

The Hennessey Report

2010 New Construction Summary

Treasure Valley Home Sales

Boise, Idaho

Issued 2/08/2011

www.hennesseyappraisals.com

John R. Hennessey LRA-748

Angie D. Hennessey CRA-1777

Disclaimer

This report would not be possible without the raw data provided from Intermountain MLS. The data is accredited to IMLS. The report is not endorsed by IMLS or any company, other than Hennessey Appraisals.

The raw data is imported from IMLS into MS Excel. Using pivot tables, the raw data is analyzed and interpreted solely by Hennessey Appraisals

Foreword

The summary information is based on data within Intermountain Multiple Listing Service (IMLS). The information does not include FOR SALE BY OWNERS (FSBO) or information not within IMLS. **Therefore builders who sell new homes outside if IMLS, the data is not included in the report.**

This does not include remodels or commercial buildings.

The report focus on new construction sold in 2010, with no prior owners, regardless of age.

The IMLS data has errors; therefore, this data will also. I made every effort to correct the data from IMLS, by:

1. Removing double entries
2. Adding correct builder's name
3. Correcting type (Single Family vs Single Family with Acreage)
4. Correcting errors such as "New Construction" and had prior sales years before.

Experience tells me there are still errors in the data.

"Zero Sold Price" data is only include in "COUNT", not any average data.

Some data tables only show Single Family & Single Family with Acreage. It excludes Townhouse and Condos. If it not stated, it includes all four types (Single Family, Single Family with Acreage, Condo and Townhouse)

Hope you enjoy the data as much as I enjoyed figuring it all out.

2010 - Breakdown by County

County	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
Ada	1156	\$203,410	\$ 103.60	96.0%	157	\$222,531,029
Canyon	320	\$136,126	\$ 74.99	93.8%	186	\$42,335,037
Grand Total	1476	\$188,517	\$ 97.26	95.5%	163	\$264,866,066

Breakdown by County, By Type

County / Type	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
Ada	1156	\$203,410	\$ 103.60	96.0%	157	\$222,531,029
Single Family	1028	\$201,365	\$ 99.35	96.7%	153	\$198,142,981
Single Family w/ Acreage	11	\$599,697	\$ 115.37	77.3%	249	\$5,996,971
Townhouse	45	\$170,437	\$ 110.11	94.5%	203	\$6,987,927
Condo	72	\$193,274	\$ 167.87	89.0%	172	\$11,403,150
Canyon	320	\$136,126	\$ 74.99	93.8%	186	\$42,335,037
Single Family	304	\$132,391	\$ 74.10	94.4%	180	\$39,452,658
Single Family w/ Acreage	12	\$233,457	\$ 99.54	78.4%	371	\$2,801,479
Townhouse	4	\$80,900	\$ 45.25	100.0%	104	\$80,900
Grand Total	1476	\$188,517	\$ 97.26	95.5%	163	\$264,866,066

Breakdown by County, by Type, By Level

Worth pointing out, single level homes in both counties sell for 20-30% more cost/Sq. Ft. Also sell in lower DOM and higher sales ratio.

County / Level	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Ada	1156	\$203,410	\$ 103.60	96.0%	157	\$222,531,029
Single	573	\$187,344	\$ 112.40	96.3%	137	\$101,165,963
Two Story	497	\$209,416	\$ 92.95	95.5%	181	\$98,006,533
Single w/ Upstairs Bonus	70	\$250,577	\$ 106.85	99.0%	143	\$17,540,362
Single with Below Grade	7	\$257,924	\$ 97.72	86.0%	179	\$1,805,471
Two Story w/ Below Grade	5	\$463,960	\$ 87.89	79.9%	201	\$2,319,800
Tri-Level w/ Below Grade	2	\$529,500	\$ 137.10	90.2%	250	\$1,059,000
Tri-Level	1	\$470,000	\$ 137.63	94.0%	103	\$470,000
Split Entry	1	\$163,900	\$ 119.90	102.5%	96	\$163,900
Canyon	320	\$136,126	\$ 74.99	93.8%	186	\$42,335,037
Single	206	\$123,562	\$ 80.59	95.7%	150	\$24,959,531
Two Story	100	\$148,339	\$ 61.69	92.3%	223	\$14,092,172
Single w/ Upstairs Bonus	12	\$234,186	\$ 86.75	79.4%	413	\$2,810,234
Single with Below Grade	2	\$236,550	\$ 69.98	61.4%	600	\$473,100
Grand Total	1476	\$188,517	\$ 97.26	95.5%	163	\$264,866,066

County / Type / Level	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
Ada						
Single Family						
Single	515	\$180,284	\$ 104.95	97.1%	134	\$88,519,577
Single w/ Upstairs Bonus Room	68	\$252,514	\$ 107.07	99.1%	137	\$17,170,962
Split Entry	1	\$163,900	\$ 119.90	102.5%	96	\$163,900
Tri-Level	1	\$470,000	\$ 137.63	94.0%	103	\$470,000
Tri-Level w/ Below Grade	1	\$494,000	\$ 133.12	99.0%	147	\$494,000
Two Story	435	\$215,029	\$ 91.33	95.9%	178	\$89,236,942
Two Story w/ Below Grade	2	\$391,650	\$ 85.76	98.7%	90	\$783,300
Single Family Total	1023	\$201,061	\$ 99.36	96.7%	153	\$196,838,681
Single Family w/ Acreage						
Single	3	\$665,600	\$ 120.93	74.6%	347	\$1,996,800
Tri-Level w/ Below Grade	1	\$565,000	\$ 141.07	81.4%	353	\$565,000
Two Story	4	\$592,333	\$ 110.72	83.5%	171	\$1,777,000
Two Story w/ Below Grade	2	\$632,000	\$ 93.91	57.2%	301	\$1,264,000
Single Family w/ Acreage Total	10	\$622,533	\$ 113.76	74.5%	268	\$5,602,800
Townhouse						
Single	13	\$193,568	\$ 122.54	94.1%	172	\$2,516,386
Two Story	31	\$155,520	\$ 105.24	95.0%	216	\$4,199,041
Two Story w/ Below Grade	1	\$272,500	\$ 80.15	87.9%	223	\$272,500
Townhouse Total	45	\$170,437	\$ 110.11	94.5%	203	\$6,987,927
Condo						
Single	43	\$242,359	\$ 214.15	86.8%	150	\$8,240,200
Single w/ Upstairs Bonus Room	2	\$184,700	\$ 99.22	95.7%	352	\$369,400
Two Story	27	\$121,459	\$ 105.42	91.6%	193	\$2,793,550
Condo Total	72	\$193,274	\$ 167.87	89.0%	172	\$11,403,150
Ada Total	1150	\$202,971	\$ 103.60	96.1%	157	\$220,832,558
Canyon						
Single Family						
Single	201	\$120,603	\$ 79.55	95.8%	144	\$23,758,831
Single w/ Upstairs Bonus Room	9	\$216,984	\$ 83.20	79.7%	427	\$1,952,855
Two Story	95	\$148,688	\$ 61.55	92.4%	229	\$13,827,972
Single Family Total	305	\$132,240	\$ 74.06	94.3%	179	\$39,539,658
Single Family w/ Acreage						
Single	6	\$214,617	\$ 111.77	84.3%	334	\$1,287,700
Single w/ Upstairs Bonus Room	3	\$285,793	\$ 97.41	78.2%	371	\$857,379
Two Story	1	\$183,300	\$ 91.65	77.7%	137	\$183,300
Single Family w/ Acreage Total	10	\$232,838	\$ 105.45	81.8%	326	\$2,328,379
Townhouse						
Two Story	4	\$80,900	\$ 45.25	100.0%	104	\$80,900
Townhouse Total	4	\$80,900	\$ 45.25	100.0%	104	\$80,900
Canyon Total	319	\$135,319	\$ 74.98	93.9%	183	\$41,948,937
Grand Total	1469	\$187,970	\$ 97.26	95.6%	163	\$262,781,495

