

Ada County Single Family Home Sales Comparing 2018 with 2017					
	2018	Year to Date 18	2017	Year to Date 17	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	11,081	11,081	10,840	10,840	10,383
Percent Change	2.22 %	2.22 %			
Median Price	\$314,000	\$314,000	\$265,990	\$265,990	\$312,000
Percent Change	18.05 %	18.05 %			
Average Price	\$356,172	\$356,172	\$305,325	\$305,325	\$355,256
Percent Change	16.65 %	16.65 %			
Days on Market	33	33	37	37	33
Total Dollar Volume	\$3,946,743,847	\$3,946,743,847	\$3,309,719,158	\$3,309,719,158	\$3,688,625,883
Percent Change	19.25 %	19.25 %			

Ada County Existing Home Sales					
	2018	Year to Date 18	2017	Year to Date 17	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	7,933	7,933	8,269	8,269	7,483
Percent Change	-4.06 %	-4.06 %			
Median Price	\$290,000	\$290,000	\$247,500	\$247,500	\$290,000
Percent Change	17.17 %	17.17 %			
Average Price	\$338,914	\$338,914	\$288,576	\$288,576	\$338,414
Percent Change	17.44 %	17.44 %			
Days on Market	24	24	29	29	24
Existing Dollar Volume	\$2,688,603,784	\$2,688,603,784	\$2,386,235,148	\$2,386,235,148	\$2,532,349,614
Percent Change	12.67 %	12.67 %			

Ada County Newly Constructed Home Sales					
	2018	Year to Date 18	2017	Year to Date 17	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	3,148	3,148	2,571	2,571	2,900
Percent Change	22.44 %	22.44 %			
Median Price	\$373,898	\$373,898	\$339,200	\$339,200	\$371,469
Percent Change	10.23 %	10.23 %			
Average Price	\$399,663	\$399,663	\$359,193	\$359,193	\$398,716
Percent Change	11.27 %	11.27 %			
Days on Market	54	54	65	65	55
Newly Constructed Dollar Volume	\$1,258,140,063	\$1,258,140,063	\$923,484,010	\$923,484,010	\$1,156,276,269
Percent Change	36.24 %	36.24 %			

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Single-Family Homes Sold in Ada County for 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	412	3.71 %	\$517,258	\$450,000
New Construction	45	1.43 %	\$645,689	\$629,000
Existing	367	4.62 %	\$501,510	\$434,000
Boise NE - 0200	316	2.85 %	\$554,602	\$500,000
New Construction	129	4.10 %	\$594,056	\$538,681
Existing	187	2.35 %	\$527,385	\$472,000
Boise SE - 0300	657	5.92 %	\$355,149	\$316,500
New Construction	63	2.00 %	\$422,872	\$393,410
Existing	594	7.47 %	\$347,967	\$305,000
Boise Bench - 0400	547	4.93 %	\$266,058	\$240,700
New Construction	22	0.70 %	\$323,762	\$330,750
Existing	525	6.60 %	\$263,640	\$239,900
Boise South - 0500	327	2.95 %	\$297,600	\$279,900
New Construction	28	0.89 %	\$280,627	\$257,450
Existing	299	3.76 %	\$299,189	\$284,000
Boise SW-Meridian - 0550	1156	10.42 %	\$318,159	\$299,393
New Construction	443	14.09 %	\$366,106	\$347,759
Existing	713	8.97 %	\$288,369	\$275,000
Boise West - 0600	457	4.12 %	\$261,426	\$249,900
New Construction	29	0.92 %	\$275,030	\$282,375
Existing	428	5.38 %	\$260,504	\$245,000
Boise W-Garden City - 0650	746	6.72 %	\$279,661	\$265,000
New Construction	37	1.18 %	\$302,763	\$283,000
Existing	709	8.92 %	\$278,456	\$260,000
Garden City - 0700	45	0.41 %	\$268,814	\$213,319
New Construction	14	0.45 %	\$214,292	\$199,950
Existing	31	0.39 %	\$293,437	\$231,500
Boise NW - 0800	755	6.80 %	\$373,931	\$355,000
New Construction	197	6.27 %	\$411,787	\$408,948
Existing	558	7.02 %	\$360,566	\$315,000
Eagle - 0900	1206	10.87 %	\$514,090	\$469,450
New Construction	515	16.38 %	\$486,579	\$464,522
Existing	691	8.69 %	\$534,594	\$477,000
Star - 0950	527	4.75 %	\$387,303	\$351,250
New Construction	212	6.74 %	\$415,180	\$426,275
Existing	315	3.96 %	\$368,542	\$315,000
Meridian SE - 1000	492	4.43 %	\$378,658	\$361,942
New Construction	211	6.71 %	\$420,736	\$424,900
Existing	281	3.53 %	\$347,062	\$332,500
Meridian SW - 1010	266	2.40 %	\$400,343	\$380,000
New Construction	128	4.07 %	\$390,060	\$391,510
Existing	138	1.74 %	\$409,881	\$369,500
Meridian NE - 1020	710	6.40 %	\$311,857	\$293,750
New Construction	132	4.20 %	\$321,193	\$324,495
Existing	578	7.27 %	\$309,725	\$286,000

Single-Family Homes Sold in Ada County for 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	1577	14.21 %	\$326,972	\$305,000
New Construction	564	17.94 %	\$375,270	\$362,895
Existing	1013	12.74 %	\$300,081	\$279,900
Kuna - 1100	899	8.10 %	\$274,865	\$252,000
New Construction	375	11.93 %	\$299,753	\$285,872
Existing	524	6.59 %	\$257,054	\$225,000
Totals	11095	100.00 %	\$356,548	\$314,500
New Construction	3144	28.34 %	\$399,670	\$373,476
Existing	7951	71.66 %	\$339,497	\$290,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County 2018 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	0.01 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	2	0.02 %
\$120,000 - \$159,999	0	0.00 %	51	0.46 %
\$160,000 - \$199,999	14	0.13 %	401	3.61 %
\$200,000 - \$249,999	192	1.73 %	1983	17.87 %
\$250,000 - \$299,999	598	5.39 %	1814	16.35 %
\$300,000 - \$399,999	1026	9.25 %	1952	17.59 %
\$400,000 - \$499,999	767	6.91 %	846	7.63 %
\$500,000 and over	547	4.93 %	901	8.12 %
Totals	3144	28.34 %	7951	71.66 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) 2018 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	0.01 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	2	0.02 %
\$120,000 - \$159,999	0	0.00 %	51	0.46 %
\$160,000 - \$199,999	14	0.13 %	401	3.61 %
\$200,000 - \$249,999	192	1.73 %	1983	17.87 %
\$250,000 - \$299,999	598	5.39 %	1814	16.35 %
\$300,000 - \$399,999	1026	9.25 %	1952	17.59 %
\$400,000 - \$499,999	767	6.91 %	846	7.63 %
\$500,000 and over	547	4.93 %	901	8.12 %
Totals	3144	28.34 %	7951	71.66 %

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