

**Ada County Single-Family Home Sales
Comparing August 2009 with August 2008**

	Aug-09	Year to Date 09	Aug-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	3,537		4,624		
Total Single-Family Homes Sold	511	3,329	476	3,506	4,771
Percent Change	7.35%	-5.05%			
Median Price	\$169,900	\$173,890	\$200,000	\$206,000	\$179,000
Percent Change	-15.05%	-15.59%			
Average Price	\$191,627	\$200,538	\$230,443	\$239,022	\$207,567
Percent Change	-16.84%	-16.10%			
Days on Market*	82	92	79	71	89
Total Residential Dollar Volume	\$97,921,163	\$667,589,986	\$109,691,049	\$838,012,534	\$990,301,846
Percent Change	-10.73%	-20.34%			

Ada County Existing Home Sales

	Aug-09	Year to Date 09	Aug-08	Year to Date 08	Previous 12 months
Existing Residential Listings	2,791		3,561		
Existing Homes Sold	420	2,717	344	2,622	3,806
Percent Change	22.09%	3.62%			
Median Price	\$167,985	\$170,000	\$195,000	\$200,000	\$177,000
Percent Change	-13.85%	-15.00%			
Average Price	\$189,640	\$198,432	\$228,219	\$235,914	\$205,410
Percent Change	-16.90%	-15.89%			
Days on Market	76	84	69	66	82
Total Existing Home Dollar Volume	\$79,648,787	\$539,140,679	\$78,507,235	\$618,566,098	\$781,792,057
Percent Change	1.45%	-12.84%			

Ada County Newly Constructed Home Sales

	Aug-09	Year to Date 09	Aug-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	746		1,063		
Newly Constructed Homes Sold	91	608	132	886	968
Percent Change	-31.06%	-31.38%			
Median Price	\$175,000	\$182,000	\$211,105	\$219,000	\$185,000
Percent Change	-17.10%	-16.89%			
Average Price	\$200,795	\$206,413	\$236,241	\$249,144	\$216,788
Percent Change	-15.00%	-17.15%			
Days on Market	111	127	106	85	116
Total New Construction Dollar Volume	\$18,272,376	\$125,499,307	\$31,183,814	\$220,741,536	\$209,851,089
Percent Change	-41.40%	-43.15%			

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Single-Family Homes Sold in Ada County for August 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	22	4.31%	\$242,067.00	\$198,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	22	5.24%	\$242,067.00	\$198,500.00
Area 200 NE Boise - 0200	6	1.17%	\$345,428.00	\$333,200.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	6	1.43%	\$345,428.00	\$333,200.00
Area 300 SE Boise - 0300	49	9.59%	\$223,257.00	\$216,000.00
New Construction	3	3.30%	\$219,759.00	\$232,278.00
Existing Homes	46	10.95%	\$223,485.00	\$210,000.00
Area 400 Boise Bench - 0400	40	7.83%	\$140,934.00	\$132,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	40	9.52%	\$140,934.00	\$132,500.00
Area 500 South Boise - 0500	14	2.74%	\$163,973.00	\$162,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	14	3.33%	\$163,973.00	\$162,000.00
Area 550 SW Boise-Meridian - 0550	51	9.98%	\$176,139.00	\$170,000.00
New Construction	15	16.48%	\$185,693.00	\$171,872.00
Existing Homes	36	8.57%	\$172,159.00	\$170,000.00
Area 600 West Boise - 0600	11	2.15%	\$182,027.00	\$163,400.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	11	2.62%	\$182,027.00	\$163,400.00
Area 650 W Boise-Garden City - 0650	41	8.02%	\$190,915.00	\$190,000.00
New Construction	4	4.40%	\$186,408.00	\$205,000.00
Existing Homes	37	8.81%	\$191,402.00	\$188,600.00
Area 700 Garden City - 0700	3	0.59%	\$161,633.00	\$219,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	0.71%	\$161,633.00	\$219,000.00
Area 800 NW Boise - 0800	26	5.09%	\$186,649.00	\$175,500.00
New Construction	1	1.10%	\$339,900.00	\$339,900.00
Existing Homes	25	5.95%	\$180,519.00	\$175,500.00
Area 900 Eagle - 0900	23	4.50%	\$289,738.00	\$300,000.00
New Construction	3	3.30%	\$313,333.00	\$370,000.00
Existing Homes	20	4.76%	\$286,199.00	\$290,000.00
Area 950 Star - 0950	11	2.15%	\$240,609.00	\$239,900.00
New Construction	3	3.30%	\$197,933.00	\$239,900.00
Existing Homes	8	1.90%	\$256,612.00	\$279,000.00
Area 1000 SE Meridian - 1000	25	4.89%	\$210,934.00	\$199,770.00
New Construction	14	15.38%	\$212,389.00	\$195,000.00
Existing Homes	11	2.62%	\$209,081.00	\$240,500.00
Area 1010 SW Meridian - 1010	6	1.17%	\$326,666.00	\$295,000.00
New Construction	2	2.20%	\$375,000.00	\$520,000.00
Existing Homes	4	0.95%	\$302,500.00	\$295,000.00
Area 1020 NE Meridian - 1020	51	9.98%	\$174,939.00	\$155,000.00
New Construction	14	15.38%	\$194,615.00	\$149,990.00
Existing Homes	37	8.81%	\$167,494.00	\$156,900.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	94	18.40%	\$175,870.00	\$159,900.00
New Construction	19	20.88%	\$188,507.00	\$152,600.00
Existing Homes	75	17.86%	\$172,669.00	\$162,900.00
Area 1100 Kuna - 1100	38	7.44%	\$144,788.00	\$129,000.00
New Construction	13	14.29%	\$167,587.00	\$169,990.00
Existing Homes	25	5.95%	\$132,932.00	\$123,500.00
Ada County Totals	511	100.00%	\$191,626.00	\$169,900.00
New Construction	91	17.81%	\$200,795.00	\$175,000.00
Existing Homes	420	82.19%	\$189,639.00	\$167,985.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
August 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	2	0.39%
\$70,000 - \$89,999	0	0%	6	1.17%
\$90,000 - \$99,999	0	0%	8	1.57%
\$100,000 - \$119,999	4	0.78%	33	6.46%
\$120,000 - \$159,999	34	6.65%	142	27.79%
\$160,000 - \$199,999	21	4.11%	101	19.77%
\$200,000 - \$249,999	11	2.15%	52	10.18%
\$250,000 - \$299,999	9	1.76%	34	6.65%
\$300,000 - \$399,999	10	1.96%	30	5.87%
\$400,000 - \$499,999	1	0.20%	7	1.37%
\$500,000 and over	1	0.20%	5	0.98%
Totals	91	17.81%	420	82.19%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) August 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	21	0.63%
\$70,000 - \$89,999	1	0.03%	32	0.96%
\$90,000 - \$99,999	2	0.06%	33	0.99%
\$100,000 - \$119,999	10	0.30%	194	5.83%
\$120,000 - \$159,999	196	5.89%	856	25.71%
\$160,000 - \$199,999	178	5.35%	621	18.65%
\$200,000 - \$249,999	88	2.64%	427	12.83%
\$250,000 - \$299,999	50	1.50%	229	6.88%
\$300,000 - \$399,999	59	1.77%	187	5.62%
\$400,000 - \$499,999	17	0.51%	69	2.07%
\$500,000 and over	6	0.18%	53	1.59%
Totals	607	18.23%	2722	81.77%

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