

<b>Ada County Single-Family Home Sales Comparing February 2011 with February 2010</b>					
	<b>Feb-11</b>	<b>Year to Date 11</b>	<b>Feb-10</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Total Active Residential Listings	2,165		3,038		
Total Single-Family Homes Sold	390	726	352	636	5,996
Percent Change	10.80%	14.15%			
Median Price	\$147,702	\$141,500	\$163,500	\$165,000	\$151,891
Percent Change	-9.66%	-14.24%			
Average Price	\$163,868	\$164,472	\$191,376	\$192,628	\$178,070
Percent Change	-14.37%	-14.62%			
Days on Market*	99	96	96	93	89
Total Residential Dollar Volume	\$63,908,643	\$119,406,835	\$67,364,387	\$122,511,347	\$1,067,710,107
Percent Change	-5.13%	-2.53%			

<b>Ada County Existing Home Sales</b>					
	<b>Feb-11</b>	<b>Year to Date 11</b>	<b>Feb-10</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Existing Residential Listings	1,603		2,396		
Existing Homes Sold	344	634	298	550	5,142
Percent Change	15.44%	15.27%			
Median Price	\$137,700	\$130,000	\$162,000	\$163,500	\$148,500
Percent Change	-15.00%	-20.49%			
Average Price	\$156,549	\$156,376	\$189,400	\$191,511	\$173,836
Percent Change	-17.34%	-18.35%			
Days on Market	98	97	88	87	85
Total Existing Home Dollar Volume	\$53,852,716	\$99,142,070	\$56,441,054	\$105,331,060	\$893,862,690
Percent Change	-4.59%	-5.88%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Feb-11</b>	<b>Year to Date 11</b>	<b>Feb-10</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	562		642		
Newly Constructed Homes Sold	46	93	54	86	866
Percent Change	-14.81%	8.14%			
Median Price	\$190,588	\$190,895	\$185,000	\$185,000	\$177,500
Percent Change	3.02%	3.19%			
Average Price	\$218,607	\$222,076	\$202,284	\$199,771	\$204,939
Percent Change	8.07%	11.17%			
Days on Market	105	89	137	128	110
Total New Construction Dollar Volume	\$10,055,927	\$20,653,054	\$10,923,333	\$17,180,287	\$177,477,397
Percent Change	-7.94%	20.21%			

