

| Ada County Single Family Home Sales Comparing January 2016 with January 2015 | | | | | |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
| | Jan-16 | Year to Date 16 | Jan-15 | Year to Date 15 | Previous 12 Months |
| Total Active Residential Listings | 1695 | | 1916 | | |
| Total Pending Residential Listings | 1109 | | 867 | | |
| Total Single-Family Homes Sold | 459 | 459 | 426 | 426 | 8,869 |
| Percent Change | 7.75 % | 7.75 % | | | |
| Median Price | \$237,638 | \$237,638 | \$224,400 | \$224,400 | \$229,000 |
| Percent Change | 5.90 % | 5.90 % | | | |
| Average Price | \$267,420 | \$267,420 | \$253,962 | \$253,962 | \$264,921 |
| Percent Change | 5.30 % | 5.30 % | | | |
| Days on Market | 67 | 67 | 70 | 70 | 49 |
| Total Dollar Volume | \$122,745,825 | \$122,745,825 | \$108,187,660 | \$108,187,660 | \$2,349,586,662 |
| Percent Change | 13.46 % | 13.46 % | | | |

| Ada County Existing Home Sales | | | | | |
|---------------------------------------|---------------|------------------------|---------------|------------------------|---------------------------|
| | Jan-16 | Year to Date 16 | Jan-15 | Year to Date 15 | Previous 12 Months |
| Existing Residential Listings | 875 | | 1139 | | |
| Existing Pending Listings | 700 | | 607 | | |
| Existing Homes Sold | 353 | 353 | 321 | 321 | 7,282 |
| Percent Change | 9.97 % | 9.97 % | | | |
| Median Price | \$209,888 | \$209,888 | \$198,000 | \$198,000 | \$213,720 |
| Percent Change | 6.00 % | 6.00 % | | | |
| Average Price | \$248,304 | \$248,304 | \$230,680 | \$230,680 | \$249,552 |
| Percent Change | 7.64 % | 7.64 % | | | |
| Days on Market | 59 | 59 | 68 | 68 | 43 |
| Existing Dollar Volume | \$87,651,367 | \$87,651,367 | \$74,048,374 | \$74,048,374 | \$1,817,237,000 |
| Percent Change | 18.37 % | 18.37 % | | | |

| Ada County Newly Constructed Home Sales | | | | | |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
| | Jan-16 | Year to Date 16 | Jan-15 | Year to Date 15 | Previous 12 Months |
| Newly Constructed Residential Listings | 820 | | 777 | | |
| Newly Constructed Pending Listings | 409 | | 260 | | |
| Newly Constructed Homes Sold | 106 | 106 | 105 | 105 | 1,587 |
| Percent Change | 0.95 % | 0.95 % | | | |
| Median Price | \$299,570 | \$299,570 | \$311,900 | \$311,900 | \$313,752 |
| Percent Change | -3.95 % | -3.95 % | | | |
| Average Price | \$331,080 | \$331,080 | \$325,136 | \$325,136 | \$335,444 |
| Percent Change | 1.83 % | 1.83 % | | | |
| Days on Market | 91 | 91 | 75 | 75 | 77 |
| Newly Constructed Dollar Volume | \$35,094,458 | \$35,094,458 | \$34,139,286 | \$34,139,286 | \$532,349,662 |
| Percent Change | 2.80 % | 2.80 % | | | |

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| Single-Family Homes Sold in Ada County for January 2016 | | | | |
|---|--------|----------|---------------|--------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Boise North - 0100 | 20 | 4.36 % | \$344,515 | \$318,000 |
| New Construction | 2 | 1.89 % | \$678,605 | \$678,605 |
| Existing | 18 | 5.10 % | \$307,394 | \$304,900 |
| Boise NE - 0200 | 14 | 3.05 % | \$383,641 | \$336,000 |
| New Construction | 5 | 4.72 % | \$375,835 | \$392,900 |
| Existing | 9 | 2.55 % | \$387,978 | \$325,000 |
| Boise SE - 0300 | 33 | 7.19 % | \$274,248 | \$270,000 |
| New Construction | 9 | 8.49 % | \$289,808 | \$292,272 |
| Existing | 24 | 6.80 % | \$268,413 | \$244,950 |
| Boise Bench - 0400 | 30 | 6.54 % | \$175,034 | \$170,450 |
| New Construction | 2 | 1.89 % | \$219,950 | \$219,950 |
| Existing | 28 | 7.93 % | \$171,826 | \$167,400 |
| Boise South - 0500 | 13 | 2.83 % | \$225,604 | \$187,000 |
| New Construction | 3 | 2.83 % | \$231,050 | \$220,549 |
| Existing | 10 | 2.83 % | \$223,970 | \$185,450 |
| Boise SW-Meridian - 0550 | 51 | 11.11 % | \$251,934 | \$224,639 |
| New Construction | 18 | 16.98 % | \$296,797 | \$255,972 |
| Existing | 33 | 9.35 % | \$227,463 | \$207,000 |
| Boise West - 0600 | 24 | 5.23 % | \$213,125 | \$175,900 |
| New Construction | 0 | 0.00 % | \$0 | \$0 |
| Existing | 24 | 6.80 % | \$213,125 | \$175,900 |
| Boise W-Garden City - 0650 | 39 | 8.50 % | \$200,435 | \$180,000 |
| New Construction | 4 | 3.77 % | \$236,486 | \$217,633 |
| Existing | 35 | 9.92 % | \$196,315 | \$176,500 |
| Garden City - 0700 | 2 | 0.44 % | \$116,000 | \$116,000 |
| New Construction | 0 | 0.00 % | \$0 | \$0 |
| Existing | 2 | 0.57 % | \$116,000 | \$116,000 |
| Boise NW - 0800 | 27 | 5.88 % | \$288,825 | \$239,000 |
| New Construction | 6 | 5.66 % | \$290,351 | \$286,109 |
| Existing | 21 | 5.95 % | \$288,390 | \$210,000 |
| Eagle - 0900 | 36 | 7.84 % | \$466,661 | \$423,512 |
| New Construction | 12 | 11.32 % | \$563,132 | \$503,400 |
| Existing | 24 | 6.80 % | \$418,425 | \$332,250 |
| Star - 0950 | 18 | 3.92 % | \$270,669 | \$269,900 |
| New Construction | 4 | 3.77 % | \$363,112 | \$384,000 |
| Existing | 14 | 3.97 % | \$244,257 | \$266,900 |
| Meridian SE - 1000 | 17 | 3.70 % | \$295,456 | \$284,500 |
| New Construction | 6 | 5.66 % | \$310,491 | \$319,800 |
| Existing | 11 | 3.12 % | \$287,255 | \$264,900 |
| Meridian SW - 1010 | 9 | 1.96 % | \$375,367 | \$324,900 |
| New Construction | 2 | 1.89 % | \$333,301 | \$333,300 |
| Existing | 7 | 1.98 % | \$387,386 | \$324,900 |
| Meridian NE - 1020 | 33 | 7.19 % | \$264,666 | \$254,990 |
| New Construction | 9 | 8.49 % | \$294,133 | \$264,990 |
| Existing | 24 | 6.80 % | \$253,616 | \$239,450 |

