

Ada County Single-Family Home Sales Comparing June 2010 with June 2009					
	Jun-10	Year to Date 10	Jun-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	3,323		3,770		
Total Single-Family Homes Sold	630	3,132	566	2,297	6,230
Percent Change	11.31%	36.35%			
Median Price	\$157,000	\$155,900	\$174,000	\$174,900	\$159,927
Percent Change	-9.77%	-10.86%			
Average Price	\$180,807	\$181,751	\$201,125	\$201,545	\$185,480
Percent Change	-10.10%	-9.82%			
Days on Market*	81	89	94	95	87
Total Residential Dollar Volume	\$113,908,280	\$569,245,412	\$113,836,760	\$462,949,559	\$1,155,538,945
Percent Change	0.06%	22.96%			

Ada County Existing Home Sales					
	Jun-10	Year to Date 10	Jun-09	Year to Date 09	Previous 12 months
Existing Residential Listings	2,695		3,020		
Existing Homes Sold	484	2,611	464	1,877	5,070
Percent Change	4.31%	39.10%			
Median Price	\$155,900	\$154,900	\$170,000	\$170,000	\$159,900
Percent Change	-8.29%	-8.88%			
Average Price	\$179,725	\$180,819	\$198,357	\$199,375	\$185,420
Percent Change	-9.39%	-9.31%			
Days on Market	81	84	83	87	82
Total Existing Home Dollar Volume	\$86,987,039	\$472,119,234	\$92,037,597	\$374,226,748	\$940,078,023
Percent Change	-5.49%	26.16%			

Ada County Newly Constructed Home Sales					
	Jun-10	Year to Date 10	Jun-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	628		750		
Newly Constructed Homes Sold	146	521	97	421	1,157
Percent Change	50.52%	23.75%			
Median Price	\$159,927	\$162,400	\$185,000	\$184,931	\$160,000
Percent Change	-13.55%	-12.18%			
Average Price	\$183,392	\$188,523	\$202,002	\$211,693	\$185,647
Percent Change	-9.21%	-10.95%			
Days on Market	79	117	144	131	110
Total New Construction Dollar Volume	\$26,775,172	\$98,220,542	\$19,594,163	\$89,122,811	\$214,793,680
Percent Change	36.65%	10.21%			

