

Ada County Single-Family Home Sales Comparing Q3 of 2011 with Q3 of 2010					
	Q3 of 2011	Year to Date 11	Q3 of 2010	Year to Date 10	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,737	4,757	1,307	4,437	6,173
Percent Change	32.90%	7.21%			
Median Price	\$150,000	\$145,900	\$164,000	\$159,990	\$147,500
Percent Change	-8.54%	-8.81%			
Average Price	\$183,303	\$177,401	\$198,439	\$191,017	\$178,701
Percent Change	-7.63%	-7.13%			
Days on Market*	78	85	86	88	86
Total Residential Dollar Volume	\$318,396,657	\$843,896,707	\$259,359,123	\$847,541,453	\$1,103,122,521
Percent Change	22.76%	-0.43%			

Ada County Existing Home Sales					
	Q3 of 2011	Year to Date 11	Q3 of 2010	Year to Date 10	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,497	4,162	1,125	3,740	5,412
Percent Change	33.07%	11.28%			
Median Price	\$140,000	\$135,250	\$158,900	\$158,000	\$138,000
Percent Change	-11.89%	-14.40%			
Average Price	\$173,772	\$168,993	\$193,761	\$189,286	\$170,335
Percent Change	-10.32%	-10.72%			
Days on Market	73	81	81	83	83
Total Existing Home Dollar Volume	\$260,135,982	\$703,348,596	\$217,980,995	\$707,931,117	\$921,850,999
Percent Change	19.34%	-0.65%			

Ada County Newly Constructed Home Sales					
	Q3 of 2011	Year to Date 11	Q3 of 2010	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	242	606	182	704	772
Percent Change	32.97%	-13.92%			
Median Price	\$218,000	\$212,000	\$195,355	\$169,900	\$211,900
Percent Change	11.59%	24.78%			
Average Price	\$239,507	\$235,519	\$227,383	\$198,781	\$236,105
Percent Change	5.33%	18.48%			
Days on Market	110	114	119	117	111
Total New Construction Dollar Volume	\$57,960,629	\$142,724,253	\$41,383,628	\$139,941,592	\$182,273,274
Percent Change	40.06%	1.99%			

