

Ada County Single-Family Home Sales Comparing March 2009 with March 2008					
	Mar-09	Year to Date 09	Mar-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	3,852		4,691		
Total Single-Family Homes Sold	369	877	417	1,069	4,748
Percent Change	-11.51%	-17.96%			
Median Price	\$171,490	\$178,000	\$207,000	\$209,000	\$195,000
Percent Change	-17.15%	-14.83%			
Average Price	\$197,026	\$203,317	\$234,199	\$239,387	\$227,549
Percent Change	-15.87%	-15.07%			
Days on Market*	101	96	66	68	80
Total Residential Dollar Volume	\$72,702,515	\$178,308,701	\$97,660,792	\$255,904,257	\$1,080,402,138
Percent Change	-25.56%	-30.32%			

Ada County Existing Home Sales					
	Mar-09	Year to Date 09	Mar-08	Year to Date 08	Previous 12 months
Existing Residential Listings	3,065		3,435		
Existing Homes Sold	298	705	320	797	3,612
Percent Change	-6.88%	-11.54%			
Median Price	\$168,000	\$175,000	\$197,000	\$196,900	\$192,000
Percent Change	-14.72%	-11.12%			
Average Price	\$194,957	\$200,968	\$230,448	\$231,750	\$225,389
Percent Change	-15.40%	-13.28%			
Days on Market	97	92	63	67	74
Total Existing Home Dollar Volume	\$58,097,263	\$141,682,317	\$73,743,354	\$184,704,902	\$814,105,991
Percent Change	-21.22%	-23.29%			

Ada County Newly Constructed Home Sales					
	Mar-09	Year to Date 09	Mar-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	787		1,256		
Newly Constructed Homes Sold	71	168	97	271	1,139
Percent Change	-26.80%	-38.01%			
Median Price	\$184,931	\$184,500	\$233,990	\$230,412	\$204,000
Percent Change	-20.97%	-19.93%			
Average Price	\$205,708	\$206,943	\$246,572	\$260,654	\$235,834
Percent Change	-16.57%	-20.61%			
Days on Market	118	116	78	71	97
Total New Construction Dollar Volume	\$14,605,252	\$34,766,384	\$23,917,438	\$70,637,355	\$268,614,947
Percent Change	-38.93%	-50.78%			

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Single-Family Homes Sold in Ada County for March 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	14	3.79%	\$240,178.00	\$240,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	14	4.70%	\$240,178.00	\$240,000.00
Area 200 NE Boise - 0200	8	2.17%	\$246,081.00	\$240,000.00
New Construction	1	1.41%	\$255,000.00	\$255,000.00
Existing Homes	7	2.35%	\$244,807.00	\$240,000.00
Area 300 SE Boise - 0300	20	5.42%	\$190,207.00	\$192,500.00
New Construction	1	1.41%	\$345,000.00	\$345,000.00
Existing Homes	19	6.38%	\$182,060.00	\$192,500.00
Area 400 Boise Bench - 0400	23	6.23%	\$159,495.00	\$156,500.00
New Construction	1	1.41%	\$182,000.00	\$182,000.00
Existing Homes	22	7.38%	\$158,472.00	\$148,000.00
Area 500 South Boise - 0500	6	1.63%	\$268,533.00	\$254,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	6	2.01%	\$268,533.00	\$254,900.00
Area 550 SW Boise-Meridian - 0550	50	13.55%	\$178,967.00	\$167,000.00
New Construction	19	26.76%	\$189,924.00	\$185,000.00
Existing Homes	31	10.40%	\$172,251.00	\$159,900.00
Area 600 West Boise - 0600	19	5.15%	\$161,371.00	\$160,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	19	6.38%	\$161,371.00	\$160,000.00
Area 650 W Boise-Garden City - 0650	35	9.49%	\$171,109.00	\$159,900.00
New Construction	4	5.63%	\$184,555.00	\$216,000.00
Existing Homes	31	10.40%	\$169,374.00	\$159,900.00
Area 700 Garden City - 0700	2	0.54%	\$115,450.00	\$120,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.67%	\$115,450.00	\$120,900.00
Area 800 NW Boise - 0800	22	5.96%	\$212,504.00	\$174,900.00
New Construction	4	5.63%	\$196,600.00	\$184,500.00
Existing Homes	18	6.04%	\$216,038.00	\$174,900.00
Area 900 Eagle - 0900	24	6.50%	\$307,727.00	\$283,000.00
New Construction	3	4.23%	\$342,733.00	\$410,000.00
Existing Homes	21	7.05%	\$302,726.00	\$277,000.00
Area 950 Star - 0950	11	2.98%	\$241,722.00	\$215,000.00
New Construction	1	1.41%	\$385,000.00	\$385,000.00
Existing Homes	10	3.36%	\$227,395.00	\$200,000.00
Area 1000 SE Meridian - 1000	16	4.34%	\$234,987.00	\$240,000.00
New Construction	6	8.45%	\$191,066.00	\$166,000.00
Existing Homes	10	3.36%	\$261,340.00	\$280,500.00
Area 1010 SW Meridian - 1010	2	0.54%	\$242,450.00	\$319,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.67%	\$242,450.00	\$319,900.00
Area 1020 NE Meridian - 1020	32	8.67%	\$191,860.00	\$172,000.00
New Construction	11	15.49%	\$186,527.00	\$195,000.00
Existing Homes	21	7.05%	\$194,654.00	\$172,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	58	15.72%	\$192,171.00	\$186,000.00
New Construction	12	16.90%	\$227,839.00	\$255,289.00
Existing Homes	46	15.44%	\$182,867.00	\$184,000.00
Area 1100 Kuna - 1100	27	7.32%	\$140,880.00	\$137,500.00
New Construction	8	11.27%	\$168,074.00	\$160,900.00
Existing Homes	19	6.38%	\$129,430.00	\$130,000.00
Ada County Totals	369	100.00%	\$197,025.00	\$171,490.00
New Construction	71	19.24%	\$205,707.00	\$184,931.00
Existing Homes	298	80.76%	\$194,957.00	\$168,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
March 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	2	0.54%
\$70,000 - \$89,999	0	0%	7	1.90%
\$90,000 - \$99,999	0	0%	2	0.54%
\$100,000 - \$119,999	0	0%	23	6.23%
\$120,000 - \$159,999	20	5.42%	97	26.29%
\$160,000 - \$199,999	23	6.23%	69	18.70%
\$200,000 - \$249,999	11	2.98%	38	10.30%
\$250,000 - \$299,999	9	2.44%	25	6.78%
\$300,000 - \$399,999	7	1.90%	22	5.96%
\$400,000 - \$499,999	1	0.27%	8	2.17%
\$500,000 and over	0	0%	5	1.36%
Totals	71	19.24%	298	80.76%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) March 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	6	0.68%
\$70,000 - \$89,999	0	0%	11	1.25%
\$90,000 - \$99,999	0	0%	3	0.34%
\$100,000 - \$119,999	0	0%	42	4.79%
\$120,000 - \$159,999	52	5.93%	218	24.86%
\$160,000 - \$199,999	50	5.70%	167	19.04%
\$200,000 - \$249,999	26	2.96%	112	12.77%
\$250,000 - \$299,999	18	2.05%	63	7.18%
\$300,000 - \$399,999	18	2.05%	47	5.36%
\$400,000 - \$499,999	6	0.68%	23	2.62%
\$500,000 and over	2	0.23%	13	1.48%
Totals	172	19.61%	705	80.39%

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