

<b>Ada County Single-Family Home Sales Comparing January 2010 with January 2009</b>					
	<b>Jan-10</b>	<b>Year to Date 10</b>	<b>Jan-09</b>	<b>Year to Date 09</b>	<b>Previous 12 months</b>
Total Active Residential Listings	2,991		3,764		
Total Single-Family Homes Sold	279	279	235	235	5,436
Percent Change	18.72%	18.72%			
Median Price	\$167,900	\$167,900	\$182,000	\$182,000	\$166,000
Percent Change	-7.75%	-7.75%			
Average Price	\$194,247	\$194,247	\$209,988	\$209,988	\$193,669
Percent Change	-7.50%	-7.50%			
Days on Market*	89	89	93	93	89
Total Residential Dollar Volume	\$54,194,960	\$54,194,960	\$49,347,285	\$49,347,285	\$1,052,787,301
Percent Change	9.82%	9.82%			

<b>Ada County Existing Home Sales</b>					
	<b>Jan-10</b>	<b>Year to Date 10</b>	<b>Jan-09</b>	<b>Year to Date 09</b>	<b>Previous 12 months</b>
Existing Residential Listings	2,314		2,910		
Existing Homes Sold	249	249	186	186	4,393
Percent Change	33.87%	33.87%			
Median Price	\$165,000	\$165,000	\$180,000	\$180,000	\$165,000
Percent Change	-8.33%	-8.33%			
Average Price	\$194,349	\$194,349	\$209,365	\$209,365	\$193,624
Percent Change	-7.17%	-7.17%			
Days on Market	86	86	90	90	83
Total Existing Home Dollar Volume	\$48,393,006	\$48,393,006	\$38,941,875	\$38,941,875	\$850,592,221
Percent Change	24.27%	24.27%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Jan-10</b>	<b>Year to Date 10</b>	<b>Jan-09</b>	<b>Year to Date 09</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	677		854		
Newly Constructed Homes Sold	32	32	49	49	1,041
Percent Change	-34.69%	-34.69%			
Median Price	\$194,000	\$194,000	\$196,082	\$196,082	\$169,990
Percent Change	-1.06%	-1.06%			
Average Price	\$195,530	\$195,530	\$206,743	\$206,743	\$193,686
Percent Change	-5.42%	-5.42%			
Days on Market	112	112	104	104	115
Total New Construction Dollar Volume	\$6,256,954	\$6,256,954	\$10,130,410	\$10,130,410	\$201,627,224
Percent Change	-38.24%	-38.24%			

