

<b>Ada County Single-Family Home Sales</b>					
<b>Comparing October 2011 with October 2010</b>					
	<b>Oct-11</b>	<b>Year to Date 11</b>	<b>Oct-10</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Total Active Residential Listings	2,280		2,721		
Total Single-Family Homes Sold	514	5,271	456	4,897	6,236
Percent Change	12.72%	7.64%			
Median Price	\$152,500	\$147,000	\$150,000	\$159,900	\$147,702
Percent Change	1.67%	-8.07%			
Average Price	\$179,713	\$177,667	\$182,136	\$190,367	\$178,501
Percent Change	-1.33%	-6.67%			
Days on Market*	75	84	90	89	85
Total Residential Dollar Volume	\$92,372,355	\$936,485,062	\$83,053,945	\$932,225,523	\$1,113,129,431
Percent Change	11.22%	0.46%			

<b>Ada County Existing Home Sales</b>					
	<b>Oct-11</b>	<b>Year to Date 11</b>	<b>Oct-10</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Existing Residential Listings	1,714		2,108		
Existing Homes Sold	434	4,597	390	4,132	5,458
Percent Change	11.28%	11.25%			
Median Price	\$141,000	\$136,500	\$144,900	\$156,000	\$138,000
Percent Change	-2.69%	-12.50%			
Average Price	\$164,893	\$168,525	\$174,210	\$187,859	\$169,666
Percent Change	-5.35%	-10.29%			
Days on Market	73	80	86	83	82
Total Existing Home Dollar Volume	\$71,563,737	\$774,707,833	\$67,941,780	\$776,233,597	\$926,036,613
Percent Change	5.33%	-0.20%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Oct-11</b>	<b>Year to Date 11</b>	<b>Oct-10</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	566		613		
Newly Constructed Homes Sold	79	686	64	769	788
Percent Change	23.44%	-10.79%			
Median Price	\$247,900	\$215,000	\$210,000	\$176,000	\$212,990
Percent Change	18.05%	22.16%			
Average Price	\$257,848	\$238,055	\$230,490	\$201,802	\$238,710
Percent Change	11.87%	17.96%			
Days on Market	88	111	116	117	108
Total New Construction Dollar Volume	\$20,369,984	\$163,305,753	\$14,751,334	\$155,185,426	\$188,103,440
Percent Change	38.09%	5.23%			

