

<b>Ada County Single Family Home Sales Comparing June 2019 with June 2018</b>					
	<b>Jun-19</b>	<b>Year to Date 19</b>	<b>Jun-18</b>	<b>Year to Date 18</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1750		1412		
Total Pending Residential Listings	1744		1890		
Total Single-Family Homes Sold	1,112	5,348	1,204	5,386	9,955
Percent Change	-7.64 %	-0.71 %			
Median Price	\$353,600	\$337,945	\$322,317	\$304,370	\$327,664
Percent Change	9.71 %	11.03 %			
Average Price	\$399,161	\$380,982	\$366,290	\$348,365	\$368,912
Percent Change	8.97 %	9.36 %			
Days on Market	31	40	26	36	36
Total Dollar Volume	\$443,867,231	\$2,037,494,233	\$441,013,630	\$1,876,293,848	\$3,672,522,144
Percent Change	0.65 %	8.59 %			

<b>Ada County Existing Home Sales</b>					
	<b>Jun-19</b>	<b>Year to Date 19</b>	<b>Jun-18</b>	<b>Year to Date 18</b>	<b>Previous 12 Months</b>
Existing Residential Listings	891		765		
Existing Pending Listings	922		1012		
Existing Homes Sold	811	3,516	872	3,837	6,816
Percent Change	-7.00 %	-8.37 %			
Median Price	\$339,900	\$315,000	\$299,900	\$280,000	\$301,900
Percent Change	13.34 %	12.50 %			
Average Price	\$385,442	\$363,766	\$350,623	\$331,463	\$350,389
Percent Change	9.93 %	9.75 %			
Days on Market	19	25	17	25	25
Existing Dollar Volume	\$312,593,304	\$1,279,000,212	\$305,742,904	\$1,271,824,589	\$2,388,252,203
Percent Change	2.24 %	0.56 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Jun-19</b>	<b>Year to Date 19</b>	<b>Jun-18</b>	<b>Year to Date 18</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	859		647		
Newly Constructed Pending Listings	822		878		
Newly Constructed Homes Sold	301	1,832	332	1,549	3,139
Percent Change	-9.34 %	18.27 %			
Median Price	\$417,400	\$380,000	\$389,406	\$360,249	\$379,990
Percent Change	7.19 %	5.48 %			
Average Price	\$436,126	\$414,025	\$407,442	\$390,232	\$409,133
Percent Change	7.04 %	6.10 %			
Days on Market	63	70	52	62	59
Newly Constructed Dollar Volume	\$131,273,927	\$758,494,021	\$135,270,726	\$604,469,259	\$1,284,269,941
Percent Change	-2.95 %	25.48 %			

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Single-Family Homes Sold in Ada County for June 2019				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	61	5.48 %	\$591,482	\$549,950
New Construction	7	2.33 %	\$648,913	\$540,000
Existing	54	6.65 %	\$584,038	\$549,975
Boise NE - 0200	37	3.32 %	\$593,735	\$525,000
New Construction	14	4.65 %	\$599,512	\$521,300
Existing	23	2.83 %	\$590,219	\$529,990
Boise SE - 0300	67	6.02 %	\$401,665	\$373,000
New Construction	8	2.66 %	\$440,485	\$400,000
Existing	59	7.27 %	\$396,401	\$369,000
Boise Bench - 0400	59	5.30 %	\$306,171	\$275,500
New Construction	1	0.33 %	\$270,000	\$270,000
Existing	58	7.14 %	\$306,794	\$276,084
Boise South - 0500	22	1.98 %	\$352,914	\$345,495
New Construction	5	1.66 %	\$363,931	\$345,990
Existing	17	2.09 %	\$349,674	\$345,000
Boise SW-Meridian - 0550	110	9.88 %	\$368,421	\$357,202
New Construction	35	11.63 %	\$429,018	\$441,599
Existing	75	9.24 %	\$340,142	\$324,999
Boise West - 0600	33	2.96 %	\$294,842	\$280,000
New Construction	1	0.33 %	\$323,000	\$323,000
Existing	32	3.94 %	\$293,963	\$280,000
Boise W-Garden City - 0650	59	5.30 %	\$319,555	\$300,000
New Construction	0	0.00 %	\$0	\$0
Existing	59	7.27 %	\$319,555	\$300,000
Garden City - 0700	5	0.45 %	\$372,180	\$365,000
New Construction	1	0.33 %	\$365,000	\$365,000
Existing	4	0.49 %	\$373,975	\$366,500
Boise NW - 0800	81	7.28 %	\$403,194	\$390,000
New Construction	22	7.31 %	\$472,185	\$474,900
Existing	59	7.27 %	\$377,469	\$325,000
Eagle - 0900	109	9.79 %	\$534,367	\$488,000
New Construction	42	13.95 %	\$526,691	\$503,712
Existing	67	8.25 %	\$539,178	\$457,000
Star - 0950	56	5.03 %	\$446,381	\$445,495
New Construction	22	7.31 %	\$546,484	\$539,900
Existing	34	4.19 %	\$381,609	\$357,500
Meridian SE - 1000	51	4.58 %	\$394,352	\$369,900
New Construction	13	4.32 %	\$409,457	\$352,891
Existing	38	4.68 %	\$389,184	\$375,900
Meridian SW - 1010	27	2.43 %	\$444,681	\$429,675
New Construction	8	2.66 %	\$405,187	\$397,787
Existing	19	2.34 %	\$461,311	\$435,000
Meridian NE - 1020	68	6.11 %	\$354,327	\$338,695
New Construction	10	3.32 %	\$343,241	\$358,200
Existing	58	7.14 %	\$356,239	\$333,950

<b>Single-Family Homes Sold in Ada County for June 2019</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	172	15.45 %	\$363,859	\$325,000
New Construction	65	21.59 %	\$391,845	\$344,380
Existing	107	13.18 %	\$346,858	\$309,900
Kuna - 1100	96	8.63 %	\$298,998	\$288,950
New Construction	47	15.61 %	\$319,632	\$303,400
Existing	49	6.03 %	\$279,206	\$269,000
<b>Totals</b>	<b>1113</b>	<b>100.00 %</b>	<b>\$399,965</b>	<b>\$354,900</b>
New Construction	301	27.04 %	\$436,126	\$417,400
Existing	812	72.96 %	\$386,561	\$339,995

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County June 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 %	4	0.36 %
\$200,000 - \$249,999	2	0.18 %	82	7.37 %
\$250,000 - \$299,999	44	3.95 %	209	18.78 %
\$300,000 - \$399,999	98	8.81 %	253	22.73 %
\$400,000 - \$499,999	73	6.56 %	124	11.14 %
\$500,000 and over	84	7.55 %	140	12.58 %
<b>Totals</b>	<b>301</b>	<b>27.04 %</b>	<b>812</b>	<b>72.96 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 2019 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.02 %
\$70,000 - \$89,999	0	0.00 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	1	0.02 %
\$100,000 - \$119,999	0	0.00 %	1	0.02 %
\$120,000 - \$159,999	0	0.00 %	5	0.09 %
\$160,000 - \$199,999	1	0.02 %	58	1.08 %
\$200,000 - \$249,999	58	1.08 %	556	10.39 %
\$250,000 - \$299,999	331	6.18 %	913	17.06 %
\$300,000 - \$399,999	624	11.66 %	1041	19.45 %
\$400,000 - \$499,999	425	7.94 %	477	8.91 %
\$500,000 and over	394	7.36 %	466	8.71 %
<b>Totals</b>	<b>1833</b>	<b>34.25 %</b>	<b>3519</b>	<b>65.75 %</b>

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