

| Ada County Single-Family Home Sales Comparing Q4 of 2010 with Q4 of 2009 | | | | | |
|---|-------------------|------------------------|-------------------|------------------------|---------------------------|
| | Q4 of 2010 | Year to Date 10 | Q4 of 2009 | Year to Date 09 | Previous 12 months |
| Total Active Residential Listings | n/a | | n/a | | |
| Total Single-Family Homes Sold | 1,438 | 5,896 | 1,495 | 5,388 | 5,896 |
| Percent Change | -3.81% | 9.43% | | | |
| Median Price | \$147,000 | \$155,000 | \$158,000 | \$167,000 | \$155,000 |
| Percent Change | -6.96% | -7.19% | | | |
| Average Price | \$173,780 | \$181,435 | \$183,962 | \$194,186 | \$181,435 |
| Percent Change | -5.53% | -6.57% | | | |
| Days on Market* | 89 | 88 | 85 | 89 | 88 |
| Total Residential Dollar Volume | \$249,895,267 | \$1,069,743,519 | \$275,023,188 | \$1,046,274,353 | \$1,069,743,519 |
| Percent Change | -9.14% | 2.24% | | | |

| Ada County Existing Home Sales | | | | | |
|---------------------------------------|-------------------|------------------------|-------------------|------------------------|---------------------------|
| | Q4 of 2010 | Year to Date 10 | Q4 of 2009 | Year to Date 09 | Previous 12 months |
| Existing Residential Listings | n/a | | n/a | | |
| Existing Homes Sold | 1,269 | 5,037 | 1,160 | 4,326 | 5,037 |
| Percent Change | 9.40% | 16.44% | | | |
| Median Price | \$139,900 | \$150,000 | \$160,000 | \$165,900 | \$150,000 |
| Percent Change | -12.56% | -9.58% | | | |
| Average Price | \$165,176 | \$177,710 | \$186,380 | \$194,001 | \$177,710 |
| Percent Change | -11.38% | -8.40% | | | |
| Days on Market | 87 | 84 | 80 | 83 | 84 |
| Total Existing Home Dollar Volume | \$209,607,838 | \$895,123,968 | \$216,200,569 | \$839,248,117 | \$895,123,968 |
| Percent Change | -3.05% | 6.66% | | | |

| Ada County Newly Constructed Home Sales | | | | | |
|--|-------------------|------------------------|-------------------|------------------------|---------------------------|
| | Q4 of 2010 | Year to Date 10 | Q4 of 2009 | Year to Date 09 | Previous 12 months |
| Newly Constructed Residential Listings | n/a | | n/a | | |
| Newly Constructed Homes Sold | 165 | 863 | 334 | 1,059 | 863 |
| Percent Change | -50.60% | -18.51% | | | |
| Median Price | \$201,000 | \$177,875 | \$149,900 | \$169,990 | \$177,875 |
| Percent Change | 34.09% | 4.64% | | | |
| Average Price | \$231,382 | \$203,338 | \$174,930 | \$194,580 | \$203,338 |
| Percent Change | 32.27% | 4.50% | | | |
| Days on Market | 101 | 114 | 99 | 115 | 114 |
| Total New Construction Dollar Volume | \$38,177,948 | \$175,480,381 | \$58,426,619 | \$206,060,680 | \$175,480,381 |
| Percent Change | -34.66% | -14.84% | | | |

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| Single-Family Homes Sold in Ada County for Q4 of 2010 | | | | |
|--|---------------|-----------------|----------------------|---------------------|
| MLS AREA | # Sold | Market % | Average Price | Median Price |
| Area 100 North Boise - 0100 | 96 | 6.68% | \$251,554.00 | \$225,000.00 |
| New Construction | 2 | 1.18% | \$347,450.00 | \$399,900.00 |
| Existing Homes | 94 | 7.41% | \$249,513.00 | \$220,000.00 |
| Area 200 NE Boise - 0200 | 29 | 2.02% | \$295,552.00 | \$276,000.00 |
| New Construction | 10 | 5.92% | \$367,712.00 | \$376,742.00 |
| Existing Homes | 19 | 1.50% | \$257,573.00 | \$240,000.00 |
| Area 300 SE Boise - 0300 | 95 | 6.61% | \$186,950.00 | \$160,000.00 |
| New Construction | 4 | 2.37% | \$238,785.00 | \$220,000.00 |
| Existing Homes | 91 | 7.17% | \$184,672.00 | \$155,900.00 |
| Area 400 Boise Bench - 0400 | 106 | 7.37% | \$106,213.00 | \$96,500.00 |
| New Construction | 0 | 0% | \$0.00 | \$0.00 |
| Existing Homes | 106 | 8.35% | \$106,213.00 | \$96,500.00 |
| Area 500 South Boise - 0500 | 42 | 2.92% | \$144,691.00 | \$129,900.00 |
| New Construction | 1 | 0.59% | \$295,000.00 | \$295,000.00 |
| Existing Homes | 41 | 3.23% | \$141,025.00 | \$129,900.00 |
| Area 550 SW Boise-Meridian - 0550 | 135 | 9.39% | \$147,726.00 | \$135,000.00 |
| New Construction | 19 | 11.24% | \$184,999.00 | \$163,000.00 |
| Existing Homes | 116 | 9.14% | \$141,621.00 | \$132,000.00 |
| Area 600 West Boise - 0600 | 68 | 4.73% | \$121,251.00 | \$110,000.00 |
| New Construction | 1 | 0.59% | \$133,500.00 | \$133,500.00 |
| Existing Homes | 67 | 5.28% | \$121,068.00 | \$110,000.00 |
| Area 650 W Boise-Garden City - 0650 | 143 | 9.94% | \$147,145.00 | \$133,200.00 |
| New Construction | 12 | 7.10% | \$204,835.00 | \$216,071.00 |
| Existing Homes | 131 | 10.32% | \$141,861.00 | \$128,500.00 |
| Area 700 Garden City - 0700 | 7 | 0.49% | \$92,671.00 | \$105,000.00 |
| New Construction | 0 | 0% | \$0.00 | \$0.00 |
| Existing Homes | 7 | 0.55% | \$92,671.00 | \$105,000.00 |
| Area 800 NW Boise - 0800 | 95 | 6.61% | \$192,781.00 | \$172,000.00 |
| New Construction | 12 | 7.10% | \$235,082.00 | \$180,000.00 |
| Existing Homes | 83 | 6.54% | \$186,666.00 | \$172,000.00 |
| Area 900 Eagle - 0900 | 107 | 7.44% | \$288,309.00 | \$280,000.00 |
| New Construction | 15 | 8.88% | \$412,048.00 | \$394,171.00 |
| Existing Homes | 92 | 7.25% | \$268,134.00 | \$249,900.00 |
| Area 950 Star - 0950 | 46 | 3.20% | \$167,535.00 | \$151,900.00 |
| New Construction | 1 | 0.59% | \$137,381.00 | \$137,381.00 |
| Existing Homes | 45 | 3.55% | \$168,205.00 | \$155,000.00 |
| Area 1000 SE Meridian - 1000 | 49 | 3.41% | \$186,766.00 | \$175,000.00 |
| New Construction | 9 | 5.33% | \$184,154.00 | \$178,860.00 |
| Existing Homes | 40 | 3.15% | \$187,353.00 | \$165,000.00 |
| Area 1010 SW Meridian - 1010 | 13 | 0.90% | \$213,586.00 | \$235,000.00 |
| New Construction | 0 | 0% | \$0.00 | \$0.00 |
| Existing Homes | 13 | 1.02% | \$213,586.00 | \$235,000.00 |
| Area 1020 NE Meridian - 1020 | 127 | 8.83% | \$171,963.00 | \$155,000.00 |
| New Construction | 36 | 21.30% | \$234,642.00 | \$248,032.00 |
| Existing Homes | 91 | 7.17% | \$147,167.00 | \$135,000.00 |

