

Ada County Single-Family Home Sales Comparing April 2011 with April 2010					
	Apr-11	Year to Date 11	Apr-10	Year to Date 10	Previous 12 months
Total Active Residential Listings	2,133		3,106		
Total Single-Family Homes Sold	536	1,863	686	1,925	6,024
Percent Change	-21.87%	-3.22%			
Median Price	\$135,000	\$137,500	\$151,155	\$159,000	\$150,000
Percent Change	-10.69%	-13.52%			
Average Price	\$165,064	\$167,366	\$181,136	\$189,416	\$181,155
Percent Change	-8.87%	-11.64%			
Days on Market*	93	95	91	92	89
Total Residential Dollar Volume	\$88,474,049	\$311,803,510	\$124,259,527	\$364,625,980	\$1,091,275,410
Percent Change	-28.80%	-14.49%			

Ada County Existing Home Sales					
	Apr-11	Year to Date 11	Apr-10	Year to Date 10	Previous 12 months
Existing Residential Listings	1,552		2,533		
Existing Homes Sold	476	1,638	584	1,661	5,170
Percent Change	-18.49%	-1.38%			
Median Price	\$128,500	\$129,900	\$149,900	\$157,000	\$145,000
Percent Change	-14.28%	-17.26%			
Average Price	\$158,404	\$159,743	\$179,386	\$188,706	\$175,219
Percent Change	-11.70%	-15.35%			
Days on Market	86	93	83	85	86
Total Existing Home Dollar Volume	\$75,400,445	\$261,659,145	\$104,761,607	\$313,440,650	\$905,884,442
Percent Change	-28.03%	-16.52%			

Ada County Newly Constructed Home Sales					
	Apr-11	Year to Date 11	Apr-10	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	581		573		
Newly Constructed Homes Sold	62	218	98	254	812
Percent Change	-36.73%	-14.17%			
Median Price	\$212,000	\$198,005	\$161,990	\$163,715	\$186,990
Percent Change	30.87%	20.94%			
Average Price	\$222,921	\$223,791	\$189,825	\$190,492	\$216,124
Percent Change	17.44%	17.48%			
Days on Market	144	111	138	135	107
Total New Construction Dollar Volume	\$13,821,104	\$48,786,518	\$18,602,810	\$48,384,930	\$175,492,546
Percent Change	-25.70%	0.83%			

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Single-Family Homes Sold in Ada County for April 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	24	4.48%	\$228,910.00	\$155,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	24	5.07%	\$228,910.00	\$155,000.00
Area 200 NE Boise - 0200	8	1.49%	\$441,445.00	\$374,661.00
New Construction	2	3.17%	\$342,280.00	\$374,661.00
Existing Homes	6	1.27%	\$474,500.00	\$599,000.00
Area 300 SE Boise - 0300	29	5.41%	\$210,134.00	\$200,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	29	6.13%	\$210,134.00	\$200,000.00
Area 400 Boise Bench - 0400	42	7.84%	\$96,761.00	\$85,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	42	8.88%	\$96,761.00	\$85,000.00
Area 500 South Boise - 0500	12	2.24%	\$139,957.00	\$144,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	12	2.54%	\$139,957.00	\$144,000.00
Area 550 SW Boise-Meridian - 0550	46	8.58%	\$133,960.00	\$125,000.00
New Construction	5	7.94%	\$200,098.00	\$251,900.00
Existing Homes	41	8.67%	\$125,895.00	\$120,000.00
Area 600 West Boise - 0600	38	7.09%	\$123,599.00	\$105,000.00
New Construction	1	1.59%	\$135,000.00	\$135,000.00
Existing Homes	37	7.82%	\$123,291.00	\$105,000.00
Area 650 W Boise-Garden City - 0650	58	10.82%	\$151,734.00	\$145,000.00
New Construction	4	6.35%	\$184,652.00	\$212,000.00
Existing Homes	54	11.42%	\$149,295.00	\$139,900.00
Area 700 Garden City - 0700	1	0.19%	\$224,900.00	\$224,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.21%	\$224,900.00	\$224,900.00
Area 800 NW Boise - 0800	31	5.78%	\$152,748.00	\$150,000.00
New Construction	5	7.94%	\$202,340.00	\$178,000.00
Existing Homes	26	5.50%	\$143,211.00	\$138,000.00
Area 900 Eagle - 0900	33	6.16%	\$280,912.00	\$290,000.00
New Construction	3	4.76%	\$472,666.00	\$520,000.00
Existing Homes	30	6.34%	\$261,736.00	\$206,100.00
Area 950 Star - 0950	15	2.80%	\$171,199.00	\$144,900.00
New Construction	3	4.76%	\$130,998.00	\$165,785.00
Existing Homes	12	2.54%	\$181,250.00	\$144,900.00
Area 1000 SE Meridian - 1000	21	3.92%	\$189,699.00	\$180,000.00
New Construction	6	9.52%	\$219,450.00	\$240,000.00
Existing Homes	15	3.17%	\$177,799.00	\$176,500.00
Area 1010 SW Meridian - 1010	10	1.87%	\$188,775.00	\$220,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	10	2.11%	\$188,775.00	\$220,000.00
Area 1020 NE Meridian - 1020	41	7.65%	\$164,205.00	\$145,000.00
New Construction	9	14.29%	\$224,092.00	\$215,000.00
Existing Homes	32	6.77%	\$147,362.00	\$122,500.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	83	15.49%	\$157,025.00	\$140,000.00
New Construction	16	25.40%	\$225,491.00	\$223,532.00
Existing Homes	67	14.16%	\$140,675.00	\$130,000.00
Area 1100 Kuna - 1100	44	8.21%	\$125,375.00	\$100,000.00
New Construction	9	14.29%	\$186,482.00	\$186,635.00
Existing Homes	35	7.40%	\$109,661.00	\$88,000.00
Ada County Totals	536	100.00%	\$165,063.00	\$135,000.00
New Construction	63	11.75%	\$222,239.00	\$212,000.00
Existing Homes	473	88.25%	\$157,448.00	\$128,500.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
April 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	41	7.65%
\$70,000 - \$89,999	0	0%	64	11.94%
\$90,000 - \$99,999	1	0.19%	27	5.04%
\$100,000 - \$119,999	3	0.56%	71	13.25%
\$120,000 - \$159,999	13	2.43%	117	21.83%
\$160,000 - \$199,999	14	2.61%	55	10.26%
\$200,000 - \$249,999	14	2.61%	39	7.28%
\$250,000 - \$299,999	6	1.12%	22	4.10%
\$300,000 - \$399,999	9	1.68%	19	3.54%
\$400,000 - \$499,999	2	0.37%	9	1.68%
\$500,000 and over	1	0.19%	9	1.68%
Totals	63	11.75%	473	88.25%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) April 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	1	0.05%	138	7.41%
\$70,000 - \$89,999	0	0%	187	10.04%
\$90,000 - \$99,999	1	0.05%	109	5.85%
\$100,000 - \$119,999	10	0.54%	253	13.58%
\$120,000 - \$159,999	63	3.38%	385	20.67%
\$160,000 - \$199,999	42	2.25%	194	10.41%
\$200,000 - \$249,999	34	1.83%	149	8.00%
\$250,000 - \$299,999	31	1.66%	84	4.51%
\$300,000 - \$399,999	34	1.83%	80	4.29%
\$400,000 - \$499,999	6	0.32%	33	1.77%
\$500,000 and over	3	0.16%	26	1.40%
Totals	225	12.08%	1638	87.92%

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