

<b>Ada County Single Family Home Sales Comparing January 2019 with January 2018</b>					
	<b>Jan-19</b>	<b>Year to Date 19</b>	<b>Jan-18</b>	<b>Year to Date 18</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1388		1213		
Total Pending Residential Listings	1283		1376		
Total Single-Family Homes Sold	591	591	617	617	10,546
Percent Change	-4.21 %	-4.21 %			
Median Price	\$318,000	\$318,000	\$279,263	\$279,263	\$315,000
Percent Change	13.87 %	13.87 %			
Average Price	\$367,701	\$367,701	\$331,243	\$331,243	\$357,445
Percent Change	11.01 %	11.01 %			
Days on Market	49	49	42	42	33
Total Dollar Volume	\$217,311,558	\$217,311,558	\$204,377,146	\$204,377,146	\$3,769,618,504
Percent Change	6.33 %	6.33 %			

<b>Ada County Existing Home Sales</b>					
	<b>Jan-19</b>	<b>Year to Date 19</b>	<b>Jan-18</b>	<b>Year to Date 18</b>	<b>Previous 12 Months</b>
Existing Residential Listings	502		474		
Existing Pending Listings	561		619		
Existing Homes Sold	371	371	442	442	7,551
Percent Change	-16.06 %	-16.06 %			
Median Price	\$284,900	\$284,900	\$257,000	\$257,000	\$293,000
Percent Change	10.86 %	10.86 %			
Average Price	\$342,157	\$342,157	\$310,213	\$310,213	\$340,409
Percent Change	10.30 %	10.30 %			
Days on Market	41	41	39	39	24
Existing Dollar Volume	\$126,940,424	\$126,940,424	\$137,114,335	\$137,114,335	\$2,570,430,805
Percent Change	-7.42 %	-7.42 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Jan-19</b>	<b>Year to Date 19</b>	<b>Jan-18</b>	<b>Year to Date 18</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	886		739		
Newly Constructed Pending Listings	722		757		
Newly Constructed Homes Sold	220	220	175	175	2,995
Percent Change	25.71 %	25.71 %			
Median Price	\$373,786	\$373,786	\$362,890	\$362,890	\$374,170
Percent Change	3.00 %	3.00 %			
Average Price	\$410,778	\$410,778	\$384,359	\$384,359	\$400,397
Percent Change	6.87 %	6.87 %			
Days on Market	62	62	49	49	55
Newly Constructed Dollar Volume	\$90,371,134	\$90,371,134	\$67,262,811	\$67,262,811	\$1,199,187,699
Percent Change	34.36 %	34.36 %			

