

Ada County Single-Family Home Sales					
Comparing February 2009 with February 2008					
	Feb-09	Year to Date 09	Feb-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	3,863		4,480		
Total Single-Family Homes Sold	265	501	352	651	4,795
Percent Change	-24.72%	-23.04%			
Median Price	\$180,900	\$181,250	\$203,000	\$209,259	\$198,000
Percent Change	-10.89%	-13.38%			
Average Price	\$202,768	\$206,119	\$240,952	\$242,869	\$230,540
Percent Change	-15.85%	-15.13%			
Days on Market*	93	93	67	69	77
Total Residential Dollar Volume	\$53,733,501	\$103,265,786	\$84,815,262	\$158,107,565	\$1,105,437,815
Percent Change	-36.65%	-34.69%			

Ada County Existing Home Sales					
	Feb-09	Year to Date 09	Feb-08	Year to Date 08	Previous 12 months
Existing Residential Listings	3,034		3,255		
Existing Homes Sold	218	406	258	480	3,630
Percent Change	-15.50%	-15.42%			
Median Price	\$181,250	\$180,000	\$196,000	\$197,000	\$195,000
Percent Change	-7.53%	-8.63%			
Average Price	\$201,320	\$205,565	\$232,387	\$233,615	\$228,256
Percent Change	-13.37%	-12.01%			
Days on Market	86	88	67	70	71
Total Existing Home Dollar Volume	\$43,887,779	\$83,459,554	\$59,955,818	\$112,135,048	\$828,567,682
Percent Change	-26.80%	-25.57%			

Ada County Newly Constructed Home Sales					
	Feb-09	Year to Date 09	Feb-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	829		1,225		
Newly Constructed Homes Sold	48	97	93	174	1,167
Percent Change	-48.39%	-44.25%			
Median Price	\$178,000	\$185,000	\$219,900	\$225,000	\$208,736
Percent Change	-19.05%	-17.78%			
Average Price	\$208,973	\$207,847	\$261,473	\$269,069	\$238,748
Percent Change	-20.08%	-22.75%			
Days on Market	125	114	65	67	95
Total New Construction Dollar Volume	\$10,030,722	\$20,161,132	\$24,316,944	\$46,818,017	\$278,618,933
Percent Change	-58.75%	-56.94%			

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Single-Family Homes Sold in Ada County for February 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	14	5.28%	\$280,500.00	\$250,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	14	6.45%	\$280,500.00	\$250,000.00
Area 200 NE Boise - 0200	2	0.75%	\$263,450.00	\$292,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.92%	\$263,450.00	\$292,000.00
Area 300 SE Boise - 0300	16	6.04%	\$239,099.00	\$228,000.00
New Construction	1	2.08%	\$305,000.00	\$305,000.00
Existing Homes	15	6.91%	\$234,706.00	\$228,000.00
Area 400 Boise Bench - 0400	18	6.79%	\$148,261.00	\$145,000.00
New Construction	2	4.17%	\$178,000.00	\$189,000.00
Existing Homes	16	7.37%	\$144,543.00	\$140,000.00
Area 500 South Boise - 0500	10	3.77%	\$173,215.00	\$179,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	10	4.61%	\$173,215.00	\$179,000.00
Area 550 SW Boise-Meridian - 0550	28	10.57%	\$169,731.00	\$160,000.00
New Construction	9	18.75%	\$171,268.00	\$159,000.00
Existing Homes	19	8.76%	\$169,003.00	\$176,000.00
Area 600 West Boise - 0600	7	2.64%	\$173,500.00	\$185,000.00
New Construction	1	2.08%	\$280,000.00	\$280,000.00
Existing Homes	6	2.76%	\$155,750.00	\$148,000.00
Area 650 W Boise-Garden City - 0650	27	10.19%	\$187,585.00	\$180,900.00
New Construction	2	4.17%	\$206,000.00	\$208,000.00
Existing Homes	25	11.52%	\$186,112.00	\$175,000.00
Area 700 Garden City - 0700	0	0%	\$0.00	\$0.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	0	0%	\$0.00	\$0.00
Area 800 NW Boise - 0800	12	4.53%	\$182,304.00	\$191,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	12	5.53%	\$182,304.00	\$191,500.00
Area 900 Eagle - 0900	16	6.04%	\$358,912.00	\$350,000.00
New Construction	2	4.17%	\$472,500.00	\$545,000.00
Existing Homes	14	6.45%	\$342,685.00	\$332,000.00
Area 950 Star - 0950	17	6.42%	\$201,255.00	\$184,000.00
New Construction	4	8.33%	\$259,100.00	\$200,000.00
Existing Homes	13	5.99%	\$183,457.00	\$180,000.00
Area 1000 SE Meridian - 1000	10	3.77%	\$194,112.00	\$164,500.00
New Construction	7	14.58%	\$168,391.00	\$152,000.00
Existing Homes	3	1.38%	\$254,127.00	\$315,000.00
Area 1010 SW Meridian - 1010	3	1.13%	\$264,216.00	\$372,250.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	1.38%	\$264,216.00	\$372,250.00
Area 1020 NE Meridian - 1020	32	12.08%	\$201,378.00	\$191,990.00
New Construction	6	12.50%	\$242,939.00	\$300,000.00
Existing Homes	26	11.98%	\$191,788.00	\$185,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	30	11.32%	\$190,180.00	\$170,000.00
New Construction	8	16.67%	\$202,243.00	\$199,190.00
Existing Homes	22	10.14%	\$185,794.00	\$170,000.00
Area 1100 Kuna - 1100	23	8.68%	\$164,627.00	\$149,900.00
New Construction	6	12.50%	\$150,096.00	\$150,000.00
Existing Homes	17	7.83%	\$169,756.00	\$149,900.00
Ada County Totals	265	100.00%	\$202,767.00	\$180,900.00
New Construction	48	18.11%	\$208,973.00	\$178,000.00
Existing Homes	217	81.89%	\$201,395.00	\$181,250.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County February 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	2	0.75%
\$70,000 - \$89,999	0	0%	2	0.75%
\$90,000 - \$99,999	0	0%	0	0%
\$100,000 - \$119,999	0	0%	7	2.64%
\$120,000 - \$159,999	18	6.79%	72	27.17%
\$160,000 - \$199,999	14	5.28%	50	18.87%
\$200,000 - \$249,999	4	1.51%	39	14.72%
\$250,000 - \$299,999	3	1.13%	22	8.30%
\$300,000 - \$399,999	6	2.26%	14	5.28%
\$400,000 - \$499,999	2	0.75%	7	2.64%
\$500,000 and over	1	0.38%	2	0.75%
Totals	48	18.11%	217	81.89%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) February 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	3	0.60%
\$70,000 - \$89,999	0	0%	4	0.80%
\$90,000 - \$99,999	0	0%	1	0.20%
\$100,000 - \$119,999	0	0%	19	3.79%
\$120,000 - \$159,999	32	6.39%	120	23.95%
\$160,000 - \$199,999	27	5.39%	98	19.56%
\$200,000 - \$249,999	15	2.99%	73	14.57%
\$250,000 - \$299,999	9	1.80%	37	7.39%
\$300,000 - \$399,999	11	2.20%	28	5.59%
\$400,000 - \$499,999	3	0.60%	13	2.59%
\$500,000 and over	2	0.40%	6	1.20%
Totals	99	19.76%	402	80.24%

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