

Ada County Single-Family Home Sales Comparing January 2009 with January 2008					
	Jan-09	Year to Date 09	Jan-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	3,764		4,307		
Total Single-Family Homes Sold	232	232	302	302	4,881
Percent Change	-23.18%	-23.18%			
Median Price	\$183,000	\$183,000	\$216,990	\$216,990	\$199,976
Percent Change	-15.66%	-15.66%			
Average Price	\$210,928	\$210,928	\$246,541	\$246,541	\$232,882
Percent Change	-14.44%	-14.44%			
Days on Market*	94	94	73	73	75
Total Residential Dollar Volume	\$48,935,285	\$48,935,285	\$74,455,303	\$74,455,303	\$1,136,697,376
Percent Change	-34.28%	-34.28%			

Ada County Existing Home Sales					
	Jan-09	Year to Date 09	Jan-08	Year to Date 08	Previous 12 months
Existing Residential Listings	2,910		3,043		
Existing Homes Sold	183	183	221	221	3,671
Percent Change	-17.19%	-17.19%			
Median Price	\$180,000	\$180,000	\$200,000	\$200,000	\$196,000
Percent Change	-10.00%	-10.00%			
Average Price	\$210,546	\$210,546	\$235,087	\$235,087	\$230,321
Percent Change	-10.44%	-10.44%			
Days on Market	91	91	74	74	70
Total Existing Home Dollar Volume	\$38,529,875	\$38,529,875	\$51,954,230	\$51,954,230	\$845,508,221
Percent Change	-25.84%	-25.84%			

Ada County Newly Constructed Home Sales					
	Jan-09	Year to Date 09	Jan-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	854		1,264		
Newly Constructed Homes Sold	49	49	81	81	1,217
Percent Change	-39.51%	-39.51%			
Median Price	\$196,082	\$196,082	\$237,100	\$237,100	\$211,000
Percent Change	-17.30%	-17.30%			
Average Price	\$206,743	\$206,743	\$277,791	\$277,791	\$242,358
Percent Change	-25.58%	-25.58%			
Days on Market	104	104	70	70	91
Total New Construction Dollar Volume	\$10,130,410	\$10,130,410	\$22,501,073	\$22,501,073	\$294,950,155
Percent Change	-54.98%	-54.98%			

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 3.5 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.) * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.

Single-Family Homes Sold in Ada County for January 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	10	4.31%	\$228,590.00	\$195,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	10	5.52%	\$228,590.00	\$195,000.00
Area 200 NE Boise - 0200	1	0.43%	\$395,000.00	\$395,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.55%	\$395,000.00	\$395,000.00
Area 300 SE Boise - 0300	23	9.91%	\$221,860.00	\$183,900.00
New Construction	1	1.96%	\$360,000.00	\$360,000.00
Existing Homes	22	12.15%	\$215,581.00	\$180,000.00
Area 400 Boise Bench - 0400	11	4.74%	\$146,788.00	\$153,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	11	6.08%	\$146,788.00	\$153,000.00
Area 500 South Boise - 0500	9	3.88%	\$177,522.00	\$175,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	9	4.97%	\$177,522.00	\$175,000.00
Area 550 SW Boise-Meridian - 0550	27	11.64%	\$181,804.00	\$175,000.00
New Construction	11	21.57%	\$200,229.00	\$218,000.00
Existing Homes	16	8.84%	\$169,137.00	\$161,000.00
Area 600 West Boise - 0600	10	4.31%	\$196,626.00	\$164,200.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	10	5.52%	\$196,626.00	\$164,200.00
Area 650 W Boise-Garden City - 0650	19	8.19%	\$191,602.00	\$210,000.00
New Construction	3	5.88%	\$204,333.00	\$217,000.00
Existing Homes	16	8.84%	\$189,215.00	\$205,000.00
Area 700 Garden City - 0700	0	0%	\$0.00	\$0.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	0	0%	\$0.00	\$0.00
Area 800 NW Boise - 0800	14	6.03%	\$240,670.00	\$200,000.00
New Construction	3	5.88%	\$315,466.00	\$560,000.00
Existing Homes	11	6.08%	\$220,270.00	\$219,980.00
Area 900 Eagle - 0900	16	6.90%	\$354,331.00	\$315,000.00
New Construction	1	1.96%	\$300,600.00	\$300,600.00
Existing Homes	15	8.29%	\$357,913.00	\$390,000.00
Area 950 Star - 0950	12	5.17%	\$257,337.00	\$250,000.00
New Construction	4	7.84%	\$267,750.00	\$340,000.00
Existing Homes	8	4.42%	\$252,131.00	\$229,548.00
Area 1000 SE Meridian - 1000	9	3.88%	\$232,859.00	\$222,850.00
New Construction	5	9.80%	\$234,759.00	\$220,000.00
Existing Homes	4	2.21%	\$230,485.00	\$240,090.00
Area 1010 SW Meridian - 1010	1	0.43%	\$107,000.00	\$107,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.55%	\$107,000.00	\$107,000.00
Area 1020 NE Meridian - 1020	27	11.64%	\$187,095.00	\$185,000.00
New Construction	7	13.73%	\$198,659.00	\$229,000.00
Existing Homes	20	11.05%	\$183,048.00	\$178,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	26	11.21%	\$204,481.00	\$181,800.00
New Construction	8	15.69%	\$225,312.00	\$264,900.00
Existing Homes	18	9.94%	\$195,223.00	\$180,000.00
Area 1100 Kuna - 1100	17	7.33%	\$160,366.00	\$149,000.00
New Construction	8	15.69%	\$159,996.00	\$159,000.00
Existing Homes	9	4.97%	\$160,694.00	\$146,000.00
Ada County Totals	232	100.00%	\$210,927.00	\$183,000.00
New Construction	51	21.98%	\$218,439.00	\$196,400.00
Existing Homes	181	78.02%	\$208,811.00	\$180,000.00

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 3.5 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.) * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County January 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	1	0.43%
\$70,000 - \$89,999	0	0%	2	0.86%
\$90,000 - \$99,999	0	0%	1	0.43%
\$100,000 - \$119,999	0	0%	11	4.74%
\$120,000 - \$159,999	14	6.03%	46	19.83%
\$160,000 - \$199,999	13	5.60%	47	20.26%
\$200,000 - \$249,999	11	4.74%	34	14.66%
\$250,000 - \$299,999	6	2.59%	15	6.47%
\$300,000 - \$399,999	5	2.16%	14	6.03%
\$400,000 - \$499,999	1	0.43%	6	2.59%
\$500,000 and over	1	0.43%	4	1.72%
Totals	51	21.98%	181	78.02%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) January 2009 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	1	0.43%
\$70,000 - \$89,999	0	0%	2	0.86%
\$90,000 - \$99,999	0	0%	1	0.43%
\$100,000 - \$119,999	0	0%	11	4.74%
\$120,000 - \$159,999	14	6.03%	46	19.83%
\$160,000 - \$199,999	13	5.60%	47	20.26%
\$200,000 - \$249,999	11	4.74%	34	14.66%
\$250,000 - \$299,999	6	2.59%	15	6.47%
\$300,000 - \$399,999	5	2.16%	14	6.03%
\$400,000 - \$499,999	1	0.43%	6	2.59%
\$500,000 and over	1	0.43%	4	1.72%
Totals	51	21.98%	181	78.02%

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 3.5 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.)
 * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.