

Ada County Single Family Home Sales Comparing March 2016 with March 2015					
	Mar-16	Year to Date 16	Mar-15	Year to Date 15	Previous 12 Months
Total Active Residential Listings	1796		2175		
Total Pending Residential Listings	1590		1280		
Total Single-Family Homes Sold	788	1,824	695	1,628	8,742
Percent Change	13.38 %	12.04 %			
Median Price	\$234,950	\$235,500	\$222,900	\$223,950	\$229,975
Percent Change	5.41 %	5.16 %			
Average Price	\$266,702	\$268,414	\$264,460	\$257,889	\$266,149
Percent Change	0.85 %	4.08 %			
Days on Market	56	59	65	67	48
Total Dollar Volume	\$210,160,869	\$489,586,684	\$183,799,617	\$419,843,030	\$2,326,677,312
Percent Change	14.34 %	16.61 %			

Ada County Existing Home Sales					
	Mar-16	Year to Date 16	Mar-15	Year to Date 15	Previous 12 Months
Existing Residential Listings	1062		1413		
Existing Pending Listings	1055		958		
Existing Homes Sold	607	1,398	562	1,281	7,137
Percent Change	8.01 %	9.13 %			
Median Price	\$215,000	\$214,900	\$210,000	\$203,000	\$214,900
Percent Change	2.38 %	5.86 %			
Average Price	\$251,265	\$250,777	\$248,487	\$239,508	\$250,521
Percent Change	1.12 %	4.71 %			
Days on Market	42	49	54	59	43
Existing Dollar Volume	\$152,518,109	\$350,586,377	\$139,649,546	\$306,809,881	\$1,787,967,644
Percent Change	9.21 %	14.27 %			

Ada County Newly Constructed Home Sales					
	Mar-16	Year to Date 16	Mar-15	Year to Date 15	Previous 12 Months
Newly Constructed Residential Listings	734		762		
Newly Constructed Pending Listings	535		322		
Newly Constructed Homes Sold	181	426	133	347	1,605
Percent Change	36.09 %	22.77 %			
Median Price	\$296,000	\$297,450	\$282,405	\$300,000	\$311,900
Percent Change	4.81 %	-0.85 %			
Average Price	\$318,468	\$326,292	\$331,955	\$325,744	\$335,645
Percent Change	-4.06 %	0.17 %			
Days on Market	101	89	111	95	74
Newly Constructed Dollar Volume	\$57,642,760	\$139,000,307	\$44,150,071	\$113,033,149	\$538,709,668
Percent Change	30.56 %	22.97 %			

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Single-Family Homes Sold in Ada County for March 2016				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	34	4.31 %	\$362,304	\$332,950
New Construction	1	0.55 %	\$649,900	\$649,900
Existing	33	5.44 %	\$353,589	\$331,000
Boise NE - 0200	27	3.43 %	\$456,130	\$404,900
New Construction	13	7.18 %	\$460,948	\$404,900
Existing	14	2.31 %	\$451,657	\$409,950
Boise SE - 0300	49	6.22 %	\$274,536	\$267,000
New Construction	7	3.87 %	\$320,745	\$310,990
Existing	42	6.92 %	\$266,834	\$253,000
Boise Bench - 0400	53	6.73 %	\$193,222	\$185,000
New Construction	3	1.66 %	\$242,500	\$202,500
Existing	50	8.24 %	\$190,265	\$181,350
Boise South - 0500	26	3.30 %	\$226,875	\$228,000
New Construction	1	0.55 %	\$265,000	\$265,000
Existing	25	4.12 %	\$225,350	\$226,000
Boise SW-Meridian - 0550	87	11.04 %	\$220,120	\$207,000
New Construction	15	8.29 %	\$242,521	\$255,958
Existing	72	11.86 %	\$215,453	\$203,950
Boise West - 0600	37	4.70 %	\$198,101	\$178,000
New Construction	2	1.10 %	\$224,637	\$224,636
Existing	35	5.77 %	\$196,584	\$173,000
Boise W-Garden City - 0650	60	7.61 %	\$219,675	\$193,500
New Construction	3	1.66 %	\$267,138	\$260,000
Existing	57	9.39 %	\$217,177	\$193,000
Garden City - 0700	5	0.63 %	\$200,841	\$214,900
New Construction	1	0.55 %	\$246,306	\$246,306
Existing	4	0.66 %	\$189,475	\$173,950
Boise NW - 0800	49	6.22 %	\$301,258	\$285,208
New Construction	11	6.08 %	\$346,169	\$350,676
Existing	38	6.26 %	\$288,258	\$262,950
Eagle - 0900	57	7.23 %	\$427,249	\$399,000
New Construction	22	12.15 %	\$390,405	\$375,700
Existing	35	5.77 %	\$450,409	\$441,000
Star - 0950	35	4.44 %	\$305,469	\$287,001
New Construction	14	7.73 %	\$321,891	\$320,900
Existing	21	3.46 %	\$294,521	\$220,000
Meridian SE - 1000	31	3.93 %	\$298,098	\$269,900
New Construction	13	7.18 %	\$342,534	\$349,900
Existing	18	2.97 %	\$266,006	\$253,500
Meridian SW - 1010	10	1.27 %	\$304,958	\$294,967
New Construction	6	3.31 %	\$326,483	\$327,907
Existing	4	0.66 %	\$272,671	\$255,391
Meridian NE - 1020	64	8.12 %	\$252,298	\$250,000
New Construction	18	9.94 %	\$274,403	\$263,450
Existing	46	7.58 %	\$243,648	\$247,450

Single-Family Homes Sold in Ada County for March 2016				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	102	12.94 %	\$250,926	\$236,495
New Construction	31	17.13 %	\$329,354	\$345,500
Existing	71	11.70 %	\$216,683	\$207,500
Kuna - 1100	62	7.87 %	\$189,177	\$172,909
New Construction	20	11.05 %	\$208,185	\$199,950
Existing	42	6.92 %	\$180,125	\$159,950
Totals	788	100.00 %	\$267,079	\$235,000
New Construction	181	22.97 %	\$318,468	\$296,000
Existing	607	77.03 %	\$251,755	\$215,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County March 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	0.13 %
\$90,000 - \$99,999	0	0.00 %	1	0.13 %
\$100,000 - \$119,999	0	0.00 %	5	0.63 %
\$120,000 - \$159,999	0	0.00 %	82	10.41 %
\$160,000 - \$199,999	18	2.28 %	168	21.32 %
\$200,000 - \$249,999	35	4.44 %	128	16.24 %
\$250,000 - \$299,999	42	5.33 %	87	11.04 %
\$300,000 - \$399,999	51	6.47 %	74	9.39 %
\$400,000 - \$499,999	27	3.43 %	31	3.93 %
\$500,000 and over	8	1.02 %	30	3.81 %
Totals	181	22.97 %	607	77.03 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) March 2016 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.05 %
\$70,000 - \$89,999	0	0.00 %	2	0.11 %
\$90,000 - \$99,999	0	0.00 %	1	0.05 %
\$100,000 - \$119,999	0	0.00 %	18	0.99 %
\$120,000 - \$159,999	1	0.05 %	198	10.84 %
\$160,000 - \$199,999	36	1.97 %	391	21.41 %
\$200,000 - \$249,999	81	4.44 %	281	15.39 %
\$250,000 - \$299,999	100	5.48 %	188	10.30 %
\$300,000 - \$399,999	126	6.90 %	188	10.30 %
\$400,000 - \$499,999	52	2.85 %	65	3.56 %
\$500,000 and over	30	1.64 %	67	3.67 %
Totals	426	23.33 %	1400	76.67 %

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