

Ada County Single Family Home Sales Comparing February 2016 with February 2015					
	Feb-16	Year to Date 16	Feb-15	Year to Date 15	Previous 12 Months
Total Active Residential Listings	1769		1938		
Total Pending Residential Listings	1379		1099		
Total Single-Family Homes Sold	571	1,032	509	935	8,845
Percent Change	12.18 %	10.37 %			
Median Price	\$235,000	\$237,500	\$224,000	\$224,000	\$229,650
Percent Change	4.91 %	6.03 %			
Average Price	\$271,897	\$269,948	\$251,946	\$252,865	\$265,741
Percent Change	7.92 %	6.76 %			
Days on Market	57	61	67	68	49
Total Dollar Volume	\$155,253,358	\$278,586,183	\$128,240,753	\$236,428,413	\$2,350,482,968
Percent Change	21.06 %	17.83 %			

Ada County Existing Home Sales					
	Feb-16	Year to Date 16	Feb-15	Year to Date 15	Previous 12 Months
Existing Residential Listings	985		1237		
Existing Pending Listings	893		787		
Existing Homes Sold	434	788	400	721	7,256
Percent Change	8.50 %	9.29 %			
Median Price	\$212,950	\$211,950	\$197,500	\$198,000	\$214,900
Percent Change	7.82 %	7.05 %			
Average Price	\$252,567	\$250,646	\$233,742	\$232,379	\$250,305
Percent Change	8.05 %	7.86 %			
Days on Market	51	55	59	63	43
Existing Dollar Volume	\$109,614,001	\$197,508,868	\$93,496,961	\$167,545,335	\$1,816,209,506
Percent Change	17.24 %	17.88 %			

Ada County Newly Constructed Home Sales					
	Feb-16	Year to Date 16	Feb-15	Year to Date 15	Previous 12 Months
Newly Constructed Residential Listings	784		701		
Newly Constructed Pending Listings	486		312		
Newly Constructed Homes Sold	137	244	109	214	1,589
Percent Change	25.69 %	14.02 %			
Median Price	\$299,985	\$299,992	\$305,000	\$309,541	\$311,900
Percent Change	-1.64 %	-3.08 %			
Average Price	\$333,134	\$332,284	\$318,750	\$321,884	\$336,233
Percent Change	4.51 %	3.23 %			
Days on Market	75	82	95	85	76
Newly Constructed Dollar Volume	\$45,639,357	\$81,077,315	\$34,743,792	\$68,883,078	\$534,273,462
Percent Change	31.36 %	17.70 %			

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Single-Family Homes Sold in Ada County for February 2016				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	32	5.58 %	\$391,312	\$305,750
New Construction	5	3.65 %	\$446,200	\$278,400
Existing	27	6.19 %	\$381,147	\$306,500
Boise NE - 0200	16	2.79 %	\$384,895	\$367,450
New Construction	5	3.65 %	\$363,414	\$374,900
Existing	11	2.52 %	\$394,659	\$360,000
Boise SE - 0300	47	8.20 %	\$255,649	\$259,900
New Construction	7	5.11 %	\$291,461	\$276,857
Existing	40	9.17 %	\$249,382	\$245,500
Boise Bench - 0400	37	6.46 %	\$210,046	\$180,000
New Construction	1	0.73 %	\$202,500	\$202,500
Existing	36	8.26 %	\$210,256	\$180,000
Boise South - 0500	27	4.71 %	\$215,030	\$207,000
New Construction	7	5.11 %	\$231,602	\$212,830
Existing	20	4.59 %	\$209,230	\$183,500
Boise SW-Meridian - 0550	54	9.42 %	\$240,152	\$222,200
New Construction	12	8.76 %	\$281,133	\$259,066
Existing	42	9.63 %	\$228,443	\$211,500
Boise West - 0600	21	3.66 %	\$185,385	\$170,000
New Construction	0	0.00 %	\$0	\$0
Existing	21	4.82 %	\$185,385	\$170,000
Boise W-Garden City - 0650	34	5.93 %	\$211,517	\$189,450
New Construction	4	2.92 %	\$300,966	\$323,750
Existing	30	6.88 %	\$199,590	\$185,000
Garden City - 0700	2	0.35 %	\$187,950	\$187,950
New Construction	1	0.73 %	\$185,900	\$185,900
Existing	1	0.23 %	\$190,000	\$190,000
Boise NW - 0800	36	6.28 %	\$261,558	\$245,450
New Construction	7	5.11 %	\$318,639	\$310,954
Existing	29	6.65 %	\$247,780	\$216,000
Eagle - 0900	47	8.20 %	\$478,782	\$425,000
New Construction	26	18.98 %	\$466,828	\$427,630
Existing	21	4.82 %	\$493,582	\$425,000
Star - 0950	15	2.62 %	\$285,138	\$254,997
New Construction	6	4.38 %	\$304,728	\$291,145
Existing	9	2.06 %	\$272,078	\$249,900
Meridian SE - 1000	33	5.76 %	\$290,642	\$269,900
New Construction	15	10.95 %	\$334,875	\$345,500
Existing	18	4.13 %	\$253,781	\$246,500
Meridian SW - 1010	14	2.44 %	\$321,510	\$294,377
New Construction	7	5.11 %	\$305,749	\$298,755
Existing	7	1.61 %	\$337,271	\$290,000
Meridian NE - 1020	46	8.03 %	\$242,706	\$240,950
New Construction	11	8.03 %	\$287,400	\$275,000
Existing	35	8.03 %	\$228,660	\$222,000

Single-Family Homes Sold in Ada County for February 2016				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	72	12.57 %	\$236,025	\$223,750
New Construction	13	9.49 %	\$285,945	\$289,646
Existing	59	13.53 %	\$225,025	\$214,000
Kuna - 1100	40	6.98 %	\$224,119	\$195,495
New Construction	10	7.30 %	\$272,555	\$280,515
Existing	30	6.88 %	\$207,974	\$173,200
Totals	573	100.00 %	\$272,449	\$235,000
New Construction	137	23.91 %	\$333,134	\$299,985
Existing	436	76.09 %	\$253,381	\$213,500

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County February 2016 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 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	0	0.00 %
\$120,000 - \$159,999	1	0.17 %	64	11.17 %
\$160,000 - \$199,999	7	1.22 %	123	21.47 %
\$200,000 - \$249,999	26	4.54 %	91	15.88 %
\$250,000 - \$299,999	35	6.11 %	60	10.47 %
\$300,000 - \$399,999	41	7.16 %	61	10.65 %
\$400,000 - \$499,999	15	2.62 %	18	3.14 %
\$500,000 and over	12	2.09 %	19	3.32 %
Totals	137	23.91 %	436	76.09 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) February 2016 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.10 %
\$70,000 - \$89,999	0	0.00 %	1	0.10 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	13	1.26 %
\$120,000 - \$159,999	1	0.10 %	115	11.12 %
\$160,000 - \$199,999	18	1.74 %	222	21.47 %
\$200,000 - \$249,999	46	4.45 %	152	14.70 %
\$250,000 - \$299,999	57	5.51 %	101	9.77 %
\$300,000 - \$399,999	75	7.25 %	114	11.03 %
\$400,000 - \$499,999	25	2.42 %	34	3.29 %
\$500,000 and over	22	2.13 %	37	3.58 %
Totals	244	23.60 %	790	76.40 %

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