Breakdown by County, by Month

County/Date	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
Ada						
2010						
Jan	42	\$202,302	\$ 93.69	94.5%	148	\$7,485,173
Feb	60	\$198,713	\$ 101.26	94.7%	161	\$11,127,908
Mar	88	\$179,743	\$ 95.09	94.0%	171	\$13,660,488
Apr	121	\$186,917	\$ 95.99	95.6%	175	\$21,495,400
May	141	\$184,413	\$ 97.63	96.8%	159	\$25,633,376
Jun	193	\$180,424	\$ 98.51	99.2%	125	\$34,100,205
Jul	62	\$228,774	\$ 105.72	97.5%	161	\$13,268,870
Aug	69	\$218,755	\$ 101.20	94.6%	182	\$14,437,813
Sep	70	\$227,769	\$ 98.40	96.8%	154	\$15,032,747
Oct	73	\$220,221	\$ 101.93	96.8%	152	\$16,076,149
Nov	52	\$236,049	\$ 102.74	97.8%	122	\$12,274,568
Dec	58	\$235,470	\$ 106.01	97.2%	141	\$13,657,284
Ada Total	1029	\$201,269	\$ 99.32	96.7%	153	\$198,249,981
Canyon						
2010						
Jan	15	\$132,606	\$ 72.88	91.7%	167	\$1,989,090
Feb	20	\$126,369	\$ 78.21	96.2%	138	\$2,527,383
Mar	40	\$127,505	\$ 71.70	90.6%	202	\$4,717,697
Apr	54	\$128,447	\$ 72.99	94.8%	163	\$6,807,714
May	45	\$130,452	\$ 75.40	93.5%	206	\$5,609,453
Jun	51	\$135,352	\$ 74.96	95.8%	189	\$6,902,954
Jul	16	\$124,394	\$ 73.83	101.9%	145	\$1,990,298
Aug	15	\$128,504	\$ 72.39	95.7%	126	\$1,927,559
Sep	10	\$126,478	\$ 71.95	93.5%	122	\$1,264,779
Oct	13	\$168,273	\$ 75.65	96.3%	218	\$2,187,547
Nov	10	\$143,365	\$ 75.24	89.7%	205	\$1,433,649
Dec	16	\$136,346	\$ 73.61	91.3%	204	\$2,181,535
Canyon Total	305	\$132,240	\$ 74.06	94.3%	179	\$39,539,658
Grand Total	1334	\$185,194	\$ 93.44	96.1%	159	\$237,789,639

Builders with over 10 sold homes in 2010, shown by type of dwelling.

2010 New Construction Summary - ADA & CANYON COUNTY

BUILDER	Single Family	Condo	Townhouse	Grand Total
CBH Homes	427		1	428
Hubble Homes	109			109
HFS Homes	74			74
Aspen Homes	63			63
Boise Hunter Homes	52			52
Coleman Homes	50			50
D.R. Horton	48			48
Tahoe Homes	18	15	2	35
Brighton Homes	34			34
Ted Mason Signature Homes	23		4	27
James Clyde Custom Homes	20			20
Paradigm Construction	2		15	17
Prestige Homes of Idaho	8		9	17
Berkeley Building Co	16			16
Syringa Construction	15			15
Edorado Construction		15		15
Ninety Degree	13			13
HAYDEN HOMES	12		1	13
Jayo	11		1	12
Hunter Homes	12			12
Eaglewood Homes	11			11
Stetson Homes	11			11
Kub Investments, LLC	11			11
AEI		10		10
Triple Crown	10			10

Builder's closing over \$1 Million –Ada County.

Single Family & Single Family with Acreage (Does not include Townhouse or Condo)

ADA COUNTY - OVER 1 MILLION SOLD IN 2010						
BUILDER	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
CBH Homes	278	\$151,555	\$81.44	93.3%	229	\$42,132,206
Boise Hunter Homes	52	\$328,784	\$119.51	100.6%	100	\$15,781,654
HFS Homes	74	\$137,529	\$101.84	100.4%	85	\$10,177,163
Hubble Homes	70	\$139,761	\$76.18	97.9%	96	\$9,783,260
Brighton Homes	34	\$293,660	\$118.50	101.8%	100	\$9,690,791
Coleman Homes	35	\$219,914	\$96.69	101.4%	99	\$7,696,980
James Clyde Custom Homes	19	\$359,978	\$123.98	98.4%	109	\$6,119,628
Tahoe Homes	18	\$264,866	\$123.23	103.4%	122	\$4,767,586
Ted Mason Signature Homes	23	\$197,515	\$112.77	97.5%	141	\$4,542,846
Syringa Construction	15	\$279,147	\$114.81	101.1%	104	\$4,187,202
Aspen Homes	52	\$157,398	\$94.53	94.2%	197	\$4,092,336
Berkeley Building Co	16	\$241,890	\$108.40	99.0%	93	\$3,870,232
Jayo	11	\$283,915	\$129.83	97.6%	90	\$3,123,065
D.R. Horton	19	\$152,059	\$105.30	100.4%	66	\$2,889,122
Eaglewood Homes	9	\$265,129	\$110.72	98.0%	166	\$2,121,030
Zach Evans Construction	6	\$349,409	\$140.77	95.7%	114	\$2,096,451
HAYDEN HOMES	12	\$174,519	\$99.00	95.2%	98	\$2,094,225
Ninety Degree	12	\$163,008	\$103.90	98.5%	121	\$1,956,100
Stetson Homes	10	\$194,027	\$101.76	99.0%	80	\$1,940,269
Kub Investments, LLC	11	\$175,700	\$108.35	98.5%	158	\$1,932,695
Hallmark Homes	8	\$256,783	\$98.30	98.7%	113	\$1,797,480
Highland Homes	6	\$292,283	\$99.00	98.4%	90	\$1,753,696
Stacy Construction	8	\$283,891	\$107.49	101.1%	100	\$1,703,347
Blackstead Building Co	6	\$251,172	\$120.94	101.5%	114	\$1,507,030
(blank)	6	\$240,250	\$104.95	97.6%	80	\$1,441,500
Wood River Builders	7	\$201,200	\$126.77	96.0%	115	\$1,408,400
Armada Homes	7	\$200,260	\$128.29	99.8%	142	\$1,401,817
Amyx Signature Homes	4	\$342,545	\$130.17	108.2%	134	\$1,370,178
Canyon Crest Homes	4	\$334,506	\$111.47	90.1%	270	\$1,338,025
The Marrs Company	5	\$258,545	\$153.63	103.8%	195	\$1,292,724
Morgan Creek Homes	2	\$586,950	\$99.68	56.2%	538	\$1,173,900
RDH Homes	8	\$136,301	\$105.19	99.9%	104	\$1,090,409
Prestige Homes of Idaho	8	\$217,820	\$105.34	104.8%	152	\$1,089,100
Envision 360	2	\$505,000	\$122.35	83.9%	68	\$1,010,000
Tresidio Homes	5	\$201,760	\$110.61	99.4%	88	\$1,008,800

