

**Ada County Single-Family Home Sales
Comparing September 1999 with September 1998**

	Sep-99	99	Sep-98	Year to Date 98
Total Active Residential Listings	1,794		1,948	
Single-Family Homes Sold	499	4,551	527	4,321
Percent Change	-5.31%	5.32%		
Median Price for Homes Sold	\$123,900	\$122,500	\$119,900	\$117,500
Percent Change	3.34%	4.26%		
Average Price for Homes Sold	\$148,772	\$146,580	\$141,119	\$138,430
Percent Change	5.42%	5.89%		
Days on Market for Homes Sold	50	57	63	64
Total Residential Dollar Volume	\$74,237,228	\$667,085,580	\$74,369,713	\$598,156,030
Percent Change	-0.18%	11.52%		

Ada County Existing Home Sales

	Sep-99	99	Sep-98	Year to Date 98
Existing Residential Listings	1,068		1,288	
Existing Homes Sold	331	2,918	348	2,757
Percent Change	-4.89%	5.84%		
Median Price - Existing Homes	\$113,000	\$114,950	\$112,500	\$112,500
Percent Change	0.44%	2.18%		
Average Price - Existing Homes	\$135,702	\$137,573	\$132,333	\$129,855
Percent Change	2.55%	5.94%		
Days on Market - Existing Homes	43	52	60	60
Total Existing Home Dollar Volume	\$44,917,362	\$401,438,014	\$46,051,884	\$358,010,235
Percent Change	-2.46%	12.13%		

Ada County Newly Constructed Home Sales

	Sep-99	99	Sep-98	Year to Date 98
Listings	726		660	
Newly Constructed Homes Sold	168	1,633	179	1,564
Percent Change	-6.15%	4.41%		
Median Price - New Construction	\$152,000	\$137,900	\$138,000	\$129,900
Percent Change	10.14%	6.16%		
Average Price - New Construction	\$174,525	\$162,673	\$158,198	\$153,387
Percent Change	10.32%	6.05%		
Construction	65	67	70	72
Volume	\$29,320,200	\$265,645,009	\$28,317,442	\$239,897,268
Percent Change	3.54%	10.73%		

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 Ada County Association of REALTORS® 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.

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County in September 1999 by Price Class

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	14	2.81%
\$70,000 - \$89,999	7	1.40%	65	13.03%
\$90,000 - \$99,999	6	1.20%	28	5.61%
\$100,000 - \$119,999	34	6.81%	80	16.03%
\$120,000 - \$159,999	43	8.62%	69	13.83%
\$160,000 - \$199,999	34	6.81%	27	5.41%
\$200,000 - \$249,999	22	4.41%	24	4.81%
\$250,000 - \$299,999	11	2.20%	12	2.40%
\$300,000 - \$399,999	7	1.40%	9	1.80%
\$400,000 - \$499,999	1	0.20%	2	0.40%
\$500,000 and over	3	0.60%	1	0.20%
Totals	168	33.67%	331	66.33%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Year-to-Date (September, 1999) Listed by Price Class

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	1	0.02%	107	2.35%
\$70,000 - \$89,999	62	1.36%	528	11.60%
\$90,000 - \$99,999	154	3.38%	334	7.34%
\$100,000 - \$119,999	338	7.43%	637	14.00%
\$120,000 - \$159,999	437	9.60%	664	14.59%
\$160,000 - \$199,999	291	6.39%	265	5.82%
\$200,000 - \$249,999	200	4.39%	166	3.65%
\$250,000 - \$299,999	60	1.32%	95	2.09%
\$300,000 - \$399,999	53	1.16%	70	1.54%
\$400,000 - \$499,999	25	0.55%	30	0.66%
\$500,000 and over	12	0.26%	22	0.48%
Totals	1633	35.88%	2918	64.12%

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