



Ada County All Residential Solds February 2005 2/1/05-2/28/05



SOLD MARKET ANALYSIS

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	496	\$99,570,640	\$200,747	\$171,950	98
FHA	23	\$3,098,484	\$134,717	\$135,000	92
VA	17	\$2,782,746	\$163,691	\$155,440	89
Cash	44	\$9,468,357	\$215,190	\$174,900	99
Owner Finance	1	\$138,000	\$138,000	\$138,000	11
Idaho Housing Association	2	\$272,900	\$136,450	\$136,450	30
Private	1	\$135,000	\$135,000	\$135,000	249
Other	17	\$5,481,980	\$322,469	\$225,488	86
Analysis by Area					
North Boise - 0100	27	\$6,930,564	\$256,688	\$175,000	88
NE Boise - 0200	12	\$4,206,800	\$350,567	\$263,950	107
SE Boise - 0300	39	\$9,100,307	\$233,341	\$185,500	87
Boise Bench - 0400	49	\$6,532,225	\$133,311	\$115,000	72
South Boise - 0500	14	\$2,534,571	\$181,041	\$163,676	100
SW Boise/Meridian - 0550	58	\$9,939,284	\$171,367	\$169,945	94
West Boise - 0600	18	\$2,530,320	\$140,573	\$136,860	82
W Boise/Garden City - 0650	59	\$9,933,958	\$168,372	\$153,460	104
NW Boise - 0800	32	\$6,822,307	\$213,197	\$186,000	99
Eagle - 0900	45	\$15,738,559	\$349,746	\$321,416	108
SE Meridian - 1000	14	\$3,147,316	\$224,808	\$216,750	101
SW Meridian - 1010	10	\$2,292,991	\$229,299	\$217,340	117
NE Meridian - 1020	59	\$10,799,758	\$183,047	\$172,415	108
NW Meridian - 1030	113	\$22,629,062	\$200,257	\$182,400	90
Kuna - 1100	35	\$4,493,526	\$128,386	\$122,500	105
Star - 0950	17	\$3,316,559	\$195,092	\$174,900	145
Totals	601	\$120,948,107	\$201,245	\$169,900	97