$299,999 | 463 | 4.38 % | 1291 | 12.22 % |
| \$300,000 - \$399,999 | 766 | 7.25 % | 1165 | 11.02 % |
| \$400,000 - \$499,999 | 337 | 3.19 % | 457 | 4.32 % |
| \$500,000 and over | 173 | 1.64 % | 432 | 4.09 % |
| Totals | 2332 | 22.07 % | 8235 | 77.93 % |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) 2016 by Price Class | | | | |
|---|-------------|----------------|-------------|----------------|
| Sales Price Range | New | Market % | Existing | Market % |
| \$69,999 and under | 0 | 0.00 % | 3 | 0.03 % |
| \$70,000 - \$89,999 | 0 | 0.00 % | 10 | 0.09 % |
| \$90,000 - \$99,999 | 0 | 0.00 % | 13 | 0.12 % |
| \$100,000 - \$119,999 | 0 | 0.00 % | 56 | 0.53 % |
| \$120,000 - \$159,999 | 6 | 0.06 % | 733 | 6.94 % |
| \$160,000 - \$199,999 | 152 | 1.44 % | 2175 | 20.58 % |
| \$200,000 - \$249,999 | 435 | 4.12 % | 1900 | 17.98 % |
| \$250,000 - \$299,999 | 463 | 4.38 % | 1291 | 12.22 % |
| \$300,000 - \$399,999 | 766 | 7.25 % | 1165 | 11.02 % |
| \$400,000 - \$499,999 | 337 | 3.19 % | 457 | 4.32 % |
| \$500,000 and over | 173 | 1.64 % | 432 | 4.09 % |
| Totals | 2332 | 22.07 % | 8235 | 77.93 % |

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