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Single-Family Homes Sold in Ada County for June 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	25	3.97%	\$291,099.00	\$307,500.00
New Construction	2	1.33%	\$277,000.00	\$315,000.00
Existing Homes	23	4.79%	\$292,325.00	\$307,500.00
Area 200 NE Boise - 0200	10	1.59%	\$293,991.00	\$266,147.00
New Construction	2	1.33%	\$263,305.00	\$266,147.00
Existing Homes	8	1.67%	\$301,662.00	\$292,000.00
Area 300 SE Boise - 0300	34	5.40%	\$215,270.00	\$205,000.00
New Construction	2	1.33%	\$206,177.00	\$249,454.00
Existing Homes	32	6.67%	\$215,839.00	\$205,000.00
Area 400 Boise Bench - 0400	31	4.92%	\$119,036.00	\$105,700.00
New Construction	1	0.67%	\$163,900.00	\$163,900.00
Existing Homes	30	6.25%	\$117,541.00	\$104,900.00
Area 500 South Boise - 0500	12	1.90%	\$159,257.00	\$159,096.00
New Construction	1	0.67%	\$154,990.00	\$154,990.00
Existing Homes	11	2.29%	\$159,645.00	\$167,000.00
Area 550 SW Boise-Meridian - 0550	77	12.22%	\$155,550.00	\$153,900.00
New Construction	19	12.67%	\$198,385.00	\$197,500.00
Existing Homes	58	12.08%	\$141,518.00	\$135,500.00
Area 600 West Boise - 0600	34	5.40%	\$133,723.00	\$128,500.00
New Construction	1	0.67%	\$155,000.00	\$155,000.00
Existing Homes	33	6.88%	\$133,078.00	\$128,500.00
Area 650 W Boise-Garden City - 0650	75	11.90%	\$154,809.00	\$136,205.00
New Construction	26	17.33%	\$140,744.00	\$133,300.00
Existing Homes	49	10.21%	\$162,272.00	\$150,000.00
Area 700 Garden City - 0700	4	0.63%	\$156,644.00	\$126,077.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	4	0.83%	\$156,644.00	\$126,077.00
Area 800 NW Boise - 0800	40	6.35%	\$175,006.00	\$160,000.00
New Construction	12	8.00%	\$171,156.00	\$151,250.00
Existing Homes	28	5.83%	\$176,655.00	\$161,590.00
Area 900 Eagle - 0900	35	5.56%	\$299,656.00	\$289,000.00
New Construction	4	2.67%	\$380,465.00	\$375,000.00
Existing Homes	31	6.46%	\$289,229.00	\$264,000.00
Area 950 Star - 0950	27	4.29%	\$159,012.00	\$143,000.00
New Construction	9	6.00%	\$143,136.00	\$136,480.00
Existing Homes	18	3.75%	\$166,950.00	\$145,000.00
Area 1000 SE Meridian - 1000	25	3.97%	\$215,903.00	\$215,000.00
New Construction	12	8.00%	\$203,481.00	\$188,500.00
Existing Homes	13	2.71%	\$227,369.00	\$236,000.00
Area 1010 SW Meridian - 1010	5	0.79%	\$222,140.00	\$273,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	1.04%	\$222,140.00	\$273,000.00
Area 1020 NE Meridian - 1020	50	7.94%	\$196,100.00	\$205,000.00
New Construction	16	10.67%	\$215,083.00	\$216,200.00
Existing Homes	34	7.08%	\$187,167.00	\$202,500.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	96	15.24%	\$174,229.00	\$164,500.00
New Construction	27	18.00%	\$199,391.00	\$198,625.00
Existing Homes	69	14.38%	\$164,383.00	\$154,000.00
Area 1100 Kuna - 1100	50	7.94%	\$143,765.00	\$126,500.00
New Construction	16	10.67%	\$155,316.00	\$148,663.00
Existing Homes	34	7.08%	\$138,329.00	\$122,500.00
Ada County Totals	630	100.00%	\$180,806.00	\$157,000.00
New Construction	150	23.81%	\$186,741.00	\$162,900.00
Existing Homes	480	76.19%	\$178,952.00	\$155,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
June 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	18	2.86%
\$70,000 - \$89,999	0	0%	16	2.54%
\$90,000 - \$99,999	0	0%	19	3.02%
\$100,000 - \$119,999	10	1.59%	67	10.63%
\$120,000 - \$159,999	64	10.16%	128	20.32%
\$160,000 - \$199,999	27	4.29%	85	13.49%
\$200,000 - \$249,999	20	3.17%	64	10.16%
\$250,000 - \$299,999	17	2.70%	38	6.03%
\$300,000 - \$399,999	11	1.75%	28	4.44%
\$400,000 - \$499,999	1	0.16%	12	1.90%
\$500,000 and over	0	0%	5	0.79%
Totals	150	23.81%	480	76.19%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) June 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.06%	52	1.66%
\$70,000 - \$89,999	0	0%	81	2.59%
\$90,000 - \$99,999	1	0.03%	102	3.26%
\$100,000 - \$119,999	25	0.80%	340	10.86%
\$120,000 - \$159,999	226	7.22%	820	26.18%
\$160,000 - \$199,999	107	3.42%	444	14.18%
\$200,000 - \$249,999	75	2.39%	348	11.11%
\$250,000 - \$299,999	45	1.44%	170	5.43%
\$300,000 - \$399,999	38	1.21%	168	5.36%
\$400,000 - \$499,999	6	0.19%	58	1.85%
\$500,000 and over	3	0.10%	21	0.67%
Totals	528	16.86%	2604	83.14%

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