

Ada County Single-Family Home Sales Comparing April 2009 with April 2008					
	Apr-09	Year to Date 09	Apr-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	3,896		4,931		
Total Single-Family Homes Sold	419	1,295	449	1,518	4,734
Percent Change	-6.68%	-14.69%			
Median Price	\$170,000	\$175,000	\$207,500	\$208,000	\$190,750
Percent Change	-18.07%	-15.87%			
Average Price	\$200,135	\$200,967	\$238,637	\$239,165	\$224,288
Percent Change	-16.13%	-15.97%			
Days on Market*	94	96	72	69	82
Total Residential Dollar Volume	\$83,856,674	\$260,252,875	\$107,147,940	\$363,052,197	\$1,061,780,372
Percent Change	-21.74%	-28.32%			

Ada County Existing Home Sales					
	Apr-09	Year to Date 09	Apr-08	Year to Date 08	Previous 12 months
Existing Residential Listings	3,099		3,645		
Existing Homes Sold	336	1,050	348	1,145	3,608
Percent Change	-3.45%	-8.30%			
Median Price	\$168,000	\$173,000	\$204,100	\$199,000	\$189,900
Percent Change	-17.69%	-13.07%			
Average Price	\$196,593	\$200,067	\$233,151	\$232,176	\$221,896
Percent Change	-15.68%	-13.83%			
Days on Market	82	89	69	68	76
Total Existing Home Dollar Volume	\$66,055,323	\$210,070,140	\$81,136,580	\$265,841,482	\$800,599,434
Percent Change	-18.59%	-20.98%			

Ada County Newly Constructed Home Sales					
	Apr-09	Year to Date 09	Apr-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	797		1,286		
Newly Constructed Homes Sold	83	251	101	372	1,120
Percent Change	-17.82%	-32.53%			
Median Price	\$185,425	\$185,000	\$215,990	\$227,990	\$200,159
Percent Change	-14.15%	-18.86%			
Average Price	\$214,474	\$211,122	\$258,023	\$259,940	\$232,211
Percent Change	-16.88%	-18.78%			
Days on Market	140	124	80	74	102
Total New Construction Dollar Volume	\$17,801,351	\$52,991,735	\$26,060,360	\$96,697,715	\$260,075,938
Percent Change	-31.69%	-45.20%			

