

<b>Ada County Single Family Home Sales Comparing January 2012 with January 2011</b>					
	<b>Jan-12</b>	<b>Year to Date 12</b>	<b>Jan-11</b>	<b>Year to Date 11</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1947		2711		
Total Pending Residential Listings	856		720		
Total Single-Family Homes Sold	390	390	348	348	6,020
Percent Change	12.07 %	12.07 %			
Median Price	\$138,000	\$138,000	\$135,000	\$135,000	\$146,865
Percent Change	2.22 %	2.22 %			
Average Price	\$169,738	\$169,738	\$177,328	\$177,328	\$177,684
Percent Change	-4.28 %	-4.28 %			
Days on Market	87	87	94	94	83
Total Dollar Volume	\$66,197,637	\$66,197,637	\$61,710,086	\$61,710,086	\$1,069,658,671
Percent Change	7.27 %	7.27 %			

<b>Ada County Existing Home Sales</b>					
	<b>Jan-12</b>	<b>Year to Date 12</b>	<b>Jan-11</b>	<b>Year to Date 11</b>	<b>Previous 12 Months</b>
Existing Residential Listings	1372		2119		
Existing Pending Listings	686		614		
Existing Homes Sold	324	324	299	299	5,200
Percent Change	8.36 %	8.36 %			
Median Price	\$130,000	\$130,000	\$126,500	\$126,500	\$136,000
Percent Change	2.77 %	2.77 %			
Average Price	\$158,643	\$158,643	\$169,455	\$169,455	\$167,705
Percent Change	-6.38 %	-6.38 %			
Days on Market	86	86	98	98	79
Existing Dollar Volume	\$51,400,424	\$51,400,424	\$50,667,004	\$50,667,004	\$872,063,716
Percent Change	1.45 %	1.45 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Jan-12</b>	<b>Year to Date 12</b>	<b>Jan-11</b>	<b>Year to Date 11</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	575		592		
Newly Constructed Pending Listings	170		106		
Newly Constructed Homes Sold	66	66	49	49	820
Percent Change	34.69 %	34.69 %			
Median Price	\$200,500	\$200,500	\$199,626	\$199,626	\$216,222
Percent Change	0.44 %	0.44 %			
Average Price	\$224,200	\$224,200	\$225,369	\$225,369	\$240,969
Percent Change	-0.52 %	-0.52 %			
Days on Market	90	90	74	74	105
Newly Constructed Dollar Volume	\$14,797,213	\$14,797,213	\$11,043,082	\$11,043,082	\$197,594,955
Percent Change	34.00 %	34.00 %			

