

**Ada County Single-Family Home Sales  
Comparing September 2010 with September 2009**

	Sep-10	Year to Date 10	Sep-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	3,066		3,403		
Total Single-Family Homes Sold	493	4,459	552	3,898	5,961
Percent Change	-10.69%	14.39%			
Median Price	\$158,000	\$157,000	\$163,000	\$170,900	\$157,500
Percent Change	-3.07%	-8.13%			
Average Price	\$183,881	\$184,005	\$190,552	\$198,986	\$184,030
Percent Change	-3.50%	-7.53%			
Days on Market*	77	88	89	91	87
Total Residential Dollar Volume	\$90,653,377	\$820,479,679	\$105,184,844	\$775,646,909	\$1,097,000,242
Percent Change	-13.82%	5.78%			

**Ada County Existing Home Sales**

	Sep-10	Year to Date 10	Sep-09	Year to Date 09	Previous 12 months
Existing Residential Listings	2,445		2,696		
Existing Homes Sold	428	3,767	438	3,160	4,928
Percent Change	-2.28%	19.21%			
Median Price	\$154,000	\$155,000	\$162,000	\$170,000	\$156,000
Percent Change	-4.94%	-8.82%			
Average Price	\$176,402	\$181,947	\$189,089	\$196,510	\$182,992
Percent Change	-6.71%	-7.41%			
Days on Market	76	83	87	84	82
Total Existing Home Dollar Volume	\$75,500,085	\$685,393,355	\$82,821,169	\$620,972,148	\$901,783,949
Percent Change	-8.84%	10.37%			

**Ada County Newly Constructed Home Sales**

	Sep-10	Year to Date 10	Sep-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	621		707		
Newly Constructed Homes Sold	64	702	111	727	1,038
Percent Change	-42.34%	-3.44%			
Median Price	\$207,772	\$168,505	\$170,000	\$180,745	\$162,732
Percent Change	22.22%	-6.77%			
Average Price	\$230,468	\$196,740	\$195,294	\$204,771	\$189,903
Percent Change	18.01%	-3.92%			
Days on Market	86	117	98	122	111
Total New Construction Dollar Volume	\$14,749,942	\$138,111,263	\$21,677,675	\$148,868,761	\$197,118,932
Percent Change	-31.96%	-7.23%			

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<b>Single-Family Homes Sold in Ada County for September 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	42	8.52%	\$253,824.00	\$242,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	42	9.84%	\$253,824.00	\$242,500.00
Area 200 NE Boise - 0200	10	2.03%	\$286,869.00	\$271,149.00
New Construction	3	4.55%	\$287,232.00	\$335,648.00
Existing Homes	7	1.64%	\$286,714.00	\$311,000.00
Area 300 SE Boise - 0300	27	5.48%	\$203,608.00	\$220,000.00
New Construction	3	4.55%	\$332,412.00	\$385,005.00
Existing Homes	24	5.62%	\$187,508.00	\$204,900.00
Area 400 Boise Bench - 0400	23	4.67%	\$103,634.00	\$104,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	23	5.39%	\$103,634.00	\$104,900.00
Area 500 South Boise - 0500	17	3.45%	\$170,327.00	\$175,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	17	3.98%	\$170,327.00	\$175,000.00
Area 550 SW Boise-Meridian - 0550	49	9.94%	\$163,012.00	\$148,700.00
New Construction	9	13.64%	\$216,523.00	\$247,530.00
Existing Homes	40	9.37%	\$150,972.00	\$142,000.00
Area 600 West Boise - 0600	28	5.68%	\$122,031.00	\$113,197.00
New Construction	2	3.03%	\$140,000.00	\$140,000.00
Existing Homes	26	6.09%	\$120,649.00	\$112,500.00
Area 650 W Boise-Garden City - 0650	51	10.34%	\$156,085.00	\$154,000.00
New Construction	2	3.03%	\$172,500.00	\$200,000.00
Existing Homes	49	11.48%	\$155,415.00	\$154,000.00
Area 700 Garden City - 0700	2	0.41%	\$62,500.00	\$115,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.47%	\$62,500.00	\$115,000.00
Area 800 NW Boise - 0800	34	6.90%	\$171,733.00	\$147,500.00
New Construction	5	7.58%	\$239,221.00	\$336,306.00
Existing Homes	29	6.79%	\$160,097.00	\$142,500.00
Area 900 Eagle - 0900	28	5.68%	\$342,389.00	\$370,000.00
New Construction	2	3.03%	\$400,600.00	\$406,900.00
Existing Homes	26	6.09%	\$337,911.00	\$335,000.00
Area 950 Star - 0950	14	2.84%	\$168,550.00	\$149,000.00
New Construction	3	4.55%	\$170,000.00	\$225,000.00
Existing Homes	11	2.58%	\$168,154.00	\$160,000.00
Area 1000 SE Meridian - 1000	22	4.46%	\$224,664.00	\$235,000.00
New Construction	5	7.58%	\$274,020.00	\$279,600.00
Existing Homes	17	3.98%	\$210,148.00	\$223,000.00
Area 1010 SW Meridian - 1010	8	1.62%	\$192,237.00	\$177,000.00
New Construction	1	1.52%	\$158,000.00	\$158,000.00
Existing Homes	7	1.64%	\$197,128.00	\$240,000.00
Area 1020 NE Meridian - 1020	43	8.72%	\$181,220.00	\$167,500.00
New Construction	14	21.21%	\$264,528.00	\$283,000.00
Existing Homes	29	6.79%	\$141,003.00	\$140,250.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	71	14.40%	\$163,581.00	\$158,000.00
New Construction	9	13.64%	\$198,603.00	\$194,759.00
Existing Homes	62	14.52%	\$158,497.00	\$154,000.00
Area 1100 Kuna - 1100	24	4.87%	\$132,696.00	\$128,990.00
New Construction	8	12.12%	\$158,881.00	\$165,000.00
Existing Homes	16	3.75%	\$119,603.00	\$124,900.00
<b>Ada County Totals</b>	<b>493</b>	<b>100.00%</b>	<b>\$183,881.00</b>	<b>\$158,000.00</b>
New Construction	66	13.39%	\$230,756.00	\$212,000.00
Existing Homes	427	86.61%	\$176,635.00	\$154,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>September 2010 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	26	5.27%
\$70,000 - \$89,999	1	0.20%	24	4.87%
\$90,000 - \$99,999	0	0%	18	3.65%
\$100,000 - \$119,999	3	0.61%	47	9.53%
\$120,000 - \$159,999	13	2.64%	121	24.54%
\$160,000 - \$199,999	13	2.64%	69	14.00%
\$200,000 - \$249,999	9	1.83%	46	9.33%
\$250,000 - \$299,999	11	2.23%	34	6.90%
\$300,000 - \$399,999	13	2.64%	26	5.27%
\$400,000 - \$499,999	3	0.61%	10	2.03%
\$500,000 and over	0	0%	6	1.22%
<b>Totals</b>	<b>66</b>	<b>13.39%</b>	<b>427</b>	<b>86.61%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) September 2010 by Price Class</b>				
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%
<b>Totals</b>	<b>711</b>	<b>15.95%</b>	<b>3748</b>	<b>84.05%</b>

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