

**Ada County Single-Family Home Sales**  
**Comparing September 2011 with September 2010**

	Sep-11	Year to Date 11	Sep-10	Year to Date 10	Previous 12 months
Total Active Residential Listings	2,350		3,066		
Total Single-Family Homes Sold	554	4,757	489	4,437	6,173
Percent Change	13.29%	7.21%			
Median Price	\$147,500	\$145,900	\$160,000	\$159,990	\$147,500
Percent Change	-7.81%	-8.81%			
Average Price	\$179,006	\$177,401	\$192,926	\$191,017	\$178,701
Percent Change	-7.22%	-7.13%			
Days on Market*	73	85	81	88	86
Total Residential Dollar Volume	\$99,169,240	\$843,896,707	\$94,340,872	\$847,541,453	\$1,103,122,521
Percent Change	5.12%	-0.43%			

**Ada County Existing Home Sales**

	Sep-11	Year to Date 11	Sep-10	Year to Date 10	Previous 12 months
Existing Residential Listings	1,794		2,445		
Existing Homes Sold	475	4,162	425	3,740	5,412
Percent Change	11.76%	11.28%			
Median Price	\$137,000	\$135,250	\$155,000	\$158,000	\$138,000
Percent Change	-11.61%	-14.40%			
Average Price	\$169,352	\$168,993	\$186,814	\$189,286	\$170,335
Percent Change	-9.35%	-10.72%			
Days on Market	69	81	80	83	83
Total Existing Home Dollar Volume	\$80,441,978	\$703,348,596	\$79,395,930	\$707,931,117	\$921,850,999
Percent Change	1.32%	-0.65%			

**Ada County Newly Constructed Home Sales**

	Sep-11	Year to Date 11	Sep-10	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	556		621		
Newly Constructed Homes Sold	79	606	64	704	772
Percent Change	23.44%	-13.92%			
Median Price	\$216,445	\$212,000	\$225,000	\$169,900	\$211,900
Percent Change	-3.80%	24.78%			
Average Price	\$234,409	\$235,519	\$234,437	\$198,781	\$236,105
Percent Change	-0.01%	18.48%			
Days on Market	98	114	87	117	111
Total New Construction Dollar Volume	\$18,518,299	\$142,724,253	\$15,003,942	\$139,941,592	\$182,273,274
Percent Change	23.42%	1.99%			

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<b>Single-Family Homes Sold in Ada County for September 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	30	5.42%	\$249,911.00	\$217,000.00
New Construction	1	1.25%	\$206,960.00	\$206,960.00
Existing Homes	29	6.12%	\$251,392.00	\$225,000.00
Area 200 NE Boise - 0200	23	4.15%	\$356,898.00	\$319,838.00
New Construction	8	10.00%	\$333,032.00	\$334,753.00
Existing Homes	15	3.16%	\$369,626.00	\$313,900.00
Area 300 SE Boise - 0300	36	6.50%	\$197,650.00	\$173,942.00
New Construction	3	3.75%	\$186,430.00	\$193,850.00
Existing Homes	33	6.96%	\$198,670.00	\$149,900.00
Area 400 Boise Bench - 0400	35	6.32%	\$121,999.00	\$109,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	35	7.38%	\$121,999.00	\$109,000.00
Area 500 South Boise - 0500	10	1.81%	\$137,331.00	\$142,700.00
New Construction	1	1.25%	\$150,210.00	\$150,210.00
Existing Homes	9	1.90%	\$135,900.00	\$142,700.00
Area 550 SW Boise-Meridian - 0550	36	6.50%	\$157,088.00	\$150,313.00
New Construction	12	15.00%	\$196,093.00	\$187,400.00
Existing Homes	24	5.06%	\$137,585.00	\$145,000.00
Area 600 West Boise - 0600	32	5.78%	\$107,310.00	\$100,050.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	32	6.75%	\$107,310.00	\$100,050.00
Area 650 W Boise-Garden City - 0650	56	10.11%	\$145,212.00	\$135,250.00
New Construction	3	3.75%	\$224,218.00	\$237,714.00
Existing Homes	53	11.18%	\$140,740.00	\$134,100.00
Area 700 Garden City - 0700	1	0.18%	\$52,500.00	\$52,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.21%	\$52,500.00	\$52,500.00
Area 800 NW Boise - 0800	40	7.22%	\$168,848.00	\$145,000.00
New Construction	5	6.25%	\$177,628.00	\$194,897.00
Existing Homes	35	7.38%	\$167,594.00	\$144,199.00
Area 900 Eagle - 0900	39	7.04%	\$292,022.00	\$271,500.00
New Construction	5	6.25%	\$414,382.00	\$452,000.00
Existing Homes	34	7.17%	\$274,028.00	\$225,000.00
Area 950 Star - 0950	11	1.99%	\$140,660.00	\$137,409.00
New Construction	3	3.75%	\$140,421.00	\$150,000.00
Existing Homes	8	1.69%	\$140,750.00	\$117,000.00
Area 1000 SE Meridian - 1000	25	4.51%	\$217,873.00	\$215,000.00
New Construction	9	11.25%	\$222,238.00	\$241,562.00
Existing Homes	16	3.38%	\$215,418.00	\$215,000.00
Area 1010 SW Meridian - 1010	7	1.26%	\$259,385.00	\$295,000.00
New Construction	2	2.50%	\$283,500.00	\$295,000.00
Existing Homes	5	1.05%	\$249,740.00	\$310,000.00
Area 1020 NE Meridian - 1020	43	7.76%	\$171,725.00	\$158,000.00
New Construction	8	10.00%	\$216,203.00	\$204,900.00
Existing Homes	35	7.38%	\$161,558.00	\$144,200.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	90	16.25%	\$162,231.00	\$139,900.00
New Construction	17	21.25%	\$241,651.00	\$264,496.00
Existing Homes	73	15.40%	\$143,736.00	\$128,000.00
Area 1100 Kuna - 1100	40	7.22%	\$112,334.00	\$97,500.00
New Construction	3	3.75%	\$136,530.00	\$150,000.00
Existing Homes	37	7.81%	\$110,372.00	\$90,000.00
<b>Ada County Totals</b>	<b>554</b>	<b>100.00%</b>	<b>\$179,005.00</b>	<b>\$147,500.00</b>
New Construction	80	14.44%	\$235,028.00	\$216,445.00
Existing Homes	474	85.56%	\$169,550.00	\$137,000.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>September 2011 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	24	4.33%
\$70,000 - \$89,999	0	0%	52	9.39%
\$90,000 - \$99,999	0	0%	31	5.60%
\$100,000 - \$119,999	0	0%	70	12.64%
\$120,000 - \$159,999	19	3.43%	119	21.48%
\$160,000 - \$199,999	17	3.07%	60	10.83%
\$200,000 - \$249,999	11	1.99%	42	7.58%
\$250,000 - \$299,999	15	2.71%	30	5.42%
\$300,000 - \$399,999	15	2.71%	26	4.69%
\$400,000 - \$499,999	2	0.36%	8	1.44%
\$500,000 and over	1	0.18%	12	2.17%
<b>Totals</b>	<b>80</b>	<b>14.44%</b>	<b>474</b>	<b>85.56%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) September 2011 by Price Class</b>				
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%
<b>Totals</b>	<b>614</b>	<b>12.91%</b>	<b>4143</b>	<b>87.09%</b>

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