

Ada County Single-Family Home Sales
Comparing January 2007 with January 2006

	Jan-07	Year to Date 07	Jan-06	Year to Date 06	Previous 12 months
Total Active Residential Listings	3,935		n/a		
Total Single-Family Homes Sold	462	462	756	756	9,848
Percent Change	-38.89%	-38.89%			
Median Price	\$220,120	\$220,120	\$221,500	\$221,500	\$233,000
Percent Change	-0.62%	-0.62%			
Average Price	\$249,928	\$249,928	\$246,205	\$246,205	\$263,582
Percent Change	1.51%	1.51%			
Days on Market*	62	62	23	23	29
Total Residential Dollar Volume	\$115,466,535	\$115,466,535	\$186,131,136	\$186,131,136	\$2,595,755,906
Percent Change	-37.96%	-37.96%			

Ada County Existing Home Sales

	Jan-07	Year to Date 07	Jan-06	Year to Date 06	Previous 12 months
Existing Residential Listings	2,198		n/a		
Existing Homes Sold	330	330	404	404	6,335
Percent Change	-18.32%	-18.32%			
Median Price	\$202,000	\$202,000	\$190,000	\$190,000	\$209,000
Percent Change	6.32%	6.32%			
Average Price	\$226,781	\$226,781	\$226,915	\$226,915	\$245,470
Percent Change	-0.06%	-0.06%			
Days on Market	54	54	25	25	32
Total Existing Home Dollar Volume	\$74,837,838	\$74,837,838	\$91,673,590	\$91,673,590	\$1,555,054,907
Percent Change	-18.36%	-18.36%			

Ada County Newly Constructed Home Sales

	Jan-07	Year to Date 07	Jan-06	Year to Date 06	Previous 12 months
Newly Constructed Residential Listings	1,737		n/a		
Newly Constructed Homes Sold	135	135	351	351	3,498
Percent Change	-61.54%	-61.54%			
Median Price	\$269,900	\$269,900	\$250,000	\$250,000	\$275,000
Percent Change	7.96%	7.96%			
Average Price	\$312,287	\$312,287	\$268,952	\$268,952	\$296,812
Percent Change	16.11%	16.11%			
Days on Market	80	80	21	21	23
Total New Construction Dollar Volume	\$42,158,697	\$42,158,697	\$94,402,246	\$94,402,246	\$1,038,248,351
Percent Change	-55.34%	-55.34%			