2010 Canyon County Summary – Single Family & SF w/ Acreage (Not Townhouse or Condo)

CANYON COUNTY - 2010 NEW CONSTRUCTION SUMMARY						
BUILDER	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
CBH Homes	149	\$120,547	\$69.05	94.8%	173	\$17,961,499
Hubble Homes	39	\$116,133	\$65.14	95.0%	189	\$4,529,185
D.R. Horton	29	\$123,260	\$82.51	99.3%	69	\$3,451,280
Coleman Homes	15	\$164,428	\$79.43	102.7%	102	\$2,466,413
Triple Crown	7	\$206,521	\$104.11	99.7%	82	\$1,445,648
Cotner Building Company	5	\$194,340	\$101.67	99.6%	62	\$971,700
Chaney Stotts	4	\$215,325	\$105.50	91.4%	158	\$861,300
Aspen Homes	11	\$110,171	\$85.30	88.9%	346	\$771,200
Hunter Homes	6	\$116,471	\$76.92	98.4%	93	\$698,825
Riverwood	4	\$161,324	\$92.48	90.3%	148	\$645,296
Big View Custom Homes	1	\$430,000	\$81.12	53.8%	344	\$430,000
Holton Homes, Inc	2	\$194,800	\$72.14	71.5%	653	\$389,600
J Bar K	1	\$385,000	\$89.76	60.0%	480	\$385,000
Eaglewood Homes	2	\$190,131	\$79.89	96.9%	163	\$380,262
Lakeshore Construction	1	\$380,000	\$81.09	43.7%	907	\$380,000
Bradshaw Construction	2	\$174,500	\$79.83	81.9%	461	\$349,000
Shadow Mountain Homes	2	\$168,850	\$93.04	87.0%	216	\$337,700
Gibson Homes	2	\$157,350	\$112.35	90.0%	223	\$314,700
Danville Homes	1	\$305,000	\$79.82	46.8%	865	\$305,000
(blank)	1	\$295,000	\$115.60	37.9%	1066	\$295,000
Diamond B Construction	2	\$139,400	\$86.68	92.6%	139	\$278,800
Lanco, Inc	2	\$129,025	\$80.64	95.1%	65	\$258,050
Prindle & Prindle Inc.	1	\$250,000	\$68.31	78.1%	357	\$250,000
James Clyde Custom Homes	1	\$240,000	\$87.08	73.9%	469	\$240,000
Russell Dunstan	1	\$239,900	\$95.96	70.6%	373	\$239,900
The Legend Company	1	\$224,000	\$108.74	83.3%	263	\$224,000
Steele Custom Homes	1	\$223,100	\$71.64	44.6%	843	\$223,100
Sorensen	1	\$215,000	\$80.31	83.0%	238	\$215,000
Taylor Hall Builders	1	\$202,000	\$73.59	69.9%	613	\$202,000
Pinnacle Homes	1	\$190,000	\$84.26	77.6%	714	\$190,000
Value Homes	1	\$187,479	\$115.16	110.3%	395	\$187,479
Alpine Homes, Inc.	1	\$170,000	\$84.20	85.5%	385	\$170,000
RUWE Construction LLC	1	\$161,900	\$67.04	85.3%	275	\$161,900
Berumen Builders	1	\$160,000	\$60.51	80.0%	436	\$160,000
Owner	1	\$155,000	\$97.73	91.7%	114	\$155,000

CANYON COUNTY - 2010 NEW CONSTRUCTION SUMMARY

BUILDER	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Skinner Construction	1	\$152,000	\$78.84	95.1%	46	\$152,000
Shur Luck	1	\$149,000	\$102.26	87.7%	387	\$149,000
Traditional Home, Inc	1	\$145,000	\$90.97	88.1%	224	\$145,000
Dodge Homes	1	\$141,000	\$80.39	101.4%	121	\$141,000
Pacifica Homes	1	\$140,000	\$81.21	89.8%	30	\$140,000
Heartwood Homes,LLC	1	\$139,400	\$56.97	87.2%	331	\$139,400
Ninety Degree	1	\$137,500	\$95.75	98.3%	122	\$137,500
NASKCO	1	\$127,900	\$85.27	85.3%	311	\$127,900
Perryman Construction	1	\$115,000	\$68.41	85.5%	230	\$115,000
Skinner Quality Homes	2	\$114,000	\$85.01	93.5%	152	\$114,000
Stetson Homes	1	\$109,900	\$73.17	88.0%	243	\$109,900
Beachwood Builders	1	\$105,000	\$83.00	100.1%	80	\$105,000
Monterra Homes, LLC	1	\$82,000	\$68.28	102.8%	146	\$82,000
COSSA	1	\$72,600	\$56.72	75.4%	304	\$72,600
Grand Total	316	\$136,304	\$75.08	93.8%	187	\$42,254,137

BUILDER/COUNTY	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
CBH Homes						
Ada	279	\$151,366	\$ 81.41	93.3%	228	\$42,231,206
Canyon	150	\$120,323	\$ 69.01	94.6%	172	\$18,048,499
Boise Hunter Homes						
Ada	52	\$328,784	\$ 119.51	100.6%	100	\$15,781,654
Hubble Homes						
Ada	71	\$139,299	\$ 76.07	98.1%	95	\$9,890,260
Canyon	39	\$116,133	\$ 65.14	95.0%	189	\$4,529,185
HFS Homes						
Ada	74	\$137,529	\$ 101.84	100.4%	85	\$10,177,163
Coleman Homes						
Ada	35	\$219,914	\$ 96.69	101.4%	99	\$7,696,980
Canyon	15	\$164,428	\$ 79.43	102.7%	102	\$2,466,413
Brighton Homes						
Ada	34	\$293,660	\$ 118.50	101.8%	100	\$9,690,791
Tahoe Homes						
Ada	35	\$231,517	\$ 120.80	99.9%	165	\$8,103,086

BUILDER/COUNTY	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
James Clyde Custom Homes						
Ada	19	\$359,978	\$ 123.98	98.4%	109	\$6,119,628
Canyon	1	\$240,000	\$ 87.08	73.9%	469	\$240,000
D.R. Horton						
Ada	19	\$152,059	\$ 105.30	100.4%	66	\$2,889,122
Canyon	29	\$123,260	\$ 82.51	99.3%	69	\$3,451,280
Ted Mason Signature Homes						
Ada	27	\$190,052	\$ 112.58	97.4%	154	\$5,131,409
Aspen Homes						
Ada	52	\$157,398	\$ 94.53	94.2%	197	\$4,092,336
Canyon	11	\$110,171	\$ 85.30	88.9%	346	\$771,200
(blank)						
Ada	15	\$263,433	\$ 157.58	86.7%	108	\$3,951,500
Canyon	1	\$295,000	\$ 115.60	37.9%	1066	\$295,000
Syringa Construction						
Ada	15	\$279,147	\$ 114.81	101.1%	104	\$4,187,202
Berkeley Building Co						
Ada	16	\$241,890	\$ 108.40	99.0%	93	\$3,870,232
Jayo						
Ada	12	\$281,497	\$ 128.07	97.4%	93	\$3,377,965
Eaglewood Homes						
Ada	9	\$265,129	\$ 110.72	98.0%	166	\$2,121,030
Canyon	2	\$190,131	\$ 79.89	96.9%	163	\$380,262
Triple Crown						
Ada	3	\$321,167	\$ 123.07	96.2%	138	\$963,500
Canyon	7	\$206,521	\$ 104.11	99.7%	82	\$1,445,648
Paradigm Construction						
Ada	17	\$171,607	\$ 112.90	95.9%	212	\$2,402,500
HAYDEN HOMES						
Ada	13	\$173,248	\$ 99.10	95.1%	108	\$2,252,225
Zach Evans Construction						
Ada	6	\$349,409	\$ 140.77	95.7%	114	\$2,096,451
Ninety Degree						
Ada	12	\$163,008	\$ 103.90	98.5%	121	\$1,956,100
Canyon	1	\$137,500	\$ 95.75	98.3%	122	\$137,500
Stetson Homes						
Ada	10	\$194,027	\$ 101.76	99.0%	80	\$1,940,269
Canyon	1	\$109,900	\$ 73.17	88.0%	243	\$109,900

