

<b>Ada County Single Family Home Sales Comparing February 2018 with February 2017</b>					
	<b>Feb-18</b>	<b>Year to Date 18</b>	<b>Feb-17</b>	<b>Year to Date 17</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1205		1484		
Total Pending Residential Listings	1513		1303		
Total Single-Family Homes Sold	638	1,253	507	1,054	10,422
Percent Change	25.84 %	18.88 %			
Median Price	\$297,500	\$287,000	\$255,000	\$246,950	\$269,900
Percent Change	16.67 %	16.22 %			
Average Price	\$342,494	\$336,991	\$292,570	\$282,262	\$309,377
Percent Change	17.06 %	19.39 %			
Days on Market	53	47	58	55	36
Total Dollar Volume	\$218,511,469	\$422,249,630	\$148,332,975	\$297,503,646	\$3,224,324,990
Percent Change	47.31 %	41.93 %			

<b>Ada County Existing Home Sales</b>					
	<b>Feb-18</b>	<b>Year to Date 18</b>	<b>Feb-17</b>	<b>Year to Date 17</b>	<b>Previous 12 Months</b>
Existing Residential Listings	513		684		
Existing Pending Listings	736		739		
Existing Homes Sold	412	854	349	768	7,959
Percent Change	18.05 %	11.20 %			
Median Price	\$269,900	\$262,700	\$220,900	\$221,250	\$250,000
Percent Change	22.18 %	18.73 %			
Average Price	\$315,215	\$312,527	\$267,143	\$260,712	\$292,654
Percent Change	17.99 %	19.87 %			
Days on Market	43	41	49	47	28
Existing Dollar Volume	\$129,868,543	\$266,898,278	\$93,232,978	\$200,226,823	\$2,329,234,460
Percent Change	39.29 %	33.30 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Feb-18</b>	<b>Year to Date 18</b>	<b>Feb-17</b>	<b>Year to Date 17</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	692		800		
Newly Constructed Pending Listings	777		564		
Newly Constructed Homes Sold	226	399	158	286	2,463
Percent Change	43.04 %	39.51 %			
Median Price	\$362,587	\$362,900	\$339,970	\$321,000	\$342,645
Percent Change	6.65 %	13.05 %			
Average Price	\$392,225	\$389,352	\$348,734	\$340,129	\$363,415
Percent Change	12.47 %	14.47 %			
Days on Market	70	61	78	74	63
Newly Constructed Dollar Volume	\$88,642,926	\$155,351,352	\$55,099,997	\$97,276,823	\$895,090,530
Percent Change	60.88 %	59.70 %			

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<b>Single-Family Homes Sold in Ada County for February 2018</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	27	4.24 %	\$468,834	\$459,000
New Construction	3	1.33 %	\$666,467	\$775,000
Existing	24	5.84 %	\$444,130	\$457,000
Boise NE - 0200	18	2.83 %	\$524,165	\$445,000
New Construction	6	2.65 %	\$645,261	\$654,950
Existing	12	2.92 %	\$463,617	\$430,000
Boise SE - 0300	38	5.97 %	\$303,404	\$270,750
New Construction	7	3.10 %	\$327,402	\$330,790
Existing	31	7.54 %	\$297,985	\$265,000
Boise Bench - 0400	29	4.55 %	\$261,953	\$221,000
New Construction	0	0.00 %	\$0	\$0
Existing	29	7.06 %	\$261,953	\$221,000
Boise South - 0500	13	2.04 %	\$263,854	\$248,000
New Construction	2	0.88 %	\$230,756	\$230,756
Existing	11	2.68 %	\$269,872	\$259,900
Boise SW-Meridian - 0550	71	11.15 %	\$299,279	\$291,990
New Construction	32	14.16 %	\$309,219	\$301,230
Existing	39	9.49 %	\$291,124	\$285,000
Boise West - 0600	22	3.45 %	\$226,338	\$224,450
New Construction	4	1.77 %	\$249,436	\$263,950
Existing	18	4.38 %	\$221,206	\$215,450
Boise W-Garden City - 0650	40	6.28 %	\$279,640	\$253,500
New Construction	2	0.88 %	\$265,266	\$265,265
Existing	38	9.25 %	\$280,397	\$250,500
Garden City - 0700	1	0.16 %	\$169,900	\$169,900
New Construction	0	0.00 %	\$0	\$0
Existing	1	0.24 %	\$169,900	\$169,900
Boise NW - 0800	48	7.54 %	\$374,666	\$350,000
New Construction	13	5.75 %	\$446,195	\$440,730
Existing	35	8.52 %	\$348,099	\$299,900
Eagle - 0900	62	9.73 %	\$512,556	\$474,888
New Construction	32	14.16 %	\$545,711	\$518,117
Existing	30	7.30 %	\$477,190	\$445,000
Star - 0950	34	5.34 %	\$360,074	\$330,488
New Construction	20	8.85 %	\$379,012	\$399,132
Existing	14	3.41 %	\$333,020	\$249,840
Meridian SE - 1000	26	4.08 %	\$393,443	\$387,200
New Construction	17	7.52 %	\$437,949	\$423,248
Existing	9	2.19 %	\$309,378	\$330,000
Meridian SW - 1010	23	3.61 %	\$349,499	\$333,490
New Construction	13	5.75 %	\$357,833	\$343,910
Existing	10	2.43 %	\$338,665	\$318,000
Meridian NE - 1020	31	4.87 %	\$286,606	\$246,900
New Construction	9	3.98 %	\$315,564	\$249,900
Existing	22	5.35 %	\$274,759	\$242,000

<b>Single-Family Homes Sold in Ada County for February 2018</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	94	14.76 %	\$333,646	\$298,700
New Construction	43	19.03 %	\$380,357	\$372,900
Existing	51	12.41 %	\$294,262	\$261,400
Kuna - 1100	60	9.42 %	\$261,462	\$239,550
New Construction	23	10.18 %	\$280,844	\$264,990
Existing	37	9.00 %	\$249,414	\$222,000
<b>Totals</b>	<b>637</b>	<b>100.00 %</b>	<b>\$342,922</b>	<b>\$297,900</b>
New Construction	226	35.48 %	\$392,225	\$362,587
Existing	411	64.52 %	\$315,812	\$269,900

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County February 2018 by Price Class</b>				
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 %	6	0.94 %
\$160,000 - \$199,999	3	0.47 %	44	6.91 %
\$200,000 - \$249,999	23	3.61 %	120	18.84 %
\$250,000 - \$299,999	49	7.69 %	85	13.34 %
\$300,000 - \$399,999	62	9.73 %	76	11.93 %
\$400,000 - \$499,999	55	8.63 %	41	6.44 %
\$500,000 and over	34	5.34 %	39	6.12 %
<b>Totals</b>	<b>226</b>	<b>35.48 %</b>	<b>411</b>	<b>64.52 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) February 2018 by Price Class</b>				
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 %	1	0.08 %
\$120,000 - \$159,999	0	0.00 %	13	1.04 %
\$160,000 - \$199,999	4	0.32 %	105	8.37 %
\$200,000 - \$249,999	39	3.11 %	257	20.49 %
\$250,000 - \$299,999	84	6.70 %	176	14.04 %
\$300,000 - \$399,999	117	9.33 %	151	12.04 %
\$400,000 - \$499,999	94	7.50 %	74	5.90 %
\$500,000 and over	61	4.86 %	78	6.22 %
<b>Totals</b>	<b>399</b>	<b>31.82 %</b>	<b>855</b>	<b>68.18 %</b>

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