

**Ada County Single-Family Home Sales  
Comparing August 2010 with August 2009**

	<b>Aug-10</b>	<b>Year to Date 10</b>	<b>Aug-09</b>	<b>Year to Date 09</b>	<b>Previous 12 months</b>
Total Active Residential Listings	3,094		3,537		
Total Single-Family Homes Sold	421	3,954	521	3,346	6,018
Percent Change	-19.19%	18.17%			
Median Price	\$163,000	\$156,900	\$169,990	\$173,600	\$158,400
Percent Change	-4.11%	-9.62%			
Average Price	\$186,608	\$183,479	\$191,293	\$200,377	\$184,619
Percent Change	-2.45%	-8.43%			
Days on Market*	90	89	82	92	88
Total Residential Dollar Volume	\$78,562,015	\$725,476,580	\$99,663,863	\$670,462,065	\$1,111,038,212
Percent Change	-21.17%	8.21%			

**Ada County Existing Home Sales**

	<b>Aug-10</b>	<b>Year to Date 10</b>	<b>Aug-09</b>	<b>Year to Date 09</b>	<b>Previous 12 months</b>
Existing Residential Listings	2,476		2,791		
Existing Homes Sold	363	3,327	427	2,729	4,931
Percent Change	-14.99%	21.91%			
Median Price	\$156,000	\$155,000	\$168,000	\$170,000	\$157,500
Percent Change	-7.14%	-8.82%			
Average Price	\$183,067	\$182,069	\$189,259	\$198,244	\$183,736
Percent Change	-3.27%	-8.16%			
Days on Market	80	84	76	84	83
Total Existing Home Dollar Volume	\$66,453,239	\$605,742,945	\$80,813,587	\$541,006,979	\$906,002,608
Percent Change	-17.77%	11.97%			

**Ada County Newly Constructed Home Sales**

	<b>Aug-10</b>	<b>Year to Date 10</b>	<b>Aug-09</b>	<b>Year to Date 09</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	618		746		
Newly Constructed Homes Sold	59	634	94	613	1,078
Percent Change	-37.23%	3.43%			
Median Price	\$185,000	\$164,900	\$175,000	\$182,000	\$160,990
Percent Change	5.71%	-9.40%			
Average Price	\$207,183	\$193,396	\$200,535	\$206,370	\$187,758
Percent Change	3.32%	-6.29%			
Days on Market	147	120	112	126	111
Total New Construction Dollar Volume	\$12,223,776	\$122,612,999	\$18,850,276	\$126,505,086	\$202,403,655
Percent Change	-35.15%	-3.08%			

