

Ada County Single-Family Home Sales Comparing June 2011 with June 2010					
	Jun-11	Year to Date 11	Jun-10	Year to Date 10	Previous 12 months
Total Active Residential Listings	2,597		3,323		
Total Single-Family Homes Sold	617	3,006	647	3,128	5,730
Percent Change	-4.64%	-3.90%			
Median Price	\$154,900	\$142,500	\$161,590	\$159,000	\$150,000
Percent Change	-4.14%	-10.38%			
Average Price	\$188,761	\$173,792	\$188,778	\$188,098	\$181,720
Percent Change	-0.01%	-7.61%			
Days on Market*	80	90	82	90	89
Total Residential Dollar Volume	\$116,465,431	\$522,419,215	\$122,139,658	\$588,369,576	\$1,041,252,755
Percent Change	-4.65%	-11.21%			

Ada County Existing Home Sales					
	Jun-11	Year to Date 11	Jun-10	Year to Date 10	Previous 12 months
Existing Residential Listings	1,982		2,695		
Existing Homes Sold	542	2,650	500	2,609	5,024
Percent Change	8.40%	1.57%			
Median Price	\$139,900	\$133,900	\$161,500	\$157,900	\$142,900
Percent Change	-13.37%	-15.20%			
Average Price	\$177,907	\$166,004	\$189,330	\$187,760	\$174,427
Percent Change	-6.03%	-11.59%			
Days on Market	74	86	83	84	85
Total Existing Home Dollar Volume	\$96,425,704	\$439,911,152	\$94,665,134	\$489,865,812	\$876,319,007
Percent Change	1.86%	-10.20%			

Ada County Newly Constructed Home Sales					
	Jun-11	Year to Date 11	Jun-10	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	615		628		
Newly Constructed Homes Sold	80	363	149	524	709
Percent Change	-46.31%	-30.73%			
Median Price	\$241,900	\$205,000	\$162,900	\$162,900	\$200,000
Percent Change	48.50%	25.84%			
Average Price	\$255,522	\$232,688	\$185,946	\$189,333	\$232,364
Percent Change	37.42%	22.90%			
Days on Market	121	117	78	116	114
Total New Construction Dollar Volume	\$20,441,727	\$84,465,706	\$27,705,994	\$99,210,364	\$164,745,955
Percent Change	-26.22%	-14.86%			

