

Ada County Single Family Home Sales Comparing January 2013 with January 2012					
	Jan-13	Year to Date 13	Jan-12	Year to Date 12	Previous 12 Months
Total Active Residential Listings	1664		1947		
Total Pending Residential Listings	953		856		
Total Single-Family Homes Sold	363	363	391	391	6,602
Percent Change	-7.16 %	-7.16 %			
Median Price	\$185,909	\$185,909	\$138,000	\$138,000	\$171,450
Percent Change	34.72 %	34.72 %			
Average Price	\$214,379	\$214,379	\$169,550	\$169,550	\$203,691
Percent Change	26.44 %	26.44 %			
Days on Market	56	56	87	87	64
Total Dollar Volume	\$77,819,664	\$77,819,664	\$66,294,137	\$66,294,137	\$1,344,765,167
Percent Change	17.39 %	17.39 %			

Ada County Existing Home Sales					
	Jan-13	Year to Date 13	Jan-12	Year to Date 12	Previous 12 Months
Existing Residential Listings	1108		1372		
Existing Pending Listings	656		686		
Existing Homes Sold	285	285	325	325	5,237
Percent Change	-12.31 %	-12.31 %			
Median Price	\$170,000	\$170,000	\$130,000	\$130,000	\$157,000
Percent Change	30.77 %	30.77 %			
Average Price	\$203,964	\$203,964	\$158,452	\$158,452	\$191,681
Percent Change	28.72 %	28.72 %			
Days on Market	57	57	86	86	62
Existing Dollar Volume	\$58,129,647	\$58,129,647	\$51,496,924	\$51,496,924	\$1,003,832,404
Percent Change	12.88 %	12.88 %			

Ada County Newly Constructed Home Sales					
	Jan-13	Year to Date 13	Jan-12	Year to Date 12	Previous 12 Months
Newly Constructed Residential Listings	556		575		
Newly Constructed Pending Listings	297		170		
Newly Constructed Homes Sold	78	78	66	66	1,365
Percent Change	18.18 %	18.18 %			
Median Price	\$243,737	\$243,737	\$200,500	\$200,500	\$222,617
Percent Change	21.56 %	21.56 %			
Average Price	\$252,436	\$252,436	\$224,200	\$224,200	\$249,768
Percent Change	12.59 %	12.59 %			
Days on Market	53	53	90	90	69
Newly Constructed Dollar Volume	\$19,690,017	\$19,690,017	\$14,797,213	\$14,797,213	\$340,932,763
Percent Change	33.07 %	33.07 %			

