

Ada County Single-Family Home Sales Comparing Q3 of 2010 with Q3 of 2009					
	Q3 of 2010	Year to Date 10	Q3 of 2009	Year to Date 09	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,314	4,459	1,590	3,898	5,961
Percent Change	-17.36%	14.39%			
Median Price	\$159,900	\$157,000	\$168,990	\$170,900	\$157,500
Percent Change	-5.38%	-8.13%			
Average Price	\$188,415	\$184,005	\$192,331	\$198,986	\$184,030
Percent Change	-2.04%	-7.53%			
Days on Market*	84	88	86	91	87
Total Residential Dollar Volume	\$247,576,874	\$820,479,679	\$305,805,895	\$775,646,909	\$1,097,000,242
Percent Change	-19.04%	5.78%			

Ada County Existing Home Sales					
	Q3 of 2010	Year to Date 10	Q3 of 2009	Year to Date 09	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,134	3,767	1,288	3,160	4,928
Percent Change	-11.96%	19.21%			
Median Price	\$155,000	\$155,000	\$167,985	\$170,000	\$156,000
Percent Change	-7.73%	-8.82%			
Average Price	\$182,947	\$181,947	\$192,218	\$196,510	\$182,992
Percent Change	-4.82%	-7.41%			
Days on Market	79	83	81	84	82
Total Existing Home Dollar Volume	\$207,462,425	\$685,393,355	\$247,576,945	\$620,972,148	\$901,783,949
Percent Change	-16.20%	10.37%			

Ada County Newly Constructed Home Sales					
	Q3 of 2010	Year to Date 10	Q3 of 2009	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	181	702	302	727	1,038
Percent Change	-40.07%	-3.44%			
Median Price	\$194,759	\$168,505	\$170,000	\$180,745	\$162,732
Percent Change	14.56%	-6.77%			
Average Price	\$220,986	\$196,740	\$192,811	\$204,771	\$189,903
Percent Change	14.61%	-3.92%			
Days on Market	119	117	110	122	111
Total New Construction Dollar Volume	\$39,998,399	\$138,111,263	\$58,228,950	\$148,868,761	\$197,118,932
Percent Change	-31.31%	-7.23%			

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Single-Family Homes Sold in Ada County for Q3 of 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	98	7.46%	\$266,707.00	\$242,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	98	8.66%	\$266,707.00	\$242,500.00
Area 200 NE Boise - 0200	35	2.66%	\$293,813.00	\$271,149.00
New Construction	8	4.40%	\$305,885.00	\$296,997.00
Existing Homes	27	2.39%	\$290,237.00	\$262,000.00
Area 300 SE Boise - 0300	83	6.32%	\$211,397.00	\$187,500.00
New Construction	7	3.85%	\$286,770.00	\$297,828.00
Existing Homes	76	6.71%	\$204,455.00	\$167,000.00
Area 400 Boise Bench - 0400	69	5.25%	\$103,491.00	\$98,882.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	69	6.10%	\$103,491.00	\$98,882.00
Area 500 South Boise - 0500	32	2.44%	\$167,715.00	\$165,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	32	2.83%	\$167,715.00	\$165,500.00
Area 550 SW Boise-Meridian - 0550	124	9.44%	\$171,289.00	\$150,000.00
New Construction	24	13.19%	\$218,056.00	\$187,159.00
Existing Homes	100	8.83%	\$160,065.00	\$142,900.00
Area 600 West Boise - 0600	71	5.40%	\$130,792.00	\$120,000.00
New Construction	2	1.10%	\$140,000.00	\$140,000.00
Existing Homes	69	6.10%	\$130,525.00	\$115,000.00
Area 650 W Boise-Garden City - 0650	133	10.12%	\$155,486.00	\$144,555.00
New Construction	11	6.04%	\$149,060.00	\$144,555.00
Existing Homes	122	10.78%	\$156,066.00	\$144,900.00
Area 700 Garden City - 0700	5	0.38%	\$68,820.00	\$92,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	0.44%	\$68,820.00	\$92,900.00
Area 800 NW Boise - 0800	82	6.24%	\$183,629.00	\$159,000.00
New Construction	12	6.59%	\$247,063.00	\$179,900.00
Existing Homes	70	6.18%	\$172,755.00	\$149,900.00
Area 900 Eagle - 0900	84	6.39%	\$305,928.00	\$295,000.00
New Construction	5	2.75%	\$414,996.00	\$406,900.00
Existing Homes	79	6.98%	\$299,025.00	\$275,000.00
Area 950 Star - 0950	50	3.81%	\$201,338.00	\$179,900.00
New Construction	6	3.30%	\$185,091.00	\$225,000.00
Existing Homes	44	3.89%	\$203,554.00	\$179,900.00
Area 1000 SE Meridian - 1000	51	3.88%	\$213,517.00	\$197,660.00
New Construction	11	6.04%	\$242,347.00	\$247,500.00
Existing Homes	40	3.53%	\$205,589.00	\$189,900.00
Area 1010 SW Meridian - 1010	22	1.67%	\$217,310.00	\$239,900.00
New Construction	3	1.65%	\$233,000.00	\$286,000.00
Existing Homes	19	1.68%	\$214,832.00	\$239,900.00
Area 1020 NE Meridian - 1020	123	9.36%	\$180,397.00	\$167,500.00
New Construction	42	23.08%	\$225,046.00	\$206,000.00
Existing Homes	81	7.16%	\$157,245.00	\$145,900.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	195	14.84%	\$169,687.00	\$156,000.00
New Construction	38	20.88%	\$208,508.00	\$190,400.00
Existing Homes	157	13.87%	\$160,291.00	\$152,000.00
Area 1100 Kuna - 1100	57	4.34%	\$136,518.00	\$124,000.00
New Construction	13	7.14%	\$151,577.00	\$152,677.00
Existing Homes	44	3.89%	\$132,069.00	\$114,000.00
Ada County Totals	1314	100.00%	\$188,414.00	\$159,900.00
New Construction	182	13.85%	\$222,353.00	\$194,759.00
Existing Homes	1132	86.15%	\$182,958.00	\$155,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
Q3 of 2010 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	47	3.58%
\$70,000 - \$89,999	1	0.08%	77	5.86%
\$90,000 - \$99,999	0	0%	40	3.04%
\$100,000 - \$119,999	6	0.46%	130	9.89%
\$120,000 - \$159,999	50	3.81%	307	23.36%
\$160,000 - \$199,999	41	3.12%	172	13.09%
\$200,000 - \$249,999	21	1.60%	140	10.65%
\$250,000 - \$299,999	27	2.05%	94	7.15%
\$300,000 - \$399,999	29	2.21%	80	6.09%
\$400,000 - \$499,999	6	0.46%	23	1.75%
\$500,000 and over	1	0.08%	22	1.67%
Totals	182	13.85%	1132	86.15%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) Q3 of 2010				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	2	0.04%	98	2.20%
\$70,000 - \$89,999	1	0.02%	156	3.50%
\$90,000 - \$99,999	1	0.02%	142	3.18%
\$100,000 - \$119,999	31	0.70%	471	10.56%
\$120,000 - \$159,999	276	6.19%	1131	25.36%
\$160,000 - \$199,999	149	3.34%	618	13.86%
\$200,000 - \$249,999	96	2.15%	489	10.97%
\$250,000 - \$299,999	72	1.61%	268	6.01%
\$300,000 - \$399,999	67	1.50%	250	5.61%
\$400,000 - \$499,999	12	0.27%	82	1.84%
\$500,000 and over	4	0.09%	43	0.96%
Totals	711	15.95%	3748	84.05%

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