

Ada County Single-Family Home Sales Comparing March 2011 with March 2010					
	Mar-11	Year to Date 11	Mar-10	Year to Date 10	Previous 12 months
Total Active Residential Listings	2,201		3,102		
Total Single-Family Homes Sold	512	1,292	585	1,238	6,139
Percent Change	-12.48%	4.36%			
Median Price	\$137,000	\$138,500	\$157,000	\$163,300	\$151,250
Percent Change	-12.74%	-15.19%			
Average Price	\$163,881	\$168,376	\$187,437	\$194,027	\$182,648
Percent Change	-12.57%	-13.22%			
Days on Market*	96	96	92	93	89
Total Residential Dollar Volume	\$83,907,010	\$217,541,610	\$109,650,706	\$240,205,453	\$1,121,273,037
Percent Change	-23.48%	-9.44%			

Ada County Existing Home Sales					
	Mar-11	Year to Date 11	Mar-10	Year to Date 10	Previous 12 months
Existing Residential Listings	1,633		2,470		
Existing Homes Sold	448	1,132	513	1,077	5,248
Percent Change	-12.67%	5.11%			
Median Price	\$130,000	\$130,000	\$158,000	\$162,000	\$147,290
Percent Change	-17.72%	-19.75%			
Average Price	\$155,048	\$160,611	\$189,050	\$193,760	\$177,363
Percent Change	-17.99%	-17.11%			
Days on Market	94	96	86	87	86
Total Existing Home Dollar Volume	\$69,461,650	\$181,811,881	\$96,982,483	\$208,679,043	\$930,798,785
Percent Change	-28.38%	-12.87%			

Ada County Newly Constructed Home Sales					
	Mar-11	Year to Date 11	Mar-10	Year to Date 10	Previous 12 months
Newly Constructed Residential Listings	568		632		
Newly Constructed Homes Sold	62	155	69	154	850
Percent Change	-10.14%	0.65%			
Median Price	\$187,000	\$190,895	\$156,900	\$165,000	\$180,000
Percent Change	19.18%	15.69%			
Average Price	\$222,957	\$224,358	\$179,047	\$190,029	\$212,734
Percent Change	24.52%	18.06%			
Days on Market	114	99	140	133	108
Total New Construction Dollar Volume	\$13,823,360	\$34,775,414	\$12,354,223	\$29,264,510	\$180,823,507
Percent Change	11.89%	18.83%			

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Single-Family Homes Sold in Ada County for March 2011				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 100 North Boise - 0100	20	3.91%	\$273,632.00	\$250,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	20	4.47%	\$273,632.00	\$250,000.00
Area 200 NE Boise - 0200	17	3.32%	\$254,204.00	\$246,000.00
New Construction	5	7.69%	\$313,074.00	\$344,881.00
Existing Homes	12	2.68%	\$229,675.00	\$210,000.00
Area 300 SE Boise - 0300	36	7.03%	\$159,255.00	\$153,000.00
New Construction	3	4.62%	\$197,633.00	\$235,000.00
Existing Homes	33	7.38%	\$155,766.00	\$149,900.00
Area 400 Boise Bench - 0400	32	6.25%	\$93,780.00	\$87,501.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	32	7.16%	\$93,780.00	\$87,501.00
Area 500 South Boise - 0500	15	2.93%	\$146,391.00	\$125,000.00
New Construction	1	1.54%	\$387,220.00	\$387,220.00
Existing Homes	14	3.13%	\$129,189.00	\$122,000.00
Area 550 SW Boise-Meridian - 0550	43	8.40%	\$141,087.00	\$133,900.00
New Construction	11	16.92%	\$155,788.00	\$150,000.00
Existing Homes	32	7.16%	\$136,034.00	\$130,000.00
Area 600 West Boise - 0600	29	5.66%	\$111,999.00	\$101,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	29	6.49%	\$111,999.00	\$101,000.00
Area 650 W Boise-Garden City - 0650	60	11.72%	\$121,525.00	\$119,000.00
New Construction	4	6.15%	\$187,390.00	\$225,500.00
Existing Homes	56	12.53%	\$116,820.00	\$117,000.00
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	47	9.18%	\$186,116.00	\$164,000.00
New Construction	5	7.69%	\$237,270.00	\$309,900.00
Existing Homes	42	9.40%	\$180,026.00	\$149,900.00
Area 900 Eagle - 0900	33	6.45%	\$307,641.00	\$275,000.00
New Construction	4	6.15%	\$481,609.00	\$475,000.00
Existing Homes	29	6.49%	\$283,646.00	\$273,000.00
Area 950 Star - 0950	13	2.54%	\$173,260.00	\$160,655.00
New Construction	3	4.62%	\$197,821.00	\$260,000.00
Existing Homes	10	2.24%	\$165,892.00	\$152,000.00
Area 1000 SE Meridian - 1000	15	2.93%	\$165,416.00	\$155,000.00
New Construction	4	6.15%	\$154,849.00	\$155,000.00
Existing Homes	11	2.46%	\$169,259.00	\$175,000.00
Area 1010 SW Meridian - 1010	9	1.76%	\$306,900.00	\$330,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	9	2.01%	\$306,900.00	\$330,000.00
Area 1020 NE Meridian - 1020	30	5.86%	\$154,498.00	\$136,500.00
New Construction	3	4.62%	\$251,601.00	\$275,900.00
Existing Homes	27	6.04%	\$143,709.00	\$135,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian - 1030	75	14.65%	\$156,477.00	\$140,000.00
New Construction	15	23.08%	\$226,933.00	\$222,000.00
Existing Homes	60	13.42%	\$138,863.00	\$127,900.00
Area 1100 Kuna - 1100	38	7.42%	\$100,273.00	\$92,700.00
New Construction	7	10.77%	\$153,881.00	\$161,651.00
Existing Homes	31	6.94%	\$88,168.00	\$89,900.00
Ada County Totals	512	100.00%	\$163,880.00	\$137,000.00
New Construction	65	12.70%	\$224,159.00	\$198,005.00
Existing Homes	447	87.30%	\$155,115.00	\$130,000.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
March 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	37	7.23%
\$70,000 - \$89,999	0	0%	55	10.74%
\$90,000 - \$99,999	0	0%	36	7.03%
\$100,000 - \$119,999	4	0.78%	58	11.33%
\$120,000 - \$159,999	22	4.30%	112	21.88%
\$160,000 - \$199,999	9	1.76%	53	10.35%
\$200,000 - \$249,999	8	1.56%	40	7.81%
\$250,000 - \$299,999	10	1.95%	23	4.49%
\$300,000 - \$399,999	9	1.76%	20	3.91%
\$400,000 - \$499,999	2	0.39%	8	1.56%
\$500,000 and over	1	0.20%	5	0.98%
Totals	65	12.70%	447	87.30%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) March 2011 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	1	0.08%	94	7.28%
\$70,000 - \$89,999	0	0%	117	9.06%
\$90,000 - \$99,999	0	0%	80	6.19%
\$100,000 - \$119,999	7	0.54%	178	13.78%
\$120,000 - \$159,999	50	3.87%	263	20.36%
\$160,000 - \$199,999	27	2.09%	135	10.45%
\$200,000 - \$249,999	19	1.47%	107	8.28%
\$250,000 - \$299,999	25	1.93%	60	4.64%
\$300,000 - \$399,999	25	1.93%	59	4.57%
\$400,000 - \$499,999	4	0.31%	23	1.78%
\$500,000 and over	2	0.15%	16	1.24%
Totals	160	12.38%	1132	87.62%

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