

Ada County Single Family Home Sales Comparing 2012 with 2011					
	2012	Year to Date 12	2011	Year to Date 11	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	6,974	6,974	6,337	6,337	6,474
Percent Change	10.05 %	10.05 %			
Median Price	\$170,000	\$170,000	\$146,000	\$146,000	\$169,900
Percent Change	16.44 %	16.44 %			
Average Price	\$201,677	\$201,677	\$177,772	\$177,772	\$200,798
Percent Change	13.45 %	13.45 %			
Days on Market	65	65	83	83	65
Total Dollar Volume	\$1,406,494,655	\$1,406,494,655	\$1,126,538,619	\$1,126,538,619	\$1,299,964,970
Percent Change	24.85 %	24.85 %			

Ada County Existing Home Sales					
	2012	Year to Date 12	2011	Year to Date 11	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	5,545	5,545	5,473	5,473	5,161
Percent Change	1.32 %	1.32 %			
Median Price	\$155,000	\$155,000	\$135,400	\$135,400	\$155,000
Percent Change	14.48 %	14.48 %			
Average Price	\$189,651	\$189,651	\$167,879	\$167,879	\$189,033
Percent Change	12.97 %	12.97 %			
Days on Market	64	64	80	80	63
Existing Dollar Volume	\$1,051,616,878	\$1,051,616,878	\$918,799,613	\$918,799,613	\$975,600,774
Percent Change	14.46 %	14.46 %			

Ada County Newly Constructed Home Sales					
	2012	Year to Date 12	2011	Year to Date 11	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	1,429	1,429	864	864	1,313
Percent Change	65.39 %	65.39 %			
Median Price	\$221,210	\$221,210	\$216,000	\$216,000	\$220,000
Percent Change	2.41 %	2.41 %			
Average Price	\$248,340	\$248,340	\$240,439	\$240,439	\$247,041
Percent Change	3.29 %	3.29 %			
Days on Market	70	70	104	104	72
Newly Constructed Dollar Volume	\$354,877,777	\$354,877,777	\$207,739,006	\$207,739,006	\$324,364,196
Percent Change	70.83 %	70.83 %			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Ada County for 2012				
MLS Area	# Sold	Market %	Average Price	Median Price
North Boise - 0100	404	5.79 %	\$277,184	\$233,546
New Construction	14	0.98 %	\$351,830	\$289,500
Existing	390	7.02 %	\$274,504	\$230,546
NE Boise - 0200	229	3.28 %	\$338,739	\$310,800
New Construction	96	6.72 %	\$354,016	\$329,294
Existing	133	2.39 %	\$327,713	\$290,000
SE Boise - 0300	506	7.25 %	\$213,123	\$182,000
New Construction	83	5.81 %	\$225,278	\$212,199
Existing	423	7.62 %	\$210,738	\$172,730
Boise Bench - 0400	402	5.76 %	\$125,793	\$113,275
New Construction	5	0.35 %	\$537,808	\$195,139
Existing	397	7.15 %	\$120,603	\$113,000
South Boise - 0500	193	2.76 %	\$169,184	\$150,000
New Construction	12	0.84 %	\$218,993	\$219,000
Existing	181	3.26 %	\$165,882	\$149,900
SW Boise-Meridian - 0550	672	9.62 %	\$169,830	\$160,000
New Construction	193	13.51 %	\$191,993	\$183,990
Existing	479	8.62 %	\$160,900	\$150,000
West Boise - 0600	368	5.27 %	\$137,323	\$126,817
New Construction	42	2.94 %	\$176,436	\$166,125
Existing	326	5.87 %	\$132,284	\$123,194
W Boise-Garden City - 0650	622	8.91 %	\$162,817	\$145,000
New Construction	48	3.36 %	\$235,267	\$250,445
Existing	574	10.33 %	\$156,758	\$140,000
Garden City - 0700	34	0.49 %	\$145,825	\$116,500
New Construction	8	0.56 %	\$237,184	\$232,349
Existing	26	0.47 %	\$117,715	\$101,500
NW Boise - 0800	484	6.93 %	\$209,687	\$177,150
New Construction	92	6.44 %	\$228,989	\$210,995
Existing	392	7.06 %	\$205,157	\$165,000
Eagle - 0900	533	7.63 %	\$328,312	\$295,000
New Construction	121	8.47 %	\$370,109	\$325,075
Existing	412	7.42 %	\$316,037	\$283,500
Star - 0950	220	3.15 %	\$195,544	\$170,000
New Construction	79	5.53 %	\$184,544	\$170,054
Existing	141	2.54 %	\$201,708	\$164,900
SE Meridian - 1000	300	4.30 %	\$232,085	\$215,000
New Construction	142	9.94 %	\$251,444	\$257,346
Existing	158	2.84 %	\$214,687	\$205,000
SW Meridian - 1010	93	1.33 %	\$256,703	\$251,900
New Construction	6	0.42 %	\$302,717	\$299,255
Existing	87	1.57 %	\$253,530	\$242,500
NE Meridian - 1020	609	8.72 %	\$195,885	\$180,533
New Construction	203	14.21 %	\$239,423	\$229,999
Existing	406	7.31 %	\$174,116	\$158,000

Single-Family Homes Sold in Ada County for 2012				
MLS Area	# Sold	Market %	Average Price	Median Price
NW Meridian - 1030	917	13.13 %	\$185,737	\$166,500
New Construction	227	15.89 %	\$256,688	\$239,900
Existing	690	12.42 %	\$162,395	\$145,000
Kuna - 1100	397	5.69 %	\$139,045	\$119,900
New Construction	58	4.06 %	\$163,362	\$155,245
Existing	339	6.10 %	\$134,885	\$113,000
Totals	6983	100.00 %	\$201,821	\$170,000
New Construction	1429	20.46 %	\$248,340	\$221,210
Existing	5554	79.54 %	\$189,852	\$155,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County 2012 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	177	2.53 %
\$70,000 - \$89,999	0	0.00 %	301	4.31 %
\$90,000 - \$99,999	0	0.00 %	240	3.44 %
\$100,000 - \$119,999	11	0.16 %	649	9.29 %
\$120,000 - \$159,999	235	3.37 %	1539	22.04 %
\$160,000 - \$199,999	349	5.00 %	891	12.76 %
\$200,000 - \$249,999	246	3.52 %	657	9.41 %
\$250,000 - \$299,999	211	3.02 %	424	6.07 %
\$300,000 - \$399,999	284	4.07 %	390	5.58 %
\$400,000 - \$499,999	54	0.77 %	132	1.89 %
\$500,000 and over	39	0.56 %	154	2.21 %
Totals	1429	20.46 %	5554	79.54 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) 2012 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	177	2.53 %
\$70,000 - \$89,999	0	0.00 %	301	4.31 %
\$90,000 - \$99,999	0	0.00 %	240	3.44 %
\$100,000 - \$119,999	11	0.16 %	649	9.29 %
\$120,000 - \$159,999	235	3.37 %	1539	22.04 %
\$160,000 - \$199,999	349	5.00 %	891	12.76 %
\$200,000 - \$249,999	246	3.52 %	657	9.41 %
\$250,000 - \$299,999	211	3.02 %	424	6.07 %
\$300,000 - \$399,999	284	4.07 %	390	5.58 %
\$400,000 - \$499,999	54	0.77 %	132	1.89 %
\$500,000 and over	39	0.56 %	154	2.21 %
Totals	1429	20.46 %	5554	79.54 %

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.