

<b>Ada County Single-Family Home Sales Comparing Q1 of 2011 with Q1 of 2010</b>					
	<b>Q1 of 2011</b>	<b>Year to Date 11</b>	<b>Q1 of 2010</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,292	1,292	1,238	1,238	6,139
Percent Change	4.36%	4.36%			
Median Price	\$138,500	\$138,500	\$163,300	\$163,300	\$151,250
Percent Change	-15.19%	-15.19%			
Average Price	\$168,376	\$168,376	\$194,027	\$194,027	\$182,648
Percent Change	-13.22%	-13.22%			
Days on Market*	96	96	93	93	89
Total Residential Dollar Volume	\$217,541,610	\$217,541,610	\$240,205,453	\$240,205,453	\$1,121,273,037
Percent Change	-9.44%	-9.44%			

<b>Ada County Existing Home Sales</b>					
	<b>Q1 of 2011</b>	<b>Year to Date 11</b>	<b>Q1 of 2010</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,132	1,132	1,077	1,077	5,248
Percent Change	5.11%	5.11%			
Median Price	\$130,000	\$130,000	\$162,000	\$162,000	\$147,290
Percent Change	-19.75%	-19.75%			
Average Price	\$160,611	\$160,611	\$193,760	\$193,760	\$177,363
Percent Change	-17.11%	-17.11%			
Days on Market	96	96	87	87	86
Total Existing Home Dollar Volume	\$181,811,881	\$181,811,881	\$208,679,043	\$208,679,043	\$930,798,785
Percent Change	-12.87%	-12.87%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Q1 of 2011</b>	<b>Year to Date 11</b>	<b>Q1 of 2010</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	155	155	154	154	850
Percent Change	0.65%	0.65%			
Median Price	\$190,895	\$190,895	\$165,000	\$165,000	\$180,000
Percent Change	15.69%	15.69%			
Average Price	\$224,358	\$224,358	\$190,029	\$190,029	\$212,734
Percent Change	18.06%	18.06%			
Days on Market	99	99	133	133	108
Total New Construction Dollar Volume	\$34,775,414	\$34,775,414	\$29,264,510	\$29,264,510	\$180,823,507
Percent Change	18.83%	18.83%			

