

Ada County Single-Family Home Sales Comparing Q4 of 2011 with Q4 of 2010					
	Q4 of 2011	Year to Date 11	Q4 of 2010	Year to Date 10	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,475	6,244	1,415	5,856	6,244
Percent Change	4.24%	6.63%			
Median Price	\$149,900	\$147,000	\$150,000	\$158,019	\$147,000
Percent Change	-0.07%	-6.97%			
Average Price	\$180,690	\$178,224	\$182,705	\$189,179	\$178,224
Percent Change	-1.10%	-5.79%			
Days on Market*	79	84	89	89	84
Total Residential Dollar Volume	\$266,518,323	\$1,112,828,704	\$258,527,809	\$1,107,831,389	\$1,112,828,704
Percent Change	3.09%	0.45%			

Ada County Existing Home Sales					
	Q4 of 2011	Year to Date 11	Q4 of 2010	Year to Date 10	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	1,257	5,428	1,251	4,987	5,428
Percent Change	0.48%	8.84%			
Median Price	\$139,000	\$136,500	\$145,000	\$154,900	\$136,500
Percent Change	-4.14%	-11.88%			
Average Price	\$168,682	\$168,690	\$175,170	\$185,949	\$168,690
Percent Change	-3.70%	-9.28%			
Days on Market	79	81	87	84	81
Total Existing Home Dollar Volume	\$212,033,617	\$915,650,223	\$219,137,630	\$927,327,477	\$915,650,223
Percent Change	-3.24%	-1.26%			

Ada County Newly Constructed Home Sales					
	Q4 of 2011	Year to Date 11	Q4 of 2010	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	222	832	166	870	832
Percent Change	33.73%	-4.37%			
Median Price	\$221,000	\$215,000	\$202,899	\$178,860	\$215,000
Percent Change	8.92%	20.21%			
Average Price	\$242,920	\$237,530	\$238,247	\$206,311	\$237,530
Percent Change	1.96%	15.13%			
Days on Market	83	106	101	114	106
Total New Construction Dollar Volume	\$53,928,295	\$197,624,705	\$39,549,021	\$179,490,613	\$197,624,705
Percent Change	36.36%	10.10%			