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<b>Single-Family Homes Sold in Ada County for January 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	11	3.94%	\$210,670.00	\$200,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	11	4.45%	\$210,670.00	\$200,000.00
Area 200 NE Boise - 0200	5	1.79%	\$435,000.00	\$490,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	2.02%	\$435,000.00	\$490,000.00
Area 300 SE Boise - 0300	13	4.66%	\$202,923.00	\$225,000.00
New Construction	2	6.25%	\$201,950.00	\$235,000.00
Existing Homes	11	4.45%	\$203,100.00	\$225,000.00
Area 400 Boise Bench - 0400	13	4.66%	\$152,340.00	\$143,000.00
New Construction	2	6.25%	\$145,000.00	\$147,000.00
Existing Homes	11	4.45%	\$153,675.00	\$140,000.00
Area 500 South Boise - 0500	6	2.15%	\$151,316.00	\$159,400.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	6	2.43%	\$151,316.00	\$159,400.00
Area 550 SW Boise-Meridian - 0550	39	13.98%	\$168,926.00	\$168,990.00
New Construction	6	18.75%	\$187,829.00	\$194,000.00
Existing Homes	33	13.36%	\$165,490.00	\$164,900.00
Area 600 West Boise - 0600	10	3.58%	\$162,612.00	\$139,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	10	4.05%	\$162,612.00	\$139,000.00
Area 650 W Boise-Garden City - 0650	24	8.60%	\$162,212.00	\$145,000.00
New Construction	1	3.13%	\$209,200.00	\$209,200.00
Existing Homes	23	9.31%	\$160,169.00	\$145,000.00
Area 700 Garden City - 0700	1	0.36%	\$90,000.00	\$90,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.40%	\$90,000.00	\$90,000.00
Area 800 NW Boise - 0800	14	5.02%	\$224,038.00	\$210,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	14	5.67%	\$224,038.00	\$210,000.00
Area 900 Eagle - 0900	23	8.24%	\$331,913.00	\$357,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	23	9.31%	\$331,913.00	\$357,000.00
Area 950 Star - 0950	9	3.23%	\$156,054.00	\$155,000.00
New Construction	1	3.13%	\$145,756.00	\$145,756.00
Existing Homes	8	3.24%	\$157,341.00	\$155,000.00
Area 1000 SE Meridian - 1000	15	5.38%	\$211,826.00	\$194,000.00
New Construction	5	15.63%	\$225,640.00	\$288,200.00
Existing Homes	10	4.05%	\$204,920.00	\$177,900.00
Area 1010 SW Meridian - 1010	6	2.15%	\$223,197.00	\$263,235.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	6	2.43%	\$223,197.00	\$263,235.00
Area 1020 NE Meridian - 1020	28	10.04%	\$180,393.00	\$163,000.00
New Construction	5	15.63%	\$198,044.00	\$242,500.00
Existing Homes	23	9.31%	\$176,556.00	\$163,000.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	48	17.20%	\$171,698.00	\$155,000.00
New Construction	6	18.75%	\$224,046.00	\$245,000.00
Existing Homes	42	17.00%	\$164,219.00	\$150,000.00
Area 1100 Kuna - 1100	14	5.02%	\$142,481.00	\$136,900.00
New Construction	4	12.50%	\$154,604.00	\$163,000.00
Existing Homes	10	4.05%	\$137,632.00	\$117,000.00
<b>Ada County Totals</b>	<b>279</b>	<b>100.00%</b>	<b>\$194,247.00</b>	<b>\$167,900.00</b>
New Construction	32	11.47%	\$195,529.00	\$194,000.00
Existing Homes	247	88.53%	\$194,080.00	\$165,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>January 2010 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	3	1.08%
\$70,000 - \$89,999	0	0%	6	2.15%
\$90,000 - \$99,999	0	0%	6	2.15%
\$100,000 - \$119,999	1	0.36%	27	9.68%
\$120,000 - \$159,999	9	3.23%	73	26.16%
\$160,000 - \$199,999	8	2.87%	47	16.85%
\$200,000 - \$249,999	8	2.87%	37	13.26%
\$250,000 - \$299,999	5	1.79%	18	6.45%
\$300,000 - \$399,999	1	0.36%	17	6.09%
\$400,000 - \$499,999	0	0%	11	3.94%
\$500,000 and over	0	0%	2	0.72%
<b>Totals</b>	<b>32</b>	<b>11.47%</b>	<b>247</b>	<b>88.53%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) January 2010 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	3	1.08%
\$70,000 - \$89,999	0	0%	6	2.15%
\$90,000 - \$99,999	0	0%	6	2.15%
\$100,000 - \$119,999	1	0.36%	27	9.68%
\$120,000 - \$159,999	9	3.23%	73	26.16%
\$160,000 - \$199,999	8	2.87%	47	16.85%
\$200,000 - \$249,999	8	2.87%	37	13.26%
\$250,000 - \$299,999	5	1.79%	18	6.45%
\$300,000 - \$399,999	1	0.36%	17	6.09%
\$400,000 - \$499,999	0	0%	11	3.94%
\$500,000 and over	0	0%	2	0.72%
<b>Totals</b>	<b>32</b>	<b>11.47%</b>	<b>247</b>	<b>88.53%</b>

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