BUILDER/COUNTY	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
323 Jefferson LLC						
Ada	9	\$277,071	\$ 302.66	80.2%	197	\$1,939,500
Kub Investments, LLC						
Ada	11	\$175,700	\$ 108.35	98.5%	158	\$1,932,695
Hallmark Homes						
Ada	8	\$256,783	\$ 98.30	98.7%	113	\$1,797,480
Highland Homes						
Ada	6	\$292,283	\$ 99.00	98.4%	90	\$1,753,696
Stacy Construction						
Ada	8	\$283,891	\$ 107.49	101.1%	100	\$1,703,347
Hunter Homes						
Ada	6	\$189,652	\$ 103.46	98.4%	106	\$948,259
Canyon	6	\$116,471	\$ 76.92	98.4%	93	\$698,825
Armada Homes						
Ada	8	\$197,715	\$ 125.99	99.8%	125	\$1,581,717
Blackstead Building Co						
Ada	6	\$251,172	\$ 120.94	101.5%	114	\$1,507,030
Wood River Builders						
Ada	7	\$201,200	\$ 126.77	96.0%	115	\$1,408,400
Amyx Signature Homes						
Ada	4	\$342,545	\$ 130.17	108.2%	134	\$1,370,178
Canyon Crest Homes						
Ada	4	\$334,506	\$ 111.47	90.1%	270	\$1,338,025
The Marrs Company						
Ada	5	\$258,545	\$ 153.63	103.8%	195	\$1,292,724
AEI						
Ada	10	\$303,875	\$ 341.52	88.8%	49	\$1,215,500
Morgan Creek Homes						
Ada	2	\$586,950	\$ 99.68	56.2%	538	\$1,173,900
RDH Homes						
Ada	8	\$136,301	\$ 105.19	99.9%	104	\$1,090,409
Edorado Construction						
Ada	15	\$97,864	\$ 102.50	96.6%	132	\$1,076,500
Roth Homes						
Ada	4	\$259,308	\$ 135.17	88.6%	186	\$1,037,230
Envision 360						
Ada	2	\$505,000	\$ 122.35	83.9%	68	\$1,010,000
Tresidio Homes						
Ada	5	\$201,760	\$ 110.61	99.4%	88	\$1,008,800

IMLS AREA / TYPE	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
NW Meridian - 1030						
Single Family	208	\$197,256	\$ 93.72	96.7%	190	\$36,295,040
Townhouse	1	\$99,000	\$ 73.06	86.8%	64	\$99,000
NE Meridian - 1020						
Single Family	187	\$211,290	\$ 100.28	96.7%	133	\$38,032,227
Townhouse	3	\$178,933	\$ 108.49	96.9%	206	\$536,800
SW Boise-Meridian - 0550						
Single Family	123	\$194,051	\$ 97.41	96.4%	144	\$21,927,741
Townhouse	5	\$157,541	\$ 85.90	101.6%	198	\$630,164
Condo	15	\$97,864	\$ 102.50	96.6%	132	\$1,076,500
W Boise-Garden City - 0650						
Single Family	116	\$151,936	\$ 99.32	98.3%	127	\$17,472,687
Townhouse	4	\$147,141	\$ 111.45	97.3%	225	\$588,563
Condo	8	\$208,013	\$ 119.00	97.3%	170	\$1,664,100
Kuna - 1100						
Single Family	98	\$154,216	\$ 80.77	95.9%	163	\$15,113,140
SE Meridian - 1000						
Single Family	87	\$193,839	\$ 97.95	97.1%	151	\$16,863,951
Townhouse	2	\$161,000	\$ 101.80	96.3%	162	\$322,000
NE Nampa (87) - 1250						
Single Family	63	\$135,924	\$ 76.35	96.7%	131	\$8,427,293
Single Family w/ Acreage	2	\$157,350	\$ 112.35	90.0%	223	\$314,700
SW Caldwell - 1280						
Single Family	61	\$117,754	\$ 73.04	92.1%	195	\$6,829,718
Single Family w/ Acreage	2	\$272,500	\$ 91.95	58.0%	712	\$545,000
NW Boise - 0800						
Single Family	49	\$226,357	\$ 114.06	95.4%	157	\$11,091,469
Townhouse	6	\$201,713	\$ 124.39	90.0%	164	\$1,210,275
Condo	1	\$330,000	\$ 137.56	75.5%	484	\$330,000
South Nampa (86) - 1260						
Single Family	53	\$144,297	\$ 79.75	90.8%	245	\$7,359,161
Single Family w/ Acreage	2	\$329,500	\$ 91.90	78.0%	179	\$659,000
NW Nampa (51) - 1270						
Single Family	45	\$129,696	\$ 71.03	97.7%	127	\$5,836,305
Townhouse	4	\$80,900	\$ 45.25	100.0%	104	\$80,900
Eagle - 0900						
Single Family	37	\$388,700	\$ 127.39	96.8%	135	\$13,604,505
Single Family w/ Acreage	8	\$690,282	\$ 122.16	77.5%	194	\$4,831,971
Condo	3	\$130,667	\$ 94.92	89.2%	185	\$392,000

IMLS AREA / TYPE	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
NW Caldwell - 1275						
Single Family	45	\$110,677	\$ 68.09	95.1%	172	\$4,980,448
Star - 0950						
Single Family	43	\$149,022	\$ 79.37	93.2%	215	\$6,407,938
North Boise - 0100						
Single Family	6	\$296,317	\$ 145.73	93.3%	146	\$1,777,900
Single Family w/ Acreage	1	\$565,000	\$ 141.07	81.4%	353	\$565,000
Condo	31	\$260,125	\$ 266.13	80.3%	154	\$5,722,750
Middleton - 1285						
Single Family	31	\$163,395	\$ 75.41	95.8%	179	\$5,065,233
Single Family w/ Acreage	5	\$219,060	\$ 97.38	75.7%	367	\$1,095,300
West Boise - 0600						
Single Family	6	\$190,517	\$ 101.98	94.5%	135	\$1,143,100
Townhouse	14	\$148,758	\$ 110.01	95.2%	241	\$1,785,100
Condo	13	\$156,762	\$ 110.59	92.1%	249	\$2,037,900
SE Boise - 0300						
Single Family	27	\$255,525	\$ 132.71	95.8%	148	\$6,899,176
Townhouse	1	\$272,500	\$ 80.15	87.9%	223	\$272,500
Condo	1	\$179,900	\$ 109.83	100.0%	0	\$179,900
NE Boise - 0200						
Single Family	23	\$350,127	\$ 139.15	100.9%	111	\$8,052,917
Boise Bench - 0400						
Single Family	7	\$143,543	\$ 111.66	96.5%	142	\$1,004,800
Townhouse	5	\$213,745	\$ 134.21	94.3%	166	\$1,068,725
South Boise - 0500						
Single Family	9	\$209,499	\$ 93.96	96.4%	121	\$1,885,490
Townhouse	1				75	
SW Meridian - 1010						
Single Family	3	\$227,633	\$ 86.05	96.1%	66	\$682,900
Single Family w/ Acreage	2	\$300,000	\$ 78.76	74.3%	414	\$600,000
Garden City - 0700						
Single Family	1	\$300,000	\$ 131.12	80.0%	110	\$300,000
Townhouse	3	\$158,267	\$ 101.85	89.5%	256	\$474,800
Canyon County Other - 1290						
Single Family	2	\$106,000	\$ 56.84	81.3%	318	\$212,000
Single Family w/ Acreage	1	\$187,479	\$ 115.16	110.3%	395	\$187,479
Parma - 1292						
Single Family	2	\$141,250	\$ 93.36	93.2%	173	\$282,500

