

**ADA COUNTY SOLD MARKET ANALYSIS – ALL HOMES FEBRUARY 2006 – 2/1/2006 THRU 2/28/2006**

	<b>No. of Listings</b>	<b>Dollar Volume</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Average DOM</b>
<b>Residential</b>					
Conventional	684	\$194,163,647	\$283,865	\$219,900	82
FHA	9	\$1,550,419	\$172,269	\$170,100	55
VA	10	\$2,310,671	\$231,067	\$177,500	74
Cash	65	\$18,705,671	\$287,780	\$245,352	83
Idaho Housing Association	6	\$1,047,600	\$174,600	\$168,650	53
Other	6	\$1,299,800	\$216,633	\$196,950	90
<b>Analysis by Area</b>					
North Boise - 0100	39	\$10,257,455	\$263,012	\$216,500	67
NE Boise - 0200	12	\$4,830,100	\$402,508	\$298,500	66
SE Boise - 0300	42	\$9,830,388	\$234,057	\$218,000	71
Boise Bench - 0400	43	\$7,165,019	\$166,628	\$155,000	67
South Boise - 0500	22	\$4,941,069	\$224,594	\$219,810	64
SW Boise/Meridian - 0550	82	\$19,179,708	\$233,899	\$220,950	108
West Boise - 0600	35	\$6,100,459	\$174,299	\$165,000	53
W Boise/Garden City - 0650	69	\$15,127,434	\$219,238	\$208,000	69
NW Boise - 0800	31	\$9,640,599	\$310,987	\$209,900	102
Eagle - 0900	44	\$19,046,966	\$432,886	\$337,500	89
SE Meridian - 1000	24	\$30,409,202	\$1,267,050	\$264,300	110
SW Meridian - 1010	8	\$2,523,600	\$315,450	\$270,750	72
NE Meridian - 1020	92	\$22,555,373	\$245,167	\$236,500	92
NW Meridian - 1030	131	\$33,965,306	\$259,277	\$243,290	71
Kuna - 1100	65	\$13,274,191	\$204,218	\$176,000	71
Star - 0950	41	\$10,230,939	\$249,535	\$231,000	113
<b>Totals</b>	<b>780</b>	<b>\$219,077,808</b>	<b>\$280,869</b>	<b>\$219,900</b>	<b>81</b>
Non Co-op Sales	197	\$52,878,480	\$268,419	\$229,650	80
Co-op Sales	583	\$166,199,328	\$285,076	\$218,734	82
<b>All Sold Listings</b>	<b>780</b>	<b>\$219,077,808</b>	<b>\$280,869</b>	<b>\$219,900</b>	<b>81</b>

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**ADA COUNTY SOLD MARKET ANALYSIS – NEW CONSTRUCTION FEBRUARY 2006**  
**2/1/2006 THRU 2/28/2006**

	<b>No. of Listings</b>	<b>Dollar Volume</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Average DOM</b>
<b>Residential</b>					
Conventional	300	\$105,023,295	\$350,078	\$248,370	108
VA	4	\$1,384,425	\$346,106	\$350,011	107
Cash	18	\$7,072,476	\$392,915	\$275,086	153
Other	3	\$804,800	\$268,267	\$259,900	132
<b>Analysis by Area</b>					
North Boise - 0100	1	\$216,500	\$216,500	\$216,500	91
NE Boise - 0200	1	\$1,257,000	\$1,257,000	\$1,257,000	85
SE Boise - 0300	9	\$2,628,888	\$292,099	\$242,660	103
Boise Bench - 0400	3	\$773,900	\$257,967	\$279,500	88
South Boise - 0500	5	\$1,268,719	\$253,744	\$219,900	114
SW Boise/Meridian - 0550	56	\$13,547,984	\$241,928	\$230,594	131
West Boise - 0600	1	\$212,440	\$212,440	\$212,440	168
W Boise/Garden City - 0650	23	\$5,355,484	\$232,847	\$231,470	95
NW Boise - 0800	7	\$2,421,424	\$345,918	\$307,197	185
Eagle - 0900	18	\$9,021,516	\$501,195	\$374,450	106
SE Meridian - 1000	13	\$27,633,785	\$2,125,676	\$320,150	142
NE Meridian - 1020	53	\$13,640,252	\$257,363	\$259,900	123
NW Meridian - 1030	75	\$21,741,566	\$289,888	\$280,621	84
Kuna - 1100	27	\$6,087,199	\$225,452	\$220,808	96
Star - 0950	33	\$8,478,339	\$256,919	\$244,900	121
<b>Totals</b>	<b>325</b>	<b>\$114,284,996</b>	<b>\$351,646</b>	<b>\$254,900</b>	<b>111</b>
Non Co-op Sales	101	\$31,209,793	\$309,008	\$270,268	101
Co-op Sales	224	\$83,075,203	\$370,871	\$243,320	115
<b>All Sold Listings</b>	<b>325</b>	<b>\$114,284,996</b>	<b>\$351,646</b>	<b>\$254,900</b>	<b>111</b>

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**ADA COUNTY SOLD MARKET ANALYSIS – EXISTINGS HOMES FEBRUARY 2006**  
**2/1/2006 THRU 2/28/2006**

	<b>No. of Listings</b>	<b>Dollar Volume</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Average DOM</b>
<b>Residential</b>					
Conventional	385	\$89,408,778	\$232,231	\$190,900	61
FHA	9	\$1,550,419	\$172,269	\$170,100	55
VA	6	\$926,246	\$154,374	\$157,475	52
Cash	47	\$11,633,195	\$247,515	\$240,000	56
Idaho Housing Association	6	\$1,047,600	\$174,600	\$168,650	53
Other	3	\$495,000	\$165,000	\$174,000	48
<b>Analysis by Area</b>					
North Boise - 0100	38	\$10,040,955	\$264,236	\$226,000	66
NE Boise - 0200	11	\$3,573,100	\$324,827	\$296,000	65
SE Boise - 0300	33	\$7,201,500	\$218,227	\$200,000	62
Boise Bench - 0400	40	\$6,391,119	\$159,778	\$152,575	65
South Boise - 0500	17	\$3,672,350	\$216,021	\$199,900	49
SW Boise/Meridian - 0550	27	\$5,900,150	\$218,524	\$216,900	61
West Boise - 0600	34	\$5,888,019	\$173,177	\$164,450	50
W Boise/Garden City - 0650	46	\$9,771,950	\$212,434	\$190,500	56
NW Boise - 0800	24	\$7,219,175	\$300,799	\$187,838	78
Eagle - 0900	26	\$10,025,450	\$385,594	\$298,475	78
SE Meridian - 1000	11	\$2,775,417	\$252,311	\$242,000	72
SW Meridian - 1010	8	\$2,523,600	\$315,450	\$270,750	72
NE Meridian - 1020	39	\$8,915,121	\$228,593	\$223,900	50
NW Meridian - 1030	56	\$12,223,740	\$218,281	\$187,750	53
Kuna - 1100	38	\$7,186,992	\$189,131	\$162,250	54
Star - 0950	8	\$1,752,600	\$219,075	\$204,950	82
<b>Totals</b>	<b>456</b>	<b>\$105,061,238</b>	<b>\$230,397</b>	<b>\$189,900</b>	<b>60</b>
Non Co-op Sales	97	\$21,937,113	\$226,156	\$180,500	59
Co-op Sales	359	\$83,124,125	\$231,544	\$191,525	61
<b>All Sold Listings</b>	<b>456</b>	<b>\$105,061,238</b>	<b>\$230,397</b>	<b>\$189,900</b>	<b>60</b>

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