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Single-Family Homes Sold in Ada County for January 2013				
MLS Area	# Sold	Market %	Average Price	Median Price
North Boise - 0100	19	5.21 %	\$242,358	\$211,047
New Construction	0	0.00 %	\$0	\$0
Existing	19	6.62 %	\$242,358	\$211,047
NE Boise - 0200	10	2.74 %	\$358,043	\$316,800
New Construction	4	5.13 %	\$369,883	\$346,723
Existing	6	2.09 %	\$350,150	\$311,950
SE Boise - 0300	21	5.75 %	\$254,851	\$210,000
New Construction	2	2.56 %	\$229,445	\$229,445
Existing	19	6.62 %	\$257,526	\$210,000
Boise Bench - 0400	20	5.48 %	\$124,594	\$116,667
New Construction	0	0.00 %	\$0	\$0
Existing	20	6.97 %	\$124,594	\$116,667
South Boise - 0500	11	3.01 %	\$171,618	\$151,000
New Construction	0	0.00 %	\$0	\$0
Existing	11	3.83 %	\$171,618	\$151,000
SW Boise-Meridian - 0550	37	10.14 %	\$183,145	\$175,000
New Construction	10	12.82 %	\$182,904	\$166,147
Existing	27	9.41 %	\$183,235	\$175,000
West Boise - 0600	13	3.56 %	\$135,269	\$138,000
New Construction	2	2.56 %	\$138,450	\$138,450
Existing	11	3.83 %	\$134,691	\$125,000
W Boise-Garden City - 0650	41	11.23 %	\$165,189	\$147,100
New Construction	0	0.00 %	\$0	\$0
Existing	41	14.29 %	\$165,189	\$147,100
Garden City - 0700	0	0.00 %	\$0	\$0
New Construction	0	0.00 %	\$0	\$0
Existing	0	0.00 %	\$0	\$0
NW Boise - 0800	31	8.49 %	\$242,613	\$234,900
New Construction	12	15.38 %	\$283,230	\$266,126
Existing	19	6.62 %	\$216,961	\$186,000
Eagle - 0900	36	9.86 %	\$355,634	\$307,500
New Construction	4	5.13 %	\$370,110	\$390,463
Existing	32	11.15 %	\$353,825	\$293,500
Star - 0950	19	5.21 %	\$222,524	\$196,200
New Construction	7	8.97 %	\$189,679	\$189,049
Existing	12	4.18 %	\$241,683	\$199,950
SE Meridian - 1000	23	6.30 %	\$249,900	\$258,439
New Construction	13	16.67 %	\$265,839	\$272,556
Existing	10	3.48 %	\$229,180	\$220,000
SW Meridian - 1010	1	0.27 %	\$125,000	\$125,000
New Construction	0	0.00 %	\$0	\$0
Existing	1	0.35 %	\$125,000	\$125,000
NE Meridian - 1020	23	6.30 %	\$179,393	\$180,000
New Construction	10	12.82 %	\$215,741	\$201,407
Existing	13	4.53 %	\$151,433	\$137,000

Single-Family Homes Sold in Ada County for January 2013

MLS Area	# Sold	Market %	Average Price	Median Price
NW Meridian - 1030	48	13.15 %	\$186,283	\$162,607
New Construction	13	16.67 %	\$274,658	\$240,075
Existing	35	12.20 %	\$153,457	\$145,500
Kuna - 1100	12	3.29 %	\$151,502	\$138,500
New Construction	1	1.28 %	\$254,824	\$254,824
Existing	11	3.83 %	\$142,109	\$130,000
Totals	365	100.00 %	\$215,163	\$186,000
New Construction	78	21.37 %	\$252,436	\$243,737
Existing	287	78.63 %	\$205,033	\$170,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County January 2013 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	6	1.64 %
\$70,000 - \$89,999	0	0.00 %	12	3.29 %
\$90,000 - \$99,999	0	0.00 %	3	0.82 %
\$100,000 - \$119,999	0	0.00 %	33	9.04 %
\$120,000 - \$159,999	13	3.56 %	76	20.82 %
\$160,000 - \$199,999	15	4.11 %	47	12.88 %
\$200,000 - \$249,999	13	3.56 %	46	12.60 %
\$250,000 - \$299,999	18	4.93 %	20	5.48 %
\$300,000 - \$399,999	13	3.56 %	26	7.12 %
\$400,000 - \$499,999	5	1.37 %	10	2.74 %
\$500,000 and over	1	0.27 %	8	2.19 %
Totals	78	21.37 %	287	78.63 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) January 2013 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	6	1.64 %
\$70,000 - \$89,999	0	0.00 %	12	3.29 %
\$90,000 - \$99,999	0	0.00 %	3	0.82 %
\$100,000 - \$119,999	0	0.00 %	33	9.04 %
\$120,000 - \$159,999	13	3.56 %	76	20.82 %
\$160,000 - \$199,999	15	4.11 %	47	12.88 %
\$200,000 - \$249,999	13	3.56 %	46	12.60 %
\$250,000 - \$299,999	18	4.93 %	20	5.48 %
\$300,000 - \$399,999	13	3.56 %	26	7.12 %
\$400,000 - \$499,999	5	1.37 %	10	2.74 %
\$500,000 and over	1	0.27 %	8	2.19 %
Totals	78	21.37 %	287	78.63 %

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