

Ada County Single-Family Home Sales Comparing Q3 of 2009 with Q3 of 2008					
	Q3 of 2009	Year to Date 09	Q3 of 2008	Year to Date 08	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,579	3,887	1,436	3,974	4,859
Percent Change	9.96%	-2.19%			
Median Price	\$168,900	\$170,859	\$205,000	\$205,470	\$175,000
Percent Change	-17.61%	-16.84%			
Average Price	\$192,392	\$199,030	\$237,202	\$238,639	\$202,600
Percent Change	-18.89%	-16.60%			
Days on Market*	86	91	75	72	90
Total Residential Dollar Volume	\$303,786,895	\$773,627,909	\$340,621,587	\$948,352,589	\$984,431,314
Percent Change	-10.81%	-18.42%			

Ada County Existing Home Sales					
	Q3 of 2009	Year to Date 09	Q3 of 2008	Year to Date 08	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,279	3,151	1,064	2,968	3,898
Percent Change	20.21%	6.17%			
Median Price	\$167,750	\$169,900	\$200,000	\$200,000	\$173,890
Percent Change	-16.13%	-15.05%			
Average Price	\$192,310	\$196,560	\$234,630	\$235,652	\$200,699
Percent Change	-18.04%	-16.59%			
Days on Market	81	84	68	67	83
Total Existing Home Dollar Volume	\$245,964,845	\$619,360,048	\$249,646,238	\$699,416,138	\$782,326,486
Percent Change	-1.47%	-11.45%			

Ada County Newly Constructed Home Sales					
	Q3 of 2009	Year to Date 09	Q3 of 2008	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	300	725	367	1,007	963
Percent Change	-18.26%	-28.00%			
Median Price	\$170,000	\$180,745	\$214,900	\$218,000	\$182,118
Percent Change	-20.89%	-17.09%			
Average Price	\$192,740	\$204,775	\$242,603	\$248,370	\$211,140
Percent Change	-20.55%	-17.55%			
Days on Market	110	122	95	87	117
Total New Construction Dollar Volume	\$57,822,050	\$148,461,861	\$89,035,349	\$250,109,051	\$203,328,128
Percent Change	-35.06%	-40.64%			

