

Ada County Single-Family Home Sales
Comparing November 2009 with November 2008

	Nov-09	Year to Date 09	Nov-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	3,182		4,084		
Total Single-Family Homes Sold	533	5,005	269	4,657	5,312
Percent Change	98.14%	7.47%			
Median Price	\$155,000	\$167,700	\$183,000	\$204,200	\$168,220
Percent Change	-15.30%	-17.87%			
Average Price	\$183,146	\$194,292	\$216,189	\$236,981	\$194,918
Percent Change	-15.28%	-18.01%			
Days on Market*	84	89	85	74	89
Total Residential Dollar Volume	\$97,616,676	\$972,430,572	\$58,154,837	\$1,103,619,982	\$1,035,404,184
Percent Change	67.86%	-11.89%			

Ada County Existing Home Sales

	Nov-09	Year to Date 09	Nov-08	Year to Date 08	Previous 12 months
Existing Residential Listings	2,456		3,155		
Existing Homes Sold	394	4,003	202	3,475	4,240
Percent Change	95.05%	15.19%			
Median Price	\$159,900	\$166,500	\$185,000	\$199,000	\$167,985
Percent Change	-13.57%	-16.33%			
Average Price	\$187,553	\$194,237	\$212,785	\$233,431	\$194,817
Percent Change	-11.86%	-16.79%			
Days on Market	76	83	76	69	83
Total Existing Home Dollar Volume	\$73,895,740	\$777,528,862	\$42,982,563	\$811,172,731	\$826,023,607
Percent Change	71.92%	-4.15%			

Ada County Newly Constructed Home Sales

	Nov-09	Year to Date 09	Nov-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	726		929		
Newly Constructed Homes Sold	140	1,001	67	1,176	1,072
Percent Change	108.96%	-14.88%			
Median Price	\$149,900	\$169,990	\$172,000	\$215,927	\$170,500
Percent Change	-12.85%	-21.27%			
Average Price	\$170,864	\$194,310	\$229,886	\$247,637	\$195,318
Percent Change	-25.67%	-21.53%			
Days on Market	108	115	112	90	113
Total New Construction Dollar Volume	\$23,920,936	\$194,504,010	\$15,402,374	\$291,221,451	\$209,380,577
Percent Change	55.31%	-33.21%			

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Single-Family Homes Sold in Ada County for November 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	24	4.50%	\$277,942.00	\$249,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	24	6.09%	\$277,942.00	\$249,000.00
Area 200 NE Boise - 0200	10	1.88%	\$306,965.00	\$347,000.00
New Construction	1	0.72%	\$233,950.00	\$233,950.00
Existing Homes	9	2.28%	\$315,077.00	\$369,400.00
Area 300 SE Boise - 0300	31	5.82%	\$216,509.00	\$190,000.00
New Construction	1	0.72%	\$147,500.00	\$147,500.00
Existing Homes	30	7.61%	\$218,810.00	\$190,000.00
Area 400 Boise Bench - 0400	29	5.44%	\$130,729.00	\$124,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	29	7.36%	\$130,729.00	\$124,000.00
Area 500 South Boise - 0500	18	3.38%	\$182,283.00	\$162,000.00
New Construction	1	0.72%	\$220,000.00	\$220,000.00
Existing Homes	17	4.31%	\$180,064.00	\$162,000.00
Area 550 SW Boise-Meridian - 0550	54	10.13%	\$158,348.00	\$149,589.00
New Construction	19	13.67%	\$166,526.00	\$150,600.00
Existing Homes	35	8.88%	\$153,909.00	\$149,900.00
Area 600 West Boise - 0600	21	3.94%	\$138,927.00	\$140,000.00
New Construction	2	1.44%	\$153,700.00	\$154,900.00
Existing Homes	19	4.82%	\$137,372.00	\$135,000.00
Area 650 W Boise-Garden City - 0650	42	7.88%	\$171,281.00	\$161,000.00
New Construction	6	4.32%	\$167,076.00	\$175,000.00
Existing Homes	36	9.14%	\$171,982.00	\$159,900.00
Area 700 Garden City - 0700	1	0.19%	\$120,000.00	\$120,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.25%	\$120,000.00	\$120,000.00
Area 800 NW Boise - 0800	32	6.00%	\$214,910.00	\$189,000.00
New Construction	7	5.04%	\$266,482.00	\$284,900.00
Existing Homes	25	6.35%	\$200,470.00	\$175,000.00
Area 900 Eagle - 0900	27	5.07%	\$307,168.00	\$300,000.00
New Construction	1	0.72%	\$221,500.00	\$221,500.00
Existing Homes	26	6.60%	\$310,463.00	\$300,000.00
Area 950 Star - 0950	15	2.81%	\$201,943.00	\$195,000.00
New Construction	2	1.44%	\$211,500.00	\$230,000.00
Existing Homes	13	3.30%	\$200,473.00	\$195,000.00
Area 1000 SE Meridian - 1000	27	5.07%	\$202,075.00	\$201,450.00
New Construction	12	8.63%	\$222,640.00	\$220,000.00
Existing Homes	15	3.81%	\$185,624.00	\$189,900.00
Area 1010 SW Meridian - 1010	2	0.38%	\$222,500.00	\$235,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.51%	\$222,500.00	\$235,000.00
Area 1020 NE Meridian - 1020	60	11.26%	\$172,337.00	\$148,800.00
New Construction	25	17.99%	\$196,772.00	\$171,304.00
Existing Homes	35	8.88%	\$154,884.00	\$140,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	74	13.88%	\$170,147.00	\$160,000.00
New Construction	22	15.83%	\$165,676.00	\$150,900.00
Existing Homes	52	13.20%	\$172,038.00	\$164,000.00
Area 1100 Kuna - 1100	66	12.38%	\$125,426.00	\$120,065.00
New Construction	40	28.78%	\$122,496.00	\$116,365.00
Existing Homes	26	6.60%	\$129,934.00	\$124,000.00
Ada County Totals	533	100.00%	\$183,145.00	\$155,000.00
New Construction	139	26.08%	\$170,654.00	\$149,900.00
Existing Homes	394	73.92%	\$187,552.00	\$159,900.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County November 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	3	0.56%
\$70,000 - \$89,999	1	0.19%	6	1.13%
\$90,000 - \$99,999	1	0.19%	7	1.31%
\$100,000 - \$119,999	24	4.50%	46	8.63%
\$120,000 - \$159,999	54	10.13%	136	25.52%
\$160,000 - \$199,999	24	4.50%	84	15.76%
\$200,000 - \$249,999	19	3.56%	37	6.94%
\$250,000 - \$299,999	8	1.50%	31	5.82%
\$300,000 - \$399,999	8	1.50%	27	5.07%
\$400,000 - \$499,999	0	0%	12	2.25%
\$500,000 and over	0	0%	5	0.94%
Totals	139	26.08%	394	73.92%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) November 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	37	0.74%
\$70,000 - \$89,999	2	0.04%	54	1.08%
\$90,000 - \$99,999	5	0.10%	56	1.12%
\$100,000 - \$119,999	66	1.32%	322	6.43%
\$120,000 - \$159,999	353	7.05%	1306	26.09%
\$160,000 - \$199,999	257	5.13%	893	17.84%
\$200,000 - \$249,999	136	2.72%	576	11.51%
\$250,000 - \$299,999	77	1.54%	331	6.61%
\$300,000 - \$399,999	80	1.60%	266	5.31%
\$400,000 - \$499,999	18	0.36%	99	1.98%
\$500,000 and over	8	0.16%	63	1.26%
Totals	1002	20.02%	4003	79.98%

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