

**Ada County Single-Family Home Sales
Comparing October 2009 with October 2008**

	Oct-09	Year to Date 09	Oct-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	3,236		4,340		
Total Single-Family Homes Sold	585	4,469	404	4,378	5,053
Percent Change	44.80%	2.08%			
Median Price	\$155,000	\$169,000	\$198,400	\$205,000	\$170,000
Percent Change	-21.88%	-17.56%			
Average Price	\$180,167	\$195,788	\$234,626	\$238,138	\$197,855
Percent Change	-23.21%	-17.78%			
Days on Market*	82	90	83	73	89
Total Residential Dollar Volume	\$105,397,731	\$874,978,640	\$94,788,856	\$1,042,566,245	\$999,763,189
Percent Change	11.19%	-16.07%			

Ada County Existing Home Sales

	Oct-09	Year to Date 09	Oct-08	Year to Date 08	Previous 12 months
Existing Residential Listings	2,574		3,366		
Existing Homes Sold	451	3,608	307	3,271	4,053
Percent Change	46.91%	10.30%			
Median Price	\$160,000	\$168,000	\$195,000	\$200,000	\$170,000
Percent Change	-17.95%	-16.00%			
Average Price	\$186,054	\$195,207	\$230,319	\$234,600	\$197,280
Percent Change	-19.22%	-16.79%			
Days on Market	80	84	76	68	83
Total Existing Home Dollar Volume	\$83,910,574	\$704,307,722	\$70,707,830	\$767,377,068	\$799,577,030
Percent Change	18.67%	-8.22%			

Ada County Newly Constructed Home Sales

	Oct-09	Year to Date 09	Oct-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	662		974		
Newly Constructed Homes Sold	135	861	97	1,104	999
Percent Change	39.18%	-22.01%			
Median Price	\$147,390	\$173,600	\$208,609	\$216,900	\$174,000
Percent Change	-29.35%	-19.96%			
Average Price	\$165,671	\$198,224	\$248,258	\$248,027	\$200,282
Percent Change	-33.27%	-20.08%			
Days on Market	87	117	105	88	114
Total New Construction Dollar Volume	\$22,365,537	\$170,670,918	\$24,081,026	\$273,822,077	\$200,082,159
Percent Change	-7.12%	-37.67%			