IMLS AREA / TYPE	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
Wilder - 1293						
Single Family	1	\$82,000	\$ 68.28	102.8%	146	\$82,000
Greenleaf - 1294						
Single Family	1	\$160,000	\$ 60.51	80.0%	436	\$160,000

SUBDIVISION BREAKDOWN - OVER 10 HOMES SOLD IN 2010 (899 Homes about 60% of total)

SUBDIVISION NAME	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
Rivendell Estates	73	\$136,765	\$ 101.58	100.4%	85	\$9,983,815
Bridgetower Sub	35	\$255,457	\$ 97.78	102.0%	123	\$8,941,002
Paramount	34	\$255,180	\$ 106.20	99.4%	128	\$8,165,754
Whitney Springs	31	\$127,598	\$ 70.87	98.2%	115	\$3,827,931
Saguaro Canyon	30	\$250,122	\$ 102.57	94.5%	122	\$7,003,419
Sienna Creek	23	\$139,044	\$ 100.53	92.8%	204	\$1,251,400
Hightower	22	\$159,516	\$ 106.65	99.2%	95	\$3,509,342
Applewood	21	\$161,691	\$ 84.13	96.6%	142	\$3,395,512
Tuscany Messina Meadows	20	\$233,106	\$ 105.15	96.8%	145	\$4,662,111
Saguaro Springs	19	\$270,301	\$ 110.06	101.1%	83	\$4,595,116
Charter Pointe	19	\$135,869	\$ 76.82	98.1%	66	\$2,581,519
Settlers Bridge	19	\$232,146	\$ 111.13	97.5%	145	\$4,178,629
Tustin	19	\$166,686	\$ 83.74	91.9%	185	\$3,167,033
Ventana	19	\$161,452	\$ 84.06	92.1%	254	\$3,067,591
Sonata Hills	19	\$309,161	\$ 121.23	100.6%	119	\$5,874,067
Green Valley	19	\$159,604	\$ 82.39	94.9%	195	\$3,032,481
Red Feather	18	\$221,119	\$ 105.57	98.5%	127	\$3,759,028
Cabella Creek	17	\$184,941	\$ 101.83	100.9%	82	\$3,143,990
Hidden Springs	17	\$356,948	\$ 131.23	94.4%	179	\$6,068,119
Alpine Pointe	17	\$309,669	\$ 117.19	102.4%	110	\$4,645,039
0 Not Applicable	16	\$159,598	\$ 107.55	94.5%	204	\$2,074,779
Pine Tree Village	16	\$147,585	\$ 109.32	95.7%	219	\$1,918,600
Lakemoor	16	\$408,668	\$ 141.65	100.0%	133	\$5,721,351
West Highland S	15	\$164,428	\$ 79.43	102.7%	102	\$2,466,413
Granite Basin	15	\$136,013	\$ 61.77	97.4%	186	\$2,040,196
Canyon View	14	\$125,303	\$ 86.00	99.4%	66	\$1,754,246
Greyhawk - Kuna	14	\$138,738	\$ 72.13	99.7%	82	\$1,942,333
Royal Meadows	14	\$119,652	\$ 74.94	88.3%	337	\$1,675,121
Crossfield	14	\$160,620	\$ 80.27	95.2%	224	\$2,248,681
SILVERLEAF	13	\$161,316	\$ 78.84	90.1%	249	\$2,097,114
Bellingham Park	13	\$133,216	\$ 91.04	93.8%	260	\$1,731,802
Cedarcreek	13	\$136,593	\$ 83.35	98.0%	217	\$1,775,707
Mooncreek Cove	13	\$125,488	\$ 73.93	100.4%	86	\$1,631,340
Ryans Meadows	13	\$123,486	\$ 72.48	97.7%	141	\$1,605,313
Peppertree	12	\$148,233	\$ 80.66	93.3%	222	\$1,778,800
Ambercreek	12	\$138,990	\$ 80.10	91.5%	373	\$1,667,876
Apple Creek Est	12	\$119,362	\$ 78.49	99.3%	78	\$1,432,344
Cedar Springs	12	\$177,963	\$ 91.66	98.0%	135	\$1,779,633

SUBDIVISION NAME	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollar
Woodgate	12	\$114,409	\$ 67.00	97.7%	121	\$1,372,904
Kelly Creek	12	\$155,234	\$ 89.66	90.7%	257	\$931,403
River Heights	11	\$368,674	\$ 139.81	103.4%	89	\$4,055,418
Devonshire	11	\$138,991	\$ 83.79	94.2%	199	\$1,528,903
Sendero Condos	11	\$99,557	\$ 100.87	98.1%	74	\$696,900
Harris Ranch	11	\$289,612	\$ 138.03	101.4%	121	\$3,185,737
Southwick (Meridian)	11	\$187,213	\$ 109.69	97.1%	158	\$2,059,345
Aspens	11	\$107,376	\$ 67.50	91.2%	198	\$1,181,139
Chesterfield	11	\$150,909	\$ 79.09	91.4%	266	\$1,660,000
Whispering Pines - Caldwell	10	\$97,815	\$ 76.29	99.9%	125	\$978,153
Silverdale	10	\$184,622	\$ 70.23	93.3%	164	\$1,846,221
Delaware Park	10	\$109,868	\$ 62.44	91.6%	245	\$1,098,681
Arbor Ridge (Kuna)	10	\$136,789	\$ 80.66	90.6%	269	\$1,367,887
Lobo Creek	10	\$137,373	\$ 78.39	88.1%	295	\$1,373,725
Copper River Basin - Nampa	10	\$121,635	\$ 69.34	94.7%	174	\$1,216,350

Distress Sales Summary

Distress = Agent gave a "YES" reply to REO, Foreclosure or Short-sale.

Typical = Agent gave a "NO" reply to REO, Foreclosure or Short-sale.

