

<b>Ada County Single-Family Home Sales Comparing May 2009 with May 2008</b>					
	<b>May-09</b>	<b>Year to Date 09</b>	<b>May-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Total Active Residential Listings	3,701		5,007		
Total Single-Family Homes Sold	428	1,729	494	2,012	4,693
Percent Change	-13.36%	-14.07%			
Median Price	\$171,365	\$174,900	\$202,500	\$206,500	\$189,650
Percent Change	-15.38%	-15.30%			
Average Price	\$203,434	\$201,744	\$231,965	\$237,397	\$222,880
Percent Change	-12.30%	-15.02%			
Days on Market*	92	95	69	69	84
Total Residential Dollar Volume	\$87,069,645	\$348,815,020	\$114,590,584	\$477,642,781	\$1,045,977,133
Percent Change	-24.02%	-26.97%			

<b>Ada County Existing Home Sales</b>					
	<b>May-09</b>	<b>Year to Date 09</b>	<b>May-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Existing Residential Listings	2,939		3,796		
Existing Homes Sold	360	1,411	365	1,513	3,603
Percent Change	-1.37%	-6.74%			
Median Price	\$170,000	\$171,000	\$199,000	\$199,000	\$186,000
Percent Change	-14.57%	-14.07%			
Average Price	\$200,639	\$199,557	\$233,431	\$232,930	\$218,528
Percent Change	-14.05%	-14.33%			
Days on Market	84	88	63	67	78
Total Existing Home Dollar Volume	\$72,230,111	\$281,575,251	\$85,202,280	\$352,422,762	\$787,356,965
Percent Change	-15.23%	-20.10%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>May-09</b>	<b>Year to Date 09</b>	<b>May-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	762		1,211		
Newly Constructed Homes Sold	68	322	127	500	1,067
Percent Change	-46.46%	-35.60%			
Median Price	\$184,900	\$184,900	\$208,736	\$220,000	\$200,000
Percent Change	-11.42%	-15.95%			
Average Price	\$218,228	\$213,773	\$225,735	\$251,856	\$232,386
Percent Change	-3.33%	-15.12%			
Days on Market	138	127	86	77	107
Total New Construction Dollar Volume	\$14,839,534	\$68,834,769	\$28,668,304	\$125,928,019	\$247,955,568
Percent Change	-48.24%	-45.34%			