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Single-Family Homes Sold in Ada County for Q4 of 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	78	5.29%	\$221,410.00	\$215,000.00
New Construction	2	0.88%	\$346,586.00	\$362,500.00
Existing Homes	76	6.09%	\$218,116.00	\$212,500.00
Area 200 NE Boise - 0200	46	3.12%	\$349,144.00	\$336,900.00
New Construction	24	10.57%	\$370,374.00	\$363,649.00
Existing Homes	22	1.76%	\$325,985.00	\$309,000.00
Area 300 SE Boise - 0300	108	7.32%	\$203,615.00	\$164,000.00
New Construction	6	2.64%	\$204,400.00	\$207,900.00
Existing Homes	102	8.17%	\$203,569.00	\$157,000.00
Area 400 Boise Bench - 0400	91	6.17%	\$110,247.00	\$100,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	91	7.29%	\$110,247.00	\$100,000.00
Area 500 South Boise - 0500	59	4.00%	\$157,112.00	\$136,500.00
New Construction	2	0.88%	\$242,500.00	\$245,000.00
Existing Homes	57	4.57%	\$154,116.00	\$135,000.00
Area 550 SW Boise-Meridian - 0550	135	9.15%	\$142,144.00	\$137,000.00
New Construction	28	12.33%	\$169,671.00	\$168,000.00
Existing Homes	107	8.57%	\$134,941.00	\$129,000.00
Area 600 West Boise - 0600	71	4.81%	\$121,648.00	\$118,000.00
New Construction	3	1.32%	\$138,333.00	\$144,000.00
Existing Homes	68	5.45%	\$120,912.00	\$117,000.00
Area 650 W Boise-Garden City - 0650	146	9.90%	\$138,728.00	\$125,000.00
New Construction	10	4.41%	\$230,481.00	\$245,723.00
Existing Homes	136	10.90%	\$131,982.00	\$119,900.00
Area 700 Garden City - 0700	7	0.47%	\$132,564.00	\$132,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	7	0.56%	\$132,564.00	\$132,000.00
Area 800 NW Boise - 0800	95	6.44%	\$211,417.00	\$181,500.00
New Construction	15	6.61%	\$233,777.00	\$220,750.00
Existing Homes	80	6.41%	\$207,224.00	\$169,900.00
Area 900 Eagle - 0900	103	6.98%	\$316,282.00	\$274,500.00
New Construction	19	8.37%	\$391,617.00	\$410,956.00
Existing Homes	84	6.73%	\$299,242.00	\$255,000.00
Area 950 Star - 0950	39	2.64%	\$159,130.00	\$150,000.00
New Construction	8	3.52%	\$142,944.00	\$137,000.00
Existing Homes	31	2.48%	\$163,307.00	\$162,000.00
Area 1000 SE Meridian - 1000	51	3.46%	\$213,489.00	\$200,045.00
New Construction	24	10.57%	\$241,977.00	\$247,900.00
Existing Homes	27	2.16%	\$188,165.00	\$170,000.00
Area 1010 SW Meridian - 1010	23	1.56%	\$251,741.00	\$279,900.00
New Construction	1	0.44%	\$253,750.00	\$253,750.00
Existing Homes	22	1.76%	\$251,650.00	\$279,900.00
Area 1020 NE Meridian - 1020	144	9.76%	\$171,009.00	\$162,500.00
New Construction	41	18.06%	\$218,739.00	\$200,000.00
Existing Homes	103	8.25%	\$152,009.00	\$139,400.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	187	12.68%	\$164,878.00	\$147,000.00
New Construction	33	14.54%	\$239,725.00	\$268,635.00
Existing Homes	154	12.34%	\$148,839.00	\$138,400.00
Area 1100 Kuna - 1100	92	6.24%	\$129,159.00	\$106,900.00
New Construction	11	4.85%	\$174,099.00	\$170,000.00
Existing Homes	81	6.49%	\$123,057.00	\$105,000.00
Ada County Totals	1475	100.00%	\$180,690.00	\$149,900.00
New Construction	227	15.39%	\$245,421.00	\$223,739.00
Existing Homes	1248	84.61%	\$168,916.00	\$139,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
Q4 of 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	55	3.73%
\$70,000 - \$89,999	0	0%	116	7.86%
\$90,000 - \$99,999	0	0%	89	6.03%
\$100,000 - \$119,999	5	0.34%	205	13.90%
\$120,000 - \$159,999	45	3.05%	296	20.07%
\$160,000 - \$199,999	44	2.98%	176	11.93%
\$200,000 - \$249,999	39	2.64%	129	8.75%
\$250,000 - \$299,999	32	2.17%	72	4.88%
\$300,000 - \$399,999	47	3.19%	69	4.68%
\$400,000 - \$499,999	8	0.54%	16	1.08%
\$500,000 and over	7	0.47%	25	1.69%
Totals	227	15.39%	1248	84.61%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) Q4 of 2011				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	317	5.08%
\$70,000 - \$89,999	0	0%	539	8.63%
\$90,000 - \$99,999	1	0.02%	362	5.80%
\$100,000 - \$119,999	26	0.42%	816	13.07%
\$120,000 - \$159,999	181	2.90%	1292	20.69%
\$160,000 - \$199,999	169	2.71%	724	11.60%
\$200,000 - \$249,999	127	2.03%	534	8.55%
\$250,000 - \$299,999	135	2.16%	314	5.03%
\$300,000 - \$399,999	155	2.48%	286	4.58%
\$400,000 - \$499,999	31	0.50%	98	1.57%
\$500,000 and over	18	0.29%	119	1.91%
Totals	843	13.50%	5401	86.50%

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