

Ada County Single-Family Home Sales Comparing March 2010 with March 2009					
	Mar-10	Year to Date 10	Mar-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	3,102		3,852		
Total Single-Family Homes Sold	567	1,201	374	886	5,718
Percent Change	51.60%	35.55%			
Median Price	\$156,495	\$161,400	\$170,500	\$178,000	\$165,000
Percent Change	-8.21%	-9.33%			
Average Price	\$181,275	\$186,961	\$196,671	\$203,018	\$191,742
Percent Change	-7.83%	-7.91%			
Days on Market*	93	93	101	96	89
Total Residential Dollar Volume	\$102,782,876	\$224,540,173	\$73,555,015	\$179,874,080	\$1,096,381,863
Percent Change	39.74%	24.83%			

Ada County Existing Home Sales					
	Mar-10	Year to Date 10	Mar-09	Year to Date 09	Previous 12 months
Existing Residential Listings	2,470		3,065		
Existing Homes Sold	494	1,048	303	713	4,671
Percent Change	63.04%	46.98%			
Median Price	\$156,400	\$160,000	\$168,000	\$175,000	\$165,000
Percent Change	-6.90%	-8.57%			
Average Price	\$182,030	\$187,313	\$194,554	\$200,680	\$191,871
Percent Change	-6.44%	-6.66%			
Days on Market	86	87	97	92	83
Total Existing Home Dollar Volume	\$89,922,653	\$196,304,163	\$58,949,763	\$143,084,817	\$896,228,936
Percent Change	52.54%	37.19%			

Ada County Newly Constructed Home Sales					
	Mar-10	Year to Date 10	Mar-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	632		787		
Newly Constructed Homes Sold	69	157	71	169	1,043
Percent Change	-2.82%	-7.10%			
Median Price	\$156,851	\$165,000	\$184,931	\$184,500	\$166,900
Percent Change	-15.18%	-10.57%			
Average Price	\$174,141	\$188,793	\$205,708	\$206,682	\$190,741
Percent Change	-15.35%	-8.66%			
Days on Market	139	133	118	115	117
Total New Construction Dollar Volume	\$12,015,723	\$29,640,510	\$14,605,252	\$34,929,263	\$198,942,927
Percent Change	-17.73%	-15.14%			

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Single-Family Homes Sold in Ada County for March 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	31	5.47%	\$245,061.00	\$223,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	31	6.28%	\$245,061.00	\$223,000.00
Area 200 NE Boise - 0200	14	2.47%	\$318,457.00	\$295,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	14	2.83%	\$318,457.00	\$295,000.00
Area 300 SE Boise - 0300	40	7.05%	\$200,220.00	\$179,900.00
New Construction	1	1.37%	\$234,000.00	\$234,000.00
Existing Homes	39	7.89%	\$199,353.00	\$179,900.00
Area 400 Boise Bench - 0400	31	5.47%	\$124,870.00	\$120,000.00
New Construction	1	1.37%	\$66,000.00	\$66,000.00
Existing Homes	30	6.07%	\$126,833.00	\$120,000.00
Area 500 South Boise - 0500	15	2.65%	\$147,506.00	\$142,000.00
New Construction	1	1.37%	\$123,000.00	\$123,000.00
Existing Homes	14	2.83%	\$149,257.00	\$142,000.00
Area 550 SW Boise-Meridian - 0550	52	9.17%	\$161,500.00	\$151,500.00
New Construction	7	9.59%	\$142,112.00	\$151,891.00
Existing Homes	45	9.11%	\$164,516.00	\$156,400.00
Area 600 West Boise - 0600	24	4.23%	\$132,127.00	\$128,500.00
New Construction	1	1.37%	\$199,900.00	\$199,900.00
Existing Homes	23	4.66%	\$129,180.00	\$128,500.00
Area 650 W Boise-Garden City - 0650	56	9.88%	\$144,696.00	\$137,900.00
New Construction	6	8.22%	\$130,894.00	\$137,900.00
Existing Homes	50	10.12%	\$146,352.00	\$139,500.00
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	39	6.88%	\$183,469.00	\$159,900.00
New Construction	2	2.74%	\$173,500.00	\$192,000.00
Existing Homes	37	7.49%	\$184,008.00	\$159,900.00
Area 900 Eagle - 0900	35	6.17%	\$305,582.00	\$340,000.00
New Construction	1	1.37%	\$320,900.00	\$320,900.00
Existing Homes	34	6.88%	\$305,132.00	\$340,000.00
Area 950 Star - 0950	17	3.00%	\$197,585.00	\$187,500.00
New Construction	2	2.74%	\$191,325.00	\$217,650.00
Existing Homes	15	3.04%	\$198,420.00	\$187,500.00
Area 1000 SE Meridian - 1000	23	4.06%	\$178,582.00	\$161,400.00
New Construction	11	15.07%	\$173,000.00	\$150,000.00
Existing Homes	12	2.43%	\$183,700.00	\$173,000.00
Area 1010 SW Meridian - 1010	10	1.76%	\$204,010.00	\$220,000.00
New Construction	1	1.37%	\$269,900.00	\$269,900.00
Existing Homes	9	1.82%	\$196,688.00	\$220,000.00
Area 1020 NE Meridian - 1020	51	8.99%	\$182,840.00	\$169,000.00
New Construction	16	21.92%	\$197,854.00	\$219,900.00
Existing Homes	35	7.09%	\$175,976.00	\$165,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	91	16.05%	\$168,633.00	\$158,000.00
New Construction	17	23.29%	\$182,405.00	\$167,900.00
Existing Homes	74	14.98%	\$165,469.00	\$154,000.00
Area 1100 Kuna - 1100	38	6.70%	\$129,879.00	\$111,100.00
New Construction	6	8.22%	\$161,189.00	\$136,410.00
Existing Homes	32	6.48%	\$124,009.00	\$110,000.00
Ada County Totals	567	100.00%	\$181,274.00	\$156,495.00
New Construction	73	12.87%	\$176,167.00	\$156,851.00
Existing Homes	494	87.13%	\$182,029.00	\$156,400.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
March 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.35%	5	0.88%
\$70,000 - \$89,999	0	0%	15	2.65%
\$90,000 - \$99,999	1	0.18%	21	3.70%
\$100,000 - \$119,999	5	0.88%	63	11.11%
\$120,000 - \$159,999	31	5.47%	154	27.16%
\$160,000 - \$199,999	13	2.29%	87	15.34%
\$200,000 - \$249,999	12	2.12%	60	10.58%
\$250,000 - \$299,999	5	0.88%	44	7.76%
\$300,000 - \$399,999	4	0.71%	33	5.82%
\$400,000 - \$499,999	0	0%	9	1.59%
\$500,000 and over	0	0%	3	0.53%
Totals	73	12.87%	494	87.13%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) March 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.17%	13	1.08%
\$70,000 - \$89,999	0	0%	33	2.75%
\$90,000 - \$99,999	1	0.08%	35	2.91%
\$100,000 - \$119,999	6	0.50%	124	10.32%
\$120,000 - \$159,999	61	5.08%	317	26.39%
\$160,000 - \$199,999	32	2.66%	179	14.90%
\$200,000 - \$249,999	31	2.58%	147	12.24%
\$250,000 - \$299,999	13	1.08%	80	6.66%
\$300,000 - \$399,999	13	1.08%	79	6.58%
\$400,000 - \$499,999	0	0%	27	2.25%
\$500,000 and over	0	0%	8	0.67%
Totals	159	13.24%	1042	86.76%

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