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Single-Family Homes Sold in Ada County for Q3 of 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	87	5.01%	\$266,197.00	\$230,000.00
New Construction	3	1.21%	\$442,625.00	\$575,000.00
Existing Homes	84	5.64%	\$259,896.00	\$230,000.00
Area 200 NE Boise - 0200	55	3.17%	\$344,155.00	\$324,222.00
New Construction	23	9.31%	\$367,156.00	\$360,600.00
Existing Homes	32	2.15%	\$327,623.00	\$285,000.00
Area 300 SE Boise - 0300	124	7.14%	\$193,752.00	\$165,000.00
New Construction	13	5.26%	\$203,226.00	\$193,850.00
Existing Homes	111	7.45%	\$192,642.00	\$155,000.00
Area 400 Boise Bench - 0400	127	7.31%	\$111,373.00	\$98,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	127	8.52%	\$111,373.00	\$98,500.00
Area 500 South Boise - 0500	46	2.65%	\$152,995.00	\$146,000.00
New Construction	3	1.21%	\$169,736.00	\$186,000.00
Existing Homes	43	2.89%	\$151,827.00	\$144,000.00
Area 550 SW Boise-Meridian - 0550	155	8.92%	\$156,147.00	\$149,000.00
New Construction	31	12.55%	\$198,818.00	\$202,010.00
Existing Homes	124	8.32%	\$145,480.00	\$137,500.00
Area 600 West Boise - 0600	80	4.61%	\$115,890.00	\$108,900.00
New Construction	1	0.40%	\$160,406.00	\$160,406.00
Existing Homes	79	5.30%	\$115,326.00	\$108,900.00
Area 650 W Boise-Garden City - 0650	186	10.71%	\$144,656.00	\$128,625.00
New Construction	11	4.45%	\$232,256.00	\$249,341.00
Existing Homes	175	11.74%	\$139,150.00	\$125,000.00
Area 700 Garden City - 0700	5	0.29%	\$89,400.00	\$100,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	0.34%	\$89,400.00	\$100,000.00
Area 800 NW Boise - 0800	115	6.62%	\$185,687.00	\$158,000.00
New Construction	11	4.45%	\$184,040.00	\$194,897.00
Existing Homes	104	6.98%	\$185,861.00	\$150,000.00
Area 900 Eagle - 0900	128	7.37%	\$313,132.00	\$292,305.00
New Construction	15	6.07%	\$354,576.00	\$313,900.00
Existing Homes	113	7.58%	\$307,631.00	\$290,000.00
Area 950 Star - 0950	51	2.94%	\$181,998.00	\$150,000.00
New Construction	11	4.45%	\$158,310.00	\$137,409.00
Existing Homes	40	2.68%	\$188,512.00	\$155,000.00
Area 1000 SE Meridian - 1000	76	4.38%	\$212,223.00	\$203,000.00
New Construction	25	10.12%	\$242,820.00	\$256,405.00
Existing Homes	51	3.42%	\$197,225.00	\$180,000.00
Area 1010 SW Meridian - 1010	23	1.32%	\$277,956.00	\$299,900.00
New Construction	2	0.81%	\$283,500.00	\$295,000.00
Existing Homes	21	1.41%	\$277,428.00	\$305,000.00
Area 1020 NE Meridian - 1020	137	7.89%	\$182,193.00	\$165,000.00
New Construction	41	16.60%	\$214,727.00	\$205,900.00
Existing Homes	96	6.44%	\$168,299.00	\$150,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	237	13.64%	\$167,691.00	\$145,000.00
New Construction	45	18.22%	\$245,185.00	\$262,500.00
Existing Homes	192	12.89%	\$149,528.00	\$132,500.00
Area 1100 Kuna - 1100	105	6.04%	\$117,446.00	\$99,000.00
New Construction	12	4.86%	\$155,665.00	\$150,000.00
Existing Homes	93	6.24%	\$112,515.00	\$90,000.00
Ada County Totals	1737	100.00%	\$183,302.00	\$150,000.00
New Construction	247	14.22%	\$239,795.00	\$218,495.00
Existing Homes	1490	85.78%	\$173,937.00	\$140,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
Q3 of 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	79	4.55%
\$70,000 - \$89,999	0	0%	139	8.00%
\$90,000 - \$99,999	0	0%	102	5.87%
\$100,000 - \$119,999	5	0.29%	205	11.80%
\$120,000 - \$159,999	50	2.88%	359	20.67%
\$160,000 - \$199,999	48	2.76%	216	12.44%
\$200,000 - \$249,999	38	2.19%	151	8.69%
\$250,000 - \$299,999	47	2.71%	83	4.78%
\$300,000 - \$399,999	46	2.65%	89	5.12%
\$400,000 - \$499,999	8	0.46%	26	1.50%
\$500,000 and over	5	0.29%	41	2.36%
Totals	247	14.22%	1490	85.78%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) Q3 of 2011				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	261	5.49%
\$70,000 - \$89,999	0	0%	422	8.87%
\$90,000 - \$99,999	1	0.02%	272	5.72%
\$100,000 - \$119,999	21	0.44%	609	12.80%
\$120,000 - \$159,999	136	2.86%	997	20.96%
\$160,000 - \$199,999	125	2.63%	546	11.48%
\$200,000 - \$249,999	88	1.85%	403	8.47%
\$250,000 - \$299,999	103	2.17%	241	5.07%
\$300,000 - \$399,999	106	2.23%	216	4.54%
\$400,000 - \$499,999	23	0.48%	82	1.72%
\$500,000 and over	11	0.23%	94	1.98%
Totals	614	12.91%	4143	87.09%

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