

Ada County Single-Family Home Sales Comparing Q1 of 2009 with Q1 of 2008					
	Q1 of 2009	Year to Date 09	Q1 of 2008	Year to Date 08	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	877	877	1,069	1,069	4,748
Percent Change	-17.96%	-17.96%			
Median Price	\$178,000	\$178,000	\$209,000	\$209,000	\$195,000
Percent Change	-14.83%	-14.83%			
Average Price	\$203,317	\$203,317	\$239,387	\$239,387	\$227,549
Percent Change	-15.07%	-15.07%			
Days on Market*	96	96	68	68	80
Total Residential Dollar Volume	\$178,308,701	\$178,308,701	\$255,904,257	\$255,904,257	\$1,080,402,138
Percent Change	-30.32%	-30.32%			

Ada County Existing Home Sales					
	Q1 of 2009	Year to Date 09	Q1 of 2008	Year to Date 08	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	705	705	797	797	3,612
Percent Change	-11.54%	-11.54%			
Median Price	\$175,000	\$175,000	\$196,900	\$196,900	\$192,000
Percent Change	-11.12%	-11.12%			
Average Price	\$200,968	\$200,968	\$231,750	\$231,750	\$225,389
Percent Change	-13.28%	-13.28%			
Days on Market	92	92	67	67	74
Total Existing Home Dollar Volume	\$141,682,317	\$141,682,317	\$184,704,902	\$184,704,902	\$814,105,991
Percent Change	-23.29%	-23.29%			

Ada County Newly Constructed Home Sales					
	Q1 of 2009	Year to Date 09	Q1 of 2008	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	168	168	271	271	1,139
Percent Change	-38.01%	-38.01%			
Median Price	\$184,500	\$184,500	\$230,412	\$230,412	\$204,000
Percent Change	-19.93%	-19.93%			
Average Price	\$206,943	\$206,943	\$260,654	\$260,654	\$235,834
Percent Change	-20.61%	-20.61%			
Days on Market	116	116	71	71	97
Total New Construction Dollar Volume	\$34,766,384	\$34,766,384	\$70,637,355	\$70,637,355	\$268,614,947
Percent Change	-50.78%	-50.78%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.

Single-Family Homes Sold in Ada County for Q1 of 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	38	4.33%	\$253,300.00	\$222,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	38	5.39%	\$253,300.00	\$222,000.00
Area 200 NE Boise - 0200	11	1.25%	\$249,595.00	\$250,000.00
New Construction	1	0.58%	\$255,000.00	\$255,000.00
Existing Homes	10	1.42%	\$249,055.00	\$240,000.00
Area 300 SE Boise - 0300	61	6.96%	\$216,926.00	\$200,000.00
New Construction	3	1.74%	\$336,666.00	\$360,000.00
Existing Homes	58	8.23%	\$210,733.00	\$192,500.00
Area 400 Boise Bench - 0400	53	6.04%	\$151,278.00	\$145,000.00
New Construction	3	1.74%	\$179,333.00	\$189,000.00
Existing Homes	50	7.09%	\$149,595.00	\$140,000.00
Area 500 South Boise - 0500	26	2.96%	\$195,617.00	\$175,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	26	3.69%	\$195,617.00	\$175,000.00
Area 550 SW Boise-Meridian - 0550	105	11.97%	\$177,234.00	\$165,000.00
New Construction	39	22.67%	\$188,525.00	\$179,900.00
Existing Homes	66	9.36%	\$170,561.00	\$160,000.00
Area 600 West Boise - 0600	36	4.10%	\$159,550.00	\$147,000.00
New Construction	1	0.58%	\$280,000.00	\$280,000.00
Existing Homes	35	4.96%	\$156,108.00	\$147,000.00
Area 650 W Boise-Garden City - 0650	81	9.24%	\$181,408.00	\$172,000.00
New Construction	9	5.23%	\$195,913.00	\$213,000.00
Existing Homes	72	10.21%	\$179,595.00	\$165,000.00
Area 700 Garden City - 0700	2	0.23%	\$115,450.00	\$120,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.28%	\$115,450.00	\$120,900.00
Area 800 NW Boise - 0800	49	5.59%	\$212,594.00	\$190,000.00
New Construction	7	4.07%	\$247,542.00	\$196,400.00
Existing Homes	42	5.96%	\$206,769.00	\$189,000.00
Area 900 Eagle - 0900	60	6.84%	\$348,455.00	\$332,000.00
New Construction	7	4.07%	\$389,114.00	\$410,000.00
Existing Homes	53	7.52%	\$343,085.00	\$324,599.00
Area 950 Star - 0950	41	4.68%	\$226,774.00	\$199,900.00
New Construction	9	5.23%	\$276,933.00	\$340,000.00
Existing Homes	32	4.54%	\$212,667.00	\$190,000.00
Area 1000 SE Meridian - 1000	35	3.99%	\$222,761.00	\$220,000.00
New Construction	18	10.47%	\$194,385.00	\$164,500.00
Existing Homes	17	2.41%	\$252,807.00	\$262,382.00
Area 1010 SW Meridian - 1010	6	0.68%	\$230,758.00	\$287,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	6	0.85%	\$230,758.00	\$287,500.00
Area 1020 NE Meridian - 1020	92	10.49%	\$196,035.00	\$183,400.00
New Construction	25	14.53%	\$212,002.00	\$195,000.00
Existing Homes	67	9.50%	\$190,077.00	\$174,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	114	13.00%	\$194,455.00	\$181,800.00
New Construction	28	16.28%	\$219,804.00	\$217,000.00
Existing Homes	86	12.20%	\$186,202.00	\$179,000.00
Area 1100 Kuna - 1100	67	7.64%	\$153,976.00	\$141,500.00
New Construction	22	12.79%	\$160,234.00	\$159,000.00
Existing Homes	45	6.38%	\$150,917.00	\$137,000.00
Ada County Totals	877	100.00%	\$203,316.00	\$178,000.00
New Construction	172	19.61%	\$212,944.00	\$185,000.00
Existing Homes	705	80.39%	\$200,967.00	\$175,000.00

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
Q1 of 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%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) Q1 of 2009				
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%

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.)

* 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.