

| Ada County Single Family Home Sales Comparing October 2018 with October 2017 | | | | | |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
| | Oct-18 | Year to Date 18 | Oct-17 | Year to Date 17 | Previous 12 Months |
| Total Active Residential Listings | 1816 | | 1841 | | |
| Total Pending Residential Listings | 1333 | | 1470 | | |
| Total Single-Family Homes Sold | 972 | 9,511 | 955 | 9,161 | 10,276 |
| Percent Change | 1.78 % | 3.82 % | | | |
| Median Price | \$321,398 | \$311,000 | \$268,000 | \$265,000 | \$305,000 |
| Percent Change | 19.92 % | 17.36 % | | | |
| Average Price | \$361,701 | \$355,316 | \$312,970 | \$303,705 | \$348,102 |
| Percent Change | 15.57 % | 16.99 % | | | |
| Days on Market | 31 | 32 | 35 | 37 | 34 |
| Total Dollar Volume | \$351,573,249 | \$3,379,414,586 | \$298,886,386 | \$2,782,241,407 | \$3,577,095,318 |
| Percent Change | 17.63 % | 21.46 % | | | |

| Ada County Existing Home Sales | | | | | |
|---------------------------------------|---------------|------------------------|---------------|------------------------|---------------------------|
| | Oct-18 | Year to Date 18 | Oct-17 | Year to Date 17 | Previous 12 Months |
| Existing Residential Listings | 870 | | 1023 | | |
| Existing Pending Listings | 669 | | 816 | | |
| Existing Homes Sold | 703 | 6,857 | 715 | 7,015 | 7,446 |
| Percent Change | -1.68 % | -2.25 % | | | |
| Median Price | \$290,000 | \$290,000 | \$246,900 | \$246,000 | \$282,500 |
| Percent Change | 17.46 % | 17.89 % | | | |
| Average Price | \$340,183 | \$338,829 | \$290,640 | \$287,766 | \$330,947 |
| Percent Change | 17.05 % | 17.74 % | | | |
| Days on Market | 25 | 23 | 30 | 28 | 25 |
| Existing Dollar Volume | \$239,148,547 | \$2,323,352,411 | \$207,807,590 | \$2,018,675,290 | \$2,464,227,949 |
| Percent Change | 15.08 % | 15.09 % | | | |

| Ada County Newly Constructed Home Sales | | | | | |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
| | Oct-18 | Year to Date 18 | Oct-17 | Year to Date 17 | Previous 12 Months |
| Newly Constructed Residential Listings | 946 | | 818 | | |
| Newly Constructed Pending Listings | 664 | | 654 | | |
| Newly Constructed Homes Sold | 269 | 2,654 | 240 | 2,146 | 2,830 |
| Percent Change | 12.08 % | 23.67 % | | | |
| Median Price | \$378,976 | \$369,951 | \$354,700 | \$337,516 | \$366,245 |
| Percent Change | 6.84 % | 9.61 % | | | |
| Average Price | \$417,936 | \$397,913 | \$379,495 | \$355,809 | \$393,239 |
| Percent Change | 10.13 % | 11.83 % | | | |
| Days on Market | 45 | 56 | 47 | 68 | 56 |
| Newly Constructed Dollar Volume | \$112,424,702 | \$1,056,062,175 | \$91,078,796 | \$763,566,117 | \$1,112,867,369 |
| Percent Change | 23.44 % | 38.31 % | | | |

