

ADA COUNTY SOLD MARKET ANALYSIS – JULY 2005 - 7/1/2005-7/31/2005

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	1,004	\$233,638,052	\$232,707	\$196,811	84
FHA	22	\$3,406,166	\$154,826	\$137,750	60
VA	20	\$3,833,882	\$191,694	\$186,524	88
Cash	78	\$18,280,841	\$234,370	\$210,000	66
Owner Finance	1	\$96,500	\$96,500	\$96,500	34
Idaho Housing Association	8	\$1,160,649	\$145,081	\$136,895	63
Lease Purchase	1	\$121,900	\$121,900	\$121,900	606
Other	15	\$2,997,997	\$199,866	\$199,900	98
Analysis by Area					
North Boise - 0100	38	\$10,375,570	\$273,041	\$220,950	58
NE Boise - 0200	17	\$5,628,230	\$331,072	\$305,000	69
SE Boise - 0300	70	\$15,357,690	\$219,396	\$190,979	44
Boise Bench - 0400	63	\$9,266,568	\$147,088	\$145,000	64
South Boise - 0500	47	\$10,187,671	\$216,759	\$187,500	71
SW Boise/Meridian - 0550	103	\$19,377,977	\$188,136	\$184,592	102
West Boise - 0600	49	\$8,277,699	\$168,933	\$161,000	56
W Boise/Garden City - 0650	114	\$22,283,895	\$195,473	\$180,000	73
Garden City - 0700	2	\$257,700	\$128,850	\$128,850	24
NW Boise - 0800	53	\$14,693,313	\$277,232	\$225,000	78
Eagle - 0900	92	\$38,553,948	\$419,065	\$378,225	96
SE Meridian - 1000	39	\$9,372,471	\$240,320	\$218,815	101
SW Meridian - 1010	27	\$7,813,367	\$289,384	\$275,000	119
NE Meridian - 1020	115	\$26,196,781	\$227,798	\$215,000	101
NW Meridian - 1030	206	\$45,606,775	\$221,392	\$213,595	93
Kuna - 1100	79	\$13,238,740	\$167,579	\$159,000	79
Star - 0950	35	\$7,047,592	\$201,360	\$185,900	85
Totals	1,149	\$263,535,987	\$229,361	\$195,000	83
Non Co-op Sales	252	\$59,385,804	\$235,658	\$195,458	84
Co-op Sales	897	\$204,150,183	\$227,592	\$195,000	83
All Sold Listings	1,149	\$263,535,987	\$229,361	\$195,000	83

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during this month. The Intermountain Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values.