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<b>Single-Family Homes Sold in Ada County for May 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	21	4.91%	\$287,776.00	\$262,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	21	5.83%	\$287,776.00	\$262,900.00
Area 200 NE Boise - 0200	10	2.34%	\$355,500.00	\$355,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	10	2.78%	\$355,500.00	\$355,000.00
Area 300 SE Boise - 0300	18	4.21%	\$256,779.00	\$268,000.00
New Construction	2	2.94%	\$293,941.00	\$380,000.00
Existing Homes	16	4.44%	\$252,133.00	\$268,000.00
Area 400 Boise Bench - 0400	30	7.01%	\$153,166.00	\$151,900.00
New Construction	1	1.47%	\$161,000.00	\$161,000.00
Existing Homes	29	8.06%	\$152,896.00	\$151,900.00
Area 500 South Boise - 0500	16	3.74%	\$168,065.00	\$165,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	16	4.44%	\$168,065.00	\$165,000.00
Area 550 SW Boise-Meridian - 0550	51	11.92%	\$190,204.00	\$164,690.00
New Construction	15	22.06%	\$204,745.00	\$164,690.00
Existing Homes	36	10.00%	\$184,145.00	\$169,000.00
Area 600 West Boise - 0600	14	3.27%	\$137,647.00	\$139,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	14	3.89%	\$137,647.00	\$139,900.00
Area 650 W Boise-Garden City - 0650	43	10.05%	\$171,613.00	\$162,500.00
New Construction	1	1.47%	\$189,900.00	\$189,900.00
Existing Homes	42	11.67%	\$171,178.00	\$157,000.00
Area 700 Garden City - 0700	3	0.70%	\$199,966.00	\$260,000.00
New Construction	1	1.47%	\$260,000.00	\$260,000.00
Existing Homes	2	0.56%	\$169,950.00	\$200,000.00
Area 800 NW Boise - 0800	30	7.01%	\$220,304.00	\$184,900.00
New Construction	7	10.29%	\$231,228.00	\$216,000.00
Existing Homes	23	6.39%	\$216,979.00	\$190,000.00
Area 900 Eagle - 0900	25	5.84%	\$329,436.00	\$264,000.00
New Construction	3	4.41%	\$477,233.00	\$600,000.00
Existing Homes	22	6.11%	\$309,281.00	\$260,000.00
Area 950 Star - 0950	19	4.44%	\$199,468.00	\$168,000.00
New Construction	5	7.35%	\$218,800.00	\$225,000.00
Existing Homes	14	3.89%	\$192,564.00	\$158,500.00
Area 1000 SE Meridian - 1000	15	3.50%	\$221,603.00	\$226,000.00
New Construction	4	5.88%	\$218,311.00	\$244,957.00
Existing Homes	11	3.06%	\$222,800.00	\$226,000.00
Area 1010 SW Meridian - 1010	3	0.70%	\$147,600.00	\$171,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	0.83%	\$147,600.00	\$171,900.00
Area 1020 NE Meridian - 1020	33	7.71%	\$185,531.00	\$184,900.00
New Construction	2	2.94%	\$149,119.00	\$167,500.00
Existing Homes	31	8.61%	\$187,880.00	\$184,900.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	67	15.65%	\$186,043.00	\$175,000.00
New Construction	20	29.41%	\$201,956.00	\$187,500.00
Existing Homes	47	13.06%	\$179,272.00	\$170,000.00
Area 1100 Kuna - 1100	30	7.01%	\$165,641.00	\$146,000.00
New Construction	7	10.29%	\$173,522.00	\$167,961.00
Existing Homes	23	6.39%	\$163,243.00	\$146,000.00
<b>Ada County Totals</b>	<b>428</b>	<b>100.00%</b>	<b>\$203,433.00</b>	<b>\$171,365.00</b>
New Construction	68	15.89%	\$218,228.00	\$184,900.00
Existing Homes	360	84.11%	\$200,639.00	\$170,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>May 2009 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	0	0%
\$70,000 - \$89,999	0	0%	4	0.93%
\$90,000 - \$99,999	0	0%	7	1.64%
\$100,000 - \$119,999	0	0%	28	6.54%
\$120,000 - \$159,999	21	4.91%	115	26.87%
\$160,000 - \$199,999	18	4.21%	75	17.52%
\$200,000 - \$249,999	12	2.80%	59	13.79%
\$250,000 - \$299,999	3	0.70%	31	7.24%
\$300,000 - \$399,999	11	2.57%	24	5.61%
\$400,000 - \$499,999	2	0.47%	8	1.87%
\$500,000 and over	1	0.23%	9	2.10%
<b>Totals</b>	<b>68</b>	<b>15.89%</b>	<b>360</b>	<b>84.11%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) May 2009 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	12	0.69%
\$70,000 - \$89,999	1	0.06%	16	0.93%
\$90,000 - \$99,999	0	0%	16	0.93%
\$100,000 - \$119,999	0	0%	93	5.38%
\$120,000 - \$159,999	99	5.73%	449	25.97%
\$160,000 - \$199,999	92	5.32%	317	18.33%
\$200,000 - \$249,999	50	2.89%	226	13.07%
\$250,000 - \$299,999	28	1.62%	121	7.00%
\$300,000 - \$399,999	39	2.26%	87	5.03%
\$400,000 - \$499,999	10	0.58%	41	2.37%
\$500,000 and over	4	0.23%	28	1.62%
<b>Totals</b>	<b>323</b>	<b>18.68%</b>	<b>1406</b>	<b>81.32%</b>

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