

Ada County Single-Family Home Sales Comparing Q2 of 2009 with Q2 of 2008					
	Q2 of 2009	Year to Date 09	Q2 of 2008	Year to Date 08	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,412	2,286	1,474	2,543	4,701
Percent Change	-4.21%	-10.11%			
Median Price	\$173,000	\$174,900	\$206,103	\$207,000	\$185,000
Percent Change	-16.06%	-15.51%			
Average Price	\$202,450	\$201,859	\$240,042	\$239,766	\$216,151
Percent Change	-15.66%	-15.81%			
Days on Market*	94	95	72	71	86
Total Residential Dollar Volume	\$285,858,979	\$461,450,180	\$353,821,745	\$609,726,002	\$1,016,127,372
Percent Change	-19.21%	-24.32%			

Ada County Existing Home Sales					
	Q2 of 2009	Year to Date 09	Q2 of 2008	Year to Date 08	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,164	1,868	1,110	1,907	3,673
Percent Change	4.86%	-2.05%			
Median Price	\$170,000	\$170,000	\$205,000	\$200,000	\$182,000
Percent Change	-17.07%	-15.00%			
Average Price	\$200,688	\$199,716	\$239,289	\$236,138	\$213,151
Percent Change	-16.13%	-15.42%			
Days on Market	83	87	67	67	80
Total Existing Home Dollar Volume	\$233,600,531	\$373,069,348	\$265,610,798	\$450,315,700	\$782,902,224
Percent Change	-12.05%	-17.15%			

Ada County Newly Constructed Home Sales					
	Q2 of 2009	Year to Date 09	Q2 of 2008	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	250	419	364	636	1,027
Percent Change	-31.32%	-34.12%			
Median Price	\$185,000	\$184,990	\$210,916	\$220,000	\$194,485
Percent Change	-12.29%	-15.91%			
Average Price	\$212,358	\$211,887	\$242,338	\$250,645	\$227,784
Percent Change	-12.37%	-15.46%			
Days on Market	142	131	89	82	111
Total New Construction Dollar Volume	\$53,089,448	\$88,780,832	\$88,210,947	\$159,410,302	\$233,934,348
Percent Change	-39.82%	-44.31%			

