

Ada County Single Family Home Sales Comparing December 2018 with December 2017					
	Dec-18	Year to Date 18	Dec-17	Year to Date 17	Previous 12 Months
Total Active Residential Listings	1491		1391		
Total Pending Residential Listings	1084		1180		
Total Single-Family Homes Sold	698	11,081	822	10,840	10,383
Percent Change	-15.09 %	2.22 %			
Median Price	\$324,950	\$314,000	\$275,314	\$265,990	\$312,000
Percent Change	18.03 %	18.05 %			
Average Price	\$369,797	\$356,172	\$317,575	\$305,325	\$355,256
Percent Change	16.44 %	16.65 %			
Days on Market	39	33	41	37	33
Total Dollar Volume	\$258,117,964	\$3,946,743,847	\$261,046,897	\$3,309,719,158	\$3,688,625,883
Percent Change	-1.12 %	19.25 %			

Ada County Existing Home Sales					
	Dec-18	Year to Date 18	Dec-17	Year to Date 17	Previous 12 Months
Existing Residential Listings	498		537		
Existing Pending Listings	467		543		
Existing Homes Sold	450	7,933	598	8,269	7,483
Percent Change	-24.75 %	-4.06 %			
Median Price	\$285,000	\$290,000	\$254,250	\$247,500	\$290,000
Percent Change	12.09 %	17.17 %			
Average Price	\$347,231	\$338,914	\$294,095	\$288,576	\$338,414
Percent Change	18.07 %	17.44 %			
Days on Market	32	24	38	29	24
Existing Dollar Volume	\$156,254,170	\$2,688,603,784	\$175,868,754	\$2,386,235,148	\$2,532,349,614
Percent Change	-11.15 %	12.67 %			

Ada County Newly Constructed Home Sales					
	Dec-18	Year to Date 18	Dec-17	Year to Date 17	Previous 12 Months
Newly Constructed Residential Listings	993		854		
Newly Constructed Pending Listings	617		637		
Newly Constructed Homes Sold	248	3,148	224	2,571	2,900
Percent Change	10.71 %	22.44 %			
Median Price	\$399,970	\$373,898	\$359,415	\$339,200	\$371,469
Percent Change	11.28 %	10.23 %			
Average Price	\$410,741	\$399,663	\$380,260	\$359,193	\$398,716
Percent Change	8.02 %	11.27 %			
Days on Market	52	54	51	65	55
Newly Constructed Dollar Volume	\$101,863,794	\$1,258,140,063	\$85,178,143	\$923,484,010	\$1,156,276,269
Percent Change	19.59 %	36.24 %			

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Single-Family Homes Sold in Ada County for December 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	23	3.29 %	\$533,262	\$530,000
New Construction	3	1.21 %	\$630,084	\$581,700
Existing	20	4.42 %	\$518,739	\$499,000
Boise NE - 0200	22	3.14 %	\$559,117	\$494,000
New Construction	11	4.44 %	\$571,070	\$518,900
Existing	11	2.43 %	\$547,164	\$490,000
Boise SE - 0300	43	6.14 %	\$338,189	\$315,000
New Construction	7	2.82 %	\$503,459	\$470,000
Existing	36	7.96 %	\$306,053	\$305,000
Boise Bench - 0400	40	5.71 %	\$275,446	\$240,000
New Construction	1	0.40 %	\$316,320	\$316,320
Existing	39	8.63 %	\$274,398	\$240,000
Boise South - 0500	22	3.14 %	\$276,868	\$252,450
New Construction	1	0.40 %	\$399,990	\$399,990
Existing	21	4.65 %	\$271,005	\$249,900
Boise SW-Meridian - 0550	65	9.29 %	\$341,597	\$315,000
New Construction	24	9.68 %	\$422,818	\$427,076
Existing	41	9.07 %	\$294,054	\$285,000
Boise West - 0600	20	2.86 %	\$249,403	\$242,500
New Construction	2	0.81 %	\$264,250	\$264,250
Existing	18	3.98 %	\$247,754	\$238,950
Boise W-Garden City - 0650	37	5.29 %	\$282,981	\$274,900
New Construction	0	0.00 %	\$0	\$0
Existing	37	8.19 %	\$282,981	\$274,900
Garden City - 0700	4	0.57 %	\$311,350	\$240,250
New Construction	2	0.81 %	\$219,700	\$219,700
Existing	2	0.44 %	\$403,000	\$403,000
Boise NW - 0800	50	7.14 %	\$396,350	\$400,029
New Construction	22	8.87 %	\$418,395	\$413,080
Existing	28	6.19 %	\$379,029	\$314,950
Eagle - 0900	74	10.57 %	\$520,888	\$503,865
New Construction	37	14.92 %	\$481,665	\$502,730
Existing	37	8.19 %	\$560,111	\$505,000
Star - 0950	42	6.00 %	\$457,541	\$394,950
New Construction	11	4.44 %	\$444,158	\$409,900
Existing	31	6.86 %	\$462,290	\$380,000
Meridian SE - 1000	24	3.43 %	\$408,899	\$356,932
New Construction	13	5.24 %	\$454,483	\$429,900
Existing	11	2.43 %	\$355,027	\$339,900
Meridian SW - 1010	18	2.57 %	\$421,038	\$416,282
New Construction	16	6.45 %	\$398,418	\$397,272
Existing	2	0.44 %	\$602,000	\$602,000
Meridian NE - 1020	46	6.57 %	\$320,563	\$292,900
New Construction	14	5.65 %	\$325,928	\$309,995
Existing	32	7.08 %	\$318,216	\$281,500

Single-Family Homes Sold in Ada County for December 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	105	15.00 %	\$344,953	\$319,990
New Construction	48	19.35 %	\$386,859	\$367,980
Existing	57	12.61 %	\$309,664	\$280,000
Kuna - 1100	65	9.29 %	\$276,086	\$254,990
New Construction	36	14.52 %	\$305,792	\$287,865
Existing	29	6.42 %	\$239,210	\$225,000
Totals	700	100.00 %	\$370,011	\$325,000
New Construction	248	35.43 %	\$410,741	\$399,970
Existing	452	64.57 %	\$347,664	\$285,900

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County December 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 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	0	0.00 %
\$120,000 - \$159,999	0	0.00 %	0	0.00 %
\$160,000 - \$199,999	0	0.00 %	14	2.00 %
\$200,000 - \$249,999	13	1.86 %	126	18.00 %
\$250,000 - \$299,999	34	4.86 %	104	14.86 %
\$300,000 - \$399,999	78	11.14 %	109	15.57 %
\$400,000 - \$499,999	72	10.29 %	46	6.57 %
\$500,000 and over	51	7.29 %	53	7.57 %
Totals	248	35.43 %	452	64.57 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) December 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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