| MLS AREA | # Sold | Market % | Average Price | Median Price |
|------------------------------|---------------|-----------------|----------------------|---------------------|
| Area 1030 NW Meridian - 1030 | 194 | 13.49% | \$164,459.00 | \$155,000.00 |
| New Construction | 38 | 22.49% | \$209,977.00 | \$198,518.00 |
| Existing Homes | 156 | 12.29% | \$153,371.00 | \$145,000.00 |
| Area 1100 Kuna - 1100 | 86 | 5.98% | \$112,298.00 | \$102,900.00 |
| New Construction | 9 | 5.33% | \$148,444.00 | \$146,900.00 |
| Existing Homes | 77 | 6.07% | \$108,073.00 | \$95,000.00 |
| Ada County Totals | 1438 | 100.00% | \$173,779.00 | \$147,000.00 |
| New Construction | 169 | 11.75% | \$238,387.00 | \$207,600.00 |
| Existing Homes | 1269 | 88.25% | \$165,175.00 | \$139,900.00 |

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| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County | | | | |
|--|------------|---------------|-------------|---------------|
| Q4 of 2010 by Price Class | | | | |
| Sales Price Range | New | Market % | Existing | Market % |
| \$69,999 and under | 0 | 0% | 83 | 5.77% |
| \$70,000 - \$89,999 | 0 | 0% | 110 | 7.65% |
| \$90,000 - \$99,999 | 0 | 0% | 78 | 5.42% |
| \$100,000 - \$119,999 | 10 | 0.70% | 176 | 12.24% |
| \$120,000 - \$159,999 | 33 | 2.29% | 330 | 22.95% |
| \$160,000 - \$199,999 | 39 | 2.71% | 180 | 12.52% |
| \$200,000 - \$249,999 | 19 | 1.32% | 127 | 8.83% |
| \$250,000 - \$299,999 | 30 | 2.09% | 78 | 5.42% |
| \$300,000 - \$399,999 | 27 | 1.88% | 63 | 4.38% |
| \$400,000 - \$499,999 | 7 | 0.49% | 30 | 2.09% |
| \$500,000 and over | 4 | 0.28% | 14 | 0.97% |
| Totals | 169 | 11.75% | 1269 | 88.25% |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County | | | | |
|--|------------|---------------|-------------|---------------|
| (Year-to-Date) Q4 of 2010 | | | | |
| Sales Price Range | New | Market % | Existing | Market % |
| \$69,999 and under | 2 | 0.03% | 182 | 3.09% |
| \$70,000 - \$89,999 | 1 | 0.02% | 266 | 4.51% |
| \$90,000 - \$99,999 | 1 | 0.02% | 220 | 3.73% |
| \$100,000 - \$119,999 | 41 | 0.70% | 648 | 10.99% |
| \$120,000 - \$159,999 | 308 | 5.22% | 1461 | 24.78% |
| \$160,000 - \$199,999 | 188 | 3.19% | 797 | 13.52% |
| \$200,000 - \$249,999 | 115 | 1.95% | 616 | 10.45% |
| \$250,000 - \$299,999 | 102 | 1.73% | 346 | 5.87% |
| \$300,000 - \$399,999 | 93 | 1.58% | 314 | 5.33% |
| \$400,000 - \$499,999 | 19 | 0.32% | 111 | 1.88% |
| \$500,000 and over | 8 | 0.14% | 57 | 0.97% |
| Totals | 878 | 14.89% | 5018 | 85.11% |

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