Of 1,476 sold new construction homes (no prior owner), 65 were distress sales (4.4%)

2010 NEW CONSTRUCTION SUMMARY - IMLS						
	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Ada	1156	\$222,531,029	\$103.60	96.0%	157	\$222,531,029
Distress	42	\$11,561,700	\$104.50	84.5%	236	\$11,561,700
Typical	1114	\$210,969,329	\$103.56	96.4%	154	\$210,969,329
Canyon	320	\$42,335,037	\$74.99	93.8%	186	\$42,335,037
Distress	23	\$4,522,900	\$82.66	77.8%	382	\$4,522,900
Typical	297	\$37,812,137	\$74.40	95.0%	171	\$37,812,137
Grand Total	1476	\$264,866,066	\$97.26	95.5%	163	\$264,866,066

2010 New Construction – Distress Sales by Subdivision

2010 NEW CONSTRUCTION SUMMARY - IMLS						
Subdivision	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Rosecroft Place	6	\$108,067	\$99.39	89.7%	251	\$648,400
Blackhawk	3	\$131,533	\$79.99	94.8%	137	\$394,600
Tuscany Messina Meadows	3	\$142,000	\$70.47	79.1%	265	\$426,000
Shadow Hills	2	\$186,500	\$78.69	93.0%	78	\$373,000
Orchid Point	2	\$143,250	\$94.24	91.3%	256	\$286,500
Lakes at Telaga	2	\$382,500	\$85.43	51.8%	694	\$765,000
Dani's Ranch	2	\$157,350	\$112.35	90.0%	223	\$314,700
Creekside Park (Creekside Sub Nampa)	2	\$194,800	\$72.14	71.5%	653	\$389,600
The Cove at Winding Creek	2	\$137,500	\$88.42	91.4%	135	\$275,000
Dallan Woods	2	\$114,000	\$85.01	93.5%	152	\$114,000
LAGUNA POINTE	2	\$837,450	\$124.79	57.1%	332	\$1,674,900
Hidden Springs	2	\$255,000	\$95.58	75.3%	519	\$510,000
0 Not Applicable	2	\$209,500	\$100.60	88.4%	263	\$419,000
View Ridge Sub	1	\$305,000	\$79.82	46.8%	865	\$305,000
South Hill	1	\$194,000	\$96.37	70.8%	337	\$194,000
Saguaro Canyon	1	\$200,000	\$97.56	83.4%	151	\$200,000
10th and Main Condos	1	\$225,000	\$189.08	80.4%	48	\$225,000
The Waterfront District	1	\$185,000	\$109.73	68.5%	553	\$185,000
Deer Sky Ranch	1	\$430,000	\$81.12	53.8%	344	\$430,000

Subdivision	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Colton Ranch	1	\$950,000	\$110.49	47.5%	185	\$950,000
Estates at Corrente Bello	1	\$340,000	\$109.25	97.4%	103	\$340,000
Settlers Bridge	1				239	
Fall River Est	1	\$190,000	\$84.26	77.6%	714	\$190,000
Talavera	1	\$385,000	\$112.80	87.5%	199	\$385,000
Fox Ridge Estates Caldwell	1	\$223,100	\$71.64	44.6%	843	\$223,100
Triplett Ranch	1	\$494,000	\$133.12	99.0%	147	\$494,000
Greenbriar Commons	1	\$145,750	\$61.34	100.0%	64	\$145,750
Pheasant Run	1	\$141,000	\$80.39	101.4%	121	\$141,000
Bogus Basin Homesites	1	\$565,000	\$141.07	81.4%	353	\$565,000
Royal Plaza	1	\$470,000	\$317.57	81.0%	344	\$470,000
Kennedy Meadows	1	\$215,000	\$80.31	83.0%	238	\$215,000
Sands Pointe	1	\$152,000	\$78.84	95.1%	46	\$152,000
Willow Falls	1	\$255,000	\$77.27	63.8%	699	\$255,000
Corrente Bello	1	\$430,100	\$106.57	87.8%	173	\$430,100
Castlebury	1	\$518,000	\$65.92	82.9%	218	\$518,000
Southfork	1	\$280,000	\$93.33	96.6%	74	\$280,000
Caymus Cove	1	\$253,800	\$79.31	102.3%	26	\$253,800
Avimor	1	\$210,000	\$75.00	97.7%	138	\$210,000
Marble Heights	1	\$94,000	\$82.38	100.0%	223	\$94,000
Timberland Est	1	\$320,000	\$90.96	91.7%	178	\$320,000
Non Applicable	1	\$128,250	\$134.58	70.9%	526	\$128,250
Crystal Cove	1	\$215,000	\$91.10	101.4%	19	\$215,000
Cirrus Pointe	1	\$140,000	\$81.21	89.8%	30	\$140,000
Bittercreek Meadows	1	\$314,000	\$77.32	66.8%	416	\$314,000
Pear Blossom	1	\$286,000	\$80.20	81.7%	412	\$286,000
Kingsbury Est	1	\$239,900	\$95.96	70.6%	373	\$239,900
Grand Total	65	\$255,311	\$96.87	82.2%	288	\$16,084,600

Distress homes sell on average 82% of Original List Price in 2010.

However, homes over \$500,000 may be in the 50% range.

The data shows distress sale data by city for Ada & Canyon. Distress sales take longer to sell, lower sales ratio.

2010 NEW CONSTRUCTION SUMMARY - IMLS						
	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Boise	433	\$198,109	\$116.02	95.8%	151	\$80,432,301
Distress	23	\$224,952	\$114.27	87.8%	240	\$5,173,900
Typical	410	\$196,497	\$116.13	96.2%	146	\$75,258,401
Caldwell	114	\$121,220	\$72.14	92.2%	201	\$13,455,466
Distress	5	\$170,620	\$78.58	79.9%	383	\$853,100
Typical	109	\$118,890	\$71.84	92.8%	193	\$12,602,366
Eagle	47	\$424,420	\$124.81	93.5%	149	\$18,674,476
Distress	9	\$500,889	\$101.07	78.2%	199	\$4,508,000
Typical	38	\$404,756	\$130.92	97.4%	137	\$14,166,476
Garden City	10	\$197,256	\$114.34	87.1%	218	\$1,972,555
Distress	1	\$185,000	\$109.73	68.5%	553	\$185,000
Typical	9	\$198,617	\$114.85	89.2%	180	\$1,787,555
Greenleaf	2	\$116,300	\$58.62	77.7%	370	\$232,600
Distress	1	\$160,000	\$60.51	80.0%	436	\$160,000
Typical	1	\$72,600	\$56.72	75.4%	304	\$72,600
Kuna	97	\$154,702	\$80.90	95.8%	164	\$15,006,140
Typical	97	\$154,702	\$80.90	95.8%	164	\$15,006,140
Meridian	527	\$202,712	\$97.80	96.7%	158	\$100,342,619
Distress	9	\$211,850	\$79.61	84.1%	229	\$1,694,800
Typical	518	\$202,562	\$98.10	97.0%	156	\$98,647,819
Middleton	32	\$165,785	\$76.05	95.0%	185	\$5,305,133
Distress	4	\$304,975	\$86.78	64.3%	500	\$1,219,900
Typical	28	\$145,901	\$74.52	99.4%	141	\$4,085,233
Nampa	167	\$139,658	\$76.48	95.0%	168	\$22,484,859
Distress	12	\$180,445	\$85.29	84.3%	298	\$1,984,900
Typical	155	\$136,666	\$75.83	95.8%	158	\$20,499,959
Parma	3	\$156,660	\$100.63	98.9%	247	\$469,979
Typical	3	\$156,660	\$100.63	98.9%	247	\$469,979
Star	43	\$149,022	\$79.37	93.2%	215	\$6,407,938
Distress	1	\$305,000	\$79.82	46.8%	865	\$305,000
Typical	42	\$145,308	\$79.36	94.3%	199	\$6,102,938
Wilder	1	\$82,000	\$68.28	102.8%	146	\$82,000
Typical	1	\$82,000	\$68.28	102.8%	146	\$82,000
Grand Total	1476	\$188,517	\$97.26	95.5%	163	\$264,866,066

Agents selling over \$1 Million dollars

- Accounts for 68% of total dollars in IMLS. (208 million of 304 million.)

