

Ada County Single-Family Home Sales Comparing July 2010 with July 2009					
	Jul-10	Year to Date 10	Jul-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	3,288		3,790		
Total Single-Family Homes Sold	392	3,532	516	2,816	6,116
Percent Change	-24.03%	25.43%			
Median Price	\$160,000	\$156,400	\$173,000	\$174,500	\$159,000
Percent Change	-7.51%	-10.37%			
Average Price	\$195,595	\$183,306	\$197,712	\$201,362	\$185,113
Percent Change	-1.07%	-8.97%			
Days on Market*	88	89	88	94	88
Total Residential Dollar Volume	\$76,673,407	\$647,435,565	\$102,019,538	\$567,034,397	\$1,132,149,560
Percent Change	-24.84%	14.18%			

Ada County Existing Home Sales					
	Jul-10	Year to Date 10	Jul-09	Year to Date 09	Previous 12 months
Existing Residential Listings	2,660		3,043		
Existing Homes Sold	337	2,962	421	2,300	4,995
Percent Change	-19.95%	28.78%			
Median Price	\$155,000	\$155,000	\$175,000	\$171,000	\$158,400
Percent Change	-11.43%	-9.36%			
Average Price	\$190,745	\$182,037	\$201,279	\$200,301	\$184,376
Percent Change	-5.23%	-9.12%			
Days on Market	83	84	80	86	83
Total Existing Home Dollar Volume	\$64,281,226	\$539,194,206	\$84,738,539	\$460,693,087	\$920,957,456
Percent Change	-24.14%	17.04%			

Ada County Newly Constructed Home Sales					
	Jul-10	Year to Date 10	Jul-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	628		747		
Newly Constructed Homes Sold	55	576	95	515	1,112
Percent Change	-42.11%	11.84%			
Median Price	\$212,200	\$163,715	\$166,900	\$182,500	\$160,990
Percent Change	27.14%	-10.29%			
Average Price	\$225,312	\$192,299	\$181,905	\$205,833	\$187,736
Percent Change	23.86%	-6.58%			
Days on Market	123	117	121	129	109
Total New Construction Dollar Volume	\$12,392,181	\$110,764,223	\$17,280,999	\$106,003,810	\$208,762,655
Percent Change	-28.29%	4.49%			

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Single-Family Homes Sold in Ada County for July 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	30	7.65%	\$280,115.00	\$274,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	30	8.90%	\$280,115.00	\$274,900.00
Area 200 NE Boise - 0200	11	2.81%	\$291,447.00	\$273,000.00
New Construction	3	5.45%	\$284,973.00	\$316,924.00
Existing Homes	8	2.37%	\$293,875.00	\$248,000.00
Area 300 SE Boise - 0300	32	8.16%	\$213,022.00	\$152,000.00
New Construction	4	7.27%	\$252,538.00	\$272,926.00
Existing Homes	28	8.31%	\$207,376.00	\$148,000.00
Area 400 Boise Bench - 0400	24	6.12%	\$100,768.00	\$98,882.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	24	7.12%	\$100,768.00	\$98,882.00
Area 500 South Boise - 0500	11	2.81%	\$159,800.00	\$184,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	11	3.26%	\$159,800.00	\$184,900.00
Area 550 SW Boise-Meridian - 0550	26	6.63%	\$170,620.00	\$145,000.00
New Construction	7	12.73%	\$200,398.00	\$173,000.00
Existing Homes	19	5.64%	\$159,649.00	\$145,000.00
Area 600 West Boise - 0600	23	5.87%	\$142,864.00	\$145,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	23	6.82%	\$142,864.00	\$145,000.00
Area 650 W Boise-Garden City - 0650	40	10.20%	\$158,543.00	\$142,810.00
New Construction	4	7.27%	\$138,153.00	\$142,810.00
Existing Homes	36	10.68%	\$160,808.00	\$150,000.00
Area 700 Garden City - 0700	2	0.51%	\$63,100.00	\$69,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.59%	\$63,100.00	\$69,500.00
Area 800 NW Boise - 0800	24	6.12%	\$185,917.00	\$159,000.00
New Construction	3	5.45%	\$250,000.00	\$445,000.00
Existing Homes	21	6.23%	\$176,763.00	\$160,000.00
Area 900 Eagle - 0900	28	7.14%	\$307,200.00	\$295,000.00
New Construction	2	3.64%	\$444,440.00	\$582,556.00
Existing Homes	26	7.72%	\$296,643.00	\$272,500.00
Area 950 Star - 0950	18	4.59%	\$222,652.00	\$205,000.00
New Construction	3	5.45%	\$200,183.00	\$229,900.00
Existing Homes	15	4.45%	\$227,146.00	\$205,000.00
Area 1000 SE Meridian - 1000	10	2.55%	\$224,706.00	\$245,210.00
New Construction	3	5.45%	\$196,403.00	\$245,210.00
Existing Homes	7	2.08%	\$236,835.00	\$253,600.00
Area 1010 SW Meridian - 1010	8	2.04%	\$245,612.00	\$255,000.00
New Construction	1	1.82%	\$255,000.00	\$255,000.00
Existing Homes	7	2.08%	\$244,271.00	\$270,000.00
Area 1020 NE Meridian - 1020	37	9.44%	\$185,479.00	\$180,000.00
New Construction	12	21.82%	\$214,001.00	\$195,050.00
Existing Homes	25	7.42%	\$171,789.00	\$180,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	54	13.78%	\$180,062.00	\$158,000.00
New Construction	12	21.82%	\$230,613.00	\$212,200.00
Existing Homes	42	12.46%	\$165,619.00	\$141,500.00
Area 1100 Kuna - 1100	14	3.57%	\$143,691.00	\$122,000.00
New Construction	1	1.82%	\$152,677.00	\$152,677.00
Existing Homes	13	3.86%	\$143,000.00	\$122,000.00
Ada County Totals	392	100.00%	\$195,595.00	\$160,000.00
New Construction	55	14.03%	\$225,312.00	\$212,200.00
Existing Homes	337	85.97%	\$190,745.00	\$155,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
July 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	11	2.81%
\$70,000 - \$89,999	0	0%	27	6.89%
\$90,000 - \$99,999	0	0%	9	2.30%
\$100,000 - \$119,999	0	0%	44	11.22%
\$120,000 - \$159,999	18	4.59%	87	22.19%
\$160,000 - \$199,999	9	2.30%	41	10.46%
\$200,000 - \$249,999	9	2.30%	40	10.20%
\$250,000 - \$299,999	10	2.55%	35	8.93%
\$300,000 - \$399,999	7	1.79%	27	6.89%
\$400,000 - \$499,999	1	0.26%	6	1.53%
\$500,000 and over	1	0.26%	10	2.55%
Totals	55	14.03%	337	85.97%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) July 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.06%	63	1.78%
\$70,000 - \$89,999	0	0%	108	3.06%
\$90,000 - \$99,999	1	0.03%	111	3.14%
\$100,000 - \$119,999	25	0.71%	385	10.90%
\$120,000 - \$159,999	243	6.88%	911	25.79%
\$160,000 - \$199,999	116	3.28%	487	13.79%
\$200,000 - \$249,999	84	2.38%	388	10.99%
\$250,000 - \$299,999	55	1.56%	206	5.83%
\$300,000 - \$399,999	45	1.27%	196	5.55%
\$400,000 - \$499,999	7	0.20%	64	1.81%
\$500,000 and over	4	0.11%	31	0.88%
Totals	582	16.48%	2950	83.52%

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