

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

	Feb-10	Year to Date 10	Feb-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	3,038		3,863		
Total Single-Family Homes Sold	350	634	272	508	5,520
Percent Change	28.68%	24.80%			
Median Price	\$163,500	\$165,000	\$180,000	\$180,000	\$165,000
Percent Change	-9.17%	-8.33%			
Average Price	\$191,177	\$192,508	\$201,698	\$205,500	\$193,184
Percent Change	-5.22%	-6.32%			
Days on Market*	96	93	93	93	90
Total Residential Dollar Volume	\$66,911,837	\$122,049,797	\$54,861,780	\$104,394,065	\$1,066,375,002
Percent Change	21.96%	16.91%			

Ada County Existing Home Sales

	Feb-10	Year to Date 10	Feb-09	Year to Date 09	Previous 12 months
Existing Residential Listings	2,396		3,034		
Existing Homes Sold	296	548	224	412	4,473
Percent Change	32.14%	33.01%			
Median Price	\$162,000	\$163,500	\$180,900	\$180,000	\$165,000
Percent Change	-10.45%	-9.17%			
Average Price	\$189,150	\$191,368	\$200,237	\$204,915	\$192,983
Percent Change	-5.54%	-6.61%			
Days on Market	89	88	86	88	83
Total Existing Home Dollar Volume	\$55,988,504	\$104,869,510	\$44,853,179	\$84,424,954	\$863,213,046
Percent Change	24.83%	24.22%			

Ada County Newly Constructed Home Sales

	Feb-10	Year to Date 10	Feb-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	642		829		
Newly Constructed Homes Sold	54	86	49	98	1,046
Percent Change	10.20%	-12.24%			
Median Price	\$185,000	\$185,000	\$178,000	\$183,906	\$169,990
Percent Change	3.93%	0.59%			
Average Price	\$202,284	\$199,771	\$208,033	\$207,388	\$193,458
Percent Change	-2.76%	-3.67%			
Days on Market	137	128	123	113	116
Total New Construction Dollar Volume	\$10,923,333	\$17,180,287	\$10,193,601	\$20,324,011	\$202,356,956
Percent Change	7.16%	-15.47%			

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Single-Family Homes Sold in Ada County for February 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	13	3.71%	\$202,796.00	\$205,000.00
New Construction	1	1.85%	\$270,000.00	\$270,000.00
Existing Homes	12	4.05%	\$197,195.00	\$181,000.00
Area 200 NE Boise - 0200	5	1.43%	\$279,480.00	\$308,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	1.69%	\$279,480.00	\$308,000.00
Area 300 SE Boise - 0300	43	12.29%	\$180,512.00	\$169,000.00
New Construction	3	5.56%	\$263,000.00	\$355,000.00
Existing Homes	40	13.51%	\$174,325.00	\$162,000.00
Area 400 Boise Bench - 0400	15	4.29%	\$125,960.00	\$128,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	15	5.07%	\$125,960.00	\$128,000.00
Area 500 South Boise - 0500	11	3.14%	\$186,172.00	\$200,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	11	3.72%	\$186,172.00	\$200,000.00
Area 550 SW Boise-Meridian - 0550	25	7.14%	\$186,694.00	\$168,000.00
New Construction	7	12.96%	\$203,164.00	\$249,800.00
Existing Homes	18	6.08%	\$180,288.00	\$168,000.00
Area 600 West Boise - 0600	12	3.43%	\$135,420.00	\$121,950.00
New Construction	1	1.85%	\$374,900.00	\$374,900.00
Existing Homes	11	3.72%	\$113,649.00	\$121,950.00
Area 650 W Boise-Garden City - 0650	42	12.00%	\$165,858.00	\$151,000.00
New Construction	9	16.67%	\$170,256.00	\$190,500.00
Existing Homes	33	11.15%	\$164,659.00	\$151,000.00
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	18	5.14%	\$203,591.00	\$203,650.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	18	6.08%	\$203,591.00	\$203,650.00
Area 900 Eagle - 0900	26	7.43%	\$343,587.00	\$340,000.00
New Construction	3	5.56%	\$330,666.00	\$382,000.00
Existing Homes	23	7.77%	\$345,273.00	\$365,000.00
Area 950 Star - 0950	12	3.43%	\$201,321.00	\$167,052.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	12	4.05%	\$201,321.00	\$167,052.00
Area 1000 SE Meridian - 1000	12	3.43%	\$178,472.00	\$160,000.00
New Construction	3	5.56%	\$172,570.00	\$187,500.00
Existing Homes	9	3.04%	\$180,440.00	\$160,000.00
Area 1010 SW Meridian - 1010	3	0.86%	\$229,600.00	\$314,000.00
New Construction	1	1.85%	\$314,000.00	\$314,000.00
Existing Homes	2	0.68%	\$187,400.00	\$214,900.00
Area 1020 NE Meridian - 1020	39	11.14%	\$183,260.00	\$163,500.00
New Construction	12	22.22%	\$190,546.00	\$163,500.00
Existing Homes	27	9.12%	\$180,022.00	\$169,400.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	52	14.86%	\$185,344.00	\$150,000.00
New Construction	8	14.81%	\$188,754.00	\$150,000.00
Existing Homes	44	14.86%	\$184,724.00	\$166,700.00
Area 1100 Kuna - 1100	22	6.29%	\$149,589.00	\$129,990.00
New Construction	6	11.11%	\$152,445.00	\$134,900.00
Existing Homes	16	5.41%	\$148,518.00	\$119,000.00
Ada County Totals	350	100.00%	\$191,176.00	\$163,500.00
New Construction	54	15.43%	\$202,283.00	\$185,000.00
Existing Homes	296	84.57%	\$189,150.00	\$162,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County February 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	4	1.14%
\$70,000 - \$89,999	0	0%	12	3.43%
\$90,000 - \$99,999	0	0%	8	2.29%
\$100,000 - \$119,999	0	0%	33	9.43%
\$120,000 - \$159,999	21	6.00%	89	25.43%
\$160,000 - \$199,999	11	3.14%	45	12.86%
\$200,000 - \$249,999	11	3.14%	47	13.43%
\$250,000 - \$299,999	3	0.86%	18	5.14%
\$300,000 - \$399,999	8	2.29%	30	8.57%
\$400,000 - \$499,999	0	0%	7	2.00%
\$500,000 and over	0	0%	3	0.86%
Totals	54	15.43%	296	84.57%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) February 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	8	1.26%
\$70,000 - \$89,999	0	0%	18	2.84%
\$90,000 - \$99,999	0	0%	14	2.21%
\$100,000 - \$119,999	1	0.16%	60	9.46%
\$120,000 - \$159,999	30	4.73%	162	25.55%
\$160,000 - \$199,999	19	3.00%	92	14.51%
\$200,000 - \$249,999	19	3.00%	88	13.88%
\$250,000 - \$299,999	8	1.26%	36	5.68%
\$300,000 - \$399,999	9	1.42%	47	7.41%
\$400,000 - \$499,999	0	0%	18	2.84%
\$500,000 and over	0	0%	5	0.79%
Totals	86	13.56%	548	86.44%

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