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Single-Family Homes Sold in Ada County for October 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	32	5.47%	\$253,153.00	\$225,000.00
New Construction	1	0.72%	\$235,600.00	\$235,600.00
Existing Homes	31	6.95%	\$253,719.00	\$225,000.00
Area 200 NE Boise - 0200	14	2.39%	\$224,707.00	\$215,000.00
New Construction	1	0.72%	\$267,000.00	\$267,000.00
Existing Homes	13	2.91%	\$221,453.00	\$215,000.00
Area 300 SE Boise - 0300	47	8.03%	\$191,832.00	\$180,000.00
New Construction	1	0.72%	\$191,210.00	\$191,210.00
Existing Homes	46	10.31%	\$191,846.00	\$179,001.00
Area 400 Boise Bench - 0400	33	5.64%	\$143,364.00	\$137,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	33	7.40%	\$143,364.00	\$137,900.00
Area 500 South Boise - 0500	20	3.42%	\$162,500.00	\$145,917.00
New Construction	3	2.16%	\$192,150.00	\$273,950.00
Existing Homes	17	3.81%	\$157,268.00	\$145,917.00
Area 550 SW Boise-Meridian - 0550	77	13.16%	\$165,873.00	\$154,700.00
New Construction	27	19.42%	\$155,172.00	\$147,390.00
Existing Homes	50	11.21%	\$171,652.00	\$163,900.00
Area 600 West Boise - 0600	20	3.42%	\$135,737.00	\$139,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	20	4.48%	\$135,737.00	\$139,000.00
Area 650 W Boise-Garden City - 0650	38	6.50%	\$175,548.00	\$160,000.00
New Construction	3	2.16%	\$171,663.00	\$189,990.00
Existing Homes	35	7.85%	\$175,881.00	\$160,000.00
Area 700 Garden City - 0700	1	0.17%	\$144,500.00	\$144,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.22%	\$144,500.00	\$144,500.00
Area 800 NW Boise - 0800	25	4.27%	\$236,773.00	\$205,000.00
New Construction	5	3.60%	\$279,649.00	\$349,900.00
Existing Homes	20	4.48%	\$226,055.00	\$197,500.00
Area 900 Eagle - 0900	31	5.30%	\$259,185.00	\$261,900.00
New Construction	3	2.16%	\$366,947.00	\$440,841.00
Existing Homes	28	6.28%	\$247,639.00	\$229,900.00
Area 950 Star - 0950	14	2.39%	\$180,227.00	\$185,000.00
New Construction	3	2.16%	\$170,593.00	\$220,000.00
Existing Homes	11	2.47%	\$182,854.00	\$190,000.00
Area 1000 SE Meridian - 1000	28	4.79%	\$199,142.00	\$178,000.00
New Construction	10	7.19%	\$187,675.00	\$162,000.00
Existing Homes	18	4.04%	\$205,513.00	\$219,000.00
Area 1010 SW Meridian - 1010	1	0.17%	\$276,670.00	\$276,670.00
New Construction	1	0.72%	\$276,670.00	\$276,670.00
Existing Homes	0	0%	\$0.00	\$0.00
Area 1020 NE Meridian - 1020	57	9.74%	\$169,823.00	\$142,000.00
New Construction	18	12.95%	\$174,171.00	\$155,000.00
Existing Homes	39	8.74%	\$167,817.00	\$142,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	81	13.85%	\$168,667.00	\$159,000.00
New Construction	25	17.99%	\$174,064.00	\$164,000.00
Existing Homes	56	12.56%	\$166,257.00	\$157,900.00
Area 1100 Kuna - 1100	66	11.28%	\$139,081.00	\$126,823.00
New Construction	38	27.34%	\$128,191.00	\$126,823.00
Existing Homes	28	6.28%	\$153,862.00	\$127,500.00
Ada County Totals	585	100.00%	\$180,167.00	\$155,000.00
New Construction	139	23.76%	\$169,044.00	\$147,981.00
Existing Homes	446	76.24%	\$183,633.00	\$158,500.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County October 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	5	0.85%
\$70,000 - \$89,999	0	0%	5	0.85%
\$90,000 - \$99,999	1	0.17%	9	1.54%
\$100,000 - \$119,999	19	3.25%	42	7.18%
\$120,000 - \$159,999	67	11.45%	165	28.21%
\$160,000 - \$199,999	24	4.10%	85	14.53%
\$200,000 - \$249,999	11	1.88%	62	10.60%
\$250,000 - \$299,999	9	1.54%	37	6.32%
\$300,000 - \$399,999	7	1.20%	24	4.10%
\$400,000 - \$499,999	1	0.17%	6	1.03%
\$500,000 and over	0	0%	6	1.03%
Totals	139	23.76%	446	76.24%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) October 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	34	0.76%
\$70,000 - \$89,999	1	0.02%	48	1.07%
\$90,000 - \$99,999	4	0.09%	49	1.10%
\$100,000 - \$119,999	42	0.94%	276	6.18%
\$120,000 - \$159,999	299	6.69%	1169	26.16%
\$160,000 - \$199,999	233	5.21%	807	18.06%
\$200,000 - \$249,999	116	2.60%	538	12.04%
\$250,000 - \$299,999	69	1.54%	301	6.74%
\$300,000 - \$399,999	71	1.59%	238	5.33%
\$400,000 - \$499,999	18	0.40%	88	1.97%
\$500,000 and over	8	0.18%	60	1.34%
Totals	861	19.27%	3608	80.73%

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