

<b>Ada County Single-Family Home Sales Comparing Q1 of 2010 with Q1 of 2009</b>					
	<b>Q1 of 2010</b>	<b>Year to Date 10</b>	<b>Q1 of 2009</b>	<b>Year to Date 09</b>	<b>Previous 12 months</b>
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,201	1,201	886	886	5,718
Percent Change	35.55%	35.55%			
Median Price	\$161,400	\$161,400	\$178,000	\$178,000	\$165,000
Percent Change	-9.33%	-9.33%			
Average Price	\$186,961	\$186,961	\$203,018	\$203,018	\$191,742
Percent Change	-7.91%	-7.91%			
Days on Market*	93	93	96	96	89
Total Residential Dollar Volume	\$224,540,173	\$224,540,173	\$179,874,080	\$179,874,080	\$1,096,381,863
Percent Change	24.83%	24.83%			

<b>Ada County Existing Home Sales</b>					
	<b>Q1 of 2010</b>	<b>Year to Date 10</b>	<b>Q1 of 2009</b>	<b>Year to Date 09</b>	<b>Previous 12 months</b>
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,048	1,048	713	713	4,671
Percent Change	46.98%	46.98%			
Median Price	\$160,000	\$160,000	\$175,000	\$175,000	\$165,000
Percent Change	-8.57%	-8.57%			
Average Price	\$187,313	\$187,313	\$200,680	\$200,680	\$191,871
Percent Change	-6.66%	-6.66%			
Days on Market	87	87	92	92	83
Total Existing Home Dollar Volume	\$196,304,163	\$196,304,163	\$143,084,817	\$143,084,817	\$896,228,936
Percent Change	37.19%	37.19%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Q1 of 2010</b>	<b>Year to Date 10</b>	<b>Q1 of 2009</b>	<b>Year to Date 09</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	157	157	169	169	1,043
Percent Change	-7.10%	-7.10%			
Median Price	\$165,000	\$165,000	\$184,500	\$184,500	\$166,900
Percent Change	-10.57%	-10.57%			
Average Price	\$188,793	\$188,793	\$206,682	\$206,682	\$190,741
Percent Change	-8.66%	-8.66%			
Days on Market	133	133	115	115	117
Total New Construction Dollar Volume	\$29,640,510	\$29,640,510	\$34,929,263	\$34,929,263	\$198,942,927
Percent Change	-15.14%	-15.14%			

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<b>Single-Family Homes Sold in Ada County for Q1 of 2010</b>				
<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 100 North Boise - 0100	56	4.66%	\$227,868.00	\$210,000.00
New Construction	1	0.63%	\$270,000.00	\$270,000.00
Existing Homes	55	5.28%	\$227,102.00	\$210,000.00
Area 200 NE Boise - 0200	24	2.00%	\$334,616.00	\$308,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	24	2.30%	\$334,616.00	\$308,000.00
Area 300 SE Boise - 0300	96	7.99%	\$191,758.00	\$175,000.00
New Construction	6	3.77%	\$237,816.00	\$235,000.00
Existing Homes	90	8.64%	\$188,688.00	\$172,000.00
Area 400 Boise Bench - 0400	59	4.91%	\$131,200.00	\$127,500.00
New Construction	3	1.89%	\$118,666.00	\$147,000.00
Existing Homes	56	5.37%	\$131,871.00	\$127,200.00
Area 500 South Boise - 0500	32	2.66%	\$161,512.00	\$155,000.00
New Construction	1	0.63%	\$123,000.00	\$123,000.00
Existing Homes	31	2.98%	\$162,754.00	\$159,400.00
Area 550 SW Boise-Meridian - 0550	116	9.66%	\$169,504.00	\$158,000.00
New Construction	20	12.58%	\$177,195.00	\$156,851.00
Existing Homes	96	9.21%	\$167,902.00	\$159,000.00
Area 600 West Boise - 0600	46	3.83%	\$139,613.00	\$128,500.00
New Construction	2	1.26%	\$287,400.00	\$374,900.00
Existing Homes	44	4.22%	\$132,895.00	\$125,100.00
Area 650 W Boise-Garden City - 0650	124	10.32%	\$155,771.00	\$142,000.00
New Construction	16	10.06%	\$157,929.00	\$148,095.00
Existing Homes	108	10.36%	\$155,451.00	\$139,500.00
Area 700 Garden City - 0700	1	0.08%	\$90,000.00	\$90,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.10%	\$90,000.00	\$90,000.00
Area 800 NW Boise - 0800	71	5.91%	\$196,570.00	\$169,900.00
New Construction	2	1.26%	\$173,500.00	\$192,000.00
Existing Homes	69	6.62%	\$197,238.00	\$169,900.00
Area 900 Eagle - 0900	84	6.99%	\$324,555.00	\$340,000.00
New Construction	4	2.52%	\$328,225.00	\$340,000.00
Existing Homes	80	7.68%	\$324,372.00	\$340,000.00
Area 950 Star - 0950	38	3.16%	\$188,928.00	\$167,052.00
New Construction	3	1.89%	\$176,135.00	\$217,650.00
Existing Homes	35	3.36%	\$190,025.00	\$173,000.00
Area 1000 SE Meridian - 1000	50	4.16%	\$188,529.00	\$173,000.00
New Construction	19	11.95%	\$186,785.00	\$176,210.00
Existing Homes	31	2.98%	\$189,598.00	\$175,000.00
Area 1010 SW Meridian - 1010	19	1.58%	\$214,109.00	\$220,000.00
New Construction	2	1.26%	\$291,950.00	\$314,000.00
Existing Homes	17	1.63%	\$204,952.00	\$214,900.00
Area 1020 NE Meridian - 1020	120	9.99%	\$181,675.00	\$163,715.00
New Construction	33	20.75%	\$195,225.00	\$188,500.00
Existing Homes	87	8.35%	\$176,535.00	\$162,500.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	190	15.82%	\$173,289.00	\$155,000.00
New Construction	31	19.50%	\$192,103.00	\$181,990.00
Existing Homes	159	15.26%	\$169,621.00	\$152,250.00
Area 1100 Kuna - 1100	75	6.24%	\$137,615.00	\$118,000.00
New Construction	16	10.06%	\$156,264.00	\$136,410.00
Existing Homes	59	5.66%	\$132,557.00	\$112,500.00
<b>Ada County Totals</b>	<b>1201</b>	<b>100.00%</b>	<b>\$186,961.00</b>	<b>\$161,400.00</b>
New Construction	159	13.24%	\$188,934.00	\$165,000.00
Existing Homes	1042	86.76%	\$186,659.00	\$159,990.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>Q1 of 2010 by Price Class</b>				
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%
<b>Totals</b>	<b>159</b>	<b>13.24%</b>	<b>1042</b>	<b>86.76%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) Q1 of 2010</b>				
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%
<b>Totals</b>	<b>159</b>	<b>13.24%</b>	<b>1042</b>	<b>86.76%</b>

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