2010 NEW CONSTRUCTION SUMMARY - IMLS						
Agent	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Christine E Comstock	100	\$148,953	\$79.42	93.5%	226	\$14,895,269
Rene'e L Baird	113	\$121,563	\$68.24	95.2%	152	\$13,736,617
Janice L Stieger	75	\$137,494	\$101.83	100.2%	87	\$10,312,063
Shaun Urwin	30	\$288,288	\$117.65	99.3%	107	\$8,072,068
Joel A Anderson	52	\$144,688	\$80.40	92.6%	250	\$7,523,785
Mira Maggio Piva	46	\$153,544	\$85.38	93.5%	214	\$7,063,038
Chase L Craig	44	\$148,798	\$81.33	95.0%	219	\$6,547,098
Siera A Lutz	34	\$156,902	\$81.89	90.9%	273	\$5,334,676
Kami K Brant	18	\$276,181	\$138.97	101.6%	152	\$4,971,252
Jay D Ross	17	\$319,025	\$119.34	101.0%	119	\$4,785,369
John E Chandler	22	\$214,330	\$98.87	101.1%	98	\$4,715,259
Christopher G Findlay	16	\$287,357	\$112.09	100.6%	103	\$4,310,353
Kassie Dixon	32	\$132,516	\$71.01	97.4%	108	\$4,240,523
Rhonda L Urwin	23	\$176,082	\$87.13	95.7%	204	\$4,049,876
Rick Musick	18	\$209,436	\$157.05	106.6%	50	\$3,769,850
Kara E Christian	17	\$221,909	\$107.41	99.3%	107	\$3,550,538
Jeffrey L Sherburne	13	\$315,287	\$120.61	103.8%	115	\$3,468,160
Lisa Scholz	16	\$215,809	\$84.96	103.0%	124	\$3,452,951
Janie Cypret	41	\$151,092	\$94.16	94.8%	201	\$3,324,033
Kristi Knowles	14	\$243,952	\$105.58	99.7%	99	\$3,171,372
Rob Pearce	20	\$163,419	\$87.56	91.8%	228	\$3,104,952
Lysi Bishop	7	\$418,008	\$143.16	98.8%	93	\$2,926,058
Will Dilmore	13	\$222,200	\$118.05	96.4%	209	\$2,888,600
Amy R Kerfoot	8	\$336,552	\$119.11	96.2%	100	\$2,692,415
Jennifer L Quinn	20	\$139,168	\$93.73	99.8%	43	\$2,644,193
Scott W Bishop	10	\$260,063	\$106.36	101.6%	159	\$2,600,628
Andrew Knowles	9	\$282,930	\$131.47	97.7%	113	\$2,546,373
Nita D Musick	13	\$188,765	\$162.38	115.7%	38	\$2,453,950
Alicia D Lopez	8	\$304,158	\$135.48	104.0%	124	\$2,433,262
William O Loverde	20	\$120,603	\$72.36	98.4%	159	\$2,412,050
Cheryl H Wettstein	10	\$257,153	\$100.30	96.3%	173	\$2,314,380
Lena Barbot	18	\$122,283	\$82.39	99.4%	88	\$2,201,101
Stacy M Heck	16	\$132,379	\$77.05	98.3%	85	\$2,118,058
Jason J Pennington	8	\$264,735	\$112.73	99.2%	111	\$2,117,881
Sam J Huff	11	\$191,458	\$95.61	96.5%	124	\$2,106,038
Kelly Laws	11	\$175,700	\$108.35	98.5%	158	\$1,932,695

Agent	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Karen L Schafer	13	\$138,858	\$61.11	98.1%	183	\$1,805,151
Jacque R Neef	7	\$296,583	\$314.45	82.9%	156	\$1,779,500
Christopher E Lofthus	6	\$339,180	\$105.59	81.6%	254	\$1,695,900
David R Nielsen	5	\$338,139	\$113.40	89.1%	71	\$1,690,695
Sid Lezamiz	11	\$149,704	\$101.40	99.1%	215	\$1,646,743
Bradley M Minasian	10	\$181,299	\$88.75	95.1%	181	\$1,631,694
Richard D Roe	3	\$537,334	\$172.83	95.5%	109	\$1,612,002
Bryant J Forrester	8	\$225,571	\$216.83	74.8%	175	\$1,579,000
Matthew R Schweiger	7	\$261,487	\$131.98	100.1%	33	\$1,568,924
Kelly Woodhouse	11	\$141,467	\$82.22	94.3%	169	\$1,556,140
Karen M Boos	9	\$171,250	\$105.37	99.4%	101	\$1,541,250
Heather Williams	5	\$291,547	\$104.98	100.0%	79	\$1,457,736
Dawn Battles	17	\$140,960	\$88.49	89.7%	292	\$1,409,603
John Mays	7	\$192,839	\$104.33	102.3%	93	\$1,349,870
Carlos Bendeck	10	\$148,011	\$108.35	97.5%	160	\$1,332,100
Jason Raymond	8	\$151,940	\$79.13	101.3%	62	\$1,215,517
Beth Gregg	4	\$303,875	\$341.52	88.8%	37	\$1,215,500
Tim J Jessen	4	\$301,430	\$96.21	84.5%	306	\$1,205,719
Russell C Borgman	6	\$200,884	\$111.59	92.7%	232	\$1,205,301
Dianna M Henderson	8	\$150,490	\$107.01	101.5%	72	\$1,203,917
Greg W Boss	3	\$400,633	\$115.05	94.9%	39	\$1,201,900
Marilyn E Talbot	3	\$385,032	\$120.97	104.2%	43	\$1,155,097
David C Marmillion	6	\$192,317	\$124.33	95.1%	130	\$1,153,900
Thayne Barrie	6	\$189,122	\$105.35	94.1%	206	\$1,134,731
Brandon Curtiss	5	\$279,351	\$111.79	102.1%	82	\$1,117,403
Lindsey Hopkins	5	\$222,360	\$110.60	102.1%	150	\$1,111,800
Debbie Sargent Coe	4	\$276,355	\$115.29	100.4%	96	\$1,105,420
Jeff Dildine	4	\$275,506	\$91.52	98.1%	99	\$1,102,025
Gae L Peyron	3	\$366,600	\$118.87	94.1%	145	\$1,099,800
Kelly J Hunemiller	8	\$136,301	\$105.19	99.9%	104	\$1,090,409
Natalie E Svaty	7	\$154,035	\$100.85	93.2%	135	\$1,078,245
Francene Hickey	2	\$538,000	\$104.58	72.6%	128	\$1,076,000
Michael W Fletcher	5	\$214,200	\$102.21	101.7%	87	\$1,071,000
Ryan Kerfoot	7	\$214,080	\$121.09	93.1%	285	\$1,070,400
Daryl J Smith	4	\$256,420	\$120.89	97.5%	136	\$1,025,681
John C Wattier	6	\$169,194	\$70.03	100.0%	39	\$1,015,162

