

Ada County Single-Family Home Sales Comparing April 2010 with April 2009					
	Apr-10	Year to Date 10	Apr-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	3,106		3,896		
Total Single-Family Homes Sold	659	1,860	424	1,303	5,936
Percent Change	55.42%	42.75%			
Median Price	\$149,900	\$156,400	\$170,000	\$175,000	\$162,500
Percent Change	-11.82%	-10.63%			
Average Price	\$173,981	\$182,302	\$201,097	\$201,162	\$188,462
Percent Change	-13.48%	-9.38%			
Days on Market*	90	92	95	96	89
Total Residential Dollar Volume	\$114,653,527	\$339,082,050	\$85,265,274	\$262,114,354	\$1,118,709,766
Percent Change	34.47%	29.36%			

Ada County Existing Home Sales					
	Apr-10	Year to Date 10	Apr-09	Year to Date 09	Previous 12 months
Existing Residential Listings	2,533		3,099		
Existing Homes Sold	559	1,608	340	1,056	4,882
Percent Change	64.41%	52.27%			
Median Price	\$148,000	\$155,000	\$168,000	\$172,000	\$162,000
Percent Change	-11.90%	-9.88%			
Average Price	\$171,527	\$181,885	\$197,766	\$200,327	\$188,669
Percent Change	-13.27%	-9.21%			
Days on Market	82	85	83	89	83
Total Existing Home Dollar Volume	\$95,883,607	\$292,470,520	\$67,240,323	\$211,545,140	\$921,079,870
Percent Change	42.60%	38.25%			

Ada County Newly Constructed Home Sales					
	Apr-10	Year to Date 10	Apr-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	573		797		
Newly Constructed Homes Sold	98	257	84	254	1,058
Percent Change	16.67%	1.18%			
Median Price	\$161,615	\$163,715	\$185,000	\$184,500	\$164,000
Percent Change	-12.64%	-11.27%			
Average Price	\$185,141	\$189,749	\$214,583	\$210,686	\$188,843
Percent Change	-13.72%	-9.94%			
Days on Market	138	135	143	124	117
Total New Construction Dollar Volume	\$18,143,820	\$48,765,430	\$18,024,951	\$53,514,214	\$199,795,896
Percent Change	0.66%	-8.87%			

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Single-Family Homes Sold in Ada County for April 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	26	3.95%	\$210,365.00	\$197,000.00
New Construction	1	0.98%	\$259,000.00	\$259,000.00
Existing Homes	25	4.49%	\$208,419.00	\$197,000.00
Area 200 NE Boise - 0200	7	1.06%	\$269,428.00	\$275,000.00
New Construction	1	0.98%	\$372,100.00	\$372,100.00
Existing Homes	6	1.08%	\$252,316.00	\$249,900.00
Area 300 SE Boise - 0300	54	8.19%	\$186,840.00	\$162,500.00
New Construction	3	2.94%	\$222,633.00	\$346,500.00
Existing Homes	51	9.16%	\$184,735.00	\$162,500.00
Area 400 Boise Bench - 0400	35	5.31%	\$114,655.00	\$115,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	35	6.28%	\$114,655.00	\$115,000.00
Area 500 South Boise - 0500	25	3.79%	\$181,571.00	\$179,900.00
New Construction	3	2.94%	\$284,666.00	\$389,000.00
Existing Homes	22	3.95%	\$167,512.00	\$168,000.00
Area 550 SW Boise-Meridian - 0550	68	10.32%	\$156,258.00	\$136,990.00
New Construction	11	10.78%	\$195,096.00	\$179,900.00
Existing Homes	57	10.23%	\$148,763.00	\$135,500.00
Area 600 West Boise - 0600	34	5.16%	\$141,135.00	\$123,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	34	6.10%	\$141,135.00	\$123,500.00
Area 650 W Boise-Garden City - 0650	78	11.84%	\$151,593.00	\$145,000.00
New Construction	18	17.65%	\$138,391.00	\$133,105.00
Existing Homes	60	10.77%	\$155,553.00	\$149,900.00
Area 700 Garden City - 0700	1	0.15%	\$105,900.00	\$105,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.18%	\$105,900.00	\$105,900.00
Area 800 NW Boise - 0800	36	5.46%	\$188,744.00	\$153,000.00
New Construction	6	5.88%	\$301,383.00	\$255,000.00
Existing Homes	30	5.39%	\$166,216.00	\$147,000.00
Area 900 Eagle - 0900	56	8.50%	\$290,424.00	\$253,000.00
New Construction	2	1.96%	\$282,450.00	\$410,900.00
Existing Homes	54	9.69%	\$290,720.00	\$253,000.00
Area 950 Star - 0950	18	2.73%	\$166,008.00	\$161,615.00
New Construction	4	3.92%	\$146,263.00	\$155,000.00
Existing Homes	14	2.51%	\$171,650.00	\$167,500.00
Area 1000 SE Meridian - 1000	22	3.34%	\$192,124.00	\$179,000.00
New Construction	11	10.78%	\$207,916.00	\$212,390.00
Existing Homes	11	1.97%	\$176,331.00	\$179,000.00
Area 1010 SW Meridian - 1010	9	1.37%	\$201,500.00	\$199,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	9	1.62%	\$201,500.00	\$199,900.00
Area 1020 NE Meridian - 1020	47	7.13%	\$174,287.00	\$167,000.00
New Construction	12	11.76%	\$176,735.00	\$172,757.00
Existing Homes	35	6.28%	\$173,447.00	\$167,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	84	12.75%	\$163,458.00	\$157,500.00
New Construction	16	15.69%	\$213,396.00	\$186,175.00
Existing Homes	68	12.21%	\$151,707.00	\$145,000.00
Area 1100 Kuna - 1100	59	8.95%	\$123,612.00	\$120,100.00
New Construction	14	13.73%	\$137,664.00	\$140,600.00
Existing Homes	45	8.08%	\$119,240.00	\$118,000.00
Ada County Totals	659	100.00%	\$173,981.00	\$149,900.00
New Construction	102	15.48%	\$191,156.00	\$161,990.00
Existing Homes	557	84.52%	\$170,835.00	\$147,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
April 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	14	2.12%
\$70,000 - \$89,999	0	0%	21	3.19%
\$90,000 - \$99,999	0	0%	22	3.34%
\$100,000 - \$119,999	7	1.06%	82	12.44%
\$120,000 - \$159,999	43	6.53%	192	29.14%
\$160,000 - \$199,999	25	3.79%	88	13.35%
\$200,000 - \$249,999	8	1.21%	71	10.77%
\$250,000 - \$299,999	7	1.06%	26	3.95%
\$300,000 - \$399,999	9	1.37%	28	4.25%
\$400,000 - \$499,999	2	0.30%	10	1.52%
\$500,000 and over	1	0.15%	3	0.46%
Totals	102	15.48%	557	84.52%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) April 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.11%	26	1.40%
\$70,000 - \$89,999	0	0%	54	2.90%
\$90,000 - \$99,999	1	0.05%	56	3.01%
\$100,000 - \$119,999	13	0.70%	207	11.13%
\$120,000 - \$159,999	104	5.59%	510	27.42%
\$160,000 - \$199,999	57	3.06%	267	14.35%
\$200,000 - \$249,999	39	2.10%	220	11.83%
\$250,000 - \$299,999	20	1.08%	106	5.70%
\$300,000 - \$399,999	22	1.18%	106	5.70%
\$400,000 - \$499,999	2	0.11%	36	1.94%
\$500,000 and over	1	0.05%	11	0.59%
Totals	261	14.03%	1599	85.97%

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