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<b>Single-Family Homes Sold in Ada County for Q1 of 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	66	5.11%	\$244,879.00	\$223,000.00
New Construction	2	1.25%	\$225,625.00	\$238,500.00
Existing Homes	64	5.65%	\$245,481.00	\$223,000.00
Area 200 NE Boise - 0200	36	2.79%	\$268,597.00	\$279,503.00
New Construction	12	7.50%	\$315,188.00	\$323,515.00
Existing Homes	24	2.12%	\$245,302.00	\$213,900.00
Area 300 SE Boise - 0300	93	7.20%	\$178,145.00	\$158,000.00
New Construction	6	3.75%	\$228,383.00	\$235,000.00
Existing Homes	87	7.69%	\$174,680.00	\$155,000.00
Area 400 Boise Bench - 0400	86	6.66%	\$97,038.00	\$87,501.00
New Construction	1	0.63%	\$146,900.00	\$146,900.00
Existing Homes	85	7.51%	\$96,451.00	\$87,501.00
Area 500 South Boise - 0500	39	3.02%	\$152,812.00	\$148,000.00
New Construction	5	3.13%	\$248,378.00	\$287,000.00
Existing Homes	34	3.00%	\$138,758.00	\$137,500.00
Area 550 SW Boise-Meridian - 0550	129	9.98%	\$145,495.00	\$130,500.00
New Construction	26	16.25%	\$173,336.00	\$160,000.00
Existing Homes	103	9.10%	\$138,467.00	\$125,000.00
Area 600 West Boise - 0600	61	4.72%	\$107,202.00	\$100,000.00
New Construction	1	0.63%	\$154,900.00	\$154,900.00
Existing Homes	60	5.30%	\$106,407.00	\$99,900.00
Area 650 W Boise-Garden City - 0650	138	10.68%	\$125,989.00	\$118,551.00
New Construction	11	6.88%	\$181,229.00	\$175,000.00
Existing Homes	127	11.22%	\$121,204.00	\$114,900.00
Area 700 Garden City - 0700	3	0.23%	\$98,000.00	\$119,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	0.27%	\$98,000.00	\$119,500.00
Area 800 NW Boise - 0800	89	6.89%	\$181,827.00	\$151,000.00
New Construction	9	5.63%	\$203,194.00	\$187,000.00
Existing Homes	80	7.07%	\$179,423.00	\$149,900.00
Area 900 Eagle - 0900	86	6.66%	\$322,081.00	\$310,000.00
New Construction	8	5.00%	\$525,300.00	\$475,000.00
Existing Homes	78	6.89%	\$301,238.00	\$275,000.00
Area 950 Star - 0950	39	3.02%	\$166,620.00	\$152,000.00
New Construction	5	3.13%	\$143,047.00	\$187,400.00
Existing Homes	34	3.00%	\$170,086.00	\$152,000.00
Area 1000 SE Meridian - 1000	46	3.56%	\$179,256.00	\$158,500.00
New Construction	14	8.75%	\$202,785.00	\$180,406.00
Existing Homes	32	2.83%	\$168,963.00	\$158,500.00
Area 1010 SW Meridian - 1010	20	1.55%	\$279,605.00	\$266,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	20	1.77%	\$279,605.00	\$266,500.00
Area 1020 NE Meridian - 1020	94	7.28%	\$168,518.00	\$155,000.00
New Construction	19	11.88%	\$230,059.00	\$242,900.00
Existing Homes	75	6.63%	\$152,928.00	\$135,000.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	174	13.47%	\$158,194.00	\$140,000.00
New Construction	31	19.38%	\$214,237.00	\$201,000.00
Existing Homes	143	12.63%	\$146,044.00	\$130,900.00
Area 1100 Kuna - 1100	93	7.20%	\$110,369.00	\$98,000.00
New Construction	10	6.25%	\$148,405.00	\$146,603.00
Existing Homes	83	7.33%	\$105,787.00	\$92,700.00
Ada County Totals	1292	100.00%	\$168,375.00	\$138,500.00
New Construction	160	12.38%	\$223,310.00	\$190,895.00
Existing Homes	1132	87.62%	\$160,611.00	\$130,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>Q1 of 2011 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	1	0.08%	94	7.28%
\$70,000 - \$89,999	0	0%	117	9.06%
\$90,000 - \$99,999	0	0%	80	6.19%
\$100,000 - \$119,999	7	0.54%	178	13.78%
\$120,000 - \$159,999	50	3.87%	263	20.36%
\$160,000 - \$199,999	27	2.09%	135	10.45%
\$200,000 - \$249,999	19	1.47%	107	8.28%
\$250,000 - \$299,999	25	1.93%	60	4.64%
\$300,000 - \$399,999	25	1.93%	59	4.57%
\$400,000 - \$499,999	4	0.31%	23	1.78%
\$500,000 and over	2	0.15%	16	1.24%
<b>Totals</b>	<b>160</b>	<b>12.38%</b>	<b>1132</b>	<b>87.62%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) Q1 of 2011</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	1	0.08%	94	7.28%
\$70,000 - \$89,999	0	0%	117	9.06%
\$90,000 - \$99,999	0	0%	80	6.19%
\$100,000 - \$119,999	7	0.54%	178	13.78%
\$120,000 - \$159,999	50	3.87%	263	20.36%
\$160,000 - \$199,999	27	2.09%	135	10.45%
\$200,000 - \$249,999	19	1.47%	107	8.28%
\$250,000 - \$299,999	25	1.93%	60	4.64%
\$300,000 - \$399,999	25	1.93%	59	4.57%
\$400,000 - \$499,999	4	0.31%	23	1.78%
\$500,000 and over	2	0.15%	16	1.24%
<b>Totals</b>	<b>160</b>	<b>12.38%</b>	<b>1132</b>	<b>87.62%</b>

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