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<b>Single-Family Homes Sold in Ada County for October 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	32	6.23%	\$212,911.00	\$225,000.00
New Construction	1	1.22%	\$362,500.00	\$362,500.00
Existing Homes	31	7.18%	\$208,086.00	\$225,000.00
Area 200 NE Boise - 0200	17	3.31%	\$349,891.00	\$336,900.00
New Construction	10	12.20%	\$384,216.00	\$364,864.00
Existing Homes	7	1.62%	\$300,857.00	\$310,000.00
Area 300 SE Boise - 0300	33	6.42%	\$209,402.00	\$170,000.00
New Construction	1	1.22%	\$169,900.00	\$169,900.00
Existing Homes	32	7.41%	\$210,636.00	\$170,000.00
Area 400 Boise Bench - 0400	32	6.23%	\$106,386.00	\$93,600.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	32	7.41%	\$106,386.00	\$93,600.00
Area 500 South Boise - 0500	15	2.92%	\$155,293.00	\$139,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	15	3.47%	\$155,293.00	\$139,000.00
Area 550 SW Boise-Meridian - 0550	45	8.75%	\$147,642.00	\$140,100.00
New Construction	9	10.98%	\$158,547.00	\$162,990.00
Existing Homes	36	8.33%	\$144,916.00	\$139,500.00
Area 600 West Boise - 0600	25	4.86%	\$126,967.00	\$124,000.00
New Construction	1	1.22%	\$137,000.00	\$137,000.00
Existing Homes	24	5.56%	\$126,549.00	\$120,000.00
Area 650 W Boise-Garden City - 0650	62	12.06%	\$140,444.00	\$130,000.00
New Construction	4	4.88%	\$262,198.00	\$259,081.00
Existing Homes	58	13.43%	\$132,047.00	\$125,000.00
Area 700 Garden City - 0700	3	0.58%	\$95,350.00	\$160,150.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	0.69%	\$95,350.00	\$160,150.00
Area 800 NW Boise - 0800	27	5.25%	\$208,465.00	\$179,900.00
New Construction	3	3.66%	\$248,554.00	\$369,900.00
Existing Homes	24	5.56%	\$203,454.00	\$167,500.00
Area 900 Eagle - 0900	41	7.98%	\$282,914.00	\$257,300.00
New Construction	7	8.54%	\$397,860.00	\$418,177.00
Existing Homes	34	7.87%	\$259,248.00	\$243,000.00
Area 950 Star - 0950	13	2.53%	\$167,469.00	\$169,600.00
New Construction	4	4.88%	\$152,475.00	\$142,897.00
Existing Homes	9	2.08%	\$174,133.00	\$176,000.00
Area 1000 SE Meridian - 1000	22	4.28%	\$217,134.00	\$195,000.00
New Construction	12	14.63%	\$226,726.00	\$247,900.00
Existing Homes	10	2.31%	\$205,625.00	\$193,000.00
Area 1010 SW Meridian - 1010	7	1.36%	\$212,714.00	\$317,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	7	1.62%	\$212,714.00	\$317,500.00
Area 1020 NE Meridian - 1020	47	9.14%	\$177,261.00	\$172,500.00
New Construction	15	18.29%	\$252,730.00	\$264,900.00
Existing Homes	32	7.41%	\$141,886.00	\$130,000.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	62	12.06%	\$166,094.00	\$147,000.00
New Construction	11	13.41%	\$268,907.00	\$314,130.00
Existing Homes	51	11.81%	\$143,919.00	\$138,400.00
Area 1100 Kuna - 1100	31	6.03%	\$124,353.00	\$105,000.00
New Construction	4	4.88%	\$156,024.00	\$152,110.00
Existing Homes	27	6.25%	\$119,661.00	\$104,000.00
<b>Ada County Totals</b>	<b>514</b>	<b>100.00%</b>	<b>\$179,712.00</b>	<b>\$152,500.00</b>
New Construction	82	15.95%	\$258,800.00	\$247,900.00
Existing Homes	432	84.05%	\$164,700.00	\$141,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>October 2011 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	16	3.11%
\$70,000 - \$89,999	0	0%	48	9.34%
\$90,000 - \$99,999	0	0%	31	6.03%
\$100,000 - \$119,999	2	0.39%	62	12.06%
\$120,000 - \$159,999	16	3.11%	99	19.26%
\$160,000 - \$199,999	14	2.72%	68	13.23%
\$200,000 - \$249,999	11	2.14%	50	9.73%
\$250,000 - \$299,999	9	1.75%	26	5.06%
\$300,000 - \$399,999	22	4.28%	23	4.47%
\$400,000 - \$499,999	5	0.97%	5	0.97%
\$500,000 and over	3	0.58%	4	0.78%
<b>Totals</b>	<b>82</b>	<b>15.95%</b>	<b>432</b>	<b>84.05%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) October 2011 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	277	5.26%
\$70,000 - \$89,999	0	0%	469	8.90%
\$90,000 - \$99,999	1	0.02%	303	5.75%
\$100,000 - \$119,999	23	0.44%	671	12.73%
\$120,000 - \$159,999	152	2.88%	1096	20.79%
\$160,000 - \$199,999	139	2.64%	615	11.67%
\$200,000 - \$249,999	99	1.88%	453	8.59%
\$250,000 - \$299,999	112	2.12%	266	5.05%
\$300,000 - \$399,999	128	2.43%	240	4.55%
\$400,000 - \$499,999	28	0.53%	87	1.65%
\$500,000 and over	14	0.27%	98	1.86%
<b>Totals</b>	<b>696</b>	<b>13.20%</b>	<b>4575</b>	<b>86.80%</b>

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