



Ada County All Residential Solds April 2005 4/1/05-4/30/05



SOLD MARKET ANALYSIS

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	713	\$147,978,879	\$207,544	\$180,000	89
FHA	45	\$6,337,561	\$140,835	\$134,000	96
VA	24	\$4,177,009	\$174,042	\$160,450	98
Assumption	1	\$170,000	\$170,000	\$170,000	84
Cash	80	\$17,486,088	\$218,576	\$180,000	78
Contract For Deed	1	\$106,600	\$106,600	\$106,600	39
Owner Finance	3	\$1,107,900	\$369,300	\$349,900	81
Idaho Housing Association	4	\$515,900	\$128,975	\$132,450	75
Other	27	\$5,890,680	\$218,173	\$184,900	104
Analysis by Area					
North Boise - 0100	48	\$11,623,640	\$242,159	\$205,000	81
NE Boise - 0200	21	\$5,898,600	\$280,886	\$253,000	58
SE Boise - 0300	56	\$11,818,563	\$211,046	\$189,900	79
Boise Bench - 0400	40	\$5,707,119	\$142,678	\$111,450	68
South Boise - 0500	30	\$5,790,727	\$193,024	\$176,930	103
SW Boise/Meridian - 0550	95	\$17,035,049	\$179,316	\$169,325	98
West Boise - 0600	46	\$6,734,423	\$146,401	\$137,950	61
W Boise/Garden City - 0650	84	\$14,271,257	\$169,896	\$154,950	77
Garden City - 0700	4	\$747,700	\$186,925	\$109,850	90
NW Boise - 0800	48	\$10,451,492	\$217,739	\$167,000	87
Eagle - 0900	58	\$20,301,022	\$350,018	\$356,562	91
SE Meridian - 1000	29	\$6,572,420	\$226,635	\$219,900	106
SW Meridian - 1010	13	\$3,780,646	\$290,819	\$320,000	165
NE Meridian - 1020	92	\$18,320,273	\$199,133	\$180,000	93
NW Meridian - 1030	153	\$30,083,155	\$196,622	\$183,000	95
Kuna - 1100	58	\$8,916,967	\$153,741	\$130,595	96
Star - 0950	23	\$5,717,564	\$248,590	\$205,000	93
Totals	898	\$183,770,617	\$204,644	\$176,015	89