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<b>Single-Family Homes Sold in Ada County for August 2010</b>				
<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 100 North Boise - 0100	23	5.46%	\$272,965.00	\$229,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	23	6.37%	\$272,965.00	\$229,900.00
Area 200 NE Boise - 0200	14	3.33%	\$300,633.00	\$285,000.00
New Construction	2	3.33%	\$365,231.00	\$470,000.00
Existing Homes	12	3.32%	\$289,866.00	\$285,000.00
Area 300 SE Boise - 0300	24	5.70%	\$217,994.00	\$175,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	24	6.65%	\$217,994.00	\$175,000.00
Area 400 Boise Bench - 0400	21	4.99%	\$106,660.00	\$93,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	21	5.82%	\$106,660.00	\$93,000.00
Area 500 South Boise - 0500	5	1.19%	\$154,776.00	\$179,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	1.39%	\$154,776.00	\$179,900.00
Area 550 SW Boise-Meridian - 0550	49	11.64%	\$179,921.00	\$174,900.00
New Construction	8	13.33%	\$235,230.00	\$199,000.00
Existing Homes	41	11.36%	\$169,129.00	\$151,410.00
Area 600 West Boise - 0600	20	4.75%	\$129,173.00	\$115,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	20	5.54%	\$129,173.00	\$115,000.00
Area 650 W Boise-Garden City - 0650	42	9.98%	\$151,848.00	\$140,000.00
New Construction	5	8.33%	\$148,409.00	\$150,716.00
Existing Homes	37	10.25%	\$152,313.00	\$143,000.00
Area 700 Garden City - 0700	1	0.24%	\$92,900.00	\$92,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.28%	\$92,900.00	\$92,900.00
Area 800 NW Boise - 0800	23	5.46%	\$199,424.00	\$177,000.00
New Construction	4	6.67%	\$254,663.00	\$189,900.00
Existing Homes	19	5.26%	\$187,794.00	\$174,500.00
Area 900 Eagle - 0900	28	6.65%	\$268,195.00	\$275,000.00
New Construction	1	1.67%	\$384,900.00	\$384,900.00
Existing Homes	27	7.48%	\$263,872.00	\$275,000.00
Area 950 Star - 0950	17	4.04%	\$206,054.00	\$189,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	17	4.71%	\$206,054.00	\$189,900.00
Area 1000 SE Meridian - 1000	18	4.28%	\$193,873.00	\$189,000.00
New Construction	3	5.00%	\$235,505.00	\$360,000.00
Existing Homes	15	4.16%	\$185,546.00	\$189,000.00
Area 1010 SW Meridian - 1010	6	1.43%	\$213,004.00	\$239,900.00
New Construction	1	1.67%	\$286,000.00	\$286,000.00
Existing Homes	5	1.39%	\$198,405.00	\$239,900.00
Area 1020 NE Meridian - 1020	42	9.98%	\$175,740.00	\$167,000.00
New Construction	15	25.00%	\$201,870.00	\$185,000.00
Existing Homes	27	7.48%	\$161,224.00	\$167,000.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	69	16.39%	\$168,492.00	\$156,000.00
New Construction	17	28.33%	\$198,148.00	\$188,033.00
Existing Homes	52	14.40%	\$158,797.00	\$152,000.00
Area 1100 Kuna - 1100	19	4.51%	\$136,062.00	\$114,000.00
New Construction	4	6.67%	\$136,693.00	\$136,417.00
Existing Homes	15	4.16%	\$135,894.00	\$114,000.00
<b>Ada County Totals</b>	<b>421</b>	<b>100.00%</b>	<b>\$186,608.00</b>	<b>\$163,000.00</b>
New Construction	60	14.25%	\$211,562.00	\$185,000.00
Existing Homes	361	85.75%	\$182,460.00	\$156,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>August 2010 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	11	2.61%
\$70,000 - \$89,999	0	0%	25	5.94%
\$90,000 - \$99,999	0	0%	12	2.85%
\$100,000 - \$119,999	3	0.71%	39	9.26%
\$120,000 - \$159,999	18	4.28%	98	23.28%
\$160,000 - \$199,999	19	4.51%	60	14.25%
\$200,000 - \$249,999	3	0.71%	52	12.35%
\$250,000 - \$299,999	6	1.43%	25	5.94%
\$300,000 - \$399,999	9	2.14%	27	6.41%
\$400,000 - \$499,999	2	0.48%	7	1.66%
\$500,000 and over	0	0%	5	1.19%
<b>Totals</b>	<b>60</b>	<b>14.25%</b>	<b>361</b>	<b>85.75%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) August 2010 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.05%	74	1.87%
\$70,000 - \$89,999	0	0%	134	3.39%
\$90,000 - \$99,999	1	0.03%	123	3.11%
\$100,000 - \$119,999	28	0.71%	424	10.72%
\$120,000 - \$159,999	261	6.60%	1010	25.54%
\$160,000 - \$199,999	135	3.41%	547	13.83%
\$200,000 - \$249,999	87	2.20%	441	11.15%
\$250,000 - \$299,999	61	1.54%	231	5.84%
\$300,000 - \$399,999	54	1.37%	223	5.64%
\$400,000 - \$499,999	9	0.23%	69	1.75%
\$500,000 and over	4	0.10%	36	0.91%
<b>Totals</b>	<b>642</b>	<b>16.24%</b>	<b>3312</b>	<b>83.76%</b>

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