

ADA COUNTY SOLD MARKET ANALYSIS - TOTAL HOMES FOR 2005 – 1/1/2005 THRU 12/31/2005

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	10,552	\$2,414,325,053	\$228,803	\$195,740	87
FHA	285	\$41,519,441	\$145,682	\$139,740	80
VA	172	\$32,630,407	\$189,712	\$174,400	91
Assumption	2	\$523,000	\$261,500	\$261,500	92
Cash	924	\$221,524,460	\$239,745	\$202,920	77
Contract For Deed	4	\$839,574	\$209,894	\$157,500	22
Owner Finance	12	\$4,496,434	\$374,703	\$189,500	106
Idaho Housing Association	58	\$8,395,727	\$144,754	\$135,000	66
Private	2	\$333,000	\$166,500	\$166,500	156
Lease Purchase	3	\$588,300	\$196,100	\$141,400	949
Other	208	\$48,140,097	\$231,443	\$202,035	107
Analysis by Area					
North Boise - 0100	511	\$141,341,855	\$276,599	\$229,000	70
NE Boise - 0200	172	\$58,813,315	\$341,938	\$296,500	73
SE Boise - 0300	778	\$177,491,329	\$228,138	\$189,321	60
Boise Bench - 0400	673	\$102,206,384	\$151,867	\$140,000	62
South Boise - 0500	378	\$78,334,602	\$207,234	\$190,000	81
SW Boise/Meridian - 0550	1,230	\$244,341,513	\$198,652	\$185,000	102
West Boise - 0600	521	\$84,253,926	\$161,716	\$150,200	62
W Boise/Garden City - 0650	1,130	\$215,935,026	\$191,093	\$170,628	77
Garden City - 0700	27	\$4,191,198	\$155,230	\$130,500	93
NW Boise - 0800	632	\$148,743,204	\$235,353	\$190,000	88
Eagle - 0900	886	\$358,417,911	\$404,535	\$364,063	104
SE Meridian - 1000	497	\$127,833,291	\$257,210	\$242,990	108
SW Meridian - 1010	176	\$54,249,765	\$308,237	\$302,500	128
NE Meridian - 1020	1,130	\$251,234,994	\$222,332	\$209,254	93
NW Meridian - 1030	2,172	\$472,199,810	\$217,403	\$205,270	88
Kuna - 1100	872	\$146,213,492	\$167,676	\$153,439	91
Star - 0950	437	\$107,513,878	\$246,027	\$210,000	96
Totals	12,222	\$2,773,315,493	\$226,912	\$193,000	86
Non Co-op Sales	2,709	\$635,407,708	\$234,554	\$202,334	87
Co-op Sales	9,513	\$2,137,907,785	\$224,735	\$190,236	86
All Sold Listings	12,222	\$2,773,315,493	\$226,912	\$193,000	86

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ADA COUNTY SOLD MARKET ANALYSIS – NEW CONSTRUCTION FOR 2005 – 1/1/2005 THRU 12/31/2005