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Single-Family Homes Sold in Ada County for January 2012				
MLS Area	# Sold	Market %	Average Price	Median Price
North Boise - 0100	24	6.12 %	\$202,332	\$207,950
New Construction	3	4.55 %	\$323,132	\$226,750
Existing	21	6.44 %	\$185,074	\$175,500
NE Boise - 0200	8	2.04 %	\$285,800	\$281,500
New Construction	2	3.03 %	\$347,450	\$347,450
Existing	6	1.84 %	\$265,250	\$271,500
SE Boise - 0300	18	4.59 %	\$227,884	\$190,250
New Construction	4	6.06 %	\$245,967	\$221,187
Existing	14	4.29 %	\$222,718	\$165,750
Boise Bench - 0400	31	7.91 %	\$88,000	\$84,000
New Construction	0	0.00 %	\$0	\$0
Existing	31	9.51 %	\$88,000	\$84,000
South Boise - 0500	14	3.57 %	\$119,114	\$117,000
New Construction	0	0.00 %	\$0	\$0
Existing	14	4.29 %	\$119,114	\$117,000
SW Boise-Meridian - 0550	45	11.48 %	\$147,856	\$134,000
New Construction	10	15.15 %	\$202,487	\$182,547
Existing	35	10.74 %	\$132,247	\$125,900
West Boise - 0600	22	5.61 %	\$118,596	\$113,950
New Construction	0	0.00 %	\$0	\$0
Existing	22	6.75 %	\$118,596	\$113,950
W Boise-Garden City - 0650	35	8.93 %	\$131,535	\$135,000
New Construction	3	4.55 %	\$124,638	\$122,500
Existing	32	9.82 %	\$132,182	\$136,000
Garden City - 0700	2	0.51 %	\$95,750	\$95,750
New Construction	0	0.00 %	\$0	\$0
Existing	2	0.61 %	\$95,750	\$95,750
NW Boise - 0800	35	8.93 %	\$184,532	\$145,000
New Construction	4	6.06 %	\$202,535	\$206,119
Existing	31	9.51 %	\$182,209	\$144,576
Eagle - 0900	30	7.65 %	\$322,684	\$298,499
New Construction	3	4.55 %	\$395,500	\$420,000
Existing	27	8.28 %	\$314,593	\$297,000
Star - 0950	16	4.08 %	\$206,209	\$175,900
New Construction	7	10.61 %	\$169,039	\$146,100
Existing	9	2.76 %	\$235,119	\$185,000
SE Meridian - 1000	12	3.06 %	\$204,264	\$163,500
New Construction	6	9.09 %	\$224,861	\$218,000
Existing	6	1.84 %	\$183,667	\$152,000
SW Meridian - 1010	2	0.51 %	\$107,400	\$107,400
New Construction	0	0.00 %	\$0	\$0
Existing	2	0.61 %	\$107,400	\$107,400
NE Meridian - 1020	27	6.89 %	\$167,164	\$150,000
New Construction	9	13.64 %	\$238,071	\$229,426
Existing	18	5.52 %	\$131,711	\$119,750

<b>Single-Family Homes Sold in Ada County for January 2012</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
NW Meridian - 1030	40	10.20 %	\$166,800	\$144,500
New Construction	9	13.64 %	\$197,721	\$174,617
Existing	31	9.51 %	\$157,823	\$142,000
Kuna - 1100	31	7.91 %	\$118,256	\$96,000
New Construction	6	9.09 %	\$216,509	\$228,471
Existing	25	7.67 %	\$94,675	\$89,900
<b>Totals</b>	<b>392</b>	<b>100.00 %</b>	<b>\$170,035</b>	<b>\$138,000</b>
New Construction	66	16.84 %	\$224,200	\$200,500
Existing	326	83.16 %	\$159,068	\$130,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County January 2012 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	28	7.14 %
\$70,000 - \$89,999	0	0.00 %	41	10.46 %
\$90,000 - \$99,999	0	0.00 %	21	5.36 %
\$100,000 - \$119,999	3	0.77 %	46	11.73 %
\$120,000 - \$159,999	16	4.08 %	84	21.43 %
\$160,000 - \$199,999	14	3.57 %	42	10.71 %
\$200,000 - \$249,999	12	3.06 %	19	4.85 %
\$250,000 - \$299,999	8	2.04 %	17	4.34 %
\$300,000 - \$399,999	10	2.55 %	14	3.57 %
\$400,000 - \$499,999	1	0.26 %	6	1.53 %
\$500,000 and over	2	0.51 %	8	2.04 %
<b>Totals</b>	<b>66</b>	<b>16.84 %</b>	<b>326</b>	<b>83.16 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) January 2012 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	28	7.14 %
\$70,000 - \$89,999	0	0.00 %	41	10.46 %
\$90,000 - \$99,999	0	0.00 %	21	5.36 %
\$100,000 - \$119,999	3	0.77 %	46	11.73 %
\$120,000 - \$159,999	16	4.08 %	84	21.43 %
\$160,000 - \$199,999	14	3.57 %	42	10.71 %
\$200,000 - \$249,999	12	3.06 %	19	4.85 %
\$250,000 - \$299,999	8	2.04 %	17	4.34 %
\$300,000 - \$399,999	10	2.55 %	14	3.57 %
\$400,000 - \$499,999	1	0.26 %	6	1.53 %
\$500,000 and over	2	0.51 %	8	2.04 %
<b>Totals</b>	<b>66</b>	<b>16.84 %</b>	<b>326</b>	<b>83.16 %</b>

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