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Single-Family Homes Sold in Ada County for Q3 of 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	78	4.94%	\$232,658.00	\$200,000.00
New Construction	1	0.33%	\$203,000.00	\$203,000.00
Existing Homes	77	6.02%	\$233,044.00	\$200,000.00
Area 200 NE Boise - 0200	35	2.22%	\$315,764.00	\$320,000.00
New Construction	1	0.33%	\$660,000.00	\$660,000.00
Existing Homes	34	2.66%	\$305,640.00	\$316,000.00
Area 300 SE Boise - 0300	134	8.49%	\$216,128.00	\$197,900.00
New Construction	5	1.67%	\$237,215.00	\$232,278.00
Existing Homes	129	10.09%	\$215,311.00	\$193,000.00
Area 400 Boise Bench - 0400	107	6.78%	\$144,055.00	\$135,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	107	8.37%	\$144,055.00	\$135,000.00
Area 500 South Boise - 0500	44	2.79%	\$176,157.00	\$162,000.00
New Construction	2	0.67%	\$200,261.00	\$212,000.00
Existing Homes	42	3.28%	\$175,010.00	\$158,000.00
Area 550 SW Boise-Meridian - 0550	155	9.82%	\$171,773.00	\$162,000.00
New Construction	52	17.33%	\$170,968.00	\$159,900.00
Existing Homes	103	8.05%	\$172,179.00	\$163,000.00
Area 600 West Boise - 0600	73	4.62%	\$151,708.00	\$144,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	73	5.71%	\$151,708.00	\$144,500.00
Area 650 W Boise-Garden City - 0650	129	8.17%	\$178,453.00	\$169,900.00
New Construction	10	3.33%	\$184,971.00	\$183,850.00
Existing Homes	119	9.30%	\$177,905.00	\$166,500.00
Area 700 Garden City - 0700	3	0.19%	\$161,633.00	\$219,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	0.23%	\$161,633.00	\$219,000.00
Area 800 NW Boise - 0800	94	5.95%	\$210,137.00	\$175,500.00
New Construction	14	4.67%	\$273,964.00	\$245,000.00
Existing Homes	80	6.25%	\$198,967.00	\$170,000.00
Area 900 Eagle - 0900	85	5.38%	\$306,814.00	\$277,500.00
New Construction	9	3.00%	\$370,754.00	\$346,900.00
Existing Homes	76	5.94%	\$299,242.00	\$270,000.00
Area 950 Star - 0950	46	2.91%	\$206,301.00	\$190,000.00
New Construction	16	5.33%	\$181,732.00	\$185,000.00
Existing Homes	30	2.35%	\$219,405.00	\$205,000.00
Area 1000 SE Meridian - 1000	64	4.05%	\$206,959.00	\$190,000.00
New Construction	28	9.33%	\$209,330.00	\$195,000.00
Existing Homes	36	2.81%	\$205,115.00	\$180,000.00
Area 1010 SW Meridian - 1010	21	1.33%	\$271,245.00	\$270,000.00
New Construction	6	2.00%	\$283,166.00	\$230,000.00
Existing Homes	15	1.17%	\$266,476.00	\$281,000.00
Area 1020 NE Meridian - 1020	134	8.49%	\$182,855.00	\$168,900.00
New Construction	40	13.33%	\$195,145.00	\$180,000.00
Existing Homes	94	7.35%	\$177,625.00	\$168,900.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	242	15.33%	\$177,923.00	\$165,000.00
New Construction	68	22.67%	\$184,905.00	\$162,500.00
Existing Homes	174	13.60%	\$175,195.00	\$168,700.00
Area 1100 Kuna - 1100	135	8.55%	\$143,947.00	\$128,800.00
New Construction	48	16.00%	\$137,765.00	\$137,506.00
Existing Homes	87	6.80%	\$147,358.00	\$125,000.00
Ada County Totals	1579	100.00%	\$192,391.00	\$168,900.00
New Construction	300	19.00%	\$192,740.00	\$170,000.00
Existing Homes	1279	81.00%	\$192,310.00	\$167,750.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
Q3 of 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	11	0.70%
\$70,000 - \$89,999	0	0%	23	1.46%
\$90,000 - \$99,999	2	0.13%	23	1.46%
\$100,000 - \$119,999	23	1.46%	102	6.46%
\$120,000 - \$159,999	106	6.71%	413	26.16%
\$160,000 - \$199,999	78	4.94%	279	17.67%
\$200,000 - \$249,999	40	2.53%	184	11.65%
\$250,000 - \$299,999	24	1.52%	111	7.03%
\$300,000 - \$399,999	19	1.20%	90	5.70%
\$400,000 - \$499,999	5	0.32%	28	1.77%
\$500,000 and over	3	0.19%	15	0.95%
Totals	300	19.00%	1279	81.00%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) Q3 of 2009				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	29	0.75%
\$70,000 - \$89,999	1	0.03%	43	1.11%
\$90,000 - \$99,999	3	0.08%	40	1.03%
\$100,000 - \$119,999	23	0.59%	232	5.97%
\$120,000 - \$159,999	232	5.97%	1004	25.83%
\$160,000 - \$199,999	209	5.38%	720	18.52%
\$200,000 - \$249,999	105	2.70%	476	12.25%
\$250,000 - \$299,999	59	1.52%	263	6.77%
\$300,000 - \$399,999	64	1.65%	217	5.58%
\$400,000 - \$499,999	20	0.51%	81	2.08%
\$500,000 and over	8	0.21%	58	1.49%
Totals	724	18.63%	3163	81.37%

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