

Ada County Single-Family Home Sales Comparing 2010 with 2009					
	2010	Year to Date 10	2009	Year to Date 09	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	5,896	5,896	5,388	5,388	5,896
Percent Change	9.43%	9.43%			
Median Price	\$155,000	\$155,000	\$167,000	\$167,000	\$155,000
Percent Change	-7.19%	-7.19%			
Average Price	\$181,435	\$181,435	\$194,186	\$194,186	\$181,435
Percent Change	-6.57%	-6.57%			
Days on Market*	88	88	89	89	88
Total Residential Dollar Volume	\$1,069,743,519	\$1,069,743,519	\$1,046,274,353	\$1,046,274,353	\$1,069,743,519
Percent Change	2.24%	2.24%			

Ada County Existing Home Sales					
	2010	Year to Date 10	2009	Year to Date 09	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	5,037	5,037	4,326	4,326	5,037
Percent Change	16.44%	16.44%			
Median Price	\$150,000	\$150,000	\$165,900	\$165,900	\$150,000
Percent Change	-9.58%	-9.58%			
Average Price	\$177,710	\$177,710	\$194,001	\$194,001	\$177,710
Percent Change	-8.40%	-8.40%			
Days on Market	84	84	83	83	84
Total Existing Home Dollar Volume	\$895,123,968	\$895,123,968	\$839,248,117	\$839,248,117	\$895,123,968
Percent Change	6.66%	6.66%			

Ada County Newly Constructed Home Sales					
	2010	Year to Date 10	2009	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	863	863	1,059	1,059	863
Percent Change	-18.51%	-18.51%			
Median Price	\$177,875	\$177,875	\$169,990	\$169,990	\$177,875
Percent Change	4.64%	4.64%			
Average Price	\$203,338	\$203,338	\$194,580	\$194,580	\$203,338
Percent Change	4.50%	4.50%			
Days on Market	114	114	115	115	114
Total New Construction Dollar Volume	\$175,480,381	\$175,480,381	\$206,060,680	\$206,060,680	\$175,480,381
Percent Change	-14.84%	-14.84%			

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Single-Family Homes Sold in Ada County for 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	325	5.51%	\$249,170.00	\$224,000.00
New Construction	6	0.68%	\$296,316.00	\$295,000.00
Existing Homes	319	6.36%	\$248,283.00	\$223,000.00
Area 200 NE Boise - 0200	123	2.09%	\$310,392.00	\$285,000.00
New Construction	24	2.73%	\$342,621.00	\$316,924.00
Existing Homes	99	1.97%	\$302,579.00	\$276,000.00
Area 300 SE Boise - 0300	402	6.82%	\$195,863.00	\$169,900.00
New Construction	23	2.62%	\$247,369.00	\$235,000.00
Existing Homes	379	7.55%	\$192,737.00	\$165,000.00
Area 400 Boise Bench - 0400	339	5.75%	\$115,044.00	\$106,000.00
New Construction	6	0.68%	\$132,633.00	\$143,000.00
Existing Homes	333	6.64%	\$114,727.00	\$105,500.00
Area 500 South Boise - 0500	171	2.90%	\$161,395.00	\$150,000.00
New Construction	7	0.80%	\$222,712.00	\$280,000.00
Existing Homes	164	3.27%	\$158,778.00	\$148,900.00
Area 550 SW Boise-Meridian - 0550	582	9.87%	\$160,405.00	\$145,000.00
New Construction	104	11.85%	\$196,073.00	\$168,990.00
Existing Homes	478	9.53%	\$152,645.00	\$141,500.00
Area 600 West Boise - 0600	270	4.58%	\$131,401.00	\$120,000.00
New Construction	5	0.57%	\$197,660.00	\$199,900.00
Existing Homes	265	5.28%	\$130,151.00	\$120,000.00
Area 650 W Boise-Garden City - 0650	626	10.62%	\$153,329.00	\$142,000.00
New Construction	113	12.87%	\$152,514.00	\$140,000.00
Existing Homes	513	10.22%	\$153,508.00	\$142,900.00
Area 700 Garden City - 0700	19	0.32%	\$105,451.00	\$103,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	19	0.38%	\$105,451.00	\$103,000.00
Area 800 NW Boise - 0800	367	6.22%	\$188,659.00	\$159,900.00
New Construction	49	5.58%	\$226,540.00	\$179,900.00
Existing Homes	318	6.34%	\$182,822.00	\$159,000.00
Area 900 Eagle - 0900	423	7.17%	\$299,408.00	\$282,000.00
New Construction	33	3.76%	\$388,208.00	\$382,000.00
Existing Homes	390	7.77%	\$291,894.00	\$265,000.00
Area 950 Star - 0950	201	3.41%	\$178,058.00	\$157,900.00
New Construction	27	3.08%	\$155,197.00	\$144,324.00
Existing Homes	174	3.47%	\$181,605.00	\$165,000.00
Area 1000 SE Meridian - 1000	218	3.70%	\$199,302.00	\$178,860.00
New Construction	67	7.63%	\$205,075.00	\$186,460.00
Existing Homes	151	3.01%	\$196,741.00	\$177,900.00
Area 1010 SW Meridian - 1010	75	1.27%	\$214,728.00	\$216,125.00
New Construction	5	0.57%	\$256,580.00	\$286,000.00
Existing Homes	70	1.39%	\$211,739.00	\$214,000.00
Area 1020 NE Meridian - 1020	528	8.96%	\$179,858.00	\$167,500.00
New Construction	163	18.56%	\$212,147.00	\$188,500.00
Existing Homes	365	7.27%	\$165,438.00	\$153,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	861	14.60%	\$168,378.00	\$155,000.00
New Construction	169	19.25%	\$201,932.00	\$189,900.00
Existing Homes	692	13.79%	\$160,184.00	\$150,000.00
Area 1100 Kuna - 1100	366	6.21%	\$129,118.00	\$117,876.00
New Construction	77	8.77%	\$152,158.00	\$146,800.00
Existing Homes	289	5.76%	\$122,980.00	\$111,000.00
Ada County Totals	5896	100.00%	\$181,435.00	\$155,000.00
New Construction	878	14.89%	\$205,246.00	\$178,808.00
Existing Homes	5018	85.11%	\$177,269.00	\$150,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.03%	182	3.09%
\$70,000 - \$89,999	1	0.02%	266	4.51%
\$90,000 - \$99,999	1	0.02%	220	3.73%
\$100,000 - \$119,999	41	0.70%	648	10.99%
\$120,000 - \$159,999	308	5.22%	1461	24.78%
\$160,000 - \$199,999	188	3.19%	797	13.52%
\$200,000 - \$249,999	115	1.95%	616	10.45%
\$250,000 - \$299,999	102	1.73%	346	5.87%
\$300,000 - \$399,999	93	1.58%	314	5.33%
\$400,000 - \$499,999	19	0.32%	111	1.88%
\$500,000 and over	8	0.14%	57	0.97%
Totals	878	14.89%	5018	85.11%

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Totals	878	14.89%	5018	85.11%

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