

Ada County Single-Family Home Sales Comparing 2009 with 2008					
	2009	Year to Date 09	2008	Year to Date 08	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	5,381	5,381	4,960	4,960	5,381
Percent Change	8.49%	8.49%			
Median Price	\$167,000	\$167,000	\$200,773	\$200,773	\$167,000
Percent Change	-16.82%	-16.82%			
Average Price	\$194,110	\$194,110	\$234,850	\$234,850	\$194,110
Percent Change	-17.35%	-17.35%			
Days on Market*	89	89	74	74	89
Total Residential Dollar Volume	\$1,044,505,831	\$1,044,505,831	\$1,164,857,594	\$1,164,857,594	\$1,044,505,831
Percent Change	-10.33%	-10.33%			

Ada County Existing Home Sales					
	2009	Year to Date 09	2008	Year to Date 08	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	4,321	4,321	3,712	3,712	4,321
Percent Change	16.41%	16.41%			
Median Price	\$165,500	\$165,500	\$197,000	\$197,000	\$165,500
Percent Change	-15.99%	-15.99%			
Average Price	\$193,939	\$193,939	\$231,547	\$231,547	\$193,939
Percent Change	-16.24%	-16.24%			
Days on Market	83	83	69	69	83
Total Existing Home Dollar Volume	\$838,009,595	\$838,009,595	\$859,503,476	\$859,503,476	\$838,009,595
Percent Change	-2.50%	-2.50%			

Ada County Newly Constructed Home Sales					
	2009	Year to Date 09	2008	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	1,057	1,057	1,248	1,248	1,057
Percent Change	-15.30%	-15.30%			
Median Price	\$169,990	\$169,990	\$214,990	\$214,990	\$169,990
Percent Change	-20.93%	-20.93%			
Average Price	\$194,447	\$194,447	\$245,665	\$245,665	\$194,447
Percent Change	-20.85%	-20.85%			
Days on Market	115	115	89	89	115
Total New Construction Dollar Volume	\$205,530,680	\$205,530,680	\$306,590,318	\$306,590,318	\$205,530,680
Percent Change	-32.96%	-32.96%			

