

<b>Ada County Single Family Home Sales Comparing December 2019 with December 2018</b>					
	<b>Dec-19</b>	<b>Year to Date 19</b>	<b>Dec-18</b>	<b>Year to Date 18</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1631		1491		
Total Pending Residential Listings	1460		1084		
Total Single-Family Homes Sold	826	11,158	708	11,097	10,367
Percent Change	16.67 %	0.55 %			
Median Price	\$349,950	\$345,000	\$325,000	\$314,000	\$345,000
Percent Change	7.68 %	9.87 %			
Average Price	\$404,542	\$390,435	\$369,585	\$356,161	\$389,593
Percent Change	9.46 %	9.62 %			
Days on Market	49	39	39	33	38
Total Dollar Volume	\$334,151,321	\$4,356,475,925	\$261,666,039	\$3,952,324,086	\$4,038,913,976
Percent Change	27.70 %	10.23 %			

<b>Ada County Existing Home Sales</b>					
	<b>Dec-19</b>	<b>Year to Date 19</b>	<b>Dec-18</b>	<b>Year to Date 18</b>	<b>Previous 12 Months</b>
Existing Residential Listings	725		498		
Existing Pending Listings	721		467		
Existing Homes Sold	507	7,518	457	7,944	7,036
Percent Change	10.94 %	-5.36 %			
Median Price	\$330,000	\$324,900	\$285,000	\$290,000	\$324,000
Percent Change	15.79 %	12.03 %			
Average Price	\$378,736	\$373,004	\$346,972	\$338,944	\$373,003
Percent Change	9.15 %	10.05 %			
Days on Market	33	26	32	24	25
Existing Dollar Volume	\$192,019,119	\$2,804,247,705	\$158,566,170	\$2,692,567,384	\$2,624,451,986
Percent Change	21.10 %	4.15 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Dec-19</b>	<b>Year to Date 19</b>	<b>Dec-18</b>	<b>Year to Date 18</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	906		993		
Newly Constructed Pending Listings	739		617		
Newly Constructed Homes Sold	319	3,640	251	3,153	3,331
Percent Change	27.09 %	15.45 %			
Median Price	\$399,900	\$392,400	\$399,990	\$373,897	\$391,900
Percent Change	-0.02 %	4.95 %			
Average Price	\$445,555	\$426,436	\$410,756	\$399,542	\$424,636
Percent Change	8.47 %	6.73 %			
Days on Market	74	65	52	54	64
Newly Constructed Dollar Volume	\$142,132,202	\$1,552,228,220	\$103,099,869	\$1,259,756,702	\$1,414,461,990
Percent Change	37.86 %	23.22 %			

