

Ada County Single-Family Home Sales Comparing July 2011 with July 2010					
	Jul-11	Year to Date 11	Jul-10	Year to Date 10	Previous 12 months
Total Active Residential Listings	2,560		3,288		
Total Single-Family Homes Sold	563	3,580	396	3,524	5,907
Percent Change	42.17%	1.59%			
Median Price	\$155,000	\$145,000	\$164,900	\$159,900	\$149,900
Percent Change	-6.00%	-9.32%			
Average Price	\$184,241	\$175,534	\$207,771	\$190,421	\$180,244
Percent Change	-11.33%	-7.82%			
Days on Market*	79	88	88	89	88
Total Residential Dollar Volume	\$103,727,496	\$628,412,496	\$82,277,207	\$671,043,551	\$1,064,703,329
Percent Change	26.07%	-6.35%			

Ada County Existing Home Sales					
	Jul-11	Year to Date 11	Jul-10	Year to Date 10	Previous 12 months
Existing Residential Listings	1,935		2,660		
Existing Homes Sold	494	3,153	341	2,952	5,185
Percent Change	44.87%	6.81%			
Median Price	\$145,000	\$135,000	\$160,000	\$158,000	\$141,500
Percent Change	-9.38%	-14.56%			
Average Price	\$177,279	\$168,006	\$204,604	\$189,577	\$172,873
Percent Change	-13.36%	-11.38%			
Days on Market	74	84	82	84	84
Total Existing Home Dollar Volume	\$87,575,843	\$529,723,325	\$69,769,926	\$559,630,313	\$896,348,054
Percent Change	25.52%	-5.34%			

Ada County Newly Constructed Home Sales					
	Jul-11	Year to Date 11	Jul-10	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	625		628		
Newly Constructed Homes Sold	71	434	55	579	724
Percent Change	29.09%	-25.04%			
Median Price	\$212,000	\$205,000	\$212,200	\$164,000	\$201,000
Percent Change	-0.09%	25.00%			
Average Price	\$228,874	\$232,096	\$225,312	\$192,751	\$232,587
Percent Change	1.58%	20.41%			
Days on Market	114	116	123	117	113
Total New Construction Dollar Volume	\$16,250,085	\$100,729,746	\$12,392,181	\$111,602,545	\$168,392,814
Percent Change	31.13%	-9.74%			

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Single-Family Homes Sold in Ada County for July 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	28	4.97%	\$266,867.00	\$233,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	28	5.70%	\$266,867.00	\$233,500.00
Area 200 NE Boise - 0200	13	2.31%	\$323,223.00	\$360,600.00
New Construction	6	8.33%	\$390,443.00	\$398,700.00
Existing Homes	7	1.43%	\$265,607.00	\$305,000.00
Area 300 SE Boise - 0300	48	8.53%	\$183,644.00	\$161,820.00
New Construction	6	8.33%	\$221,703.00	\$224,900.00
Existing Homes	42	8.55%	\$178,207.00	\$132,000.00
Area 400 Boise Bench - 0400	36	6.39%	\$104,259.00	\$90,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	36	7.33%	\$104,259.00	\$90,000.00
Area 500 South Boise - 0500	19	3.37%	\$157,557.00	\$163,500.00
New Construction	1	1.39%	\$186,000.00	\$186,000.00
Existing Homes	18	3.67%	\$155,977.00	\$146,000.00
Area 550 SW Boise-Meridian - 0550	52	9.24%	\$158,608.00	\$149,900.00
New Construction	10	13.89%	\$193,625.00	\$196,857.00
Existing Homes	42	8.55%	\$150,271.00	\$148,500.00
Area 600 West Boise - 0600	21	3.73%	\$121,322.00	\$128,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	21	4.28%	\$121,322.00	\$128,000.00
Area 650 W Boise-Garden City - 0650	71	12.61%	\$133,809.00	\$120,000.00
New Construction	4	5.56%	\$209,088.00	\$155,500.00
Existing Homes	67	13.65%	\$129,315.00	\$119,000.00
Area 700 Garden City - 0700	2	0.36%	\$83,750.00	\$100,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.41%	\$83,750.00	\$100,000.00
Area 800 NW Boise - 0800	40	7.10%	\$207,481.00	\$174,900.00
New Construction	3	4.17%	\$175,800.00	\$204,900.00
Existing Homes	37	7.54%	\$210,050.00	\$174,900.00
Area 900 Eagle - 0900	43	7.64%	\$308,459.00	\$292,305.00
New Construction	3	4.17%	\$264,068.00	\$294,900.00
Existing Homes	40	8.15%	\$311,788.00	\$287,000.00
Area 950 Star - 0950	16	2.84%	\$219,462.00	\$165,000.00
New Construction	1	1.39%	\$212,000.00	\$212,000.00
Existing Homes	15	3.05%	\$219,960.00	\$165,000.00
Area 1000 SE Meridian - 1000	26	4.62%	\$192,464.00	\$203,000.00
New Construction	5	6.94%	\$224,866.00	\$247,900.00
Existing Homes	21	4.28%	\$184,750.00	\$190,000.00
Area 1010 SW Meridian - 1010	9	1.60%	\$332,783.00	\$340,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	9	1.83%	\$332,783.00	\$340,000.00
Area 1020 NE Meridian - 1020	43	7.64%	\$191,552.00	\$184,000.00
New Construction	19	26.39%	\$225,355.00	\$246,434.00
Existing Homes	24	4.89%	\$164,791.00	\$134,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	63	11.19%	\$177,261.00	\$165,000.00
New Construction	11	15.28%	\$242,595.00	\$274,665.00
Existing Homes	52	10.59%	\$163,441.00	\$155,000.00
Area 1100 Kuna - 1100	33	5.86%	\$107,581.00	\$93,885.00
New Construction	3	4.17%	\$137,306.00	\$151,145.00
Existing Homes	30	6.11%	\$104,608.00	\$89,000.00
Ada County Totals	563	100.00%	\$184,240.00	\$155,000.00
New Construction	72	12.79%	\$231,245.00	\$212,000.00
Existing Homes	491	87.21%	\$177,347.00	\$145,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
July 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	25	4.44%
\$70,000 - \$89,999	0	0%	43	7.64%
\$90,000 - \$99,999	0	0%	32	5.68%
\$100,000 - \$119,999	3	0.53%	71	12.61%
\$120,000 - \$159,999	14	2.49%	114	20.25%
\$160,000 - \$199,999	12	2.13%	66	11.72%
\$200,000 - \$249,999	15	2.66%	56	9.95%
\$250,000 - \$299,999	14	2.49%	27	4.80%
\$300,000 - \$399,999	12	2.13%	37	6.57%
\$400,000 - \$499,999	2	0.36%	5	0.89%
\$500,000 and over	0	0%	15	2.66%
Totals	72	12.79%	491	87.21%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) July 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	209	5.84%
\$70,000 - \$89,999	0	0%	325	9.08%
\$90,000 - \$99,999	1	0.03%	202	5.64%
\$100,000 - \$119,999	19	0.53%	477	13.32%
\$120,000 - \$159,999	100	2.79%	748	20.89%
\$160,000 - \$199,999	89	2.49%	396	11.06%
\$200,000 - \$249,999	65	1.82%	307	8.58%
\$250,000 - \$299,999	70	1.96%	184	5.14%
\$300,000 - \$399,999	72	2.01%	164	4.58%
\$400,000 - \$499,999	17	0.47%	61	1.70%
\$500,000 and over	6	0.17%	68	1.90%
Totals	439	12.26%	3141	87.74%

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