

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

	Dec-11	Year to Date 11	Dec-10	Year to Date 10	Previous 12 months
Total Active Residential Listings	2,020		2,295		
Total Single-Family Homes Sold	467	6,244	519	5,856	6,244
Percent Change	-10.02%	6.63%			
Median Price	\$149,300	\$147,000	\$147,500	\$158,019	\$147,000
Percent Change	1.22%	-6.97%			
Average Price	\$181,307	\$178,224	\$175,227	\$189,179	\$178,224
Percent Change	3.47%	-5.79%			
Days on Market*	86	84	94	89	84
Total Residential Dollar Volume	\$84,670,519	\$1,112,828,704	\$90,942,922	\$1,107,831,389	\$1,112,828,704
Percent Change	-6.90%	0.45%			

Ada County Existing Home Sales

	Dec-11	Year to Date 11	Dec-10	Year to Date 10	Previous 12 months
Existing Residential Listings	1,450		1,778		
Existing Homes Sold	397	5,428	464	4,987	5,428
Percent Change	-14.44%	8.84%			
Median Price	\$137,000	\$136,500	\$144,000	\$154,900	\$136,500
Percent Change	-4.86%	-11.88%			
Average Price	\$170,777	\$168,690	\$168,427	\$185,949	\$168,690
Percent Change	1.40%	-9.28%			
Days on Market	83	81	94	84	81
Total Existing Home Dollar Volume	\$67,798,362	\$915,650,223	\$78,150,064	\$927,327,477	\$915,650,223
Percent Change	-13.25%	-1.26%			

Ada County Newly Constructed Home Sales

	Dec-11	Year to Date 11	Dec-10	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	570		517		
Newly Constructed Homes Sold	72	832	55	870	832
Percent Change	30.91%	-4.37%			
Median Price	\$223,739	\$215,000	\$179,900	\$178,860	\$215,000
Percent Change	24.37%	20.21%			
Average Price	\$236,870	\$237,530	\$225,596	\$206,311	\$237,530
Percent Change	5.00%	15.13%			
Days on Market	104	106	91	114	106
Total New Construction Dollar Volume	\$17,054,657	\$197,624,705	\$12,407,778	\$179,490,613	\$197,624,705
Percent Change	37.45%	10.10%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Ada County for December 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	18	3.85%	\$248,559.00	\$210,000.00
New Construction	1	1.35%	\$330,672.00	\$330,672.00
Existing Homes	17	4.33%	\$243,729.00	\$210,000.00
Area 200 NE Boise - 0200	9	1.93%	\$388,251.00	\$387,646.00
New Construction	4	5.41%	\$352,566.00	\$387,646.00
Existing Homes	5	1.27%	\$416,800.00	\$395,000.00
Area 300 SE Boise - 0300	38	8.14%	\$181,657.00	\$164,100.00
New Construction	2	2.70%	\$184,800.00	\$205,500.00
Existing Homes	36	9.16%	\$181,483.00	\$160,000.00
Area 400 Boise Bench - 0400	35	7.49%	\$106,327.00	\$106,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	35	8.91%	\$106,327.00	\$106,900.00
Area 500 South Boise - 0500	26	5.57%	\$151,440.00	\$130,000.00
New Construction	1	1.35%	\$240,000.00	\$240,000.00
Existing Homes	25	6.36%	\$147,897.00	\$130,000.00
Area 550 SW Boise-Meridian - 0550	51	10.92%	\$144,897.00	\$135,990.00
New Construction	10	13.51%	\$185,669.00	\$198,000.00
Existing Homes	41	10.43%	\$134,953.00	\$129,000.00
Area 600 West Boise - 0600	28	6.00%	\$122,895.00	\$130,000.00
New Construction	2	2.70%	\$139,000.00	\$144,000.00
Existing Homes	26	6.62%	\$121,656.00	\$124,900.00
Area 650 W Boise-Garden City - 0650	31	6.64%	\$138,386.00	\$120,000.00
New Construction	3	4.05%	\$249,051.00	\$294,160.00
Existing Homes	28	7.12%	\$126,529.00	\$115,999.00
Area 700 Garden City - 0700	3	0.64%	\$193,000.00	\$339,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	0.76%	\$193,000.00	\$339,000.00
Area 800 NW Boise - 0800	34	7.28%	\$209,271.00	\$169,900.00
New Construction	6	8.11%	\$237,256.00	\$265,000.00
Existing Homes	28	7.12%	\$203,274.00	\$169,900.00
Area 900 Eagle - 0900	30	6.42%	\$348,469.00	\$333,000.00
New Construction	6	8.11%	\$353,540.00	\$355,000.00
Existing Homes	24	6.11%	\$347,201.00	\$333,000.00
Area 950 Star - 0950	13	2.78%	\$169,120.00	\$170,000.00
New Construction	2	2.70%	\$139,867.00	\$148,900.00
Existing Homes	11	2.80%	\$174,439.00	\$178,000.00
Area 1000 SE Meridian - 1000	15	3.21%	\$208,838.00	\$216,000.00
New Construction	9	12.16%	\$248,119.00	\$260,920.00
Existing Homes	6	1.53%	\$149,916.00	\$147,000.00
Area 1010 SW Meridian - 1010	7	1.50%	\$304,342.00	\$308,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	7	1.78%	\$304,342.00	\$308,000.00
Area 1020 NE Meridian - 1020	45	9.64%	\$171,621.00	\$168,000.00
New Construction	10	13.51%	\$214,757.00	\$206,070.00
Existing Homes	35	8.91%	\$159,296.00	\$139,400.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	58	12.42%	\$168,404.00	\$154,000.00
New Construction	13	17.57%	\$225,057.00	\$276,950.00
Existing Homes	45	11.45%	\$152,038.00	\$143,925.00
Area 1100 Kuna - 1100	26	5.57%	\$150,737.00	\$112,000.00
New Construction	5	6.76%	\$190,570.00	\$245,500.00
Existing Homes	21	5.34%	\$141,253.00	\$109,500.00
Ada County Totals	467	100.00%	\$181,307.00	\$149,300.00
New Construction	74	15.85%	\$234,002.00	\$219,520.00
Existing Homes	393	84.15%	\$171,385.00	\$138,000.00

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
December 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	19	4.07%
\$70,000 - \$89,999	0	0%	28	6.00%
\$90,000 - \$99,999	0	0%	32	6.85%
\$100,000 - \$119,999	0	0%	69	14.78%
\$120,000 - \$159,999	13	2.78%	97	20.77%
\$160,000 - \$199,999	16	3.43%	56	11.99%
\$200,000 - \$249,999	18	3.85%	33	7.07%
\$250,000 - \$299,999	13	2.78%	17	3.64%
\$300,000 - \$399,999	12	2.57%	25	5.35%
\$400,000 - \$499,999	1	0.21%	4	0.86%
\$500,000 and over	1	0.21%	13	2.78%
Totals	74	15.85%	393	84.15%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) December 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%

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.