

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

	<b>Jan-11</b>	<b>Year to Date 11</b>	<b>Jan-10</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Total Active Residential Listings	2,232		2,991		
Total Single-Family Homes Sold	336	336	284	284	5,959
Percent Change	18.31%	18.31%			
Median Price	\$134,900	\$134,900	\$168,300	\$168,300	\$153,400
Percent Change	-19.85%	-19.85%			
Average Price	\$166,701	\$166,701	\$194,179	\$194,179	\$180,079
Percent Change	-14.15%	-14.15%			
Days on Market*	93	93	89	89	88
Total Residential Dollar Volume	\$56,011,494	\$56,011,494	\$55,146,960	\$55,146,960	\$1,073,091,474
Percent Change	1.57%	1.57%			

**Ada County Existing Home Sales**

	<b>Jan-11</b>	<b>Year to Date 11</b>	<b>Jan-10</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Existing Residential Listings	1,656		2,314		
Existing Homes Sold	289	289	252	252	5,087
Percent Change	14.68%	14.68%			
Median Price	\$126,000	\$126,000	\$165,000	\$165,000	\$149,900
Percent Change	-23.64%	-23.64%			
Average Price	\$156,207	\$156,207	\$194,008	\$194,008	\$175,791
Percent Change	-19.48%	-19.48%			
Days on Market	96	96	86	86	84
Total Existing Home Dollar Volume	\$45,143,867	\$45,143,867	\$48,890,006	\$48,890,006	\$894,247,229
Percent Change	-7.66%	-7.66%			

**Ada County Newly Constructed Home Sales**

	<b>Jan-11</b>	<b>Year to Date 11</b>	<b>Jan-10</b>	<b>Year to Date 10</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	576		677		
Newly Constructed Homes Sold	47	47	32	32	877
Percent Change	46.88%	46.88%			
Median Price	\$211,900	\$211,900	\$194,000	\$194,000	\$176,965
Percent Change	9.23%	9.23%			
Average Price	\$225,471	\$225,471	\$195,530	\$195,530	\$204,351
Percent Change	15.31%	15.31%			
Days on Market	74	74	112	112	112
Total New Construction Dollar Volume	\$10,597,127	\$10,597,127	\$6,256,954	\$6,256,954	\$179,215,554
Percent Change	69.37%	69.37%			

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Single-Family Homes Sold in Ada County for January 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	21	6.25%	\$237,997.00	\$250,000.00
New Construction	1	2.04%	\$212,750.00	\$212,750.00
Existing Homes	20	6.97%	\$239,260.00	\$250,000.00
Area 200 NE Boise - 0200	7	2.08%	\$239,537.00	\$289,657.00
New Construction	3	6.12%	\$288,254.00	\$302,107.00
Existing Homes	4	1.39%	\$203,000.00	\$182,000.00
Area 300 SE Boise - 0300	25	7.44%	\$183,076.00	\$149,000.00
New Construction	2	4.08%	\$201,750.00	\$255,000.00
Existing Homes	23	8.01%	\$181,452.00	\$149,000.00
Area 400 Boise Bench - 0400	20	5.95%	\$81,647.00	\$75,000.00
New Construction	1	2.04%	\$146,900.00	\$146,900.00
Existing Homes	19	6.62%	\$78,213.00	\$75,000.00
Area 500 South Boise - 0500	8	2.38%	\$167,375.00	\$160,000.00
New Construction	3	6.12%	\$225,666.00	\$287,000.00
Existing Homes	5	1.74%	\$132,400.00	\$150,000.00
Area 550 SW Boise-Meridian - 0550	37	11.01%	\$143,712.00	\$135,476.00
New Construction	7	14.29%	\$187,231.00	\$211,900.00
Existing Homes	30	10.45%	\$133,557.00	\$128,000.00
Area 600 West Boise - 0600	14	4.17%	\$105,857.00	\$100,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	14	4.88%	\$105,857.00	\$100,000.00
Area 650 W Boise-Garden City - 0650	37	11.01%	\$126,827.00	\$115,000.00
New Construction	5	10.20%	\$189,033.00	\$246,774.00
Existing Homes	32	11.15%	\$117,108.00	\$113,000.00
Area 700 Garden City - 0700	1	0.30%	\$90,000.00	\$90,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.35%	\$90,000.00	\$90,000.00
Area 800 NW Boise - 0800	18	5.36%	\$162,532.00	\$134,900.00
New Construction	2	4.08%	\$126,699.00	\$140,307.00
Existing Homes	16	5.57%	\$167,011.00	\$134,900.00
Area 900 Eagle - 0900	16	4.76%	\$361,514.00	\$383,050.00
New Construction	2	4.08%	\$661,775.00	\$940,500.00
Existing Homes	14	4.88%	\$318,620.00	\$360,400.00
Area 950 Star - 0950	11	3.27%	\$181,920.00	\$180,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	11	3.83%	\$181,920.00	\$180,000.00
Area 1000 SE Meridian - 1000	16	4.76%	\$180,064.00	\$155,000.00
New Construction	6	12.24%	\$188,426.00	\$148,500.00
Existing Homes	10	3.48%	\$175,046.00	\$158,500.00
Area 1010 SW Meridian - 1010	2	0.60%	\$215,000.00	\$260,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.70%	\$215,000.00	\$260,000.00
Area 1020 NE Meridian - 1020	31	9.23%	\$184,987.00	\$198,000.00
New Construction	7	14.29%	\$248,446.00	\$320,000.00
Existing Homes	24	8.36%	\$166,478.00	\$128,375.00

