

Ada County Single Family Home Sales Comparing March 2017 with March 2016					
	Mar-17	Year to Date 17	Mar-16	Year to Date 16	Previous 12 Months
Total Active Residential Listings	1537		1796		
Total Pending Residential Listings	1562		1590		
Total Single-Family Homes Sold	806	1,861	792	1,827	9,789
Percent Change	1.77 %	1.86 %			
Median Price	\$250,000	\$249,000	\$234,950	\$235,000	\$246,011
Percent Change	6.41 %	5.96 %			
Average Price	\$285,302	\$283,594	\$266,650	\$268,175	\$282,080
Percent Change	7.00 %	5.75 %			
Days on Market	48	52	55	58	43
Total Dollar Volume	\$229,953,577	\$527,767,828	\$211,186,754	\$489,954,959	\$2,761,283,032
Percent Change	8.89 %	7.72 %			

Ada County Existing Home Sales					
	Mar-17	Year to Date 17	Mar-16	Year to Date 16	Previous 12 Months
Existing Residential Listings	744		1062		
Existing Pending Listings	965		1055		
Existing Homes Sold	575	1,347	608	1,397	7,597
Percent Change	-5.43 %	-3.58 %			
Median Price	\$233,000	\$226,000	\$215,000	\$214,900	\$229,425
Percent Change	8.37 %	5.17 %			
Average Price	\$267,488	\$263,519	\$251,397	\$250,582	\$266,458
Percent Change	6.40 %	5.16 %			
Days on Market	35	42	42	49	35
Existing Dollar Volume	\$153,805,520	\$354,960,120	\$152,849,609	\$350,063,277	\$2,024,281,154
Percent Change	0.63 %	1.40 %			

Ada County Newly Constructed Home Sales					
	Mar-17	Year to Date 17	Mar-16	Year to Date 16	Previous 12 Months
Newly Constructed Residential Listings	793		734		
Newly Constructed Pending Listings	597		535		
Newly Constructed Homes Sold	231	514	184	430	2,192
Percent Change	25.54 %	19.53 %			
Median Price	\$310,001	\$317,612	\$295,200	\$296,889	\$316,851
Percent Change	5.01 %	6.98 %			
Average Price	\$329,645	\$336,202	\$317,050	\$325,329	\$336,223
Percent Change	3.97 %	3.34 %			
Days on Market	80	77	100	89	71
Newly Constructed Dollar Volume	\$76,148,057	\$172,807,708	\$58,337,145	\$139,891,682	\$737,001,878
Percent Change	30.53 %	23.53 %			

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Single-Family Homes Sold in Ada County for March 2017				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	35	4.34 %	\$412,763	\$359,900
New Construction	5	2.16 %	\$544,260	\$649,900
Existing	30	5.21 %	\$390,847	\$357,450
Boise NE - 0200	17	2.11 %	\$386,732	\$405,000
New Construction	6	2.60 %	\$428,807	\$434,185
Existing	11	1.91 %	\$363,782	\$365,000
Boise SE - 0300	54	6.69 %	\$283,666	\$260,500
New Construction	6	2.60 %	\$359,750	\$340,569
Existing	48	8.33 %	\$274,156	\$252,950
Boise Bench - 0400	39	4.83 %	\$199,750	\$188,000
New Construction	1	0.43 %	\$253,050	\$253,050
Existing	38	6.60 %	\$198,347	\$187,500
Boise South - 0500	33	4.09 %	\$264,818	\$235,000
New Construction	1	0.43 %	\$389,000	\$389,000
Existing	32	5.56 %	\$260,937	\$235,000
Boise SW-Meridian - 0550	104	12.89 %	\$257,878	\$235,000
New Construction	48	20.78 %	\$287,374	\$262,431
Existing	56	9.72 %	\$232,595	\$219,000
Boise West - 0600	41	5.08 %	\$205,061	\$200,000
New Construction	3	1.30 %	\$229,490	\$227,549
Existing	38	6.60 %	\$203,132	\$194,450
Boise W-Garden City - 0650	60	7.43 %	\$238,949	\$232,495
New Construction	8	3.46 %	\$272,641	\$242,594
Existing	52	9.03 %	\$233,765	\$226,500
Garden City - 0700	2	0.25 %	\$183,000	\$183,000
New Construction	0	0.00 %	\$0	\$0
Existing	2	0.35 %	\$183,000	\$183,000
Boise NW - 0800	53	6.57 %	\$279,286	\$245,000
New Construction	9	3.90 %	\$394,155	\$396,509
Existing	44	7.64 %	\$255,790	\$221,950
Eagle - 0900	61	7.56 %	\$433,015	\$429,852
New Construction	22	9.52 %	\$406,584	\$399,876
Existing	39	6.77 %	\$447,925	\$443,900
Star - 0950	23	2.85 %	\$309,685	\$295,000
New Construction	9	3.90 %	\$326,972	\$330,000
Existing	14	2.43 %	\$298,571	\$294,500
Meridian SE - 1000	51	6.32 %	\$325,527	\$290,000
New Construction	37	16.02 %	\$330,738	\$299,500
Existing	14	2.43 %	\$311,754	\$289,950
Meridian SW - 1010	15	1.86 %	\$327,220	\$284,990
New Construction	10	4.33 %	\$331,300	\$317,950
Existing	5	0.87 %	\$319,060	\$259,900
Meridian NE - 1020	55	6.82 %	\$252,079	\$245,900
New Construction	14	6.06 %	\$266,973	\$262,375
Existing	41	7.12 %	\$246,994	\$228,500

Single-Family Homes Sold in Ada County for March 2017				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	115	14.25 %	\$284,168	\$262,000
New Construction	38	16.45 %	\$342,213	\$361,511
Existing	77	13.37 %	\$255,523	\$227,000
Kuna - 1100	49	6.07 %	\$230,608	\$214,319
New Construction	14	6.06 %	\$261,627	\$254,437
Existing	35	6.08 %	\$218,200	\$185,000
Totals	807	100.00 %	\$285,614	\$250,000
New Construction	231	28.62 %	\$329,645	\$310,001
Existing	576	71.38 %	\$267,956	\$233,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County March 2017 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 %	2	0.25 %
\$120,000 - \$159,999	0	0.00 %	23	2.85 %
\$160,000 - \$199,999	6	0.74 %	138	17.10 %
\$200,000 - \$249,999	47	5.82 %	184	22.80 %
\$250,000 - \$299,999	53	6.57 %	79	9.79 %
\$300,000 - \$399,999	77	9.54 %	87	10.78 %
\$400,000 - \$499,999	39	4.83 %	36	4.46 %
\$500,000 and over	9	1.12 %	27	3.35 %
Totals	231	28.62 %	576	71.38 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) March 2017 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 %	7	0.38 %
\$120,000 - \$159,999	0	0.00 %	73	3.92 %
\$160,000 - \$199,999	14	0.75 %	368	19.76 %
\$200,000 - \$249,999	100	5.37 %	378	20.30 %
\$250,000 - \$299,999	110	5.91 %	192	10.31 %
\$300,000 - \$399,999	171	9.18 %	184	9.88 %
\$400,000 - \$499,999	93	4.99 %	80	4.30 %
\$500,000 and over	27	1.45 %	65	3.49 %
Totals	515	27.66 %	1347	72.34 %

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