

Ada County Single-Family Home Sales Comparing October 2010 with October 2009					
	Oct-10	Year to Date 10	Oct-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	2,721		3,236		
Total Single-Family Homes Sold	460	4,911	589	4,477	5,821
Percent Change	-21.90%	9.69%			
Median Price	\$147,900	\$156,000	\$155,000	\$169,000	\$156,900
Percent Change	-4.58%	-7.69%			
Average Price	\$174,262	\$182,728	\$180,934	\$195,864	\$183,339
Percent Change	-3.69%	-6.71%			
Days on Market*	91	88	82	90	88
Total Residential Dollar Volume	\$80,160,471	\$897,374,925	\$106,570,231	\$876,881,140	\$1,067,214,882
Percent Change	-24.78%	2.34%			

Ada County Existing Home Sales					
	Oct-10	Year to Date 10	Oct-09	Year to Date 09	Previous 12 months
Existing Residential Listings	2,108		2,574		
Existing Homes Sold	394	4,164	455	3,615	4,874
Percent Change	-13.41%	15.19%			
Median Price	\$139,000	\$153,350	\$160,000	\$168,000	\$154,900
Percent Change	-13.13%	-8.72%			
Average Price	\$164,801	\$180,383	\$186,996	\$195,313	\$181,420
Percent Change	-11.87%	-7.64%			
Days on Market	86	83	80	84	83
Total Existing Home Dollar Volume	\$64,931,468	\$751,113,598	\$85,083,074	\$706,055,222	\$884,241,093
Percent Change	-23.68%	6.38%			

Ada County Newly Constructed Home Sales					
	Oct-10	Year to Date 10	Oct-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	613		662		
Newly Constructed Homes Sold	65	767	135	862	966
Percent Change	-51.85%	-11.02%			
Median Price	\$213,767	\$174,700	\$147,390	\$173,490	\$169,000
Percent Change	45.03%	0.70%			
Average Price	\$229,600	\$199,971	\$165,671	\$198,174	\$195,910
Percent Change	38.59%	0.91%			
Days on Market	118	117	87	116	115
Total New Construction Dollar Volume	\$14,924,003	\$153,377,435	\$22,365,537	\$170,825,918	\$189,248,728
Percent Change	-33.27%	-10.21%			

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Single-Family Homes Sold in Ada County for October 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	30	6.52%	\$243,719.00	\$212,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	30	7.59%	\$243,719.00	\$212,500.00
Area 200 NE Boise - 0200	10	2.17%	\$295,343.00	\$290,000.00
New Construction	3	4.62%	\$331,146.00	\$459,625.00
Existing Homes	7	1.77%	\$280,000.00	\$305,000.00
Area 300 SE Boise - 0300	38	8.26%	\$186,073.00	\$146,900.00
New Construction	2	3.08%	\$210,000.00	\$220,000.00
Existing Homes	36	9.11%	\$184,743.00	\$145,000.00
Area 400 Boise Bench - 0400	31	6.74%	\$105,027.00	\$99,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	31	7.85%	\$105,027.00	\$99,900.00
Area 500 South Boise - 0500	17	3.70%	\$155,141.00	\$156,000.00
New Construction	1	1.54%	\$295,000.00	\$295,000.00
Existing Homes	16	4.05%	\$146,400.00	\$151,000.00
Area 550 SW Boise-Meridian - 0550	43	9.35%	\$146,432.00	\$139,123.00
New Construction	4	6.15%	\$173,450.00	\$179,990.00
Existing Homes	39	9.87%	\$143,660.00	\$134,900.00
Area 600 West Boise - 0600	18	3.91%	\$135,908.00	\$111,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	18	4.56%	\$135,908.00	\$111,000.00
Area 650 W Boise-Garden City - 0650	51	11.09%	\$139,646.00	\$126,250.00
New Construction	4	6.15%	\$188,118.00	\$213,767.00
Existing Homes	47	11.90%	\$135,521.00	\$126,000.00
Area 700 Garden City - 0700	1	0.22%	\$176,000.00	\$176,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.25%	\$176,000.00	\$176,000.00
Area 800 NW Boise - 0800	27	5.87%	\$174,898.00	\$147,000.00
New Construction	3	4.62%	\$194,130.00	\$300,000.00
Existing Homes	24	6.08%	\$172,494.00	\$147,000.00
Area 900 Eagle - 0900	36	7.83%	\$264,893.00	\$249,900.00
New Construction	5	7.69%	\$390,614.00	\$475,000.00
Existing Homes	31	7.85%	\$244,616.00	\$230,000.00
Area 950 Star - 0950	8	1.74%	\$160,475.00	\$149,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	8	2.03%	\$160,475.00	\$149,500.00
Area 1000 SE Meridian - 1000	16	3.48%	\$178,158.00	\$176,295.00
New Construction	5	7.69%	\$198,106.00	\$232,520.00
Existing Homes	11	2.78%	\$169,090.00	\$145,000.00
Area 1010 SW Meridian - 1010	3	0.65%	\$303,333.00	\$365,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	0.76%	\$303,333.00	\$365,000.00
Area 1020 NE Meridian - 1020	46	10.00%	\$181,079.00	\$169,000.00
New Construction	22	33.85%	\$228,134.00	\$248,032.00
Existing Homes	24	6.08%	\$137,945.00	\$133,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	60	13.04%	\$171,653.00	\$157,000.00
New Construction	12	18.46%	\$218,506.00	\$199,385.00
Existing Homes	48	12.15%	\$159,940.00	\$147,900.00
Area 1100 Kuna - 1100	25	5.43%	\$118,353.00	\$109,900.00
New Construction	4	6.15%	\$150,561.00	\$141,049.00
Existing Homes	21	5.32%	\$112,219.00	\$107,500.00
Ada County Totals	460	100.00%	\$174,261.00	\$147,900.00
New Construction	65	14.13%	\$229,600.00	\$213,767.00
Existing Homes	395	85.87%	\$165,155.00	\$139,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County October 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	26	5.65%
\$70,000 - \$89,999	0	0%	40	8.70%
\$90,000 - \$99,999	0	0%	19	4.13%
\$100,000 - \$119,999	1	0.22%	51	11.09%
\$120,000 - \$159,999	14	3.04%	110	23.91%
\$160,000 - \$199,999	14	3.04%	51	11.09%
\$200,000 - \$249,999	13	2.83%	37	8.04%
\$250,000 - \$299,999	14	3.04%	27	5.87%
\$300,000 - \$399,999	6	1.30%	19	4.13%
\$400,000 - \$499,999	3	0.65%	11	2.39%
\$500,000 and over	0	0%	4	0.87%
Totals	65	14.13%	395	85.87%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) October 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.04%	124	2.52%
\$70,000 - \$89,999	1	0.02%	196	3.99%
\$90,000 - \$99,999	1	0.02%	161	3.28%
\$100,000 - \$119,999	32	0.65%	523	10.65%
\$120,000 - \$159,999	289	5.88%	1242	25.29%
\$160,000 - \$199,999	163	3.32%	669	13.62%
\$200,000 - \$249,999	109	2.22%	525	10.69%
\$250,000 - \$299,999	86	1.75%	292	5.95%
\$300,000 - \$399,999	73	1.49%	267	5.44%
\$400,000 - \$499,999	15	0.31%	91	1.85%
\$500,000 and over	4	0.08%	46	0.94%
Totals	775	15.78%	4136	84.22%

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