

Ada County Single-Family Home Sales Comparing May 2008 with May 2007					
	May-08	Year to Date 08	May-07	Year to Date 07	Previous 12 months
Total Active Residential Listings	5,007		4,949		
Total Single-Family Homes Sold	502	2,073	729	3,200	5,683
Percent Change	-31.14%	-35.22%			
Median Price	\$205,000	\$209,900	\$231,000	\$226,990	\$220,900
Percent Change	-11.26%	-7.53%			
Average Price	\$235,489	\$246,349	\$280,641	\$265,718	\$261,996
Percent Change	-16.09%	-7.29%			
Days on Market*	69	70	52	59	60
Total Residential Dollar Volume	\$118,215,584	\$510,681,990	\$204,587,311	\$850,298,085	\$1,488,925,819
Percent Change	-42.22%	-39.94%			

Ada County Existing Home Sales					
	May-08	Year to Date 08	May-07	Year to Date 07	Previous 12 months
Existing Residential Listings	3,796		3,228		
Existing Homes Sold	371	1,547	527	2,321	4,248
Percent Change	-29.60%	-33.35%			
Median Price	\$199,900	\$200,000	\$215,000	\$210,000	\$210,000
Percent Change	-7.02%	-4.76%			
Average Price	\$236,758	\$240,144	\$260,159	\$247,143	\$249,990
Percent Change	-8.99%	-2.83%			
Days on Market	62	67	42	52	56
Total Existing Home Dollar Volume	\$87,837,280	\$371,503,362	\$137,103,560	\$573,618,372	\$1,061,955,969
Percent Change	-35.93%	-35.24%			

Ada County Newly Constructed Home Sales					
	May-08	Year to Date 08	May-07	Year to Date 07	Previous 12 months
Newly Constructed Residential Listings	1,211		1,721		
Newly Constructed Homes Sold	133	523	201	876	1,430
Percent Change	-33.83%	-40.30%			
Median Price	\$210,916	\$225,000	\$285,900	\$274,500	\$255,000
Percent Change	-26.23%	-18.03%			
Average Price	\$237,468	\$264,612	\$331,076	\$312,460	\$297,925
Percent Change	-28.27%	-15.31%			
Days on Market	87	77	79	78	70
Total New Construction Dollar Volume	\$31,583,304	\$138,391,945	\$66,546,251	\$273,714,713	\$426,032,097
Percent Change	-52.54%	-49.44%			

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Single-Family Homes Sold in Ada County for May 2008				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 0100 North Boise	21	4.18%	\$302,590.00	\$309,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	21	5.66%	\$302,590.00	\$309,000.00
Area 0200 NE Boise	11	2.19%	\$363,800.00	\$375,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	11	2.96%	\$363,800.00	\$375,000.00
Area 0300 SE Boise	38	7.57%	\$303,777.00	\$250,000.00
New Construction	5	3.82%	\$482,700.00	\$670,000.00
Existing Homes	33	8.89%	\$276,668.00	\$236,800.00
Area 0400 Boise Bench	31	6.18%	\$183,641.00	\$161,995.00
New Construction	4	3.05%	\$266,616.00	\$297,564.00
Existing Homes	27	7.28%	\$171,348.00	\$156,900.00
Area 0500 South Boise	11	2.19%	\$232,633.00	\$219,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	11	2.96%	\$232,633.00	\$219,000.00
Area 0550 SW Boise-Meridian	63	12.55%	\$201,261.00	\$195,000.00
New Construction	30	22.90%	\$197,100.00	\$179,990.00
Existing Homes	33	8.89%	\$205,044.00	\$205,000.00
Area 0600 West Boise	20	3.98%	\$199,715.00	\$166,900.00
New Construction	1	0.76%	\$415,000.00	\$415,000.00
Existing Homes	19	5.12%	\$188,384.00	\$166,900.00
Area 0650 W Boise-Garden City	61	12.15%	\$219,500.00	\$207,000.00
New Construction	14	10.69%	\$242,225.00	\$244,339.00
Existing Homes	47	12.67%	\$212,731.00	\$187,000.00
Area 0700 Garden City	0	0%	\$0.00	\$0.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	0	0%	\$0.00	\$0.00
Area 0800 NW Boise	27	5.38%	\$271,967.00	\$236,300.00
New Construction	3	2.29%	\$344,211.00	\$415,959.00
Existing Homes	24	6.47%	\$262,937.00	\$207,900.00
Area 0900 Eagle	18	3.59%	\$403,798.00	\$429,620.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	18	4.85%	\$403,798.00	\$429,620.00
Area 0950 Star	16	3.19%	\$263,485.00	\$231,990.00
New Construction	6	4.58%	\$234,619.00	\$249,900.00
Existing Homes	10	2.70%	\$280,805.00	\$208,000.00
Area 1000 SE Meridian	21	4.18%	\$244,481.00	\$248,869.00
New Construction	10	7.63%	\$221,873.00	\$219,490.00
Existing Homes	11	2.96%	\$265,033.00	\$306,567.00
Area 1010 SW Meridian	4	0.80%	\$371,725.00	\$430,000.00
New Construction	2	1.53%	\$434,500.00	\$439,000.00
Existing Homes	2	0.54%	\$308,950.00	\$384,900.00
Area 1020 NE Meridian	37	7.37%	\$215,137.00	\$202,000.00
New Construction	11	8.40%	\$228,392.00	\$224,990.00
Existing Homes	26	7.01%	\$209,530.00	\$185,000.00

MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1030 NW Meridian	76	15.14%	\$209,755.00	\$197,500.00
New Construction	21	16.03%	\$237,079.00	\$237,990.00
Existing Homes	55	14.82%	\$199,323.00	\$188,000.00
Area 1100 Kuna	47	9.36%	\$184,059.00	\$162,500.00
New Construction	24	18.32%	\$173,337.00	\$162,500.00
Existing Homes	23	6.20%	\$195,248.00	\$163,000.00
Ada County Totals	502	100.00%	\$235,489.00	\$205,000.00
New Construction	131	26.10%	\$231,895.00	\$210,489.00
Existing Homes	371	73.90%	\$236,758.00	\$199,900.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
May 2008 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	3	0.60%
\$70,000 - \$89,999	0	0%	1	0.20%
\$90,000 - \$99,999	0	0%	1	0.20%
\$100,000 - \$119,999	0	0%	3	0.60%
\$120,000 - \$159,999	20	3.98%	72	14.34%
\$160,000 - \$199,999	36	7.17%	107	21.31%
\$200,000 - \$249,999	39	7.77%	68	13.55%
\$250,000 - \$299,999	18	3.59%	40	7.97%
\$300,000 - \$399,999	10	1.99%	45	8.96%
\$400,000 - \$499,999	6	1.20%	17	3.39%
\$500,000 and over	2	0.40%	14	2.79%
Totals	131	26.10%	371	73.90%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County				
(Year-to-Date) May 2008 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	5	0.24%
\$70,000 - \$89,999	0	0%	3	0.14%
\$90,000 - \$99,999	0	0%	2	0.10%
\$100,000 - \$119,999	0	0%	14	0.68%
\$120,000 - \$159,999	58	2.80%	270	13.02%
\$160,000 - \$199,999	129	6.22%	475	22.91%
\$200,000 - \$249,999	135	6.51%	291	14.04%
\$250,000 - \$299,999	70	3.38%	180	8.68%
\$300,000 - \$399,999	72	3.47%	184	8.88%
\$400,000 - \$499,999	30	1.45%	72	3.47%
\$500,000 and over	28	1.35%	55	2.65%
Totals	522	25.18%	1551	74.82%

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