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Single-Family Homes Sold in Ada County for 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	255	4.74%	\$259,026.00	\$218,000.00
New Construction	3	0.28%	\$379,500.00	\$699,900.00
Existing Homes	252	5.83%	\$257,592.00	\$215,000.00
Area 200 NE Boise - 0200	105	1.95%	\$299,580.00	\$292,000.00
New Construction	5	0.47%	\$366,690.00	\$417,500.00
Existing Homes	100	2.31%	\$296,224.00	\$292,000.00
Area 300 SE Boise - 0300	387	7.19%	\$215,650.00	\$192,000.00
New Construction	17	1.60%	\$258,710.00	\$232,278.00
Existing Homes	370	8.56%	\$213,672.00	\$189,500.00
Area 400 Boise Bench - 0400	346	6.43%	\$144,434.00	\$137,000.00
New Construction	8	0.75%	\$171,375.00	\$177,500.00
Existing Homes	338	7.82%	\$143,797.00	\$135,000.00
Area 500 South Boise - 0500	171	3.18%	\$177,097.00	\$160,000.00
New Construction	9	0.85%	\$196,861.00	\$212,000.00
Existing Homes	162	3.75%	\$175,999.00	\$157,000.00
Area 550 SW Boise-Meridian - 0550	562	10.44%	\$172,352.00	\$159,500.00
New Construction	180	16.98%	\$175,731.00	\$159,073.00
Existing Homes	382	8.84%	\$170,760.00	\$159,900.00
Area 600 West Boise - 0600	205	3.81%	\$149,220.00	\$142,000.00
New Construction	6	0.57%	\$191,050.00	\$178,900.00
Existing Homes	199	4.61%	\$147,959.00	\$140,000.00
Area 650 W Boise-Garden City - 0650	478	8.88%	\$172,972.00	\$161,000.00
New Construction	43	4.06%	\$181,967.00	\$183,000.00
Existing Homes	435	10.07%	\$172,083.00	\$159,900.00
Area 700 Garden City - 0700	15	0.28%	\$155,226.00	\$144,500.00
New Construction	1	0.09%	\$260,000.00	\$260,000.00
Existing Homes	14	0.32%	\$147,742.00	\$139,900.00
Area 800 NW Boise - 0800	316	5.87%	\$214,604.00	\$184,000.00
New Construction	54	5.09%	\$261,369.00	\$230,000.00
Existing Homes	262	6.06%	\$204,965.00	\$175,000.00
Area 900 Eagle - 0900	313	5.82%	\$322,197.00	\$289,900.00
New Construction	36	3.40%	\$385,465.00	\$370,000.00
Existing Homes	277	6.41%	\$313,975.00	\$283,000.00
Area 950 Star - 0950	192	3.57%	\$211,554.00	\$185,100.00
New Construction	47	4.43%	\$211,991.00	\$193,000.00
Existing Homes	145	3.36%	\$211,412.00	\$185,000.00
Area 1000 SE Meridian - 1000	229	4.26%	\$210,763.00	\$198,000.00
New Construction	97	9.15%	\$201,937.00	\$185,900.00
Existing Homes	132	3.05%	\$217,249.00	\$205,000.00
Area 1010 SW Meridian - 1010	55	1.02%	\$251,319.00	\$250,000.00
New Construction	9	0.85%	\$284,518.00	\$277,000.00
Existing Homes	46	1.06%	\$244,823.00	\$240,000.00
Area 1020 NE Meridian - 1020	510	9.48%	\$183,554.00	\$169,000.00
New Construction	148	13.96%	\$194,939.00	\$176,141.00
Existing Homes	362	8.38%	\$178,899.00	\$165,900.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	784	14.57%	\$178,168.00	\$165,000.00
New Construction	215	20.28%	\$189,959.00	\$169,990.00
Existing Homes	569	13.17%	\$173,713.00	\$164,000.00
Area 1100 Kuna - 1100	458	8.51%	\$144,444.00	\$130,000.00
New Construction	182	17.17%	\$139,151.00	\$133,900.00
Existing Homes	276	6.39%	\$147,934.00	\$129,000.00
Ada County Totals	5381	100.00%	\$194,109.00	\$167,000.00
New Construction	1060	19.70%	\$194,807.00	\$170,000.00
Existing Homes	4321	80.30%	\$193,938.00	\$165,500.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	41	0.76%
\$70,000 - \$89,999	2	0.04%	62	1.15%
\$90,000 - \$99,999	5	0.09%	72	1.34%
\$100,000 - \$119,999	69	1.28%	356	6.62%
\$120,000 - \$159,999	375	6.97%	1395	25.92%
\$160,000 - \$199,999	273	5.07%	952	17.69%
\$200,000 - \$249,999	143	2.66%	621	11.54%
\$250,000 - \$299,999	79	1.47%	361	6.71%
\$300,000 - \$399,999	86	1.60%	286	5.31%
\$400,000 - \$499,999	19	0.35%	108	2.01%
\$500,000 and over	9	0.17%	67	1.25%
Totals	1060	19.70%	4321	80.30%

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(Year-to-Date) 2009				
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\$70,000 - \$89,999	2	0.04%	62	1.15%
\$90,000 - \$99,999	5	0.09%	72	1.34%
\$100,000 - \$119,999	69	1.28%	356	6.62%
\$120,000 - \$159,999	375	6.97%	1395	25.92%
\$160,000 - \$199,999	273	5.07%	952	17.69%
\$200,000 - \$249,999	143	2.66%	621	11.54%
\$250,000 - \$299,999	79	1.47%	361	6.71%
\$300,000 - \$399,999	86	1.60%	286	5.31%
\$400,000 - \$499,999	19	0.35%	108	2.01%
\$500,000 and over	9	0.17%	67	1.25%
Totals	1060	19.70%	4321	80.30%

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