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Single-Family Homes Sold in Ada County for April 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	15	3.58%	\$359,879.00	\$325,000.00
New Construction	1	1.20%	\$699,900.00	\$699,900.00
Existing Homes	14	4.17%	\$335,592.00	\$313,400.00
Area 200 NE Boise - 0200	7	1.67%	\$293,357.00	\$349,900.00
New Construction	1	1.20%	\$417,500.00	\$417,500.00
Existing Homes	6	1.79%	\$272,666.00	\$270,700.00
Area 300 SE Boise - 0300	27	6.44%	\$248,102.00	\$219,270.00
New Construction	2	2.41%	\$187,750.00	\$300,000.00
Existing Homes	25	7.44%	\$252,930.00	\$219,270.00
Area 400 Boise Bench - 0400	26	6.21%	\$146,865.00	\$139,000.00
New Construction	1	1.20%	\$205,000.00	\$205,000.00
Existing Homes	25	7.44%	\$144,540.00	\$139,000.00
Area 500 South Boise - 0500	12	2.86%	\$166,611.00	\$180,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	12	3.57%	\$166,611.00	\$180,000.00
Area 550 SW Boise-Meridian - 0550	45	10.74%	\$170,598.00	\$162,426.00
New Construction	12	14.46%	\$184,993.00	\$179,900.00
Existing Homes	33	9.82%	\$165,363.00	\$155,900.00
Area 600 West Boise - 0600	16	3.82%	\$164,853.00	\$157,000.00
New Construction	1	1.20%	\$225,000.00	\$225,000.00
Existing Homes	15	4.46%	\$160,843.00	\$157,000.00
Area 650 W Boise-Garden City - 0650	43	10.26%	\$172,298.00	\$159,044.00
New Construction	5	6.02%	\$180,088.00	\$197,200.00
Existing Homes	38	11.31%	\$171,273.00	\$155,000.00
Area 700 Garden City - 0700	2	0.48%	\$178,999.00	\$235,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.60%	\$178,999.00	\$235,000.00
Area 800 NW Boise - 0800	20	4.77%	\$208,142.00	\$171,000.00
New Construction	3	3.61%	\$292,633.00	\$350,000.00
Existing Homes	17	5.06%	\$193,232.00	\$169,900.00
Area 900 Eagle - 0900	27	6.44%	\$298,125.00	\$255,500.00
New Construction	4	4.82%	\$328,775.00	\$485,000.00
Existing Homes	23	6.85%	\$292,795.00	\$255,500.00
Area 950 Star - 0950	18	4.30%	\$214,015.00	\$205,900.00
New Construction	3	3.61%	\$239,327.00	\$299,900.00
Existing Homes	15	4.46%	\$208,953.00	\$205,900.00
Area 1000 SE Meridian - 1000	17	4.06%	\$231,615.00	\$205,000.00
New Construction	8	9.64%	\$223,982.00	\$197,925.00
Existing Homes	9	2.68%	\$238,401.00	\$216,500.00
Area 1010 SW Meridian - 1010	6	1.43%	\$249,150.00	\$305,000.00
New Construction	1	1.20%	\$305,000.00	\$305,000.00
Existing Homes	5	1.49%	\$237,980.00	\$310,000.00
Area 1020 NE Meridian - 1020	38	9.07%	\$193,206.00	\$182,000.00
New Construction	9	10.84%	\$226,460.00	\$265,000.00
Existing Homes	29	8.63%	\$182,886.00	\$185,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	68	16.23%	\$174,172.00	\$168,000.00
New Construction	18	21.69%	\$194,796.00	\$183,000.00
Existing Homes	50	14.88%	\$166,747.00	\$160,000.00
Area 1100 Kuna - 1100	32	7.64%	\$160,141.00	\$137,500.00
New Construction	14	16.87%	\$157,554.00	\$150,560.00
Existing Homes	18	5.36%	\$162,152.00	\$128,900.00
Ada County Totals	419	100.00%	\$200,135.00	\$170,000.00
New Construction	83	19.81%	\$214,474.00	\$185,425.00
Existing Homes	336	80.19%	\$196,593.00	\$168,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
April 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	6	1.43%
\$70,000 - \$89,999	1	0.24%	1	0.24%
\$90,000 - \$99,999	0	0%	6	1.43%
\$100,000 - \$119,999	0	0%	22	5.25%
\$120,000 - \$159,999	26	6.21%	112	26.73%
\$160,000 - \$199,999	23	5.49%	73	17.42%
\$200,000 - \$249,999	12	2.86%	55	13.13%
\$250,000 - \$299,999	7	1.67%	26	6.21%
\$300,000 - \$399,999	10	2.39%	16	3.82%
\$400,000 - \$499,999	3	0.72%	12	2.86%
\$500,000 and over	1	0.24%	7	1.67%
Totals	83	19.81%	336	80.19%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) April 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	12	0.93%
\$70,000 - \$89,999	1	0.08%	12	0.93%
\$90,000 - \$99,999	0	0%	9	0.69%
\$100,000 - \$119,999	0	0%	65	5.02%
\$120,000 - \$159,999	78	6.02%	331	25.56%
\$160,000 - \$199,999	73	5.64%	242	18.69%
\$200,000 - \$249,999	38	2.93%	167	12.90%
\$250,000 - \$299,999	25	1.93%	89	6.87%
\$300,000 - \$399,999	28	2.16%	63	4.86%
\$400,000 - \$499,999	8	0.62%	33	2.55%
\$500,000 and over	3	0.23%	18	1.39%
Totals	254	19.61%	1041	80.39%

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