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Single-Family Homes Sold in Ada County for Q2 of 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	68	4.82%	\$293,134.00	\$241,000.00
New Construction	1	0.40%	\$699,900.00	\$699,900.00
Existing Homes	67	5.75%	\$287,062.00	\$241,000.00
Area 200 NE Boise - 0200	30	2.12%	\$325,238.00	\$335,000.00
New Construction	1	0.40%	\$417,500.00	\$417,500.00
Existing Homes	29	2.49%	\$322,056.00	\$335,000.00
Area 300 SE Boise - 0300	91	6.44%	\$237,223.00	\$203,000.00
New Construction	7	2.83%	\$266,183.00	\$300,000.00
Existing Homes	84	7.21%	\$234,809.00	\$201,500.00
Area 400 Boise Bench - 0400	97	6.87%	\$153,793.00	\$146,500.00
New Construction	4	1.62%	\$172,625.00	\$177,500.00
Existing Homes	93	7.98%	\$152,983.00	\$145,000.00
Area 500 South Boise - 0500	50	3.54%	\$175,167.00	\$163,000.00
New Construction	2	0.81%	\$205,950.00	\$232,000.00
Existing Homes	48	4.12%	\$173,884.00	\$160,000.00
Area 550 SW Boise-Meridian - 0550	133	9.42%	\$178,142.00	\$160,600.00
New Construction	33	13.36%	\$189,181.00	\$164,690.00
Existing Homes	100	8.58%	\$174,500.00	\$158,900.00
Area 600 West Boise - 0600	41	2.90%	\$148,143.00	\$139,900.00
New Construction	2	0.81%	\$190,000.00	\$225,000.00
Existing Homes	39	3.35%	\$145,996.00	\$139,900.00
Area 650 W Boise-Garden City - 0650	147	10.41%	\$169,472.00	\$158,000.00
New Construction	10	4.05%	\$181,897.00	\$179,551.00
Existing Homes	137	11.76%	\$168,565.00	\$156,000.00
Area 700 Garden City - 0700	5	0.35%	\$191,579.00	\$235,000.00
New Construction	1	0.40%	\$260,000.00	\$260,000.00
Existing Homes	4	0.34%	\$174,474.00	\$200,000.00
Area 800 NW Boise - 0800	89	6.30%	\$207,871.00	\$180,745.00
New Construction	17	6.88%	\$257,971.00	\$230,000.00
Existing Homes	72	6.18%	\$196,042.00	\$171,000.00
Area 900 Eagle - 0900	89	6.30%	\$329,304.00	\$264,000.00
New Construction	12	4.86%	\$368,066.00	\$405,000.00
Existing Homes	77	6.61%	\$323,263.00	\$260,000.00
Area 950 Star - 0950	56	3.97%	\$217,542.00	\$178,522.00
New Construction	13	5.26%	\$239,669.00	\$232,000.00
Existing Homes	43	3.69%	\$210,853.00	\$168,000.00
Area 1000 SE Meridian - 1000	61	4.32%	\$220,801.00	\$205,000.00
New Construction	23	9.31%	\$206,448.00	\$185,900.00
Existing Homes	38	3.26%	\$229,488.00	\$216,500.00
Area 1010 SW Meridian - 1010	16	1.13%	\$250,043.00	\$250,000.00
New Construction	2	0.81%	\$292,500.00	\$305,000.00
Existing Homes	14	1.20%	\$243,978.00	\$240,000.00
Area 1020 NE Meridian - 1020	133	9.42%	\$190,953.00	\$184,888.00
New Construction	29	11.74%	\$192,539.00	\$183,990.00
Existing Homes	104	8.93%	\$190,511.00	\$184,900.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	215	15.23%	\$178,609.00	\$169,990.00
New Construction	61	24.70%	\$196,377.00	\$187,500.00
Existing Homes	154	13.22%	\$171,571.00	\$164,893.00
Area 1100 Kuna - 1100	91	6.44%	\$153,949.00	\$137,500.00
New Construction	29	11.74%	\$157,081.00	\$150,000.00
Existing Homes	62	5.32%	\$152,483.00	\$132,000.00
Ada County Totals	1412	100.00%	\$202,449.00	\$173,000.00
New Construction	247	17.49%	\$211,151.00	\$184,990.00
Existing Homes	1165	82.51%	\$200,604.00	\$170,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
Q2 of 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	11	0.78%
\$70,000 - \$89,999	1	0.07%	9	0.64%
\$90,000 - \$99,999	1	0.07%	14	0.99%
\$100,000 - \$119,999	0	0%	86	6.09%
\$120,000 - \$159,999	74	5.24%	369	26.13%
\$160,000 - \$199,999	79	5.59%	269	19.05%
\$200,000 - \$249,999	39	2.76%	179	12.68%
\$250,000 - \$299,999	15	1.06%	90	6.37%
\$300,000 - \$399,999	27	1.91%	79	5.59%
\$400,000 - \$499,999	9	0.64%	32	2.27%
\$500,000 and over	2	0.14%	27	1.91%
Totals	247	17.49%	1165	82.51%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) Q2 of 2009				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	17	0.74%
\$70,000 - \$89,999	1	0.04%	20	0.87%
\$90,000 - \$99,999	1	0.04%	17	0.74%
\$100,000 - \$119,999	0	0%	129	5.64%
\$120,000 - \$159,999	126	5.51%	589	25.77%
\$160,000 - \$199,999	129	5.64%	437	19.12%
\$200,000 - \$249,999	65	2.84%	291	12.73%
\$250,000 - \$299,999	33	1.44%	152	6.65%
\$300,000 - \$399,999	45	1.97%	126	5.51%
\$400,000 - \$499,999	14	0.61%	53	2.32%
\$500,000 and over	4	0.17%	37	1.62%
Totals	418	18.29%	1868	81.71%

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