

Ada County Single Family Home Sales Comparing July 2018 with July 2017					
	Jul-18	Year to Date 18	Jul-17	Year to Date 17	Previous 12 Months
Total Active Residential Listings	1607		1966		
Total Pending Residential Listings	1699		1828		
Total Single-Family Homes Sold	1,109	6,479	1,075	6,010	10,202
Percent Change	3.16 %	7.80 %			
Median Price	\$319,000	\$306,000	\$269,900	\$260,000	\$289,975
Percent Change	18.19 %	17.69 %			
Average Price	\$365,163	\$351,156	\$310,417	\$299,243	\$331,524
Percent Change	17.64 %	17.35 %			
Days on Market	27	34	30	39	36
Total Dollar Volume	\$404,965,970	\$2,275,139,736	\$333,698,226	\$1,798,450,356	\$3,382,207,429
Percent Change	21.36 %	26.51 %			

Ada County Existing Home Sales					
	Jul-18	Year to Date 18	Jul-17	Year to Date 17	Previous 12 Months
Existing Residential Listings	917		1238		
Existing Pending Listings	895		1078		
Existing Homes Sold	830	4,658	854	4,591	7,507
Percent Change	-2.81 %	1.46 %			
Median Price	\$300,000	\$285,000	\$255,000	\$241,106	\$269,000
Percent Change	17.65 %	18.21 %			
Average Price	\$352,574	\$335,063	\$295,461	\$284,088	\$313,095
Percent Change	19.33 %	17.94 %			
Days on Market	18	24	20	28	28
Existing Dollar Volume	\$292,636,013	\$1,560,723,802	\$252,323,366	\$1,304,248,227	\$2,350,402,710
Percent Change	15.98 %	19.66 %			

Ada County Newly Constructed Home Sales					
	Jul-18	Year to Date 18	Jul-17	Year to Date 17	Previous 12 Months
Newly Constructed Residential Listings	690		728		
Newly Constructed Pending Listings	804		750		
Newly Constructed Homes Sold	279	1,821	221	1,419	2,695
Percent Change	26.24 %	28.33 %			
Median Price	\$379,900	\$364,196	\$337,740	\$329,400	\$357,244
Percent Change	12.48 %	10.56 %			
Average Price	\$402,616	\$392,321	\$368,212	\$348,275	\$382,859
Percent Change	9.34 %	12.65 %			
Days on Market	55	61	66	76	58
Newly Constructed Dollar Volume	\$112,329,957	\$714,415,934	\$81,374,860	\$494,202,129	\$1,031,804,719
Percent Change	38.04 %	44.56 %			

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Single-Family Homes Sold in Ada County for July 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	53	4.78 %	\$572,451	\$490,000
New Construction	4	1.43 %	\$700,777	\$668,815
Existing	49	5.91 %	\$561,976	\$434,000
Boise NE - 0200	25	2.25 %	\$514,939	\$511,200
New Construction	9	3.21 %	\$564,019	\$544,900
Existing	16	1.93 %	\$487,331	\$482,000
Boise SE - 0300	57	5.14 %	\$357,349	\$329,000
New Construction	3	1.07 %	\$387,046	\$392,900
Existing	54	6.51 %	\$355,699	\$313,675
Boise Bench - 0400	60	5.41 %	\$299,670	\$249,950
New Construction	3	1.07 %	\$337,133	\$331,600
Existing	57	6.88 %	\$297,699	\$246,200
Boise South - 0500	36	3.25 %	\$302,363	\$288,500
New Construction	2	0.71 %	\$257,450	\$257,450
Existing	34	4.10 %	\$305,005	\$292,500
Boise SW-Meridian - 0550	114	10.28 %	\$318,985	\$301,914
New Construction	39	13.93 %	\$357,917	\$343,620
Existing	75	9.05 %	\$298,741	\$289,000
Boise West - 0600	40	3.61 %	\$269,294	\$247,750
New Construction	1	0.36 %	\$269,900	\$269,900
Existing	39	4.70 %	\$269,278	\$245,500
Boise W-Garden City - 0650	73	6.58 %	\$283,279	\$268,000
New Construction	4	1.43 %	\$326,685	\$333,170
Existing	69	8.32 %	\$280,762	\$261,000
Garden City - 0700	4	0.36 %	\$349,125	\$293,250
New Construction	0	0.00 %	\$0	\$0
Existing	4	0.48 %	\$349,125	\$293,250
Boise NW - 0800	78	7.03 %	\$364,334	\$334,950
New Construction	15	5.36 %	\$421,143	\$405,409
Existing	63	7.60 %	\$350,808	\$311,000
Eagle - 0900	132	11.90 %	\$528,595	\$465,635
New Construction	51	18.21 %	\$502,344	\$480,167
Existing	81	9.77 %	\$545,123	\$459,000
Star - 0950	46	4.15 %	\$416,250	\$387,450
New Construction	22	7.86 %	\$496,109	\$499,450
Existing	24	2.90 %	\$343,046	\$310,950
Meridian SE - 1000	42	3.79 %	\$370,987	\$364,500
New Construction	20	7.14 %	\$394,288	\$377,450
Existing	22	2.65 %	\$349,805	\$359,500
Meridian SW - 1010	20	1.80 %	\$389,335	\$337,500
New Construction	6	2.14 %	\$382,001	\$338,847
Existing	14	1.69 %	\$392,479	\$337,500
Meridian NE - 1020	74	6.67 %	\$319,725	\$301,500
New Construction	9	3.21 %	\$302,422	\$271,900
Existing	65	7.84 %	\$322,121	\$309,900

Single-Family Homes Sold in Ada County for July 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	166	14.97 %	\$333,205	\$305,995
New Construction	58	20.71 %	\$365,428	\$350,930
Existing	108	13.03 %	\$315,901	\$297,450
Kuna - 1100	89	8.03 %	\$270,718	\$257,990
New Construction	34	12.14 %	\$292,961	\$279,760
Existing	55	6.63 %	\$256,967	\$231,000
Totals	1109	100.00 %	\$365,585	\$319,000
New Construction	280	25.25 %	\$403,601	\$379,900
Existing	829	74.75 %	\$352,744	\$300,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County July 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 %	6	0.54 %
\$160,000 - \$199,999	1	0.09 %	28	2.52 %
\$200,000 - \$249,999	12	1.08 %	177	15.96 %
\$250,000 - \$299,999	60	5.41 %	200	18.03 %
\$300,000 - \$399,999	90	8.12 %	214	19.30 %
\$400,000 - \$499,999	61	5.50 %	104	9.38 %
\$500,000 and over	56	5.05 %	100	9.02 %
Totals	280	25.25 %	829	74.75 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) July 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 %	1	0.02 %
\$120,000 - \$159,999	0	0.00 %	35	0.54 %
\$160,000 - \$199,999	11	0.17 %	286	4.41 %
\$200,000 - \$249,999	137	2.11 %	1195	18.42 %
\$250,000 - \$299,999	381	5.87 %	1056	16.28 %
\$300,000 - \$399,999	574	8.85 %	1090	16.80 %
\$400,000 - \$499,999	426	6.57 %	485	7.48 %
\$500,000 and over	292	4.50 %	519	8.00 %
Totals	1821	28.07 %	4667	71.93 %

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