

Ada County Single-Family Home Sales
Comparing November 2011 with November 2010

	Nov-11	Year to Date 11	Nov-10	Year to Date 10	Previous 12 months
Total Active Residential Listings	2,190		2,490		
Total Single-Family Homes Sold	471	5,763	438	5,337	6,282
Percent Change	7.53%	7.98%			
Median Price	\$149,500	\$147,000	\$155,000	\$159,900	\$147,000
Percent Change	-3.55%	-8.07%			
Average Price	\$181,211	\$177,940	\$191,322	\$190,483	\$177,614
Percent Change	-5.28%	-6.59%			
Days on Market*	78	84	81	88	85
Total Residential Dollar Volume	\$85,350,580	\$1,025,466,812	\$83,799,002	\$1,016,608,967	\$1,115,769,434
Percent Change	1.85%	0.87%			

Ada County Existing Home Sales

	Nov-11	Year to Date 11	Nov-10	Year to Date 10	Previous 12 months
Existing Residential Listings	1,607		1,931		
Existing Homes Sold	403	5,019	394	4,523	5,486
Percent Change	2.28%	10.97%			
Median Price	\$139,000	\$136,500	\$148,900	\$155,000	\$137,500
Percent Change	-6.65%	-11.94%			
Average Price	\$171,472	\$168,576	\$183,463	\$187,836	\$168,702
Percent Change	-6.54%	-10.25%			
Days on Market	82	80	80	83	82
Total Existing Home Dollar Volume	\$69,103,228	\$846,084,631	\$72,284,596	\$849,581,213	\$925,499,195
Percent Change	-4.40%	-0.41%			

Ada County Newly Constructed Home Sales

	Nov-11	Year to Date 11	Nov-10	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	583		559		
Newly Constructed Homes Sold	67	756	45	813	812
Percent Change	48.89%	-7.01%			
Median Price	\$207,900	\$215,000	\$251,835	\$178,808	\$212,000
Percent Change	-17.45%	20.24%			
Average Price	\$226,494	\$238,258	\$256,853	\$204,491	\$237,085
Percent Change	-11.82%	16.51%			
Days on Market	59	106	91	116	105
Total New Construction Dollar Volume	\$15,175,120	\$180,123,405	\$11,558,406	\$166,251,332	\$192,512,686
Percent Change	31.29%	8.34%			

