

**Ada County Single-Family Home Sales
Comparing September 2003 with September 2002**

	Sep-03	Year to Date 03	Sep-02	Year to Date 02	Previous 12 months
Total Active Residential Listings	2,379		2,421		
Single-Family Homes Sold	711	5,748	621	4,912	7,577
Percent Change	14.49%	17.02%			
Median Price for Homes Sold	\$151,540	\$145,000	\$137,746	\$140,525	\$144,300
Percent Change	10.01%	3.18%			
Average Price for Homes Sold	\$180,362	\$174,028	\$167,618	\$172,291	\$172,326
Percent Change	7.60%	1.01%			
Days on Market for Homes Sold	49	54	47	49	52
Total Residential Dollar Volume	\$128,237,403	\$1,000,317,290	\$103,318,173	\$846,199,837	\$1,305,716,470
Percent Change	24.12%	18.21%			

Ada County Existing Home Sales

	Sep-03	Year to Date 03	Sep-02	Year to Date 02	Previous 12 months
Existing Residential Listings	1,563		1,582		
Existing Homes Sold	482	3,827	444	3,315	5,025
Percent Change	8.56%	15.44%			
Median Price - Existing Homes	\$139,530	\$136,000	\$132,900	\$131,000	\$135,000
Percent Change	4.99%	3.82%			
Average Price - Existing Homes	\$167,357	\$165,180	\$161,253	\$161,900	\$162,555
Percent Change	3.79%	2.03%			
Days on Market - Existing Homes	48	49	45	46	48
Total Existing Home Dollar Volume	\$80,666,446	\$632,144,382	\$71,177,928	\$536,701,145	\$816,843,600
Percent Change	13.33%	17.78%			

Ada County Newly Constructed Home Sales

	Sep-03	Year to Date 03	Sep-02	Year to Date 02	Previous 12 months
Newly Constructed Residential Listings	816		839		
Newly Constructed Homes Sold	229	1,921	177	1,598	2,552
Percent Change	29.38%	20.21%			
Median Price - New Construction	\$179,900	\$162,950	\$145,900	\$160,025	\$162,505
Percent Change	23.30%	1.83%			
Average Price - New Construction	\$207,733	\$191,656	\$183,306	\$193,688	\$191,564
Percent Change	13.33%	-1.05%			
Days on Market - New Construction	52	63	56	56	60
Total New Construction Dollar Volume	\$47,570,957	\$368,172,909	\$32,140,245	\$309,513,692	\$488,872,877
Percent Change	48.01%	18.95%			

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.

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County in September 2003 by Price Class

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	7	0.98%
\$70,000 - \$89,999	0	0.00%	15	2.11%
\$90,000 - \$99,999	1	0.14%	31	4.36%
\$100,000 - \$119,999	14	1.97%	93	13.08%
\$120,000 - \$159,999	75	10.55%	160	22.50%
\$160,000 - \$199,999	46	6.47%	70	9.85%
\$200,000 - \$249,999	42	5.91%	45	6.33%
\$250,000 - \$299,999	21	2.95%	26	3.66%
\$300,000 - \$399,999	21	2.95%	21	2.95%
\$400,000 - \$499,999	4	0.56%	9	1.27%
\$500,000 and over	5	0.70%	5	0.70%
Totals	229	32.21%	482	67.79%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Year-to-Date (September 2003) Listed by Price Class

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	1	0.02%	39	0.68%
\$70,000 - \$89,999	1	0.02%	167	2.91%
\$90,000 - \$99,999	20	0.35%	254	4.42%
\$100,000 - \$119,999	183	3.18%	837	14.56%
\$120,000 - \$159,999	724	12.60%	1203	20.93%
\$160,000 - \$199,999	356	6.19%	536	9.32%
\$200,000 - \$249,999	289	5.03%	339	5.90%
\$250,000 - \$299,999	165	2.87%	203	3.53%
\$300,000 - \$399,999	129	2.24%	147	2.56%
\$400,000 - \$499,999	25	0.43%	57	0.99%
\$500,000 and over	28	0.49%	45	0.78%
Totals	1,921	33.42%	3,827	66.58%

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Prepared by: H. Harrison