



Ada County All Residential Solds January 2005 1/1/05-1/31/05



SOLD MARKET ANALYSIS

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	406	\$85,247,881	\$209,970	\$177,900	95
FHA	19	\$2,539,907	\$133,679	\$120,857	98
VA	3	\$400,040	\$133,347	\$125,140	125
Cash	43	\$8,703,080	\$202,397	\$170,000	90
Owner Finance	1	\$145,000	\$145,000	\$145,000	72
Idaho Housing Association	7	\$865,275	\$123,611	\$122,000	69
Other	10	\$2,063,772	\$206,377	\$146,750	158
Analysis by Area					
North Boise - 0100	20	\$4,532,943	\$226,647	\$194,150	62
NE Boise - 0200	12	\$3,485,690	\$290,474	\$268,450	58
SE Boise - 0300	41	\$8,125,131	\$198,174	\$185,000	66
Boise Bench - 0400	30	\$3,963,820	\$132,127	\$112,450	81
South Boise - 0500	13	\$2,384,560	\$183,428	\$170,000	103
SW Boise/Meridian - 0550	50	\$7,939,870	\$158,797	\$158,354	95
West Boise - 0600	22	\$3,074,955	\$139,771	\$131,688	70
W Boise/Garden City - 0650	52	\$8,553,622	\$164,493	\$157,500	83
Garden City - 0700	1	\$84,000	\$84,000	\$84,000	199
NW Boise - 0800	32	\$7,166,592	\$223,956	\$180,450	102
Eagle - 0900	39	\$15,955,907	\$409,126	\$399,900	126
SE Meridian - 1000	16	\$3,834,242	\$239,640	\$232,347	107
SW Meridian - 1010	5	\$1,781,800	\$356,360	\$415,000	170
NE Meridian - 1020	39	\$7,506,654	\$192,478	\$179,520	108
NW Meridian - 1030	69	\$13,705,701	\$198,633	\$186,900	99
Kuna - 1100	37	\$5,198,796	\$140,508	\$123,000	124
Star - 0950	11	\$2,670,672	\$242,788	\$195,900	125
Totals	489	\$99,964,955	\$204,427	\$171,000	96