

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

	Nov-10	Year to Date 10	Nov-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	2,490		3,182		
Total Single-Family Homes Sold	442	5,367	537	5,012	5,734
Percent Change	-17.69%	7.08%			
Median Price	\$150,000	\$155,000	\$155,000	\$167,500	\$156,000
Percent Change	-3.23%	-7.46%			
Average Price	\$178,389	\$182,707	\$182,847	\$194,327	\$183,089
Percent Change	-2.44%	-5.98%			
Days on Market*	81	88	84	89	88
Total Residential Dollar Volume	\$78,848,037	\$980,589,824	\$98,188,576	\$973,964,972	\$1,049,834,205
Percent Change	-19.70%	0.68%			

Ada County Existing Home Sales

	Nov-10	Year to Date 10	Nov-09	Year to Date 09	Previous 12 months
Existing Residential Listings	1,931		2,456		
Existing Homes Sold	397	4,566	398	4,010	4,878
Percent Change	-0.25%	13.87%			
Median Price	\$139,900	\$152,000	\$159,900	\$166,500	\$153,009
Percent Change	-12.51%	-8.71%			
Average Price	\$169,495	\$179,420	\$187,105	\$194,301	\$179,970
Percent Change	-9.41%	-7.66%			
Days on Market	80	83	76	83	83
Total Existing Home Dollar Volume	\$67,289,631	\$819,231,629	\$74,467,640	\$779,146,762	\$877,891,484
Percent Change	-9.64%	5.14%			

Ada County Newly Constructed Home Sales

	Nov-10	Year to Date 10	Nov-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	559		726		
Newly Constructed Homes Sold	44	811	140	1,002	865
Percent Change	-68.57%	-19.06%			
Median Price	\$238,900	\$177,875	\$149,900	\$169,990	\$177,000
Percent Change	59.37%	4.64%			
Average Price	\$246,100	\$202,292	\$170,864	\$194,270	\$201,871
Percent Change	44.03%	4.13%			
Days on Market	91	115	108	115	115
Total New Construction Dollar Volume	\$10,828,406	\$164,059,103	\$23,920,936	\$194,659,010	\$174,618,629
Percent Change	-54.73%	-15.72%			

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Single-Family Homes Sold in Ada County for November 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	30	6.79%	\$269,343.00	\$234,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	30	7.56%	\$269,343.00	\$234,500.00
Area 200 NE Boise - 0200	12	2.71%	\$293,079.00	\$264,800.00
New Construction	3	6.67%	\$411,316.00	\$590,000.00
Existing Homes	9	2.27%	\$253,666.00	\$240,000.00
Area 300 SE Boise - 0300	21	4.75%	\$201,806.00	\$176,200.00
New Construction	1	2.22%	\$341,795.00	\$341,795.00
Existing Homes	20	5.04%	\$194,807.00	\$169,500.00
Area 400 Boise Bench - 0400	30	6.79%	\$109,707.00	\$91,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	30	7.56%	\$109,707.00	\$91,500.00
Area 500 South Boise - 0500	12	2.71%	\$112,005.00	\$116,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	12	3.02%	\$112,005.00	\$116,000.00
Area 550 SW Boise-Meridian - 0550	44	9.95%	\$144,317.00	\$126,000.00
New Construction	6	13.33%	\$209,739.00	\$212,990.00
Existing Homes	38	9.57%	\$133,988.00	\$120,000.00
Area 600 West Boise - 0600	18	4.07%	\$126,956.00	\$118,000.00
New Construction	1	2.22%	\$133,500.00	\$133,500.00
Existing Homes	17	4.28%	\$126,572.00	\$118,000.00
Area 650 W Boise-Garden City - 0650	39	8.82%	\$157,508.00	\$155,000.00
New Construction	4	8.89%	\$233,300.00	\$253,836.00
Existing Homes	35	8.82%	\$148,846.00	\$145,900.00
Area 700 Garden City - 0700	4	0.90%	\$72,625.00	\$55,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	4	1.01%	\$72,625.00	\$55,000.00
Area 800 NW Boise - 0800	35	7.92%	\$186,782.00	\$180,000.00
New Construction	5	11.11%	\$214,578.00	\$193,000.00
Existing Homes	30	7.56%	\$182,150.00	\$180,000.00
Area 900 Eagle - 0900	36	8.14%	\$311,708.00	\$301,000.00
New Construction	4	8.89%	\$441,794.00	\$366,900.00
Existing Homes	32	8.06%	\$295,448.00	\$286,000.00
Area 950 Star - 0950	14	3.17%	\$163,524.00	\$142,000.00
New Construction	1	2.22%	\$137,381.00	\$137,381.00
Existing Homes	13	3.27%	\$165,535.00	\$168,000.00
Area 1000 SE Meridian - 1000	14	3.17%	\$180,167.00	\$166,500.00
New Construction	1	2.22%	\$175,000.00	\$175,000.00
Existing Homes	13	3.27%	\$180,565.00	\$166,500.00
Area 1010 SW Meridian - 1010	4	0.90%	\$111,682.00	\$111,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	4	1.01%	\$111,682.00	\$111,000.00
Area 1020 NE Meridian - 1020	36	8.14%	\$164,371.00	\$150,100.00
New Construction	6	13.33%	\$259,024.00	\$301,819.00
Existing Homes	30	7.56%	\$145,441.00	\$145,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	68	15.38%	\$176,182.00	\$165,900.00
New Construction	12	26.67%	\$236,325.00	\$251,835.00
Existing Homes	56	14.11%	\$163,294.00	\$161,100.00
Area 1100 Kuna - 1100	25	5.66%	\$95,756.00	\$90,800.00
New Construction	1	2.22%	\$115,024.00	\$115,024.00
Existing Homes	24	6.05%	\$94,954.00	\$90,000.00
Ada County Totals	442	100.00%	\$178,389.00	\$150,000.00
New Construction	45	10.18%	\$256,853.00	\$251,835.00
Existing Homes	397	89.82%	\$169,495.00	\$139,900.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
November 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	29	6.56%
\$70,000 - \$89,999	0	0%	32	7.24%
\$90,000 - \$99,999	0	0%	23	5.20%
\$100,000 - \$119,999	2	0.45%	59	13.35%
\$120,000 - \$159,999	7	1.58%	89	20.14%
\$160,000 - \$199,999	9	2.04%	58	13.12%
\$200,000 - \$249,999	5	1.13%	50	11.31%
\$250,000 - \$299,999	10	2.26%	21	4.75%
\$300,000 - \$399,999	9	2.04%	23	5.20%
\$400,000 - \$499,999	1	0.23%	4	0.90%
\$500,000 and over	2	0.45%	9	2.04%
Totals	45	10.18%	397	89.82%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) November 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.04%	153	2.85%
\$70,000 - \$89,999	1	0.02%	228	4.25%
\$90,000 - \$99,999	1	0.02%	185	3.45%
\$100,000 - \$119,999	34	0.63%	582	10.84%
\$120,000 - \$159,999	296	5.52%	1332	24.82%
\$160,000 - \$199,999	173	3.22%	727	13.55%
\$200,000 - \$249,999	114	2.12%	576	10.73%
\$250,000 - \$299,999	96	1.79%	318	5.93%
\$300,000 - \$399,999	82	1.53%	292	5.44%
\$400,000 - \$499,999	16	0.30%	97	1.81%
\$500,000 and over	6	0.11%	56	1.04%
Totals	821	15.30%	4546	84.70%

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