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| Single-Family Homes Sold in Ada County for October 2018 | | | | |
|---|--------|----------|---------------|--------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Boise North - 0100 | 30 | 3.08 % | \$533,732 | \$502,000 |
| New Construction | 3 | 1.12 % | \$703,675 | \$631,225 |
| Existing | 27 | 3.82 % | \$514,849 | \$493,000 |
| Boise NE - 0200 | 32 | 3.29 % | \$546,900 | \$519,450 |
| New Construction | 12 | 4.48 % | \$574,756 | \$532,700 |
| Existing | 20 | 2.83 % | \$530,187 | \$519,450 |
| Boise SE - 0300 | 54 | 5.54 % | \$367,407 | \$339,150 |
| New Construction | 2 | 0.75 % | \$440,450 | \$440,450 |
| Existing | 52 | 7.37 % | \$364,598 | \$332,518 |
| Boise Bench - 0400 | 58 | 5.95 % | \$271,226 | \$256,950 |
| New Construction | 4 | 1.49 % | \$351,569 | \$369,388 |
| Existing | 54 | 7.65 % | \$265,275 | \$245,500 |
| Boise South - 0500 | 29 | 2.98 % | \$315,682 | \$314,432 |
| New Construction | 3 | 1.12 % | \$360,062 | \$334,458 |
| Existing | 26 | 3.68 % | \$310,561 | \$299,497 |
| Boise SW-Meridian - 0550 | 119 | 12.22 % | \$321,341 | \$290,000 |
| New Construction | 40 | 14.93 % | \$385,142 | \$360,995 |
| Existing | 79 | 11.19 % | \$289,037 | \$274,000 |
| Boise West - 0600 | 42 | 4.31 % | \$291,759 | \$266,450 |
| New Construction | 1 | 0.37 % | \$282,375 | \$282,375 |
| Existing | 41 | 5.81 % | \$291,988 | \$265,000 |
| Boise W-Garden City - 0650 | 63 | 6.47 % | \$288,956 | \$270,000 |
| New Construction | 1 | 0.37 % | \$340,000 | \$340,000 |
| Existing | 62 | 8.78 % | \$288,133 | \$269,950 |
| Garden City - 0700 | 2 | 0.21 % | \$208,500 | \$208,500 |
| New Construction | 0 | 0.00 % | \$0 | \$0 |
| Existing | 2 | 0.28 % | \$208,500 | \$208,500 |
| Boise NW - 0800 | 59 | 6.06 % | \$356,820 | \$349,200 |
| New Construction | 21 | 7.84 % | \$417,663 | \$402,842 |
| Existing | 38 | 5.38 % | \$323,196 | \$286,000 |
| Eagle - 0900 | 103 | 10.57 % | \$532,742 | \$505,120 |
| New Construction | 43 | 16.04 % | \$534,152 | \$514,900 |
| Existing | 60 | 8.50 % | \$531,732 | \$488,450 |
| Star - 0950 | 46 | 4.72 % | \$369,497 | \$337,885 |
| New Construction | 16 | 5.97 % | \$403,565 | \$395,195 |
| Existing | 30 | 4.25 % | \$351,327 | \$326,400 |
| Meridian SE - 1000 | 29 | 2.98 % | \$414,868 | \$399,900 |
| New Construction | 14 | 5.22 % | \$425,920 | \$429,850 |
| Existing | 15 | 2.12 % | \$404,553 | \$399,900 |
| Meridian SW - 1010 | 23 | 2.36 % | \$426,430 | \$393,095 |
| New Construction | 12 | 4.48 % | \$417,449 | \$412,297 |
| Existing | 11 | 1.56 % | \$436,227 | \$330,000 |
| Meridian NE - 1020 | 57 | 5.85 % | \$311,757 | \$291,000 |
| New Construction | 6 | 2.24 % | \$325,765 | \$322,450 |
| Existing | 51 | 7.22 % | \$310,109 | \$291,000 |

Single-Family Homes Sold in Ada County for October 2018

| MLS Area | # Sold | Market % | Average Price | Median Price |
|--------------------|---------------|-----------------|----------------------|---------------------|
| Meridian NW - 1030 | 139 | 14.27 % | \$318,926 | \$302,000 |
| New Construction | 57 | 21.27 % | \$371,454 | \$354,561 |
| Existing | 82 | 11.61 % | \$282,412 | \$274,000 |
| Kuna - 1100 | 89 | 9.14 % | \$311,408 | \$265,000 |
| New Construction | 33 | 12.31 % | \$338,937 | \$308,990 |
| Existing | 56 | 7.93 % | \$295,185 | \$245,100 |
| Totals | 974 | 100.00 % | \$361,325 | \$320,403 |
| New Construction | 268 | 27.52 % | \$417,480 | \$377,988 |
| Existing | 706 | 72.48 % | \$340,008 | \$289,950 |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County October 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 | 0.10 % |
| \$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 % | 4 | 0.41 % |
| \$160,000 - \$199,999 | 0 | 0.00 % | 19 | 1.95 % |
| \$200,000 - \$249,999 | 5 | 0.51 % | 178 | 18.28 % |
| \$250,000 - \$299,999 | 42 | 4.31 % | 185 | 18.99 % |
| \$300,000 - \$399,999 | 106 | 10.88 % | 170 | 17.45 % |
| \$400,000 - \$499,999 | 55 | 5.65 % | 65 | 6.67 % |
| \$500,000 and over | 60 | 6.16 % | 84 | 8.62 % |
| Totals | 268 | 27.52 % | 706 | 72.48 % |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) October 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 % | 46 | 0.48 % |
| \$160,000 - \$199,999 | 13 | 0.14 % | 364 | 3.82 % |
| \$200,000 - \$249,999 | 171 | 1.80 % | 1697 | 17.82 % |
| \$250,000 - \$299,999 | 521 | 5.47 % | 1569 | 16.48 % |
| \$300,000 - \$399,999 | 865 | 9.08 % | 1679 | 17.63 % |
| \$400,000 - \$499,999 | 626 | 6.57 % | 730 | 7.67 % |
| \$500,000 and over | 455 | 4.78 % | 783 | 8.22 % |
| Totals | 2651 | 27.84 % | 6871 | 72.16 % |

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