<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1030 NW Meridian - 1030	44	13.10%	\$158,283.00	\$149,900.00
New Construction	7	14.29%	\$230,702.00	\$314,500.00
Existing Homes	37	12.89%	\$144,583.00	\$148,000.00
Area 1100 Kuna - 1100	28	8.33%	\$124,460.00	\$109,900.00
New Construction	3	6.12%	\$135,627.00	\$153,011.00
Existing Homes	25	8.71%	\$123,120.00	\$109,900.00
Ada County Totals	336	100.00%	\$166,700.00	\$134,900.00
New Construction	49	14.58%	\$225,084.00	\$211,900.00
Existing Homes	287	85.42%	\$156,732.00	\$126,500.00

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<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>January 2011 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	23	6.85%
\$70,000 - \$89,999	0	0%	27	8.04%
\$90,000 - \$99,999	0	0%	23	6.85%
\$100,000 - \$119,999	2	0.60%	56	16.67%
\$120,000 - \$159,999	18	5.36%	58	17.26%
\$160,000 - \$199,999	5	1.49%	37	11.01%
\$200,000 - \$249,999	6	1.79%	22	6.55%
\$250,000 - \$299,999	8	2.38%	16	4.76%
\$300,000 - \$399,999	9	2.68%	16	4.76%
\$400,000 - \$499,999	0	0%	9	2.68%
\$500,000 and over	1	0.30%	0	0%
<b>Totals</b>	<b>49</b>	<b>14.58%</b>	<b>287</b>	<b>85.42%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County</b>				
<b>(Year-to-Date) January 2011 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	23	6.85%
\$70,000 - \$89,999	0	0%	27	8.04%
\$90,000 - \$99,999	0	0%	23	6.85%
\$100,000 - \$119,999	2	0.60%	56	16.67%
\$120,000 - \$159,999	18	5.36%	58	17.26%
\$160,000 - \$199,999	5	1.49%	37	11.01%
\$200,000 - \$249,999	6	1.79%	22	6.55%
\$250,000 - \$299,999	8	2.38%	16	4.76%
\$300,000 - \$399,999	9	2.68%	16	4.76%
\$400,000 - \$499,999	0	0%	9	2.68%
\$500,000 and over	1	0.30%	0	0%
<b>Totals</b>	<b>49</b>	<b>14.58%</b>	<b>287</b>	<b>85.42%</b>

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