| Single-Family Homes Sold in Ada County for January 2016 | | | | |
|--|---------------|-----------------|----------------------|---------------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Meridian NW - 1030 | 66 | 14.38 % | \$241,535 | \$226,162 |
| New Construction | 18 | 16.98 % | \$299,355 | \$295,570 |
| Existing | 48 | 13.60 % | \$219,853 | \$209,444 |
| Kuna - 1100 | 27 | 5.88 % | \$173,758 | \$160,400 |
| New Construction | 6 | 5.66 % | \$218,532 | \$201,450 |
| Existing | 21 | 5.95 % | \$160,965 | \$154,000 |
| Totals | 459 | 100.00 % | \$267,420 | \$237,638 |
| New Construction | 106 | 23.09 % | \$331,080 | \$299,570 |
| Existing | 353 | 76.91 % | \$248,304 | \$209,888 |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County January 2016 by Price Class | | | | |
|--|------------|----------------|------------|----------------|
| Sales Price Range | New | Market % | Existing | Market % |
| \$69,999 and under | 0 | 0.00 % | 1 | 0.22 % |
| \$70,000 - \$89,999 | 0 | 0.00 % | 1 | 0.22 % |
| \$90,000 - \$99,999 | 0 | 0.00 % | 0 | 0.00 % |
| \$100,000 - \$119,999 | 0 | 0.00 % | 13 | 2.83 % |
| \$120,000 - \$159,999 | 0 | 0.00 % | 51 | 11.11 % |
| \$160,000 - \$199,999 | 11 | 2.40 % | 99 | 21.57 % |
| \$200,000 - \$249,999 | 20 | 4.36 % | 60 | 13.07 % |
| \$250,000 - \$299,999 | 22 | 4.79 % | 41 | 8.93 % |
| \$300,000 - \$399,999 | 33 | 7.19 % | 53 | 11.55 % |
| \$400,000 - \$499,999 | 10 | 2.18 % | 16 | 3.49 % |
| \$500,000 and over | 10 | 2.18 % | 18 | 3.92 % |
| Totals | 106 | 23.09 % | 353 | 76.91 % |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) January 2016 by Price Class | | | | |
|---|------------|----------------|------------|----------------|
| Sales Price Range | New | Market % | Existing | Market % |
| \$69,999 and under | 0 | 0.00 % | 1 | 0.22 % |
| \$70,000 - \$89,999 | 0 | 0.00 % | 1 | 0.22 % |
| \$90,000 - \$99,999 | 0 | 0.00 % | 0 | 0.00 % |
| \$100,000 - \$119,999 | 0 | 0.00 % | 13 | 2.83 % |
| \$120,000 - \$159,999 | 0 | 0.00 % | 51 | 11.11 % |
| \$160,000 - \$199,999 | 11 | 2.40 % | 99 | 21.57 % |
| \$200,000 - \$249,999 | 20 | 4.36 % | 60 | 13.07 % |
| \$250,000 - \$299,999 | 22 | 4.79 % | 41 | 8.93 % |
| \$300,000 - \$399,999 | 33 | 7.19 % | 53 | 11.55 % |
| \$400,000 - \$499,999 | 10 | 2.18 % | 16 | 3.49 % |
| \$500,000 and over | 10 | 2.18 % | 18 | 3.92 % |
| Totals | 106 | 23.09 % | 353 | 76.91 % |

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