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Single-Family Homes Sold in Ada County for June 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	48	7.78%	\$265,400.00	\$219,000.00
New Construction	3	3.75%	\$420,500.00	\$627,500.00
Existing Homes	45	8.38%	\$255,060.00	\$213,500.00
Area 200 NE Boise - 0200	25	4.05%	\$296,470.00	\$301,700.00
New Construction	8	10.00%	\$329,287.00	\$330,891.00
Existing Homes	17	3.17%	\$281,027.00	\$257,000.00
Area 300 SE Boise - 0300	35	5.67%	\$209,568.00	\$203,900.00
New Construction	5	6.25%	\$270,283.00	\$262,000.00
Existing Homes	30	5.59%	\$199,449.00	\$177,900.00
Area 400 Boise Bench - 0400	35	5.67%	\$92,084.00	\$82,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	35	6.52%	\$92,084.00	\$82,000.00
Area 500 South Boise - 0500	15	2.43%	\$140,983.00	\$143,000.00
New Construction	1	1.25%	\$169,900.00	\$169,900.00
Existing Homes	14	2.61%	\$138,917.00	\$135,000.00
Area 550 SW Boise-Meridian - 0550	49	7.94%	\$156,723.00	\$140,795.00
New Construction	10	12.50%	\$187,486.00	\$190,300.00
Existing Homes	39	7.26%	\$148,835.00	\$137,000.00
Area 600 West Boise - 0600	37	6.00%	\$132,458.00	\$122,500.00
New Construction	3	3.75%	\$147,966.00	\$190,000.00
Existing Homes	34	6.33%	\$131,090.00	\$122,500.00
Area 650 W Boise-Garden City - 0650	50	8.10%	\$145,150.00	\$130,000.00
New Construction	2	2.50%	\$160,325.00	\$163,650.00
Existing Homes	48	8.94%	\$144,518.00	\$129,900.00
Area 700 Garden City - 0700	2	0.32%	\$75,499.00	\$91,800.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.37%	\$75,499.00	\$91,800.00
Area 800 NW Boise - 0800	42	6.81%	\$210,134.00	\$154,900.00
New Construction	5	6.25%	\$269,730.00	\$349,900.00
Existing Homes	37	6.89%	\$202,081.00	\$150,000.00
Area 900 Eagle - 0900	50	8.10%	\$349,557.00	\$299,950.00
New Construction	10	12.50%	\$375,035.00	\$384,900.00
Existing Homes	40	7.45%	\$343,187.00	\$262,000.00
Area 950 Star - 0950	17	2.76%	\$162,537.00	\$150,799.00
New Construction	2	2.50%	\$119,043.00	\$121,087.00
Existing Homes	15	2.79%	\$168,336.00	\$154,000.00
Area 1000 SE Meridian - 1000	22	3.57%	\$191,117.00	\$175,500.00
New Construction	7	8.75%	\$203,111.00	\$199,000.00
Existing Homes	15	2.79%	\$185,520.00	\$178,000.00
Area 1010 SW Meridian - 1010	7	1.13%	\$234,728.00	\$280,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	7	1.30%	\$234,728.00	\$280,000.00
Area 1020 NE Meridian - 1020	44	7.13%	\$199,979.00	\$181,000.00
New Construction	9	11.25%	\$256,873.00	\$289,900.00
Existing Homes	35	6.52%	\$185,350.00	\$177,700.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	91	14.75%	\$166,194.00	\$160,000.00
New Construction	13	16.25%	\$229,473.00	\$209,900.00
Existing Homes	78	14.53%	\$155,648.00	\$147,000.00
Area 1100 Kuna - 1100	48	7.78%	\$100,328.00	\$99,000.00
New Construction	2	2.50%	\$165,656.00	\$169,900.00
Existing Homes	46	8.57%	\$97,488.00	\$93,000.00
Ada County Totals	617	100.00%	\$188,760.00	\$154,900.00
New Construction	80	12.97%	\$255,521.00	\$241,900.00
Existing Homes	537	87.03%	\$178,815.00	\$140,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
June 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	37	6.00%
\$70,000 - \$89,999	0	0%	47	7.62%
\$90,000 - \$99,999	0	0%	28	4.54%
\$100,000 - \$119,999	5	0.81%	75	12.16%
\$120,000 - \$159,999	10	1.62%	126	20.42%
\$160,000 - \$199,999	19	3.08%	69	11.18%
\$200,000 - \$249,999	9	1.46%	56	9.08%
\$250,000 - \$299,999	14	2.27%	42	6.81%
\$300,000 - \$399,999	13	2.11%	26	4.21%
\$400,000 - \$499,999	7	1.13%	14	2.27%
\$500,000 and over	3	0.49%	17	2.76%
Totals	80	12.97%	537	87.03%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) June 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	184	6.12%
\$70,000 - \$89,999	0	0%	280	9.31%
\$90,000 - \$99,999	1	0.03%	170	5.66%
\$100,000 - \$119,999	16	0.53%	405	13.47%
\$120,000 - \$159,999	86	2.86%	631	20.99%
\$160,000 - \$199,999	77	2.56%	329	10.94%
\$200,000 - \$249,999	50	1.66%	250	8.32%
\$250,000 - \$299,999	56	1.86%	156	5.19%
\$300,000 - \$399,999	60	2.00%	126	4.19%
\$400,000 - \$499,999	15	0.50%	56	1.86%
\$500,000 and over	6	0.20%	52	1.73%
Totals	367	12.21%	2639	87.79%

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