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Single-Family Homes Sold in Ada County for January 2007				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 0100 North Boise	28	6.06%	\$314,555.00	\$271,600.00
New Construction	3	2.22%	\$594,552.00	\$731,158.00
Existing Homes	25	7.65%	\$280,956.00	\$255,700.00
Area 0200 NE Boise	4	0.87%	\$259,625.00	\$246,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	4	1.22%	\$259,625.00	\$246,000.00
Area 0300 SE Boise	36	7.79%	\$253,440.00	\$225,000.00
New Construction	5	3.70%	\$332,278.00	\$440,000.00
Existing Homes	31	9.48%	\$240,724.00	\$225,000.00
Area 0400 Boise Bench	28	6.06%	\$191,443.00	\$170,000.00
New Construction	1	0.74%	\$245,000.00	\$245,000.00
Existing Homes	27	8.26%	\$189,460.00	\$170,000.00
Area 0500 South Boise	15	3.25%	\$221,632.00	\$217,500.00
New Construction	4	2.96%	\$240,046.00	\$218,990.00
Existing Homes	11	3.36%	\$214,936.00	\$217,500.00
Area 0550 SW Boise-Meridian	62	13.42%	\$236,091.00	\$215,000.00
New Construction	24	17.78%	\$259,424.00	\$239,000.00
Existing Homes	38	11.62%	\$221,355.00	\$206,900.00
Area 0600 West Boise	36	7.79%	\$206,040.00	\$175,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	36	11.01%	\$206,040.00	\$175,000.00
Area 0650 W Boise-Garden City	50	10.82%	\$222,644.00	\$220,000.00
New Construction	13	9.63%	\$242,881.00	\$251,500.00
Existing Homes	37	11.31%	\$215,533.00	\$216,900.00
Area 0700 Garden City	2	0.43%	\$178,500.00	\$250,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.61%	\$178,500.00	\$250,000.00
Area 0800 NW Boise	22	4.76%	\$230,727.00	\$205,000.00
New Construction	3	2.22%	\$355,833.00	\$395,500.00
Existing Homes	19	5.81%	\$210,974.00	\$203,500.00
Area 0900 Eagle	20	4.33%	\$384,288.00	\$388,900.00
New Construction	8	5.93%	\$447,158.00	\$389,000.00
Existing Homes	12	3.67%	\$342,375.00	\$327,500.00
Area 0950 Star	12	2.60%	\$277,304.00	\$306,144.00
New Construction	9	6.67%	\$307,527.00	\$334,900.00
Existing Homes	3	0.92%	\$186,633.00	\$260,000.00
Area 1000 SE Meridian	18	3.90%	\$301,296.00	\$240,000.00
New Construction	10	7.41%	\$326,824.00	\$240,000.00
Existing Homes	8	2.45%	\$269,387.00	\$285,000.00
Area 1010 SW Meridian	10	2.16%	\$348,269.00	\$385,000.00
New Construction	5	3.70%	\$455,959.00	\$444,000.00
Existing Homes	5	1.53%	\$240,580.00	\$290,000.00
Area 1020 NE Meridian	30	6.49%	\$286,694.00	\$308,000.00
New Construction	15	11.11%	\$360,476.00	\$376,450.00
Existing Homes	15	4.59%	\$212,913.00	\$196,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian	64	13.85%	\$250,010.00	\$233,540.00
New Construction	31	22.96%	\$284,068.00	\$264,900.00
Existing Homes	33	10.09%	\$218,017.00	\$205,000.00
Area 1100 Kuna	25	5.41%	\$186,814.00	\$174,000.00
New Construction	4	2.96%	\$237,747.00	\$245,990.00
Existing Homes	21	6.42%	\$177,112.00	\$172,000.00
Ada County Totals	462	100.00%	\$249,927.00	\$220,120.00
New Construction	135	29.22%	\$312,286.00	\$269,900.00
Existing Homes	327	70.78%	\$224,182.00	\$202,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
January 2007 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	0	0%
\$70,000 - \$89,999	0	0%	0	0%
\$90,000 - \$99,999	0	0%	0	0%
\$100,000 - \$119,999	0	0%	4	0.87%
\$120,000 - \$159,999	0	0%	48	10.39%
\$160,000 - \$199,999	7	1.52%	107	23.16%
\$200,000 - \$249,999	47	10.17%	85	18.40%
\$250,000 - \$299,999	21	4.55%	40	8.66%
\$300,000 - \$399,999	37	8.01%	30	6.49%
\$400,000 - \$499,999	13	2.81%	8	1.73%
\$500,000 and over	10	2.16%	5	1.08%
Totals	135	29.22%	327	70.78%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) January 2007 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	0	0%
\$70,000 - \$89,999	0	0%	0	0%
\$90,000 - \$99,999	0	0%	0	0%
\$100,000 - \$119,999	0	0%	4	0.87%
\$120,000 - \$159,999	0	0%	48	10.39%
\$160,000 - \$199,999	7	1.52%	107	23.16%
\$200,000 - \$249,999	47	10.17%	85	18.40%
\$250,000 - \$299,999	21	4.55%	40	8.66%
\$300,000 - \$399,999	37	8.01%	30	6.49%
\$400,000 - \$499,999	13	2.81%	8	1.73%
\$500,000 and over	10	2.16%	5	1.08%
Totals	135	29.22%	327	70.78%

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