

Ada County Single-Family Home Sales
Comparing September 2009 with September 2008

	Sep-09	Year to Date 09	Sep-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	3,403		4,489		
Total Single-Family Homes Sold	546	3,887	468	3,974	4,859
Percent Change	16.67%	-2.19%			
Median Price	\$162,900	\$170,859	\$205,000	\$205,470	\$175,000
Percent Change	-20.54%	-16.84%			
Average Price	\$190,608	\$199,030	\$235,769	\$238,639	\$202,600
Percent Change	-19.16%	-16.60%			
Days on Market*	89	91	80	72	90
Total Residential Dollar Volume	\$104,071,744	\$773,627,909	\$110,340,055	\$948,352,589	\$984,431,314
Percent Change	-5.68%	-18.42%			

Ada County Existing Home Sales

	Sep-09	Year to Date 09	Sep-08	Year to Date 08	Previous 12 months
Existing Residential Listings	2,696		3,481		
Existing Homes Sold	433	3,151	347	2,968	3,898
Percent Change	24.78%	6.17%			
Median Price	\$162,000	\$169,900	\$197,500	\$200,000	\$173,890
Percent Change	-17.97%	-15.05%			
Average Price	\$189,284	\$196,560	\$233,350	\$235,652	\$200,699
Percent Change	-18.88%	-16.59%			
Days on Market	87	84	74	67	83
Total Existing Home Dollar Volume	\$81,959,969	\$619,360,048	\$80,972,540	\$699,416,138	\$782,326,486
Percent Change	1.22%	-11.45%			

Ada County Newly Constructed Home Sales

	Sep-09	Year to Date 09	Sep-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	707		1,008		
Newly Constructed Homes Sold	110	725	121	1,007	963
Percent Change	-9.09%	-28.00%			
Median Price	\$168,990	\$180,745	\$215,250	\$218,000	\$182,118
Percent Change	-21.49%	-17.09%			
Average Price	\$194,780	\$204,775	\$242,707	\$248,370	\$211,140
Percent Change	-19.75%	-17.55%			
Days on Market	99	122	97	87	117
Total New Construction Dollar Volume	\$21,425,775	\$148,461,861	\$29,367,515	\$250,109,051	\$203,328,128
Percent Change	-27.04%	-40.64%			

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Single-Family Homes Sold in Ada County for September 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	31	5.68%	\$227,033.00	\$194,000.00
New Construction	1	0.88%	\$203,000.00	\$203,000.00
Existing Homes	30	6.93%	\$227,835.00	\$189,000.00
Area 200 NE Boise - 0200	16	2.93%	\$287,431.00	\$275,000.00
New Construction	1	0.88%	\$660,000.00	\$660,000.00
Existing Homes	15	3.46%	\$262,593.00	\$275,000.00
Area 300 SE Boise - 0300	33	6.04%	\$201,640.00	\$178,000.00
New Construction	2	1.77%	\$263,400.00	\$299,000.00
Existing Homes	31	7.16%	\$197,656.00	\$176,600.00
Area 400 Boise Bench - 0400	36	6.59%	\$149,206.00	\$140,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	36	8.31%	\$149,206.00	\$140,000.00
Area 500 South Boise - 0500	13	2.38%	\$184,155.00	\$177,000.00
New Construction	2	1.77%	\$200,261.00	\$212,000.00
Existing Homes	11	2.54%	\$181,227.00	\$174,000.00
Area 550 SW Boise-Meridian - 0550	51	9.34%	\$158,398.00	\$150,550.00
New Construction	18	15.93%	\$163,605.00	\$153,645.00
Existing Homes	33	7.62%	\$155,557.00	\$150,550.00
Area 600 West Boise - 0600	33	6.04%	\$142,418.00	\$144,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	33	7.62%	\$142,418.00	\$144,500.00
Area 650 W Boise-Garden City - 0650	48	8.79%	\$170,193.00	\$165,000.00
New Construction	4	3.54%	\$194,806.00	\$182,118.00
Existing Homes	44	10.16%	\$167,955.00	\$158,000.00
Area 700 Garden City - 0700	0	0%	\$0.00	\$0.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	0	0%	\$0.00	\$0.00
Area 800 NW Boise - 0800	37	6.78%	\$232,003.00	\$220,000.00
New Construction	9	7.96%	\$295,563.00	\$274,900.00
Existing Homes	28	6.47%	\$211,573.00	\$195,000.00
Area 900 Eagle - 0900	35	6.41%	\$315,588.00	\$266,000.00
New Construction	3	2.65%	\$452,262.00	\$714,888.00
Existing Homes	32	7.39%	\$302,775.00	\$255,000.00
Area 950 Star - 0950	14	2.56%	\$199,916.00	\$190,000.00
New Construction	4	3.54%	\$171,856.00	\$190,000.00
Existing Homes	10	2.31%	\$211,140.00	\$190,000.00
Area 1000 SE Meridian - 1000	22	4.03%	\$214,325.00	\$186,481.00
New Construction	10	8.85%	\$215,161.00	\$204,900.00
Existing Homes	12	2.77%	\$213,629.00	\$180,000.00
Area 1010 SW Meridian - 1010	8	1.47%	\$258,831.00	\$260,900.00
New Construction	3	2.65%	\$224,000.00	\$230,000.00
Existing Homes	5	1.15%	\$279,730.00	\$305,000.00
Area 1020 NE Meridian - 1020	43	7.88%	\$177,446.00	\$163,000.00
New Construction	15	13.27%	\$176,652.00	\$170,000.00
Existing Homes	28	6.47%	\$177,871.00	\$163,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	68	12.45%	\$175,090.00	\$162,900.00
New Construction	20	17.70%	\$187,668.00	\$173,173.00
Existing Homes	48	11.09%	\$169,849.00	\$162,000.00
Area 1100 Kuna - 1100	58	10.62%	\$143,398.00	\$129,000.00
New Construction	21	18.58%	\$126,965.00	\$122,000.00
Existing Homes	37	8.55%	\$152,725.00	\$133,000.00
Ada County Totals	546	100.00%	\$190,607.00	\$162,900.00
New Construction	113	20.70%	\$195,679.00	\$172,990.00
Existing Homes	433	79.30%	\$189,283.00	\$162,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
September 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	8	1.47%
\$70,000 - \$89,999	0	0%	10	1.83%
\$90,000 - \$99,999	1	0.18%	7	1.28%
\$100,000 - \$119,999	13	2.38%	37	6.78%
\$120,000 - \$159,999	36	6.59%	144	26.37%
\$160,000 - \$199,999	29	5.31%	97	17.77%
\$200,000 - \$249,999	16	2.93%	49	8.97%
\$250,000 - \$299,999	8	1.47%	34	6.23%
\$300,000 - \$399,999	5	0.92%	30	5.49%
\$400,000 - \$499,999	3	0.55%	12	2.20%
\$500,000 and over	2	0.37%	5	0.92%
Totals	113	20.70%	433	79.30%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) September 2009 by Price Class				
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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