

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

	<b>Dec-09</b>	<b>Year to Date 09</b>	<b>Dec-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Total Active Residential Listings	3,004		3,801		
Total Single-Family Homes Sold	362	5,381	310	4,960	5,381
Percent Change	16.77%	8.49%			
Median Price	\$163,930	\$167,000	\$178,900	\$200,773	\$167,000
Percent Change	-8.37%	-16.82%			
Average Price	\$188,262	\$194,110	\$205,831	\$234,850	\$194,110
Percent Change	-8.54%	-17.35%			
Days on Market*	89	89	81	74	89
Total Residential Dollar Volume	\$68,150,859	\$1,044,505,831	\$63,807,612	\$1,164,857,594	\$1,044,505,831
Percent Change	6.81%	-10.33%			

**Ada County Existing Home Sales**

	<b>Dec-09</b>	<b>Year to Date 09</b>	<b>Dec-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Existing Residential Listings	2,271		2,910		
Existing Homes Sold	308	4,321	235	3,712	4,321
Percent Change	31.06%	16.41%			
Median Price	\$163,900	\$165,500	\$176,000	\$197,000	\$165,500
Percent Change	-6.88%	-15.99%			
Average Price	\$188,121	\$193,939	\$201,761	\$231,547	\$193,939
Percent Change	-6.76%	-16.24%			
Days on Market	86	83	81	69	83
Total Existing Home Dollar Volume	\$57,941,333	\$838,009,595	\$47,413,745	\$859,503,476	\$838,009,595
Percent Change	22.20%	-2.50%			

**Ada County Newly Constructed Home Sales**

	<b>Dec-09</b>	<b>Year to Date 09</b>	<b>Dec-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	733		891		
Newly Constructed Homes Sold	57	1,057	73	1,248	1,057
Percent Change	-21.92%	-15.30%			
Median Price	\$178,900	\$169,990	\$180,900	\$214,990	\$169,990
Percent Change	-1.11%	-20.93%			
Average Price	\$200,255	\$194,447	\$217,587	\$245,665	\$194,447
Percent Change	-7.97%	-20.85%			
Days on Market	107	115	83	89	115
Total New Construction Dollar Volume	\$11,414,526	\$205,530,680	\$15,883,867	\$306,590,318	\$205,530,680
Percent Change	-28.14%	-32.96%			

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<b>Single-Family Homes Sold in Ada County for December 2009</b>				
<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 100 North Boise - 0100	12	3.31%	\$234,875.00	\$215,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	12	3.93%	\$234,875.00	\$215,000.00
Area 200 NE Boise - 0200	4	1.10%	\$262,500.00	\$275,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	4	1.31%	\$262,500.00	\$275,000.00
Area 300 SE Boise - 0300	20	5.52%	\$208,455.00	\$216,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	20	6.56%	\$208,455.00	\$216,900.00
Area 400 Boise Bench - 0400	24	6.63%	\$124,045.00	\$118,000.00
New Construction	1	1.75%	\$142,500.00	\$142,500.00
Existing Homes	23	7.54%	\$123,242.00	\$118,000.00
Area 500 South Boise - 0500	11	3.04%	\$169,163.00	\$180,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	11	3.61%	\$169,163.00	\$180,000.00
Area 550 SW Boise-Meridian - 0550	39	10.77%	\$171,559.00	\$166,925.00
New Construction	10	17.54%	\$179,212.00	\$166,925.00
Existing Homes	29	9.51%	\$168,920.00	\$175,030.00
Area 600 West Boise - 0600	11	3.04%	\$151,009.00	\$141,600.00
New Construction	1	1.75%	\$178,900.00	\$178,900.00
Existing Homes	10	3.28%	\$148,220.00	\$140,000.00
Area 650 W Boise-Garden City - 0650	36	9.94%	\$151,259.00	\$135,990.00
New Construction	5	8.77%	\$175,051.00	\$193,000.00
Existing Homes	31	10.16%	\$147,422.00	\$135,000.00
Area 700 Garden City - 0700	2	0.55%	\$170,100.00	\$235,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.66%	\$170,100.00	\$235,000.00
Area 800 NW Boise - 0800	22	6.08%	\$215,043.00	\$186,500.00
New Construction	1	1.75%	\$179,500.00	\$179,500.00
Existing Homes	21	6.89%	\$216,735.00	\$200,000.00
Area 900 Eagle - 0900	22	6.08%	\$389,833.00	\$365,000.00
New Construction	4	7.02%	\$439,256.00	\$432,000.00
Existing Homes	18	5.90%	\$378,850.00	\$354,900.00
Area 950 Star - 0950	20	5.52%	\$192,554.00	\$178,000.00
New Construction	5	8.77%	\$144,598.00	\$145,000.00
Existing Homes	15	4.92%	\$208,540.00	\$195,500.00
Area 1000 SE Meridian - 1000	15	4.14%	\$208,596.00	\$219,900.00
New Construction	7	12.28%	\$191,149.00	\$219,900.00
Existing Homes	8	2.62%	\$223,862.00	\$229,900.00
Area 1010 SW Meridian - 1010	7	1.93%	\$210,642.00	\$230,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	7	2.30%	\$210,642.00	\$230,000.00
Area 1020 NE Meridian - 1020	35	9.67%	\$186,860.00	\$187,990.00
New Construction	11	19.30%	\$211,636.00	\$230,225.00
Existing Homes	24	7.87%	\$175,504.00	\$164,000.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	53	14.64%	\$163,255.00	\$154,900.00
New Construction	9	15.79%	\$187,311.00	\$179,990.00
Existing Homes	44	14.43%	\$158,334.00	\$142,500.00
Area 1100 Kuna - 1100	29	8.01%	\$144,257.00	\$133,500.00
New Construction	3	5.26%	\$138,124.00	\$155,990.00
Existing Homes	26	8.52%	\$144,965.00	\$128,000.00
Ada County Totals	362	100.00%	\$188,262.00	\$163,930.00
New Construction	57	15.75%	\$200,254.00	\$178,900.00
Existing Homes	305	84.25%	\$186,020.00	\$161,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County December 2009 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	4	1.10%
\$70,000 - \$89,999	0	0%	8	2.21%
\$90,000 - \$99,999	0	0%	16	4.42%
\$100,000 - \$119,999	3	0.83%	34	9.39%
\$120,000 - \$159,999	22	6.08%	84	23.20%
\$160,000 - \$199,999	15	4.14%	59	16.30%
\$200,000 - \$249,999	7	1.93%	44	12.15%
\$250,000 - \$299,999	2	0.55%	30	8.29%
\$300,000 - \$399,999	6	1.66%	17	4.70%
\$400,000 - \$499,999	1	0.28%	6	1.66%
\$500,000 and over	1	0.28%	3	0.83%
<b>Totals</b>	<b>57</b>	<b>15.75%</b>	<b>305</b>	<b>84.25%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) December 2009 by Price Class</b>				
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%
<b>Totals</b>	<b>1060</b>	<b>19.70%</b>	<b>4321</b>	<b>80.30%</b>

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