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<b>Single-Family Homes Sold in Ada County for February 2011</b>				
<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 100 North Boise - 0100	18	4.62%	\$243,677.00	\$225,000.00
New Construction	1	2.17%	\$238,500.00	\$238,500.00
Existing Homes	17	4.94%	\$243,982.00	\$225,000.00
Area 200 NE Boise - 0200	10	2.56%	\$286,327.00	\$323,515.00
New Construction	4	8.70%	\$338,030.00	\$334,629.00
Existing Homes	6	1.74%	\$251,858.00	\$287,500.00
Area 300 SE Boise - 0300	30	7.69%	\$198,272.00	\$199,500.00
New Construction	1	2.17%	\$373,900.00	\$373,900.00
Existing Homes	29	8.43%	\$192,216.00	\$199,500.00
Area 400 Boise Bench - 0400	26	6.67%	\$101,786.00	\$100,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	26	7.56%	\$101,786.00	\$100,000.00
Area 500 South Boise - 0500	13	3.33%	\$140,251.00	\$149,900.00
New Construction	1	2.17%	\$177,670.00	\$177,670.00
Existing Homes	12	3.49%	\$137,133.00	\$148,000.00
Area 550 SW Boise-Meridian - 0550	44	11.28%	\$148,212.00	\$135,000.00
New Construction	8	17.39%	\$176,018.00	\$182,000.00
Existing Homes	36	10.47%	\$142,033.00	\$126,000.00
Area 600 West Boise - 0600	16	4.10%	\$103,212.00	\$100,900.00
New Construction	1	2.17%	\$154,900.00	\$154,900.00
Existing Homes	15	4.36%	\$99,766.00	\$100,900.00
Area 650 W Boise-Garden City - 0650	38	9.74%	\$136,532.00	\$122,000.00
New Construction	2	4.35%	\$149,400.00	\$169,900.00
Existing Homes	36	10.47%	\$135,817.00	\$120,000.00
Area 700 Garden City - 0700	1	0.26%	\$84,500.00	\$84,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.29%	\$84,500.00	\$84,500.00
Area 800 NW Boise - 0800	22	5.64%	\$160,889.00	\$151,000.00
New Construction	2	4.35%	\$194,500.00	\$205,000.00
Existing Homes	20	5.81%	\$157,528.00	\$150,000.00
Area 900 Eagle - 0900	26	6.67%	\$252,297.00	\$234,500.00
New Construction	2	4.35%	\$476,208.00	\$488,177.00
Existing Homes	24	6.98%	\$233,638.00	\$234,300.00
Area 950 Star - 0950	15	3.85%	\$149,644.00	\$155,000.00
New Construction	2	4.35%	\$60,885.00	\$101,770.00
Existing Homes	13	3.78%	\$163,299.00	\$157,500.00
Area 1000 SE Meridian - 1000	15	3.85%	\$192,236.00	\$190,000.00
New Construction	4	8.70%	\$272,261.00	\$285,000.00
Existing Homes	11	3.20%	\$163,136.00	\$184,500.00
Area 1010 SW Meridian - 1010	8	2.05%	\$241,875.00	\$269,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	8	2.33%	\$241,875.00	\$269,000.00
Area 1020 NE Meridian - 1020	29	7.44%	\$173,764.00	\$175,000.00
New Construction	9	19.57%	\$208,578.00	\$200,000.00
Existing Homes	20	5.81%	\$158,098.00	\$154,875.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	52	13.33%	\$146,633.00	\$137,134.00
New Construction	9	19.57%	\$180,272.00	\$161,090.00
Existing Homes	43	12.50%	\$139,593.00	\$125,000.00
Area 1100 Kuna - 1100	27	6.92%	\$109,967.00	\$117,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	27	7.85%	\$109,967.00	\$117,000.00
<b>Ada County Totals</b>	<b>390</b>	<b>100.00%</b>	<b>\$163,868.00</b>	<b>\$147,702.00</b>
New Construction	46	11.79%	\$218,607.00	\$190,588.00
Existing Homes	344	88.21%	\$156,548.00	\$137,700.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County February 2011 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	1	0.26%	23	5.90%
\$70,000 - \$89,999	0	0%	26	6.67%
\$90,000 - \$99,999	0	0%	20	5.13%
\$100,000 - \$119,999	1	0.26%	60	15.38%
\$120,000 - \$159,999	11	2.82%	88	22.56%
\$160,000 - \$199,999	13	3.33%	45	11.54%
\$200,000 - \$249,999	4	1.03%	44	11.28%
\$250,000 - \$299,999	7	1.79%	19	4.87%
\$300,000 - \$399,999	7	1.79%	17	4.36%
\$400,000 - \$499,999	2	0.51%	0	0%
\$500,000 and over	0	0%	2	0.51%
<b>Totals</b>	<b>46</b>	<b>11.79%</b>	<b>344</b>	<b>88.21%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) February 2011 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	1	0.14%	46	6.34%
\$70,000 - \$89,999	0	0%	53	7.30%
\$90,000 - \$99,999	0	0%	43	5.92%
\$100,000 - \$119,999	3	0.41%	118	16.25%
\$120,000 - \$159,999	29	3.99%	146	20.11%
\$160,000 - \$199,999	18	2.48%	82	11.29%
\$200,000 - \$249,999	10	1.38%	66	9.09%
\$250,000 - \$299,999	14	1.93%	35	4.82%
\$300,000 - \$399,999	16	2.20%	33	4.55%
\$400,000 - \$499,999	2	0.28%	8	1.10%
\$500,000 and over	1	0.14%	2	0.28%
<b>Totals</b>	<b>94</b>	<b>12.95%</b>	<b>632</b>	<b>87.05%</b>

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