

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

	Dec-10	Year to Date 10	Dec-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	2,295		3,004		
Total Single-Family Homes Sold	525	5,896	367	5,388	5,896
Percent Change	43.05%	9.43%			
Median Price	\$145,000	\$155,000	\$164,000	\$167,000	\$155,000
Percent Change	-11.59%	-7.19%			
Average Price	\$169,494	\$181,435	\$188,677	\$194,186	\$181,435
Percent Change	-10.17%	-6.57%			
Days on Market*	94	88	89	89	88
Total Residential Dollar Volume	\$88,984,197	\$1,069,743,519	\$69,244,381	\$1,046,274,353	\$1,069,743,519
Percent Change	28.51%	2.24%			

Ada County Existing Home Sales

	Dec-10	Year to Date 10	Dec-09	Year to Date 09	Previous 12 months
Existing Residential Listings	1,778		2,271		
Existing Homes Sold	468	5,037	312	4,326	5,037
Percent Change	50.00%	16.44%			
Median Price	\$139,900	\$150,000	\$163,930	\$165,900	\$150,000
Percent Change	-14.66%	-9.58%			
Average Price	\$161,699	\$177,710	\$188,012	\$194,001	\$177,710
Percent Change	-14.00%	-8.40%			
Days on Market	94	84	87	83	84
Total Existing Home Dollar Volume	\$75,675,339	\$895,123,968	\$58,659,855	\$839,248,117	\$895,123,968
Percent Change	29.01%	6.66%			

Ada County Newly Constructed Home Sales

	Dec-10	Year to Date 10	Dec-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	517		733		
Newly Constructed Homes Sold	54	863	58	1,059	863
Percent Change	-6.90%	-18.51%			
Median Price	\$179,900	\$177,875	\$178,900	\$169,990	\$177,875
Percent Change	0.56%	4.64%			
Average Price	\$220,394	\$203,338	\$203,268	\$194,580	\$203,338
Percent Change	8.43%	4.50%			
Days on Market	91	114	105	115	114
Total New Construction Dollar Volume	\$11,901,278	\$175,480,381	\$11,789,526	\$206,060,680	\$175,480,381
Percent Change	0.95%	-14.84%			

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Single-Family Homes Sold in Ada County for December 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	34	6.48%	\$250,817.00	\$235,000.00
New Construction	2	3.45%	\$347,450.00	\$399,900.00
Existing Homes	32	6.85%	\$244,778.00	\$235,000.00
Area 200 NE Boise - 0200	7	1.33%	\$300,090.00	\$375,975.00
New Construction	4	6.90%	\$362,433.00	\$376,742.00
Existing Homes	3	0.64%	\$216,966.00	\$276,000.00
Area 300 SE Boise - 0300	35	6.67%	\$180,759.00	\$165,000.00
New Construction	1	1.72%	\$193,348.00	\$193,348.00
Existing Homes	34	7.28%	\$180,389.00	\$160,000.00
Area 400 Boise Bench - 0400	44	8.38%	\$103,104.00	\$96,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	44	9.42%	\$103,104.00	\$96,500.00
Area 500 South Boise - 0500	13	2.48%	\$161,196.00	\$150,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	13	2.78%	\$161,196.00	\$150,000.00
Area 550 SW Boise-Meridian - 0550	47	8.95%	\$150,777.00	\$152,000.00
New Construction	9	15.52%	\$173,638.00	\$140,000.00
Existing Homes	38	8.14%	\$145,362.00	\$152,000.00
Area 600 West Boise - 0600	32	6.10%	\$109,796.00	\$107,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	32	6.85%	\$109,796.00	\$107,000.00
Area 650 W Boise-Garden City - 0650	53	10.10%	\$146,736.00	\$130,000.00
New Construction	4	6.90%	\$193,086.00	\$216,071.00
Existing Homes	49	10.49%	\$142,953.00	\$128,000.00
Area 700 Garden City - 0700	2	0.38%	\$91,100.00	\$105,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.43%	\$91,100.00	\$105,000.00
Area 800 NW Boise - 0800	32	6.10%	\$211,237.00	\$172,000.00
New Construction	4	6.90%	\$291,426.00	\$369,900.00
Existing Homes	28	6.00%	\$199,782.00	\$172,000.00
Area 900 Eagle - 0900	35	6.67%	\$288,325.00	\$309,000.00
New Construction	6	10.34%	\$410,079.00	\$420,000.00
Existing Homes	29	6.21%	\$263,134.00	\$265,000.00
Area 950 Star - 0950	24	4.57%	\$172,229.00	\$165,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	24	5.14%	\$172,229.00	\$165,000.00
Area 1000 SE Meridian - 1000	19	3.62%	\$198,876.00	\$179,000.00
New Construction	3	5.17%	\$163,953.00	\$195,000.00
Existing Homes	16	3.43%	\$205,425.00	\$179,000.00
Area 1010 SW Meridian - 1010	6	1.14%	\$236,650.00	\$240,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	6	1.28%	\$236,650.00	\$240,000.00
Area 1020 NE Meridian - 1020	42	8.00%	\$167,498.00	\$144,500.00
New Construction	8	13.79%	\$238,333.00	\$257,500.00
Existing Homes	34	7.28%	\$150,831.00	\$133,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	65	12.38%	\$144,688.00	\$140,000.00
New Construction	13	22.41%	\$176,949.00	\$179,900.00
Existing Homes	52	11.13%	\$136,623.00	\$136,000.00
Area 1100 Kuna - 1100	35	6.67%	\$120,428.00	\$111,900.00
New Construction	4	6.90%	\$154,682.00	\$168,074.00
Existing Homes	31	6.64%	\$116,008.00	\$104,500.00
Ada County Totals	525	100.00%	\$169,493.00	\$145,000.00
New Construction	58	11.05%	\$234,773.00	\$181,900.00
Existing Homes	467	88.95%	\$161,386.00	\$139,900.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
December 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	28	5.33%
\$70,000 - \$89,999	0	0%	37	7.05%
\$90,000 - \$99,999	0	0%	35	6.67%
\$100,000 - \$119,999	7	1.33%	66	12.57%
\$120,000 - \$159,999	12	2.29%	128	24.38%
\$160,000 - \$199,999	15	2.86%	69	13.14%
\$200,000 - \$249,999	1	0.19%	39	7.43%
\$250,000 - \$299,999	6	1.14%	28	5.33%
\$300,000 - \$399,999	12	2.29%	21	4.00%
\$400,000 - \$499,999	3	0.57%	15	2.86%
\$500,000 and over	2	0.38%	1	0.19%
Totals	58	11.05%	467	88.95%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) December 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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