

<b>Ada County Single-Family Home Sales Comparing Q4 of 2009 with Q4 of 2008</b>					
	<b>Q4 of 2009</b>	<b>Year to Date 09</b>	<b>Q4 of 2008</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,490	5,381	983	4,960	5,381
Percent Change	51.58%	8.49%			
Median Price	\$157,900	\$167,000	\$186,000	\$200,773	\$167,000
Percent Change	-15.11%	-16.82%			
Average Price	\$183,627	\$194,110	\$220,154	\$234,850	\$194,110
Percent Change	-16.59%	-17.35%			
Days on Market*	84	89	83	74	89
Total Residential Dollar Volume	\$273,604,666	\$1,044,505,831	\$216,411,405	\$1,164,857,594	\$1,044,505,831
Percent Change	26.43%	-10.33%			

<b>Ada County Existing Home Sales</b>					
	<b>Q4 of 2009</b>	<b>Year to Date 09</b>	<b>Q4 of 2008</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,156	4,321	746	3,712	4,321
Percent Change	54.96%	16.41%			
Median Price	\$160,000	\$165,500	\$186,000	\$197,000	\$165,500
Percent Change	-13.98%	-15.99%			
Average Price	\$186,122	\$193,939	\$216,939	\$231,547	\$193,939
Percent Change	-14.21%	-16.24%			
Days on Market	80	83	77	69	83
Total Existing Home Dollar Volume	\$215,157,047	\$838,009,595	\$161,836,638	\$859,503,476	\$838,009,595
Percent Change	32.95%	-2.50%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Q4 of 2009</b>	<b>Year to Date 09</b>	<b>Q4 of 2008</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	333	1,057	236	1,248	1,057
Percent Change	41.10%	-15.30%			
Median Price	\$149,900	\$169,990	\$188,000	\$214,990	\$169,990
Percent Change	-20.27%	-20.93%			
Average Price	\$174,329	\$194,447	\$230,921	\$245,665	\$194,447
Percent Change	-24.51%	-20.85%			
Days on Market	100	115	100	89	115
Total New Construction Dollar Volume	\$58,051,619	\$205,530,680	\$54,497,267	\$306,590,318	\$205,530,680
Percent Change	6.52%	-32.96%			

