

Ada County Single Family Home Sales Comparing July 2016 with July 2015					
	Jul-16	Year to Date 16	Jul-15	Year to Date 15	Previous 12 Months
Total Active Residential Listings	2196		2508		
Total Pending Residential Listings	1639		1319		
Total Single-Family Homes Sold	1,053	6,010	1,024	5,404	8,920
Percent Change	2.83 %	11.21 %			
Median Price	\$243,000	\$240,000	\$230,312	\$225,000	\$238,000
Percent Change	5.51 %	6.67 %			
Average Price	\$282,521	\$276,473	\$269,761	\$262,556	\$271,682
Percent Change	4.73 %	5.30 %			
Days on Market	33	45	42	52	47
Total Dollar Volume	\$297,495,054	\$1,661,604,594	\$276,235,442	\$1,418,850,661	\$2,423,405,155
Percent Change	7.70 %	17.11 %			

Ada County Existing Home Sales					
	Jul-16	Year to Date 16	Jul-15	Year to Date 15	Previous 12 Months
Existing Residential Listings	1462		1742		
Existing Pending Listings	1066		940		
Existing Homes Sold	856	4,744	854	4,469	7,082
Percent Change	0.23 %	6.15 %			
Median Price	\$229,250	\$225,000	\$220,000	\$212,000	\$219,900
Percent Change	4.20 %	6.13 %			
Average Price	\$265,467	\$261,545	\$259,948	\$249,381	\$254,927
Percent Change	2.12 %	4.88 %			
Days on Market	27	35	36	44	40
Existing Dollar Volume	\$227,240,099	\$1,240,767,949	\$221,995,353	\$1,114,484,456	\$1,805,392,528
Percent Change	2.36 %	11.33 %			

Ada County Newly Constructed Home Sales					
	Jul-16	Year to Date 16	Jul-15	Year to Date 15	Previous 12 Months
Newly Constructed Residential Listings	734		766		
Newly Constructed Pending Listings	573		379		
Newly Constructed Homes Sold	197	1,266	170	935	1,838
Percent Change	15.88 %	35.40 %			
Median Price	\$316,000	\$309,076	\$291,139	\$300,000	\$315,000
Percent Change	8.54 %	3.03 %			
Average Price	\$356,624	\$332,414	\$319,059	\$325,525	\$336,242
Percent Change	11.77 %	2.12 %			
Days on Market	56	82	73	89	76
Newly Constructed Dollar Volume	\$70,254,955	\$420,836,645	\$54,240,089	\$304,366,205	\$618,012,627
Percent Change	29.53 %	38.27 %			

