

<b>Ada County Single Family Home Sales</b>					
<b>Comparing September 2018 with September 2017</b>					
	<b>Sep-18</b>	<b>Year to Date 18</b>	<b>Sep-17</b>	<b>Year to Date 17</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1828		1985		
Total Pending Residential Listings	1483		1595		
Total Single-Family Homes Sold	869	8,520	1,049	8,207	10,286
Percent Change	-17.16 %	3.81 %			
Median Price	\$318,990	\$310,000	\$273,455	\$264,900	\$300,000
Percent Change	16.65 %	17.03 %			
Average Price	\$356,162	\$354,617	\$308,188	\$302,606	\$344,024
Percent Change	15.57 %	17.19 %			
Days on Market	30	33	32	37	34
Total Dollar Volume	\$309,504,427	\$3,021,336,003	\$323,289,225	\$2,483,485,021	\$3,538,632,574
Percent Change	-4.26 %	21.66 %			

<b>Ada County Existing Home Sales</b>					
	<b>Sep-18</b>	<b>Year to Date 18</b>	<b>Sep-17</b>	<b>Year to Date 17</b>	<b>Previous 12 Months</b>
Existing Residential Listings	933		1155		
Existing Pending Listings	787		903		
Existing Homes Sold	616	6,136	811	6,301	7,489
Percent Change	-24.04 %	-2.62 %			
Median Price	\$299,950	\$290,000	\$254,900	\$246,000	\$279,500
Percent Change	17.67 %	17.89 %			
Average Price	\$339,374	\$338,637	\$292,627	\$287,414	\$326,370
Percent Change	15.97 %	17.82 %			
Days on Market	23	23	27	27	26
Existing Dollar Volume	\$209,054,277	\$2,077,873,964	\$237,320,842	\$1,810,997,700	\$2,444,187,135
Percent Change	-11.91 %	14.74 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Sep-18</b>	<b>Year to Date 18</b>	<b>Sep-17</b>	<b>Year to Date 17</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	895		830		
Newly Constructed Pending Listings	696		692		
Newly Constructed Homes Sold	253	2,384	238	1,906	2,797
Percent Change	6.30 %	25.08 %			
Median Price	\$367,900	\$369,148	\$349,350	\$334,900	\$364,000
Percent Change	5.31 %	10.23 %			
Average Price	\$397,036	\$395,747	\$361,212	\$352,827	\$391,293
Percent Change	9.92 %	12.16 %			
Days on Market	47	57	51	70	56
Newly Constructed Dollar Volume	\$100,450,150	\$943,462,039	\$85,968,383	\$672,487,321	\$1,094,445,439
Percent Change	16.85 %	40.29 %			

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Single-Family Homes Sold in Ada County for September 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	26	3.00 %	\$492,462	\$441,754
New Construction	2	0.80 %	\$614,500	\$614,499
Existing	24	3.89 %	\$482,292	\$425,104
Boise NE - 0200	27	3.11 %	\$577,864	\$502,800
New Construction	11	4.38 %	\$626,450	\$531,432
Existing	16	2.59 %	\$544,462	\$500,995
Boise SE - 0300	42	4.84 %	\$371,639	\$357,500
New Construction	4	1.59 %	\$393,320	\$396,100
Existing	38	6.16 %	\$369,357	\$351,250
Boise Bench - 0400	46	5.30 %	\$260,577	\$248,900
New Construction	1	0.40 %	\$269,900	\$269,900
Existing	45	7.29 %	\$260,370	\$247,900
Boise South - 0500	27	3.11 %	\$301,106	\$300,350
New Construction	1	0.40 %	\$329,900	\$329,900
Existing	26	4.21 %	\$299,998	\$293,175
Boise SW-Meridian - 0550	108	12.44 %	\$318,504	\$301,131
New Construction	47	18.73 %	\$361,399	\$325,173
Existing	61	9.89 %	\$285,453	\$259,900
Boise West - 0600	37	4.26 %	\$259,720	\$249,950
New Construction	6	2.39 %	\$294,631	\$294,900
Existing	31	5.02 %	\$252,964	\$245,000
Boise W-Garden City - 0650	51	5.88 %	\$292,078	\$267,000
New Construction	0	0.00 %	\$0	\$0
Existing	51	8.27 %	\$292,078	\$267,000
Garden City - 0700	9	1.04 %	\$241,727	\$209,949
New Construction	5	1.99 %	\$199,809	\$204,900
Existing	4	0.65 %	\$294,125	\$297,250
Boise NW - 0800	47	5.41 %	\$392,642	\$374,900
New Construction	16	6.37 %	\$427,537	\$417,929
Existing	31	5.02 %	\$374,632	\$346,500
Eagle - 0900	89	10.25 %	\$527,682	\$462,790
New Construction	36	14.34 %	\$534,904	\$466,070
Existing	53	8.59 %	\$522,776	\$448,085
Star - 0950	33	3.80 %	\$393,194	\$379,900
New Construction	10	3.98 %	\$417,552	\$457,900
Existing	23	3.73 %	\$382,604	\$339,900
Meridian SE - 1000	43	4.95 %	\$371,025	\$350,000
New Construction	13	5.18 %	\$414,568	\$437,900
Existing	30	4.86 %	\$352,157	\$340,000
Meridian SW - 1010	23	2.65 %	\$400,782	\$390,000
New Construction	11	4.38 %	\$392,404	\$394,640
Existing	12	1.94 %	\$408,463	\$375,825
Meridian NE - 1020	59	6.80 %	\$307,183	\$278,900
New Construction	10	3.98 %	\$301,170	\$301,450
Existing	49	7.94 %	\$308,410	\$277,500

<b>Single-Family Homes Sold in Ada County for September 2018</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	132	15.21 %	\$329,881	\$312,500
New Construction	44	17.53 %	\$370,765	\$340,885
Existing	88	14.26 %	\$309,439	\$295,000
Kuna - 1100	69	7.95 %	\$277,471	\$260,000
New Construction	34	13.55 %	\$303,026	\$294,790
Existing	35	5.67 %	\$252,646	\$238,500
<b>Totals</b>	<b>868</b>	<b>100.00 %</b>	<b>\$356,671</b>	<b>\$319,307</b>
New Construction	251	28.92 %	\$397,021	\$367,900
Existing	617	71.08 %	\$340,256	\$300,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County September 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	0.12 %
\$120,000 - \$159,999	0	0.00 %	3	0.35 %
\$160,000 - \$199,999	2	0.23 %	27	3.11 %
\$200,000 - \$249,999	18	2.07 %	153	17.63 %
\$250,000 - \$299,999	46	5.30 %	123	14.17 %
\$300,000 - \$399,999	79	9.10 %	171	19.70 %
\$400,000 - \$499,999	70	8.06 %	72	8.29 %
\$500,000 and over	36	4.15 %	67	7.72 %
<b>Totals</b>	<b>251</b>	<b>28.92 %</b>	<b>617</b>	<b>71.08 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) September 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 %	2	0.02 %
\$120,000 - \$159,999	0	0.00 %	42	0.49 %
\$160,000 - \$199,999	13	0.15 %	344	4.03 %
\$200,000 - \$249,999	166	1.95 %	1517	17.79 %
\$250,000 - \$299,999	478	5.60 %	1377	16.14 %
\$300,000 - \$399,999	759	8.90 %	1504	17.63 %
\$400,000 - \$499,999	571	6.69 %	664	7.79 %
\$500,000 and over	395	4.63 %	697	8.17 %
<b>Totals</b>	<b>2382</b>	<b>27.93 %</b>	<b>6147</b>	<b>72.07 %</b>

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