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	4,315	\$1,073,699,577	\$248,830	\$221,791	116
FHA	96	\$15,709,772	\$163,643	\$151,068	111
VA	57	\$12,179,898	\$213,682	\$204,300	140
Cash	286	\$72,392,200	\$253,120	\$228,707	115
Contract For Deed	1	\$417,974	\$417,974	\$417,974	
Owner Finance	1	\$233,974	\$233,974	\$233,974	118
Idaho Housing Association	12	\$2,255,725	\$187,977	\$148,518	87
Other	118	\$28,347,075	\$240,229	\$212,320	127
Analysis by Area					
North Boise - 0100	46	\$21,342,860	\$463,975	\$445,500	130
NE Boise - 0200	7	\$2,110,650	\$301,521	\$219,900	193
SE Boise - 0300	180	\$40,053,794	\$222,521	\$202,536	74
Boise Bench - 0400	58	\$8,680,721	\$149,668	\$155,077	103
South Boise - 0500	108	\$25,218,503	\$233,505	\$225,889	131
SW Boise/Meridian - 0550	784	\$157,454,314	\$200,835	\$190,323	123
West Boise - 0600	28	\$4,124,053	\$147,288	\$148,750	130
W Boise/Garden City - 0650	195	\$40,087,884	\$205,579	\$185,000	146
Garden City - 0700	3	\$887,998	\$295,999	\$248,232	131
NW Boise - 0800	144	\$40,579,119	\$281,799	\$247,900	142
Eagle - 0900	329	\$156,286,859	\$475,036	\$448,000	130
SE Meridian - 1000	330	\$87,095,367	\$263,925	\$255,065	128
SW Meridian - 1010	74	\$25,388,891	\$343,093	\$349,900	189
NE Meridian - 1020	687	\$163,134,491	\$237,459	\$236,660	113
NW Meridian - 1030	1,232	\$296,381,799	\$240,570	\$232,069	106
Kuna - 1100	389	\$68,079,758	\$175,012	\$168,400	113
Star - 0950	292	\$68,329,134	\$234,004	\$219,900	101
Totals	4,886	\$1,205,236,195	\$246,671	\$219,900	117
Non Co-op Sales	1,298	\$328,112,618	\$252,783	\$226,521	109
Co-op Sales	3,588	\$877,123,577	\$244,460	\$217,610	119
All Sold Listings	4,886	\$1,205,236,195	\$246,671	\$219,900	117

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ADA COUNTY SOLD MARKET ANALYSIS – EXISTING HOMES FOR 2005 – 1/1/2005 THRU 12/31/2005

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	6,237	\$1,340,625,476	\$214,947	\$177,450	66
FHA	189	\$25,809,669	\$136,559	\$134,900	64
VA	115	\$20,450,509	\$177,831	\$161,500	66
Assumption	2	\$523,000	\$261,500	\$261,500	92
Cash	638	\$149,132,260	\$233,750	\$184,775	60
Contract For Deed	3	\$421,600	\$140,533	\$155,000	29
Owner Finance	11	\$4,262,460	\$387,496	\$160,000	105
Idaho Housing Association	46	\$6,140,002	\$133,478	\$130,688	61
Private	2	\$333,000	\$166,500	\$166,500	156
Lease Purchase	3	\$588,300	\$196,100	\$141,400	949
Other	90	\$19,793,022	\$219,922	\$180,000	79
Analysis by Area					
North Boise - 0100	465	\$119,998,995	\$258,062	\$221,000	64
NE Boise - 0200	165	\$56,702,665	\$343,653	\$302,600	68
SE Boise - 0300	598	\$137,437,535	\$229,829	\$183,000	56
Boise Bench - 0400	615	\$93,525,663	\$152,074	\$139,900	58
South Boise - 0500	270	\$53,116,099	\$196,726	\$179,950	61
SW Boise/Meridian - 0550	446	\$86,887,199	\$194,814	\$173,500	65
West Boise - 0600	493	\$80,129,873	\$162,535	\$151,000	58
W Boise/Garden City - 0650	935	\$175,847,142	\$188,072	\$169,000	63
Garden City - 0700	24	\$3,303,200	\$137,633	\$121,150	88
NW Boise - 0800	488	\$108,164,085	\$221,648	\$172,250	72
Eagle - 0900	557	\$202,131,052	\$362,892	\$300,000	88
SE Meridian - 1000	167	\$40,737,924	\$243,940	\$220,000	67
SW Meridian - 1010	102	\$28,860,874	\$282,950	\$222,450	83
NE Meridian - 1020	443	\$88,100,503	\$198,872	\$177,450	61
NW Meridian - 1030	940	\$175,818,011	\$187,040	\$175,000	64
Kuna - 1100	483	\$78,133,734	\$161,768	\$137,500	74
Star - 0950	145	\$39,184,744	\$270,240	\$177,000	87
Totals	7,336	\$1,568,079,298	\$213,751	\$175,000	66
Non Co-op Sales	1,411	\$307,295,090	\$217,785	\$170,000	67
Co-op Sales	5,925	\$1,260,784,208	\$212,791	\$175,500	66
All Sold Listings	7,336	\$1,568,079,298	\$213,751	\$175,000	66

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