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Single-Family Homes Sold in Ada County for December 2019				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	33	3.99 %	\$561,992	\$515,000
New Construction	6	1.88 %	\$845,189	\$881,927
Existing	27	5.30 %	\$499,059	\$442,000
Boise NE - 0200	24	2.90 %	\$619,114	\$559,000
New Construction	8	2.51 %	\$759,869	\$801,336
Existing	16	3.14 %	\$548,737	\$481,450
Boise SE - 0300	38	4.59 %	\$444,937	\$384,000
New Construction	4	1.25 %	\$452,029	\$454,372
Existing	34	6.68 %	\$444,103	\$362,500
Boise Bench - 0400	40	4.83 %	\$285,303	\$275,500
New Construction	3	0.94 %	\$362,583	\$338,000
Existing	37	7.27 %	\$279,037	\$270,000
Boise South - 0500	22	2.66 %	\$360,933	\$345,000
New Construction	5	1.57 %	\$463,795	\$415,490
Existing	17	3.34 %	\$330,679	\$343,200
Boise SW-Meridian - 0550	82	9.90 %	\$367,081	\$352,429
New Construction	36	11.29 %	\$435,961	\$433,350
Existing	46	9.04 %	\$313,176	\$297,250
Boise West - 0600	29	3.50 %	\$320,600	\$330,000
New Construction	6	1.88 %	\$329,822	\$332,514
Existing	23	4.52 %	\$318,195	\$311,500
Boise W-Garden City - 0650	39	4.71 %	\$317,328	\$291,000
New Construction	2	0.63 %	\$390,854	\$390,853
Existing	37	7.27 %	\$313,354	\$291,000
Garden City - 0700	1	0.12 %	\$210,000	\$210,000
New Construction	0	0.00 %	\$0	\$0
Existing	1	0.20 %	\$210,000	\$210,000
Boise NW - 0800	63	7.61 %	\$427,416	\$389,900
New Construction	37	11.60 %	\$486,862	\$495,755
Existing	26	5.11 %	\$342,819	\$321,000
Eagle - 0900	86	10.39 %	\$566,636	\$519,500
New Construction	33	10.34 %	\$578,097	\$543,182
Existing	53	10.41 %	\$559,501	\$499,000
Star - 0950	43	5.19 %	\$428,996	\$405,000
New Construction	23	7.21 %	\$480,209	\$499,900
Existing	20	3.93 %	\$370,100	\$310,750
Meridian SE - 1000	37	4.47 %	\$432,151	\$419,000
New Construction	21	6.58 %	\$445,371	\$476,000
Existing	16	3.14 %	\$414,800	\$357,500
Meridian SW - 1010	22	2.66 %	\$438,343	\$441,350
New Construction	11	3.45 %	\$429,850	\$407,280
Existing	11	2.16 %	\$446,836	\$529,000
Meridian NE - 1020	41	4.95 %	\$350,812	\$337,000
New Construction	6	1.88 %	\$364,942	\$368,445
Existing	35	6.88 %	\$348,389	\$335,000

<b>Single-Family Homes Sold in Ada County for December 2019</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	139	16.79 %	\$372,679	\$338,155
New Construction	69	21.63 %	\$396,308	\$351,490
Existing	70	13.75 %	\$349,387	\$307,500
Kuna - 1100	89	10.75 %	\$309,317	\$291,490
New Construction	49	15.36 %	\$317,554	\$301,990
Existing	40	7.86 %	\$299,228	\$280,000
<b>Totals</b>	<b>828</b>	<b>100.00 %</b>	<b>\$404,712</b>	<b>\$349,950</b>
New Construction	319	38.53 %	\$445,555	\$399,900
Existing	509	61.47 %	\$379,114	\$330,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County December 2019 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 %	0	0.00 %
\$160,000 - \$199,999	0	0.00 %	3	0.36 %
\$200,000 - \$249,999	5	0.60 %	54	6.52 %
\$250,000 - \$299,999	42	5.07 %	136	16.43 %
\$300,000 - \$399,999	115	13.89 %	170	20.53 %
\$400,000 - \$499,999	69	8.33 %	70	8.45 %
\$500,000 and over	88	10.63 %	76	9.18 %
<b>Totals</b>	<b>319</b>	<b>38.53 %</b>	<b>509</b>	<b>61.47 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) December 2019 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.01 %
\$70,000 - \$89,999	0	0.00 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	1	0.01 %
\$100,000 - \$119,999	0	0.00 %	1	0.01 %
\$120,000 - \$159,999	0	0.00 %	8	0.07 %
\$160,000 - \$199,999	1	0.01 %	93	0.83 %
\$200,000 - \$249,999	85	0.76 %	965	8.63 %
\$250,000 - \$299,999	574	5.14 %	1939	17.35 %
\$300,000 - \$399,999	1251	11.19 %	2361	21.13 %
\$400,000 - \$499,999	865	7.74 %	1081	9.67 %
\$500,000 and over	866	7.75 %	1084	9.70 %
<b>Totals</b>	<b>3642</b>	<b>32.59 %</b>	<b>7534</b>	<b>67.41 %</b>

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