

Ada County Single-Family Home Sales Comparing 2011 with 2010					
	2011	Year to Date 11	2010	Year to Date 10	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	6,244	6,244	5,856	5,856	6,244
Percent Change	6.63%	6.63%			
Median Price	\$147,000	\$147,000	\$158,019	\$158,019	\$147,000
Percent Change	-6.97%	-6.97%			
Average Price	\$178,224	\$178,224	\$189,179	\$189,179	\$178,224
Percent Change	-5.79%	-5.79%			
Days on Market*	84	84	89	89	84
Total Residential Dollar Volume	\$1,112,828,704	\$1,112,828,704	\$1,107,831,389	\$1,107,831,389	\$1,112,828,704
Percent Change	0.45%	0.45%			

Ada County Existing Home Sales					
	2011	Year to Date 11	2010	Year to Date 10	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	5,428	5,428	4,987	4,987	5,428
Percent Change	8.84%	8.84%			
Median Price	\$136,500	\$136,500	\$154,900	\$154,900	\$136,500
Percent Change	-11.88%	-11.88%			
Average Price	\$168,690	\$168,690	\$185,949	\$185,949	\$168,690
Percent Change	-9.28%	-9.28%			
Days on Market	81	81	84	84	81
Total Existing Home Dollar Volume	\$915,650,223	\$915,650,223	\$927,327,477	\$927,327,477	\$915,650,223
Percent Change	-1.26%	-1.26%			

Ada County Newly Constructed Home Sales					
	2011	Year to Date 11	2010	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	832	832	870	870	832
Percent Change	-4.37%	-4.37%			
Median Price	\$215,000	\$215,000	\$178,860	\$178,860	\$215,000
Percent Change	20.21%	20.21%			
Average Price	\$237,530	\$237,530	\$206,311	\$206,311	\$237,530
Percent Change	15.13%	15.13%			
Days on Market	106	106	114	114	106
Total New Construction Dollar Volume	\$197,624,705	\$197,624,705	\$179,490,613	\$179,490,613	\$197,624,705
Percent Change	10.10%	10.10%			

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Single-Family Homes Sold in Ada County for 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	321	5.14%	\$251,320.00	\$223,000.00
New Construction	11	1.30%	\$368,500.00	\$362,500.00
Existing Homes	310	5.74%	\$247,162.00	\$219,900.00
Area 200 NE Boise - 0200	184	2.95%	\$325,559.00	\$308,900.00
New Construction	75	8.90%	\$355,221.00	\$340,296.00
Existing Homes	109	2.02%	\$305,149.00	\$260,000.00
Area 300 SE Boise - 0300	431	6.90%	\$194,427.00	\$165,000.00
New Construction	33	3.91%	\$223,865.00	\$212,000.00
Existing Homes	398	7.37%	\$191,986.00	\$160,000.00
Area 400 Boise Bench - 0400	411	6.58%	\$105,199.00	\$91,000.00
New Construction	1	0.12%	\$146,900.00	\$146,900.00
Existing Homes	410	7.59%	\$105,097.00	\$90,900.00
Area 500 South Boise - 0500	193	3.09%	\$151,469.00	\$143,000.00
New Construction	11	1.30%	\$218,727.00	\$230,000.00
Existing Homes	182	3.37%	\$147,404.00	\$139,500.00
Area 550 SW Boise-Meridian - 0550	569	9.11%	\$148,403.00	\$138,000.00
New Construction	106	12.57%	\$182,173.00	\$170,350.00
Existing Homes	463	8.57%	\$140,672.00	\$130,000.00
Area 600 West Boise - 0600	306	4.90%	\$119,981.00	\$110,000.00
New Construction	9	1.07%	\$145,467.00	\$144,000.00
Existing Homes	297	5.50%	\$119,209.00	\$109,000.00
Area 650 W Boise-Garden City - 0650	622	9.96%	\$139,439.00	\$125,000.00
New Construction	41	4.86%	\$208,020.00	\$218,495.00
Existing Homes	581	10.76%	\$134,600.00	\$122,500.00
Area 700 Garden City - 0700	20	0.32%	\$105,117.00	\$90,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	20	0.37%	\$105,117.00	\$90,000.00
Area 800 NW Boise - 0800	414	6.63%	\$194,409.00	\$158,100.00
New Construction	51	6.05%	\$211,244.00	\$187,750.00
Existing Homes	363	6.72%	\$192,044.00	\$151,000.00
Area 900 Eagle - 0900	447	7.16%	\$313,562.00	\$290,000.00
New Construction	58	6.88%	\$399,332.00	\$374,900.00
Existing Homes	389	7.20%	\$300,773.00	\$262,900.00
Area 950 Star - 0950	182	2.91%	\$175,945.00	\$147,500.00
New Construction	31	3.68%	\$151,393.00	\$137,000.00
Existing Homes	151	2.80%	\$180,986.00	\$150,799.00
Area 1000 SE Meridian - 1000	241	3.86%	\$200,370.00	\$185,000.00
New Construction	82	9.73%	\$226,007.00	\$239,900.00
Existing Homes	159	2.94%	\$187,148.00	\$176,500.00
Area 1010 SW Meridian - 1010	88	1.41%	\$255,832.00	\$265,000.00
New Construction	4	0.47%	\$316,145.00	\$295,000.00
Existing Homes	84	1.56%	\$252,960.00	\$264,000.00
Area 1020 NE Meridian - 1020	524	8.39%	\$175,341.00	\$160,000.00
New Construction	131	15.54%	\$224,275.00	\$206,070.00
Existing Homes	393	7.28%	\$159,029.00	\$141,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	874	14.00%	\$162,582.00	\$144,900.00
New Construction	155	18.39%	\$233,029.00	\$222,000.00
Existing Homes	719	13.31%	\$147,395.00	\$134,900.00
Area 1100 Kuna - 1100	417	6.68%	\$116,415.00	\$99,900.00
New Construction	44	5.22%	\$165,472.00	\$154,000.00
Existing Homes	373	6.91%	\$110,628.00	\$93,000.00
Ada County Totals	6244	100.00%	\$178,223.00	\$147,000.00
New Construction	843	13.50%	\$238,421.00	\$216,000.00
Existing Homes	5401	86.50%	\$168,827.00	\$136,700.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	317	5.08%
\$70,000 - \$89,999	0	0%	539	8.63%
\$90,000 - \$99,999	1	0.02%	362	5.80%
\$100,000 - \$119,999	26	0.42%	816	13.07%
\$120,000 - \$159,999	181	2.90%	1292	20.69%
\$160,000 - \$199,999	169	2.71%	724	11.60%
\$200,000 - \$249,999	127	2.03%	534	8.55%
\$250,000 - \$299,999	135	2.16%	314	5.03%
\$300,000 - \$399,999	155	2.48%	286	4.58%
\$400,000 - \$499,999	31	0.50%	98	1.57%
\$500,000 and over	18	0.29%	119	1.91%
Totals	843	13.50%	5401	86.50%

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