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<b>Single-Family Homes Sold in Ada County for Q4 of 2009</b>				
<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 100 North Boise - 0100	69	4.63%	\$260,000.00	\$228,475.00
New Construction	1	0.30%	\$235,600.00	\$235,600.00
Existing Homes	68	5.89%	\$260,359.00	\$225,000.00
Area 200 NE Boise - 0200	28	1.88%	\$259,483.00	\$235,000.00
New Construction	2	0.60%	\$250,475.00	\$267,000.00
Existing Homes	26	2.25%	\$260,176.00	\$235,000.00
Area 300 SE Boise - 0300	100	6.71%	\$202,520.00	\$180,400.00
New Construction	2	0.60%	\$169,355.00	\$191,210.00
Existing Homes	98	8.48%	\$203,197.00	\$180,400.00
Area 400 Boise Bench - 0400	86	5.77%	\$133,712.00	\$124,000.00
New Construction	1	0.30%	\$142,500.00	\$142,500.00
Existing Homes	85	7.36%	\$133,609.00	\$124,000.00
Area 500 South Boise - 0500	49	3.29%	\$171,263.00	\$152,300.00
New Construction	4	1.19%	\$199,112.00	\$220,000.00
Existing Homes	45	3.90%	\$168,788.00	\$152,000.00
Area 550 SW Boise-Meridian - 0550	169	11.34%	\$164,668.00	\$153,000.00
New Construction	56	16.72%	\$163,317.00	\$148,897.00
Existing Homes	113	9.78%	\$165,337.00	\$159,000.00
Area 600 West Boise - 0600	54	3.62%	\$139,774.00	\$137,400.00
New Construction	3	0.90%	\$162,100.00	\$178,900.00
Existing Homes	51	4.42%	\$138,461.00	\$135,000.00
Area 650 W Boise-Garden City - 0650	118	7.92%	\$166,550.00	\$154,900.00
New Construction	14	4.18%	\$170,907.00	\$175,000.00
Existing Homes	104	9.00%	\$165,964.00	\$152,900.00
Area 700 Garden City - 0700	4	0.27%	\$151,175.00	\$144,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	4	0.35%	\$151,175.00	\$144,500.00
Area 800 NW Boise - 0800	80	5.37%	\$225,655.00	\$197,500.00
New Construction	13	3.88%	\$264,855.00	\$284,900.00
Existing Homes	67	5.80%	\$218,049.00	\$186,500.00
Area 900 Eagle - 0900	80	5.37%	\$311,307.00	\$295,000.00
New Construction	8	2.39%	\$384,920.00	\$375,226.00
Existing Homes	72	6.23%	\$303,128.00	\$290,000.00
Area 950 Star - 0950	50	3.36%	\$197,368.00	\$185,000.00
New Construction	10	2.99%	\$165,777.00	\$160,990.00
Existing Homes	40	3.46%	\$205,266.00	\$188,000.00
Area 1000 SE Meridian - 1000	70	4.70%	\$202,299.00	\$198,650.00
New Construction	29	8.66%	\$202,982.00	\$198,650.00
Existing Homes	41	3.55%	\$201,817.00	\$200,000.00
Area 1010 SW Meridian - 1010	10	0.67%	\$219,617.00	\$230,000.00
New Construction	1	0.30%	\$276,670.00	\$276,670.00
Existing Homes	9	0.78%	\$213,277.00	\$230,000.00
Area 1020 NE Meridian - 1020	153	10.27%	\$174,858.00	\$157,500.00
New Construction	54	16.12%	\$192,266.00	\$166,500.00
Existing Homes	99	8.57%	\$165,362.00	\$148,900.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	208	13.96%	\$167,814.00	\$157,000.00
New Construction	56	16.72%	\$172,898.00	\$158,065.00
Existing Homes	152	13.16%	\$165,942.00	\$157,000.00
Area 1100 Kuna - 1100	162	10.87%	\$134,444.00	\$124,000.00
New Construction	81	24.18%	\$125,746.00	\$120,799.00
Existing Homes	81	7.01%	\$143,141.00	\$125,900.00
<b>Ada County Totals</b>	<b>1490</b>	<b>100.00%</b>	<b>\$183,627.00</b>	<b>\$157,900.00</b>
New Construction	335	22.48%	\$175,022.00	\$149,990.00
Existing Homes	1155	77.52%	\$186,122.00	\$160,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>Q4 of 2009 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	12	0.81%
\$70,000 - \$89,999	1	0.07%	19	1.28%
\$90,000 - \$99,999	2	0.13%	32	2.15%
\$100,000 - \$119,999	46	3.09%	122	8.19%
\$120,000 - \$159,999	143	9.60%	390	26.17%
\$160,000 - \$199,999	63	4.23%	228	15.30%
\$200,000 - \$249,999	37	2.48%	145	9.73%
\$250,000 - \$299,999	19	1.28%	98	6.58%
\$300,000 - \$399,999	21	1.41%	69	4.63%
\$400,000 - \$499,999	2	0.13%	25	1.68%
\$500,000 and over	1	0.07%	15	1.01%
<b>Totals</b>	<b>335</b>	<b>22.48%</b>	<b>1155</b>	<b>77.52%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) Q4 of 2009</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	41	0.76%
\$70,000 - \$89,999	2	0.04%	62	1.15%
\$90,000 - \$99,999	5	0.09%	72	1.34%
\$100,000 - \$119,999	69	1.28%	356	6.62%
\$120,000 - \$159,999	375	6.97%	1395	25.92%
\$160,000 - \$199,999	273	5.07%	952	17.69%
\$200,000 - \$249,999	143	2.66%	621	11.54%
\$250,000 - \$299,999	79	1.47%	361	6.71%
\$300,000 - \$399,999	86	1.60%	286	5.31%
\$400,000 - \$499,999	19	0.35%	108	2.01%
\$500,000 and over	9	0.17%	67	1.25%
<b>Totals</b>	<b>1060</b>	<b>19.70%</b>	<b>4321</b>	<b>80.30%</b>

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