

Ada County Single-Family Home Sales Comparing May 2011 with May 2010					
	May-11	Year to Date 11	May-10	Year to Date 10	Previous 12 months
Total Active Residential Listings	2,655		3,202		
Total Single-Family Homes Sold	592	2,383	623	2,480	5,754
Percent Change	-4.98%	-3.91%			
Median Price	\$144,500	\$140,000	\$156,000	\$158,500	\$150,000
Percent Change	-7.37%	-11.67%			
Average Price	\$175,458	\$170,062	\$186,115	\$187,923	\$181,990
Percent Change	-5.73%	-9.50%			
Days on Market*	85	92	90	92	89
Total Residential Dollar Volume	\$103,871,069	\$405,258,850	\$115,949,848	\$466,048,918	\$1,047,172,139
Percent Change	-10.42%	-13.04%			

Ada County Existing Home Sales					
	May-11	Year to Date 11	May-10	Year to Date 10	Previous 12 months
Existing Residential Listings	2,040		2,596		
Existing Homes Sold	530	2,106	509	2,109	4,978
Percent Change	4.13%	-0.14%			
Median Price	\$136,000	\$131,000	\$154,000	\$157,000	\$145,000
Percent Change	-11.69%	-16.56%			
Average Price	\$168,007	\$162,966	\$185,035	\$187,388	\$175,684
Percent Change	-9.20%	-13.03%			
Days on Market	80	89	82	84	86
Total Existing Home Dollar Volume	\$89,043,692	\$343,206,948	\$94,182,938	\$395,200,678	\$874,556,137
Percent Change	-5.46%	-13.16%			

Ada County Newly Constructed Home Sales					
	May-11	Year to Date 11	May-10	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	615		606		
Newly Constructed Homes Sold	64	283	117	374	779
Percent Change	-45.30%	-24.33%			
Median Price	\$223,556	\$199,900	\$159,990	\$162,900	\$192,000
Percent Change	39.73%	22.71%			
Average Price	\$235,204	\$226,596	\$189,632	\$190,529	\$221,257
Percent Change	24.03%	18.93%			
Days on Market	130	116	124	132	106
Total New Construction Dollar Volume	\$15,053,027	\$64,126,545	\$22,186,910	\$71,257,840	\$172,359,318
Percent Change	-32.15%	-10.01%			

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 May 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	23	3.89%	\$240,477.00	\$172,100.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	23	4.36%	\$240,477.00	\$172,100.00
Area 200 NE Boise - 0200	15	2.53%	\$307,440.00	\$330,459.00
New Construction	6	9.38%	\$367,818.00	\$351,900.00
Existing Homes	9	1.70%	\$267,188.00	\$255,400.00
Area 300 SE Boise - 0300	37	6.25%	\$172,878.00	\$160,000.00
New Construction	2	3.13%	\$303,750.00	\$383,800.00
Existing Homes	35	6.63%	\$165,400.00	\$160,000.00
Area 400 Boise Bench - 0400	39	6.59%	\$115,203.00	\$93,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	39	7.39%	\$115,203.00	\$93,000.00
Area 500 South Boise - 0500	24	4.05%	\$153,078.00	\$148,590.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	24	4.55%	\$153,078.00	\$148,590.00
Area 550 SW Boise-Meridian - 0550	54	9.12%	\$146,355.00	\$145,000.00
New Construction	7	10.94%	\$176,911.00	\$181,000.00
Existing Homes	47	8.90%	\$141,804.00	\$140,000.00
Area 600 West Boise - 0600	21	3.55%	\$120,415.00	\$115,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	21	3.98%	\$120,415.00	\$115,000.00
Area 650 W Boise-Garden City - 0650	58	9.80%	\$142,880.00	\$130,000.00
New Construction	3	4.69%	\$205,478.00	\$237,500.00
Existing Homes	55	10.42%	\$139,466.00	\$129,000.00
Area 700 Garden City - 0700	1	0.17%	\$29,000.00	\$29,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.19%	\$29,000.00	\$29,000.00
Area 800 NW Boise - 0800	42	7.09%	\$213,461.00	\$144,900.00
New Construction	6	9.38%	\$175,550.00	\$185,200.00
Existing Homes	36	6.82%	\$219,780.00	\$144,900.00
Area 900 Eagle - 0900	49	8.28%	\$293,204.00	\$292,400.00
New Construction	3	4.69%	\$339,066.00	\$374,900.00
Existing Homes	46	8.71%	\$290,213.00	\$265,000.00
Area 950 Star - 0950	22	3.72%	\$214,765.00	\$138,300.00
New Construction	3	4.69%	\$160,633.00	\$217,500.00
Existing Homes	19	3.60%	\$223,312.00	\$149,000.00
Area 1000 SE Meridian - 1000	24	4.05%	\$187,051.00	\$185,000.00
New Construction	6	9.38%	\$179,524.00	\$164,990.00
Existing Homes	18	3.41%	\$189,561.00	\$195,000.00
Area 1010 SW Meridian - 1010	5	0.84%	\$241,446.00	\$300,000.00
New Construction	1	1.56%	\$443,832.00	\$443,832.00
Existing Homes	4	0.76%	\$190,850.00	\$291,500.00
Area 1020 NE Meridian - 1020	49	8.28%	\$165,479.00	\$153,000.00
New Construction	11	17.19%	\$232,000.00	\$265,000.00
Existing Homes	38	7.20%	\$146,223.00	\$133,900.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	96	16.22%	\$157,288.00	\$143,000.00
New Construction	16	25.00%	\$234,901.00	\$234,900.00
Existing Homes	80	15.15%	\$141,765.00	\$126,000.00
Area 1100 Kuna - 1100	33	5.57%	\$104,705.00	\$90,640.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	33	6.25%	\$104,705.00	\$90,640.00
Ada County Totals	592	100.00%	\$175,457.00	\$144,500.00
New Construction	64	10.81%	\$235,203.00	\$223,556.00
Existing Homes	528	89.19%	\$168,215.00	\$136,000.00

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				
May 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	33	5.57%
\$70,000 - \$89,999	0	0%	60	10.14%
\$90,000 - \$99,999	0	0%	32	5.41%
\$100,000 - \$119,999	1	0.17%	82	13.85%
\$120,000 - \$159,999	13	2.20%	122	20.61%
\$160,000 - \$199,999	15	2.53%	70	11.82%
\$200,000 - \$249,999	9	1.52%	49	8.28%
\$250,000 - \$299,999	11	1.86%	33	5.57%
\$300,000 - \$399,999	13	2.20%	24	4.05%
\$400,000 - \$499,999	2	0.34%	11	1.86%
\$500,000 and over	0	0%	12	2.03%
Totals	64	10.81%	528	89.19%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) May 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	147	6.17%
\$70,000 - \$89,999	0	0%	231	9.69%
\$90,000 - \$99,999	1	0.04%	142	5.96%
\$100,000 - \$119,999	11	0.46%	328	13.76%
\$120,000 - \$159,999	76	3.19%	504	21.15%
\$160,000 - \$199,999	57	2.39%	260	10.91%
\$200,000 - \$249,999	41	1.72%	194	8.14%
\$250,000 - \$299,999	42	1.76%	114	4.78%
\$300,000 - \$399,999	47	1.97%	100	4.20%
\$400,000 - \$499,999	8	0.34%	42	1.76%
\$500,000 and over	3	0.13%	35	1.47%
Totals	286	12.00%	2097	88.00%

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.