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Single-Family Homes Sold in Ada County for July 2016				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	45	4.27 %	\$386,565	\$313,000
New Construction	4	2.03 %	\$656,147	\$717,294
Existing	41	4.79 %	\$360,264	\$301,000
Boise NE - 0200	29	2.75 %	\$469,453	\$392,500
New Construction	10	5.08 %	\$530,138	\$439,350
Existing	19	2.22 %	\$437,513	\$380,000
Boise SE - 0300	79	7.50 %	\$259,937	\$239,900
New Construction	5	2.54 %	\$257,923	\$224,851
Existing	74	8.64 %	\$260,073	\$241,200
Boise Bench - 0400	65	6.17 %	\$205,634	\$182,000
New Construction	0	0.00 %	\$0	\$0
Existing	65	7.59 %	\$205,634	\$182,000
Boise South - 0500	37	3.51 %	\$242,702	\$245,000
New Construction	3	1.52 %	\$252,521	\$241,583
Existing	34	3.97 %	\$241,836	\$245,000
Boise SW-Meridian - 0550	104	9.88 %	\$238,819	\$225,000
New Construction	20	10.15 %	\$280,926	\$257,037
Existing	84	9.81 %	\$228,794	\$217,750
Boise West - 0600	49	4.65 %	\$209,731	\$191,500
New Construction	5	2.54 %	\$237,984	\$230,000
Existing	44	5.14 %	\$206,520	\$189,950
Boise W-Garden City - 0650	76	7.22 %	\$234,393	\$204,750
New Construction	2	1.02 %	\$302,650	\$302,650
Existing	74	8.64 %	\$232,549	\$202,650
Garden City - 0700	5	0.47 %	\$209,980	\$180,000
New Construction	0	0.00 %	\$0	\$0
Existing	5	0.58 %	\$209,980	\$180,000
Boise NW - 0800	57	5.41 %	\$312,637	\$291,000
New Construction	12	6.09 %	\$335,041	\$318,667
Existing	45	5.26 %	\$306,662	\$267,500
Eagle - 0900	110	10.45 %	\$451,176	\$431,556
New Construction	41	20.81 %	\$491,619	\$469,900
Existing	69	8.06 %	\$427,145	\$405,000
Star - 0950	44	4.18 %	\$291,146	\$286,000
New Construction	17	8.63 %	\$306,665	\$300,000
Existing	27	3.15 %	\$281,374	\$262,000
Meridian SE - 1000	51	4.84 %	\$281,391	\$259,900
New Construction	19	9.64 %	\$321,579	\$319,900
Existing	32	3.74 %	\$257,529	\$247,500
Meridian SW - 1010	21	1.99 %	\$323,060	\$293,000
New Construction	6	3.05 %	\$346,860	\$345,498
Existing	15	1.75 %	\$313,540	\$250,000
Meridian NE - 1020	78	7.41 %	\$261,617	\$251,950
New Construction	13	6.60 %	\$325,650	\$292,500
Existing	65	7.59 %	\$248,810	\$242,000

Single-Family Homes Sold in Ada County for July 2016				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	135	12.82 %	\$256,423	\$240,000
New Construction	27	13.71 %	\$302,644	\$285,437
Existing	108	12.62 %	\$244,868	\$229,250
Kuna - 1100	68	6.46 %	\$197,352	\$179,450
New Construction	13	6.60 %	\$221,681	\$216,348
Existing	55	6.43 %	\$191,602	\$173,900
Totals	1053	100.00 %	\$282,723	\$243,500
New Construction	197	18.71 %	\$356,624	\$316,000
Existing	856	81.29 %	\$265,715	\$229,675

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County July 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 %	1	0.09 %
\$90,000 - \$99,999	0	0.00 %	3	0.28 %
\$100,000 - \$119,999	0	0.00 %	4	0.38 %
\$120,000 - \$159,999	0	0.00 %	61	5.79 %
\$160,000 - \$199,999	9	0.85 %	248	23.55 %
\$200,000 - \$249,999	41	3.89 %	178	16.90 %
\$250,000 - \$299,999	37	3.51 %	146	13.87 %
\$300,000 - \$399,999	61	5.79 %	123	11.68 %
\$400,000 - \$499,999	24	2.28 %	48	4.56 %
\$500,000 and over	25	2.37 %	44	4.18 %
Totals	197	18.71 %	856	81.29 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) July 2016 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	2	0.03 %
\$70,000 - \$89,999	0	0.00 %	7	0.12 %
\$90,000 - \$99,999	0	0.00 %	7	0.12 %
\$100,000 - \$119,999	0	0.00 %	34	0.57 %
\$120,000 - \$159,999	4	0.07 %	476	7.91 %
\$160,000 - \$199,999	96	1.60 %	1261	20.96 %
\$200,000 - \$249,999	250	4.15 %	1041	17.30 %
\$250,000 - \$299,999	257	4.27 %	731	12.15 %
\$300,000 - \$399,999	385	6.40 %	692	11.50 %
\$400,000 - \$499,999	172	2.86 %	266	4.42 %
\$500,000 and over	102	1.70 %	234	3.89 %
Totals	1266	21.04 %	4751	78.96 %

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