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<b>Single-Family Homes Sold in Ada County for January 2019</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	27	4.57 %	\$571,320	\$484,900
New Construction	5	2.27 %	\$582,232	\$540,000
Existing	22	5.93 %	\$568,840	\$400,450
Boise NE - 0200	23	3.89 %	\$595,193	\$515,710
New Construction	13	5.91 %	\$731,008	\$574,900
Existing	10	2.70 %	\$418,633	\$389,450
Boise SE - 0300	33	5.58 %	\$327,649	\$320,000
New Construction	4	1.82 %	\$428,978	\$420,950
Existing	29	7.82 %	\$313,673	\$308,111
Boise Bench - 0400	22	3.72 %	\$240,646	\$241,000
New Construction	0	0.00 %	\$0	\$0
Existing	22	5.93 %	\$240,646	\$241,000
Boise South - 0500	12	2.03 %	\$308,327	\$307,500
New Construction	1	0.45 %	\$425,124	\$425,124
Existing	11	2.96 %	\$297,709	\$300,000
Boise SW-Meridian - 0550	62	10.49 %	\$321,939	\$289,900
New Construction	25	11.36 %	\$361,675	\$324,900
Existing	37	9.97 %	\$295,091	\$256,000
Boise West - 0600	24	4.06 %	\$263,042	\$228,250
New Construction	3	1.36 %	\$244,900	\$219,900
Existing	21	5.66 %	\$265,633	\$230,000
Boise W-Garden City - 0650	34	5.75 %	\$297,404	\$282,375
New Construction	0	0.00 %	\$0	\$0
Existing	34	9.16 %	\$297,404	\$282,375
Garden City - 0700	5	0.85 %	\$228,580	\$222,000
New Construction	3	1.36 %	\$207,967	\$222,000
Existing	2	0.54 %	\$259,500	\$259,500
Boise NW - 0800	43	7.28 %	\$375,372	\$373,000
New Construction	10	4.55 %	\$410,891	\$390,538
Existing	33	8.89 %	\$364,609	\$335,500
Eagle - 0900	62	10.49 %	\$529,649	\$499,250
New Construction	32	14.55 %	\$544,260	\$543,462
Existing	30	8.09 %	\$514,064	\$422,000
Star - 0950	28	4.74 %	\$400,702	\$393,000
New Construction	11	5.00 %	\$389,574	\$399,000
Existing	17	4.58 %	\$407,903	\$387,000
Meridian SE - 1000	34	5.75 %	\$355,575	\$343,990
New Construction	14	6.36 %	\$369,847	\$347,490
Existing	20	5.39 %	\$345,585	\$317,450
Meridian SW - 1010	14	2.37 %	\$442,189	\$431,660
New Construction	10	4.55 %	\$442,228	\$455,855
Existing	4	1.08 %	\$442,094	\$251,738
Meridian NE - 1020	38	6.43 %	\$310,544	\$298,994
New Construction	9	4.09 %	\$311,419	\$289,900
Existing	29	7.82 %	\$310,273	\$300,000

<b>Single-Family Homes Sold in Ada County for January 2019</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	81	13.71 %	\$330,587	\$290,000
New Construction	45	20.45 %	\$377,233	\$350,000
Existing	36	9.70 %	\$272,279	\$247,450
Kuna - 1100	49	8.29 %	\$281,728	\$269,990
New Construction	35	15.91 %	\$292,183	\$275,990
Existing	14	3.77 %	\$255,593	\$241,750
<b>Totals</b>	<b>591</b>	<b>100.00 %</b>	<b>\$367,701</b>	<b>\$318,000</b>
New Construction	220	37.23 %	\$410,778	\$373,786
Existing	371	62.77 %	\$342,157	\$284,900

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County January 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 %	1	0.17 %
\$100,000 - \$119,999	0	0.00 %	0	0.00 %
\$120,000 - \$159,999	0	0.00 %	3	0.51 %
\$160,000 - \$199,999	1	0.17 %	17	2.88 %
\$200,000 - \$249,999	12	2.03 %	93	15.74 %
\$250,000 - \$299,999	51	8.63 %	89	15.06 %
\$300,000 - \$399,999	59	9.98 %	92	15.57 %
\$400,000 - \$499,999	47	7.95 %	34	5.75 %
\$500,000 and over	50	8.46 %	42	7.11 %
<b>Totals</b>	<b>220</b>	<b>37.23 %</b>	<b>371</b>	<b>62.77 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) January 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 %	1	0.17 %
\$100,000 - \$119,999	0	0.00 %	0	0.00 %
\$120,000 - \$159,999	0	0.00 %	3	0.51 %
\$160,000 - \$199,999	1	0.17 %	17	2.88 %
\$200,000 - \$249,999	12	2.03 %	93	15.74 %
\$250,000 - \$299,999	51	8.63 %	89	15.06 %
\$300,000 - \$399,999	59	9.98 %	92	15.57 %
\$400,000 - \$499,999	47	7.95 %	34	5.75 %
\$500,000 and over	50	8.46 %	42	7.11 %
<b>Totals</b>	<b>220</b>	<b>37.23 %</b>	<b>371</b>	<b>62.77 %</b>

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