

Ada County Single-Family Home Sales Comparing Q2 of 2010 with Q2 of 2009					
	Q2 of 2010	Year to Date 10	Q2 of 2009	Year to Date 09	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,923	3,132	1,421	2,297	6,230
Percent Change	35.33%	36.35%			
Median Price	\$153,009	\$155,900	\$172,000	\$174,900	\$159,927
Percent Change	-11.04%	-10.86%			
Average Price	\$178,350	\$181,751	\$201,995	\$201,545	\$185,480
Percent Change	-11.71%	-9.82%			
Days on Market*	87	89	94	95	87
Total Residential Dollar Volume	\$342,966,717	\$569,245,412	\$287,035,479	\$462,949,559	\$1,155,538,945
Percent Change	19.49%	22.96%			

Ada County Existing Home Sales					
	Q2 of 2010	Year to Date 10	Q2 of 2009	Year to Date 09	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,568	2,611	1,172	1,877	5,070
Percent Change	33.79%	39.10%			
Median Price	\$150,000	\$154,900	\$169,900	\$170,000	\$159,900
Percent Change	-11.71%	-8.88%			
Average Price	\$176,978	\$180,819	\$200,169	\$199,375	\$185,420
Percent Change	-11.59%	-9.31%			
Days on Market	82	84	84	87	82
Total Existing Home Dollar Volume	\$277,501,146	\$472,119,234	\$234,597,931	\$374,226,748	\$940,078,023
Percent Change	18.29%	26.16%			

Ada County Newly Constructed Home Sales					
	Q2 of 2010	Year to Date 10	Q2 of 2009	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	364	521	251	421	1,157
Percent Change	45.02%	23.75%			
Median Price	\$159,990	\$162,400	\$185,000	\$184,931	\$160,000
Percent Change	-13.52%	-12.18%			
Average Price	\$186,740	\$188,523	\$212,225	\$211,693	\$185,647
Percent Change	-12.01%	-10.95%			
Days on Market	109	117	141	131	110
Total New Construction Dollar Volume	\$67,973,402	\$98,220,542	\$53,268,548	\$89,122,811	\$214,793,680
Percent Change	27.61%	10.21%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.

Single-Family Homes Sold in Ada County for Q2 of 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	78	4.06%	\$238,518.00	\$233,100.00
New Construction	3	0.81%	\$271,000.00	\$315,000.00
Existing Homes	75	4.83%	\$237,218.00	\$231,000.00
Area 200 NE Boise - 0200	34	1.77%	\$330,824.00	\$299,000.00
New Construction	6	1.63%	\$349,786.00	\$372,100.00
Existing Homes	28	1.80%	\$326,760.00	\$299,000.00
Area 300 SE Boise - 0300	125	6.50%	\$194,057.00	\$169,900.00
New Construction	6	1.63%	\$216,675.00	\$219,798.00
Existing Homes	119	7.66%	\$192,916.00	\$169,900.00
Area 400 Boise Bench - 0400	104	5.41%	\$119,563.00	\$115,000.00
New Construction	3	0.81%	\$146,600.00	\$163,900.00
Existing Homes	101	6.50%	\$118,760.00	\$115,000.00
Area 500 South Boise - 0500	63	3.28%	\$167,322.00	\$159,900.00
New Construction	5	1.36%	\$228,198.00	\$280,000.00
Existing Homes	58	3.73%	\$162,074.00	\$159,096.00
Area 550 SW Boise-Meridian - 0550	204	10.61%	\$156,750.00	\$141,500.00
New Construction	41	11.11%	\$197,546.00	\$177,875.00
Existing Homes	163	10.49%	\$146,488.00	\$137,000.00
Area 600 West Boise - 0600	85	4.42%	\$135,788.00	\$124,900.00
New Construction	1	0.27%	\$155,000.00	\$155,000.00
Existing Homes	84	5.41%	\$135,559.00	\$124,500.00
Area 650 W Boise-Garden City - 0650	225	11.70%	\$152,993.00	\$142,900.00
New Construction	72	19.51%	\$142,620.00	\$134,000.00
Existing Homes	153	9.85%	\$157,875.00	\$149,900.00
Area 700 Garden City - 0700	7	0.36%	\$132,968.00	\$105,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	7	0.45%	\$132,968.00	\$105,900.00
Area 800 NW Boise - 0800	116	6.03%	\$183,358.00	\$155,000.00
New Construction	24	6.50%	\$214,988.00	\$169,900.00
Existing Homes	92	5.92%	\$175,106.00	\$154,200.00
Area 900 Eagle - 0900	145	7.54%	\$291,509.00	\$253,500.00
New Construction	10	2.71%	\$361,984.00	\$377,136.00
Existing Homes	135	8.69%	\$286,289.00	\$250,000.00
Area 950 Star - 0950	65	3.38%	\$163,220.00	\$145,000.00
New Construction	17	4.61%	\$141,999.00	\$136,480.00
Existing Homes	48	3.09%	\$170,736.00	\$167,000.00
Area 1000 SE Meridian - 1000	68	3.54%	\$201,802.00	\$186,460.00
New Construction	28	7.59%	\$209,568.00	\$188,500.00
Existing Homes	40	2.57%	\$196,366.00	\$185,000.00
Area 1010 SW Meridian - 1010	21	1.09%	\$213,290.00	\$214,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	21	1.35%	\$213,290.00	\$214,000.00
Area 1020 NE Meridian - 1020	156	8.11%	\$183,839.00	\$176,700.00
New Construction	52	14.09%	\$196,893.00	\$183,344.00
Existing Homes	104	6.69%	\$177,312.00	\$170,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	280	14.56%	\$166,805.00	\$157,000.00
New Construction	62	16.80%	\$196,306.00	\$186,175.00
Existing Homes	218	14.03%	\$158,414.00	\$150,000.00
Area 1100 Kuna - 1100	147	7.64%	\$131,115.00	\$122,500.00
New Construction	39	10.57%	\$151,524.00	\$149,900.00
Existing Homes	108	6.95%	\$123,745.00	\$117,000.00
Ada County Totals	1923	100.00%	\$178,349.00	\$153,009.00
New Construction	369	19.19%	\$188,878.00	\$160,990.00
Existing Homes	1554	80.81%	\$175,849.00	\$150,000.00

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
Q2 of 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	40	2.08%
\$70,000 - \$89,999	0	0%	48	2.50%
\$90,000 - \$99,999	0	0%	68	3.54%
\$100,000 - \$119,999	19	0.99%	215	11.18%
\$120,000 - \$159,999	165	8.58%	500	26.00%
\$160,000 - \$199,999	76	3.95%	264	13.73%
\$200,000 - \$249,999	43	2.24%	196	10.19%
\$250,000 - \$299,999	32	1.66%	88	4.58%
\$300,000 - \$399,999	25	1.30%	90	4.68%
\$400,000 - \$499,999	6	0.31%	32	1.66%
\$500,000 and over	3	0.16%	13	0.68%
Totals	369	19.19%	1554	80.81%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) Q2 of 2010				
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%

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.)

* 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.