

**Ada County Single-Family Home Sales
Comparing August 2011 with August 2010**

	Aug-11	Year to Date 11	Aug-10	Year to Date 10	Previous 12 months
Total Active Residential Listings	2,493		3,094		
Total Single-Family Homes Sold	604	4,192	421	3,947	6,097
Percent Change	43.47%	6.21%			
Median Price	\$156,900	\$145,900	\$169,000	\$159,990	\$149,000
Percent Change	-7.16%	-8.81%			
Average Price	\$186,934	\$177,274	\$196,416	\$190,926	\$179,865
Percent Change	-4.83%	-7.15%			
Days on Market*	81	87	90	89	87
Total Residential Dollar Volume	\$112,908,085	\$743,131,411	\$82,691,044	\$753,584,796	\$1,096,639,400
Percent Change	36.54%	-1.39%			

Ada County Existing Home Sales

	Aug-11	Year to Date 11	Aug-10	Year to Date 10	Previous 12 months
Existing Residential Listings	1,894		2,476		
Existing Homes Sold	512	3,677	358	3,317	5,350
Percent Change	43.02%	10.85%			
Median Price	\$145,000	\$135,500	\$164,875	\$158,500	\$140,000
Percent Change	-12.05%	-14.51%			
Average Price	\$175,453	\$169,061	\$191,909	\$189,808	\$171,847
Percent Change	-8.58%	-10.93%			
Days on Market	74	83	80	83	84
Total Existing Home Dollar Volume	\$89,831,931	\$621,638,568	\$68,703,539	\$629,591,577	\$919,378,776
Percent Change	30.75%	-1.26%			

Ada County Newly Constructed Home Sales

	Aug-11	Year to Date 11	Aug-10	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	599		618		
Newly Constructed Homes Sold	90	523	63	640	752
Percent Change	42.86%	-18.28%			
Median Price	\$246,000	\$212,000	\$186,845	\$165,000	\$211,900
Percent Change	31.66%	28.48%			
Average Price	\$251,299	\$235,604	\$222,024	\$195,215	\$236,102
Percent Change	13.19%	20.69%			
Days on Market	121	117	151	120	111
Total New Construction Dollar Volume	\$22,616,939	\$123,220,685	\$13,987,505	\$124,937,650	\$177,548,648
Percent Change	61.69%	-1.37%			