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Single-Family Homes Sold in Ada County for November 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	26	5.52%	\$222,836.00	\$212,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	26	6.47%	\$222,836.00	\$212,500.00
Area 200 NE Boise - 0200	17	3.61%	\$310,106.00	\$319,675.00
New Construction	8	11.59%	\$365,641.00	\$363,649.00
Existing Homes	9	2.24%	\$260,741.00	\$260,000.00
Area 300 SE Boise - 0300	35	7.43%	\$217,831.00	\$155,000.00
New Construction	3	4.35%	\$228,966.00	\$250,000.00
Existing Homes	32	7.96%	\$216,787.00	\$149,500.00
Area 400 Boise Bench - 0400	23	4.88%	\$122,471.00	\$109,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	23	5.72%	\$122,471.00	\$109,900.00
Area 500 South Boise - 0500	17	3.61%	\$169,523.00	\$169,000.00
New Construction	1	1.45%	\$245,000.00	\$245,000.00
Existing Homes	16	3.98%	\$164,806.00	\$160,000.00
Area 550 SW Boise-Meridian - 0550	39	8.28%	\$134,867.00	\$138,000.00
New Construction	9	13.04%	\$163,021.00	\$168,000.00
Existing Homes	30	7.46%	\$126,421.00	\$119,900.00
Area 600 West Boise - 0600	16	3.40%	\$111,700.00	\$109,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	16	3.98%	\$111,700.00	\$109,000.00
Area 650 W Boise-Garden City - 0650	52	11.04%	\$135,824.00	\$124,900.00
New Construction	3	4.35%	\$169,620.00	\$259,971.00
Existing Homes	49	12.19%	\$133,755.00	\$124,900.00
Area 700 Garden City - 0700	1	0.21%	\$62,900.00	\$62,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.25%	\$62,900.00	\$62,900.00
Area 800 NW Boise - 0800	33	7.01%	\$219,792.00	\$213,500.00
New Construction	6	8.70%	\$222,908.00	\$220,750.00
Existing Homes	27	6.72%	\$219,100.00	\$213,500.00
Area 900 Eagle - 0900	29	6.16%	\$335,583.00	\$282,900.00
New Construction	5	7.25%	\$410,372.00	\$511,150.00
Existing Homes	24	5.97%	\$320,002.00	\$282,900.00
Area 950 Star - 0950	13	2.76%	\$140,800.00	\$137,000.00
New Construction	2	2.90%	\$126,959.00	\$137,000.00
Existing Homes	11	2.74%	\$143,317.00	\$149,900.00
Area 1000 SE Meridian - 1000	14	2.97%	\$212,743.00	\$202,500.00
New Construction	3	4.35%	\$284,559.00	\$309,900.00
Existing Homes	11	2.74%	\$193,156.00	\$180,000.00
Area 1010 SW Meridian - 1010	9	1.91%	\$241,183.00	\$253,750.00
New Construction	1	1.45%	\$253,750.00	\$253,750.00
Existing Homes	8	1.99%	\$239,612.00	\$240,000.00
Area 1020 NE Meridian - 1020	51	10.83%	\$170,555.00	\$160,800.00
New Construction	17	24.64%	\$199,173.00	\$171,500.00
Existing Homes	34	8.46%	\$156,245.00	\$159,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	65	13.80%	\$159,682.00	\$140,000.00
New Construction	9	13.04%	\$225,246.00	\$219,427.00
Existing Homes	56	13.93%	\$149,145.00	\$139,000.00
Area 1100 Kuna - 1100	31	6.58%	\$120,877.00	\$108,000.00
New Construction	2	2.90%	\$169,070.00	\$195,249.00
Existing Homes	29	7.21%	\$117,553.00	\$107,800.00
Ada County Totals	471	100.00%	\$181,211.00	\$149,500.00
New Construction	69	14.65%	\$236,739.00	\$212,900.00
Existing Homes	402	85.35%	\$171,680.00	\$139,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
November 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	19	4.03%
\$70,000 - \$89,999	0	0%	36	7.64%
\$90,000 - \$99,999	0	0%	23	4.88%
\$100,000 - \$119,999	3	0.64%	69	14.65%
\$120,000 - \$159,999	16	3.40%	98	20.81%
\$160,000 - \$199,999	14	2.97%	51	10.83%
\$200,000 - \$249,999	10	2.12%	44	9.34%
\$250,000 - \$299,999	10	2.12%	28	5.94%
\$300,000 - \$399,999	12	2.55%	20	4.25%
\$400,000 - \$499,999	1	0.21%	7	1.49%
\$500,000 and over	3	0.64%	7	1.49%
Totals	69	14.65%	402	85.35%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) November 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	298	5.17%
\$70,000 - \$89,999	0	0%	508	8.81%
\$90,000 - \$99,999	1	0.02%	329	5.71%
\$100,000 - \$119,999	26	0.45%	743	12.89%
\$120,000 - \$159,999	168	2.92%	1196	20.75%
\$160,000 - \$199,999	153	2.65%	667	11.57%
\$200,000 - \$249,999	109	1.89%	501	8.69%
\$250,000 - \$299,999	122	2.12%	295	5.12%
\$300,000 - \$399,999	140	2.43%	260	4.51%
\$400,000 - \$499,999	30	0.52%	94	1.63%
\$500,000 and over	17	0.29%	106	1.84%
Totals	766	13.29%	4997	86.71%

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