

Ada County Single-Family Home Sales Comparing June 2009 with June 2008					
	Jun-09	Year to Date 09	Jun-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	3,770		5,098		
Total Single-Family Homes Sold	559	2,286	533	2,543	4,701
Percent Change	4.88%	-10.11%			
Median Price	\$175,000	\$174,900	\$209,865	\$207,000	\$185,000
Percent Change	-16.61%	-15.51%			
Average Price	\$202,106	\$201,859	\$250,885	\$239,766	\$216,151
Percent Change	-19.44%	-15.81%			
Days on Market*	94	95	76	71	86
Total Residential Dollar Volume	\$112,977,360	\$461,450,180	\$133,721,921	\$609,726,002	\$1,016,127,372
Percent Change	-15.51%	-24.32%			

Ada County Existing Home Sales					
	Jun-09	Year to Date 09	Jun-08	Year to Date 08	Previous 12 months
Existing Residential Listings	3,020		3,928		
Existing Homes Sold	458	1,868	395	1,907	3,673
Percent Change	15.95%	-2.05%			
Median Price	\$170,000	\$170,000	\$209,000	\$200,000	\$182,000
Percent Change	-18.66%	-15.00%			
Average Price	\$199,444	\$199,716	\$249,721	\$236,138	\$213,151
Percent Change	-20.13%	-15.42%			
Days on Market	83	87	68	67	80
Total Existing Home Dollar Volume	\$91,345,197	\$373,069,348	\$98,639,638	\$450,315,700	\$782,902,224
Percent Change	-7.40%	-17.15%			

Ada County Newly Constructed Home Sales					
	Jun-09	Year to Date 09	Jun-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	750		1,170		
Newly Constructed Homes Sold	96	419	136	636	1,027
Percent Change	-29.41%	-34.12%			
Median Price	\$185,000	\$184,990	\$209,865	\$220,000	\$194,485
Percent Change	-11.85%	-15.91%			
Average Price	\$202,366	\$211,887	\$247,811	\$250,645	\$227,784
Percent Change	-18.34%	-15.46%			
Days on Market	145	131	99	82	111
Total New Construction Dollar Volume	\$19,427,163	\$88,780,832	\$33,702,283	\$159,410,302	\$233,934,348
Percent Change	-42.36%	-44.31%			

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Single-Family Homes Sold in Ada County for June 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	31	5.55%	\$266,890.00	\$240,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	31	6.67%	\$266,890.00	\$240,000.00
Area 200 NE Boise - 0200	13	2.33%	\$319,126.00	\$335,645.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	13	2.80%	\$319,126.00	\$335,645.00
Area 300 SE Boise - 0300	46	8.23%	\$215,776.00	\$189,500.00
New Construction	2	2.13%	\$205,000.00	\$220,000.00
Existing Homes	44	9.46%	\$216,266.00	\$188,700.00
Area 400 Boise Bench - 0400	39	6.98%	\$158,948.00	\$149,900.00
New Construction	1	1.06%	\$147,000.00	\$147,000.00
Existing Homes	38	8.17%	\$159,263.00	\$149,900.00
Area 500 South Boise - 0500	22	3.94%	\$184,999.00	\$160,000.00
New Construction	2	2.13%	\$205,950.00	\$232,000.00
Existing Homes	20	4.30%	\$182,904.00	\$157,000.00
Area 550 SW Boise-Meridian - 0550	37	6.62%	\$170,693.00	\$155,000.00
New Construction	6	6.38%	\$158,646.00	\$154,900.00
Existing Homes	31	6.67%	\$173,025.00	\$156,000.00
Area 600 West Boise - 0600	11	1.97%	\$137,195.00	\$139,900.00
New Construction	1	1.06%	\$155,000.00	\$155,000.00
Existing Homes	10	2.15%	\$135,415.00	\$139,600.00
Area 650 W Boise-Garden City - 0650	61	10.91%	\$165,970.00	\$159,900.00
New Construction	4	4.26%	\$182,156.00	\$179,551.00
Existing Homes	57	12.26%	\$164,834.00	\$156,000.00
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	38	6.80%	\$199,830.00	\$180,000.00
New Construction	7	7.45%	\$269,860.00	\$342,436.00
Existing Homes	31	6.67%	\$184,017.00	\$177,500.00
Area 900 Eagle - 0900	36	6.44%	\$343,827.00	\$310,000.00
New Construction	5	5.32%	\$334,000.00	\$405,000.00
Existing Homes	31	6.67%	\$345,412.00	\$310,000.00
Area 950 Star - 0950	19	3.40%	\$238,959.00	\$183,200.00
New Construction	5	5.32%	\$260,744.00	\$285,000.00
Existing Homes	14	3.01%	\$231,178.00	\$160,000.00
Area 1000 SE Meridian - 1000	29	5.19%	\$212,874.00	\$205,000.00
New Construction	11	11.70%	\$186,292.00	\$180,000.00
Existing Homes	18	3.87%	\$229,119.00	\$220,000.00
Area 1010 SW Meridian - 1010	7	1.25%	\$294,714.00	\$280,000.00
New Construction	1	1.06%	\$280,000.00	\$280,000.00
Existing Homes	6	1.29%	\$297,166.00	\$280,000.00
Area 1020 NE Meridian - 1020	61	10.91%	\$191,073.00	\$184,990.00
New Construction	18	19.15%	\$180,403.00	\$184,888.00
Existing Homes	43	9.25%	\$195,539.00	\$190,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	80	14.31%	\$176,154.00	\$170,000.00
New Construction	23	24.47%	\$192,764.00	\$193,000.00
Existing Homes	57	12.26%	\$169,452.00	\$165,440.00
Area 1100 Kuna - 1100	29	5.19%	\$135,020.00	\$131,310.00
New Construction	8	8.51%	\$141,868.00	\$142,150.00
Existing Homes	21	4.52%	\$132,411.00	\$127,000.00
Ada County Totals	559	100.00%	\$202,106.00	\$175,000.00
New Construction	94	16.82%	\$200,129.00	\$184,990.00
Existing Homes	465	83.18%	\$202,505.00	\$170,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
June 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	5	0.89%
\$70,000 - \$89,999	0	0%	4	0.72%
\$90,000 - \$99,999	1	0.18%	1	0.18%
\$100,000 - \$119,999	0	0%	36	6.44%
\$120,000 - \$159,999	28	5.01%	140	25.04%
\$160,000 - \$199,999	36	6.44%	122	21.82%
\$200,000 - \$249,999	15	2.68%	64	11.45%
\$250,000 - \$299,999	5	0.89%	32	5.72%
\$300,000 - \$399,999	6	1.07%	39	6.98%
\$400,000 - \$499,999	3	0.54%	12	2.15%
\$500,000 and over	0	0%	10	1.79%
Totals	94	16.82%	465	83.18%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) June 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	17	0.74%
\$70,000 - \$89,999	1	0.04%	20	0.87%
\$90,000 - \$99,999	1	0.04%	17	0.74%
\$100,000 - \$119,999	0	0%	129	5.64%
\$120,000 - \$159,999	126	5.51%	589	25.77%
\$160,000 - \$199,999	129	5.64%	437	19.12%
\$200,000 - \$249,999	65	2.84%	291	12.73%
\$250,000 - \$299,999	33	1.44%	152	6.65%
\$300,000 - \$399,999	45	1.97%	126	5.51%
\$400,000 - \$499,999	14	0.61%	53	2.32%
\$500,000 and over	4	0.17%	37	1.62%
Totals	418	18.29%	1868	81.71%

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