

Ada County Single-Family Home Sales Comparing Q2 of 2011 with Q2 of 2010					
	Q2 of 2011	Year to Date 11	Q2 of 2010	Year to Date 10	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,756	3,006	1,932	3,128	5,730
Percent Change	-9.11%	-3.90%			
Median Price	\$144,000	\$142,500	\$155,900	\$159,000	\$150,000
Percent Change	-7.63%	-10.38%			
Average Price	\$176,754	\$173,792	\$185,747	\$188,098	\$181,720
Percent Change	-4.84%	-7.61%			
Days on Market*	86	90	88	90	89
Total Residential Dollar Volume	\$310,380,633	\$522,419,215	\$358,863,802	\$588,369,576	\$1,041,252,755
Percent Change	-13.51%	-11.21%			

Ada County Existing Home Sales					
	Q2 of 2011	Year to Date 11	Q2 of 2010	Year to Date 10	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,560	2,650	1,575	2,609	5,024
Percent Change	-0.95%	1.57%			
Median Price	\$134,500	\$133,900	\$154,000	\$157,900	\$142,900
Percent Change	-12.66%	-15.20%			
Average Price	\$168,402	\$166,004	\$184,779	\$187,760	\$174,427
Percent Change	-8.86%	-11.59%			
Days on Market	80	86	83	84	85
Total Existing Home Dollar Volume	\$262,706,484	\$439,911,152	\$291,026,969	\$489,865,812	\$876,319,007
Percent Change	-9.73%	-10.20%			

Ada County Newly Constructed Home Sales					
	Q2 of 2011	Year to Date 11	Q2 of 2010	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	206	363	367	524	709
Percent Change	-43.87%	-30.73%			
Median Price	\$218,000	\$205,000	\$160,990	\$162,900	\$200,000
Percent Change	35.41%	25.84%			
Average Price	\$239,217	\$232,688	\$188,742	\$189,333	\$232,364
Percent Change	26.74%	22.90%			
Days on Market	131	117	109	116	114
Total New Construction Dollar Volume	\$49,278,647	\$84,465,706	\$69,268,324	\$99,210,364	\$164,745,955
Percent Change	-28.86%	-14.86%			

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Single-Family Homes Sold in Ada County for Q2 of 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	96	5.47%	\$251,995.00	\$190,000.00
New Construction	3	1.44%	\$420,500.00	\$627,500.00
Existing Homes	93	6.01%	\$246,559.00	\$189,000.00
Area 200 NE Boise - 0200	48	2.73%	\$324,061.00	\$302,000.00
New Construction	16	7.69%	\$345,360.00	\$340,296.00
Existing Homes	32	2.07%	\$313,411.00	\$257,000.00
Area 300 SE Boise - 0300	102	5.81%	\$195,297.00	\$173,000.00
New Construction	7	3.37%	\$279,845.00	\$262,000.00
Existing Homes	95	6.14%	\$189,067.00	\$170,500.00
Area 400 Boise Bench - 0400	118	6.72%	\$101,033.00	\$86,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	118	7.62%	\$101,033.00	\$86,500.00
Area 500 South Boise - 0500	51	2.90%	\$146,433.00	\$145,000.00
New Construction	1	0.48%	\$169,900.00	\$169,900.00
Existing Homes	50	3.23%	\$145,964.00	\$144,000.00
Area 550 SW Boise-Meridian - 0550	150	8.54%	\$145,765.00	\$137,000.00
New Construction	22	10.58%	\$186,988.00	\$181,000.00
Existing Homes	128	8.27%	\$138,680.00	\$126,000.00
Area 600 West Boise - 0600	97	5.52%	\$126,334.00	\$115,000.00
New Construction	4	1.92%	\$144,725.00	\$135,000.00
Existing Homes	93	6.01%	\$125,543.00	\$113,000.00
Area 650 W Boise-Garden City - 0650	167	9.51%	\$146,612.00	\$131,900.00
New Construction	9	4.33%	\$186,188.00	\$212,000.00
Existing Homes	158	10.21%	\$144,357.00	\$130,500.00
Area 700 Garden City - 0700	4	0.23%	\$101,224.00	\$91,800.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	4	0.26%	\$101,224.00	\$91,800.00
Area 800 NW Boise - 0800	115	6.55%	\$195,880.00	\$150,000.00
New Construction	16	7.69%	\$213,353.00	\$185,200.00
Existing Homes	99	6.40%	\$193,056.00	\$143,000.00
Area 900 Eagle - 0900	132	7.52%	\$311,476.00	\$290,000.00
New Construction	16	7.69%	\$386,596.00	\$384,900.00
Existing Homes	116	7.49%	\$301,115.00	\$253,000.00
Area 950 Star - 0950	54	3.08%	\$186,221.00	\$134,500.00
New Construction	8	3.85%	\$139,122.00	\$129,900.00
Existing Homes	46	2.97%	\$194,412.00	\$144,900.00
Area 1000 SE Meridian - 1000	68	3.87%	\$188,169.00	\$178,000.00
New Construction	19	9.13%	\$200,822.00	\$191,254.00
Existing Homes	49	3.17%	\$183,263.00	\$178,000.00
Area 1010 SW Meridian - 1010	22	1.25%	\$215,367.00	\$230,000.00
New Construction	1	0.48%	\$443,832.00	\$443,832.00
Existing Homes	21	1.36%	\$204,488.00	\$230,000.00
Area 1020 NE Meridian - 1020	135	7.69%	\$175,822.00	\$160,000.00
New Construction	29	13.94%	\$237,265.00	\$257,500.00
Existing Homes	106	6.85%	\$159,012.00	\$135,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	272	15.49%	\$160,150.00	\$146,900.00
New Construction	46	22.12%	\$228,997.00	\$223,532.00
Existing Homes	226	14.60%	\$146,137.00	\$134,900.00
Area 1100 Kuna - 1100	125	7.12%	\$110,300.00	\$93,000.00
New Construction	11	5.29%	\$182,695.00	\$180,000.00
Existing Homes	114	7.36%	\$103,314.00	\$89,000.00
Ada County Totals	1756	100.00%	\$176,754.00	\$144,000.00
New Construction	208	11.85%	\$238,847.00	\$218,000.00
Existing Homes	1548	88.15%	\$168,411.00	\$134,900.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
Q2 of 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	112	6.38%
\$70,000 - \$89,999	0	0%	172	9.79%
\$90,000 - \$99,999	1	0.06%	89	5.07%
\$100,000 - \$119,999	9	0.51%	229	13.04%
\$120,000 - \$159,999	36	2.05%	369	21.01%
\$160,000 - \$199,999	49	2.79%	194	11.05%
\$200,000 - \$249,999	32	1.82%	144	8.20%
\$250,000 - \$299,999	31	1.77%	97	5.52%
\$300,000 - \$399,999	35	1.99%	69	3.93%
\$400,000 - \$499,999	11	0.63%	35	1.99%
\$500,000 and over	4	0.23%	38	2.16%
Totals	208	11.85%	1548	88.15%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) Q2 of 2011				
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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