

<b>Ada County Single-Family Home Sales Comparing July 2009 with July 2008</b>					
	<b>Jul-09</b>	<b>Year to Date 09</b>	<b>Jul-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Total Active Residential Listings	3,790		5,055		
Total Single-Family Homes Sold	510	2,804	489	3,032	4,730
Percent Change	4.29%	-7.52%			
Median Price	\$170,900	\$174,300	\$208,000	\$207,000	\$181,000
Percent Change	-17.84%	-15.80%			
Average Price	\$196,920	\$201,227	\$243,447	\$240,360	\$211,382
Percent Change	-19.11%	-16.28%			
Days on Market*	87	93	67	70	89
Total Residential Dollar Volume	\$100,429,062	\$564,239,142	\$119,045,483	\$728,771,485	\$999,835,051
Percent Change	-15.64%	-22.58%			

<b>Ada County Existing Home Sales</b>					
	<b>Jul-09</b>	<b>Year to Date 09</b>	<b>Jul-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Existing Residential Listings	3,043		3,935		
Existing Homes Sold	417	2,290	373	2,279	3,721
Percent Change	11.80%	0.48%			
Median Price	\$175,000	\$171,000	\$207,000	\$202,600	\$179,900
Percent Change	-15.46%	-15.60%			
Average Price	\$200,462	\$199,911	\$239,964	\$237,116	\$208,959
Percent Change	-16.46%	-15.69%			
Days on Market	79	85	63	66	81
Total Existing Home Dollar Volume	\$83,592,639	\$457,796,787	\$89,506,463	\$540,386,363	\$777,537,900
Percent Change	-6.61%	-15.28%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Jul-09</b>	<b>Year to Date 09</b>	<b>Jul-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	747		1,120		
Newly Constructed Homes Sold	93	513	115	754	1,005
Percent Change	-19.13%	-31.96%			
Median Price	\$166,122	\$182,900	\$214,990	\$219,990	\$188,705
Percent Change	-22.73%	-16.86%			
Average Price	\$181,037	\$206,231	\$252,105	\$251,403	\$220,252
Percent Change	-28.19%	-17.97%			
Days on Market	123	130	81	82	116
Total New Construction Dollar Volume	\$16,836,423	\$105,796,355	\$28,992,020	\$189,557,722	\$221,352,851
Percent Change	-41.93%	-44.19%			

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<b>Single-Family Homes Sold in Ada County for July 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	26	5.10%	\$233,840.00	\$225,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	26	6.24%	\$233,840.00	\$225,000.00
Area 200 NE Boise - 0200	13	2.55%	\$336,946.00	\$343,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	13	3.12%	\$336,946.00	\$343,000.00
Area 300 SE Boise - 0300	50	9.80%	\$219,650.00	\$200,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	50	11.99%	\$219,650.00	\$200,000.00
Area 400 Boise Bench - 0400	32	6.27%	\$141,215.00	\$127,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	32	7.67%	\$141,215.00	\$127,000.00
Area 500 South Boise - 0500	15	2.94%	\$175,286.00	\$155,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	15	3.60%	\$175,286.00	\$155,000.00
Area 550 SW Boise-Meridian - 0550	50	9.80%	\$179,616.00	\$165,000.00
New Construction	18	19.35%	\$165,582.00	\$162,660.00
Existing Homes	32	7.67%	\$187,510.00	\$170,000.00
Area 600 West Boise - 0600	28	5.49%	\$152,165.00	\$145,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	28	6.71%	\$152,165.00	\$145,000.00
Area 650 W Boise-Garden City - 0650	39	7.65%	\$176,941.00	\$163,750.00
New Construction	2	2.15%	\$162,425.00	\$183,850.00
Existing Homes	37	8.87%	\$177,725.00	\$163,750.00
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	31	6.08%	\$208,029.00	\$170,000.00
New Construction	5	5.38%	\$224,305.00	\$245,000.00
Existing Homes	26	6.24%	\$204,900.00	\$165,000.00
Area 900 Eagle - 0900	27	5.29%	\$329,249.00	\$290,000.00
New Construction	3	3.23%	\$346,666.00	\$432,500.00
Existing Homes	24	5.76%	\$327,072.00	\$285,000.00
Area 950 Star - 0950	21	4.12%	\$201,254.00	\$185,000.00
New Construction	8	8.60%	\$179,186.00	\$185,000.00
Existing Homes	13	3.12%	\$214,834.00	\$209,900.00
Area 1000 SE Meridian - 1000	17	3.33%	\$191,580.00	\$194,709.00
New Construction	4	4.30%	\$184,041.00	\$195,900.00
Existing Homes	13	3.12%	\$193,900.00	\$187,500.00
Area 1010 SW Meridian - 1010	7	1.37%	\$237,928.00	\$277,000.00
New Construction	1	1.08%	\$277,000.00	\$277,000.00
Existing Homes	6	1.44%	\$231,416.00	\$236,000.00
Area 1020 NE Meridian - 1020	38	7.45%	\$195,276.00	\$217,000.00
New Construction	10	10.75%	\$216,642.00	\$260,000.00
Existing Homes	28	6.71%	\$187,645.00	\$210,000.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	79	15.49%	\$181,895.00	\$170,900.00
New Construction	28	30.11%	\$178,166.00	\$166,900.00
Existing Homes	51	12.23%	\$183,942.00	\$178,000.00
Area 1100 Kuna - 1100	37	7.25%	\$146,443.00	\$128,900.00
New Construction	14	15.05%	\$126,272.00	\$128,900.00
Existing Homes	23	5.52%	\$158,720.00	\$132,000.00
<b>Ada County Totals</b>	<b>510</b>	<b>100.00%</b>	<b>\$196,919.00</b>	<b>\$170,900.00</b>
New Construction	93	18.24%	\$181,036.00	\$166,122.00
Existing Homes	417	81.76%	\$200,461.00	\$175,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>July 2009 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	1	0.20%
\$70,000 - \$89,999	0	0%	5	0.98%
\$90,000 - \$99,999	1	0.20%	8	1.57%
\$100,000 - \$119,999	6	1.18%	32	6.27%
\$120,000 - \$159,999	36	7.06%	123	24.12%
\$160,000 - \$199,999	25	4.90%	80	15.69%
\$200,000 - \$249,999	13	2.55%	82	16.08%
\$250,000 - \$299,999	7	1.37%	41	8.04%
\$300,000 - \$399,999	4	0.78%	30	5.88%
\$400,000 - \$499,999	1	0.20%	9	1.76%
\$500,000 and over	0	0%	6	1.18%
<b>Totals</b>	<b>93</b>	<b>18.24%</b>	<b>417</b>	<b>81.76%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) July 2009 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	19	0.68%
\$70,000 - \$89,999	1	0.04%	25	0.89%
\$90,000 - \$99,999	2	0.07%	25	0.89%
\$100,000 - \$119,999	6	0.21%	162	5.78%
\$120,000 - \$159,999	162	5.78%	713	25.43%
\$160,000 - \$199,999	155	5.53%	520	18.54%
\$200,000 - \$249,999	78	2.78%	374	13.34%
\$250,000 - \$299,999	40	1.43%	192	6.85%
\$300,000 - \$399,999	49	1.75%	155	5.53%
\$400,000 - \$499,999	15	0.53%	62	2.21%
\$500,000 and over	4	0.14%	45	1.60%
<b>Totals</b>	<b>512</b>	<b>18.26%</b>	<b>2292</b>	<b>81.74%</b>

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