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Single-Family Homes Sold in Ada County for August 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	28	4.64%	\$288,982.00	\$244,888.00
New Construction	2	2.17%	\$560,457.00	\$575,000.00
Existing Homes	26	5.08%	\$268,100.00	\$240,000.00
Area 200 NE Boise - 0200	19	3.15%	\$343,050.00	\$335,000.00
New Construction	9	9.78%	\$381,963.00	\$374,776.00
Existing Homes	10	1.95%	\$308,030.00	\$255,000.00
Area 300 SE Boise - 0300	38	6.29%	\$199,752.00	\$173,579.00
New Construction	3	3.26%	\$196,026.00	\$240,000.00
Existing Homes	35	6.84%	\$200,071.00	\$170,500.00
Area 400 Boise Bench - 0400	54	8.94%	\$107,859.00	\$99,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	54	10.55%	\$107,859.00	\$99,900.00
Area 500 South Boise - 0500	17	2.81%	\$157,111.00	\$165,500.00
New Construction	1	1.09%	\$173,000.00	\$173,000.00
Existing Homes	16	3.13%	\$156,118.00	\$158,500.00
Area 550 SW Boise-Meridian - 0550	66	10.93%	\$154,728.00	\$136,000.00
New Construction	9	9.78%	\$208,220.00	\$220,000.00
Existing Homes	57	11.13%	\$146,282.00	\$135,000.00
Area 600 West Boise - 0600	29	4.80%	\$121,534.00	\$131,000.00
New Construction	1	1.09%	\$160,406.00	\$160,406.00
Existing Homes	28	5.47%	\$120,146.00	\$131,000.00
Area 650 W Boise-Garden City - 0650	57	9.44%	\$159,307.00	\$142,000.00
New Construction	4	4.35%	\$261,452.00	\$261,631.00
Existing Homes	53	10.35%	\$151,598.00	\$134,900.00
Area 700 Garden City - 0700	2	0.33%	\$113,500.00	\$167,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.39%	\$113,500.00	\$167,000.00
Area 800 NW Boise - 0800	35	5.79%	\$180,024.00	\$164,000.00
New Construction	3	3.26%	\$202,966.00	\$269,900.00
Existing Homes	32	6.25%	\$177,873.00	\$146,900.00
Area 900 Eagle - 0900	47	7.78%	\$335,177.00	\$330,000.00
New Construction	7	7.61%	\$350,646.00	\$363,468.00
Existing Homes	40	7.81%	\$332,470.00	\$330,000.00
Area 950 Star - 0950	22	3.64%	\$181,016.00	\$165,000.00
New Construction	7	7.61%	\$158,307.00	\$137,000.00
Existing Homes	15	2.93%	\$191,613.00	\$184,000.00
Area 1000 SE Meridian - 1000	24	3.97%	\$225,895.00	\$189,365.00
New Construction	10	10.87%	\$268,946.00	\$294,100.00
Existing Homes	14	2.73%	\$195,145.00	\$170,900.00
Area 1010 SW Meridian - 1010	5	0.83%	\$197,450.00	\$252,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	0.98%	\$197,450.00	\$252,000.00
Area 1020 NE Meridian - 1020	50	8.28%	\$184,853.00	\$176,100.00
New Construction	14	15.22%	\$199,459.00	\$175,000.00
Existing Homes	36	7.03%	\$179,173.00	\$185,262.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	80	13.25%	\$165,927.00	\$144,900.00
New Construction	16	17.39%	\$248,521.00	\$230,000.00
Existing Homes	64	12.50%	\$145,279.00	\$130,000.00
Area 1100 Kuna - 1100	31	5.13%	\$135,689.00	\$121,000.00
New Construction	6	6.52%	\$174,413.00	\$166,705.00
Existing Homes	25	4.88%	\$126,396.00	\$105,000.00
Ada County Totals	604	100.00%	\$186,933.00	\$156,900.00
New Construction	92	15.23%	\$250,827.00	\$246,000.00
Existing Homes	512	84.77%	\$175,452.00	\$145,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
August 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	29	4.80%
\$70,000 - \$89,999	0	0%	41	6.79%
\$90,000 - \$99,999	0	0%	37	6.13%
\$100,000 - \$119,999	2	0.33%	62	10.26%
\$120,000 - \$159,999	17	2.81%	124	20.53%
\$160,000 - \$199,999	18	2.98%	90	14.90%
\$200,000 - \$249,999	12	1.99%	51	8.44%
\$250,000 - \$299,999	16	2.65%	26	4.30%
\$300,000 - \$399,999	19	3.15%	26	4.30%
\$400,000 - \$499,999	4	0.66%	12	1.99%
\$500,000 and over	4	0.66%	14	2.32%
Totals	92	15.23%	512	84.77%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) August 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	238	5.68%
\$70,000 - \$89,999	0	0%	368	8.78%
\$90,000 - \$99,999	1	0.02%	241	5.75%
\$100,000 - \$119,999	21	0.50%	538	12.83%
\$120,000 - \$159,999	117	2.79%	872	20.80%
\$160,000 - \$199,999	107	2.55%	486	11.59%
\$200,000 - \$249,999	77	1.84%	360	8.59%
\$250,000 - \$299,999	86	2.05%	211	5.03%
\$300,000 - \$399,999	91	2.17%	191	4.56%
\$400,000 - \$499,999	21	0.50%	74	1.77%
\$500,000 and over	10	0.24%	82	1.96%
Totals	531	12.67%	3661	87.33%

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