Single Family & Single Family w/ Acreage Summary

2010 NEW CONSTRUCTION SUMMARY - IMLS						
CITY	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Meridian	521	\$97.77	\$203,241	96.77%	157	\$99,384,819
Boise	331	\$106.84	\$201,357	96.94%	141	\$64,635,699
Nampa	163	\$76.67	\$140,025	94.99%	170	\$22,403,959
Caldwell	114	\$72.14	\$121,220	92.19%	201	\$13,455,466
Kuna	97	\$80.90	\$154,702	95.78%	164	\$15,006,140
Twin Falls	59	\$101.96	\$175,012	98.49%	182	\$10,325,718
Eagle	44	\$127.00	\$445,914	93.80%	147	\$18,282,476
Star	43	\$79.37	\$149,022	93.17%	215	\$6,407,938
Middleton	32	\$76.05	\$165,785	94.97%	185	\$5,305,133
Mountain Home	32	\$94.61	\$178,552	95.71%	218	\$5,713,651
Jerome	25	\$96.35	\$138,401	99.42%	168	\$3,460,021
Kimberly	14	\$98.95	\$196,393	94.67%	266	\$2,749,500
Fruitland	11	\$101.10	\$166,168	97.19%	113	\$1,827,849
Burley	7	\$94.35	\$171,671	101.25%	136	\$1,201,699
Weiser	6	\$97.66	\$115,788	95.12%	100	\$694,730
McCall	5	\$135.39	\$256,280	98.25%	196	\$1,281,400
Payette	4	\$98.51	\$153,975	91.69%	152	\$615,900
Filer	4	\$108.05	\$174,750	95.62%	133	\$699,000
Garden City	4	\$105.81	\$181,970	87.18%	168	\$727,880
Parma	3	\$100.63	\$156,660	98.93%	247	\$469,979
Rupert	3	\$99.54	\$148,333	95.32%	179	\$445,000
Buhl	2	\$74.40	\$107,450	86.36%	62	\$214,900
Greenleaf	2	\$58.62	\$116,300	77.73%	370	\$232,600
Gooding	2	\$95.77	\$155,000	83.77%	195	\$310,000
Wendell	2	\$78.85	\$150,950	92.90%	215	\$301,900
New Plymouth	2	\$99.15	\$185,000	92.31%	401	\$370,000
Emmett	2	\$90.06	\$122,000	91.01%	120	\$244,000
Cascade	1	\$134.83	\$300,000	52.17%	445	\$300,000
Hansen	1	\$110.91	\$121,000	100.00%	54	\$121,000
Marsing	1	\$73.16	\$88,895	100.00%	56	\$88,895
Paul	1	\$103.61	\$134,900	100.00%	89	\$134,900
Homedale	1	\$137.04	\$175,000	93.13%	63	\$175,000
Hammett	1	\$34.46	\$137,500	100.00%	49	\$137,500
Wilder	1	\$68.28	\$82,000	102.76%	146	\$82,000
Declo	1		\$149,247	99.93%	96	\$149,247
Donnelly	1	\$70.49	\$430,000	95.77%	37	\$430,000
Grand Total	1543	\$94.39	\$186,586	95.94%	164	\$278,385,899

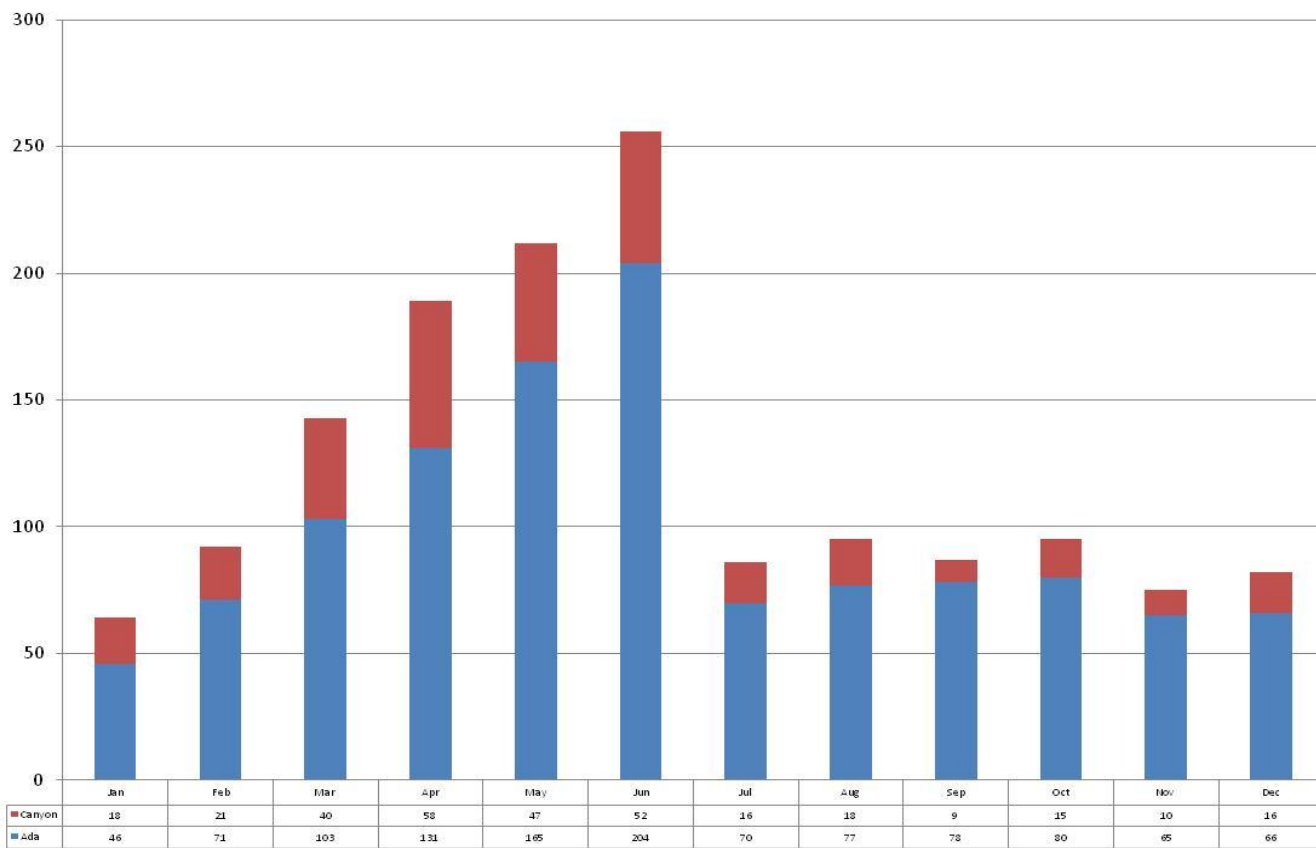
IMLS – Mostly covers Ada, Canyon, Gem, Elmore, Payette, Owyhee, Washington, Valley, Boise
 “Other” Counties may have limited data.

2010 New Construction Sales - IMLS Data					
COUNTY	Single Family	SF w/ Acreage	Townhouse	Condo	Grand Total
Ada	\$198,142,981	\$5,996,971	\$6,987,927	\$11,403,150	\$222,531,029
Canyon	\$39,452,658	\$2,801,479	\$80,900		\$42,335,037
Twin Falls	\$13,023,618	\$1,086,500	\$535,500		\$14,645,618
Kootenai				\$6,223,800	\$6,223,800
Elmore	\$5,449,776	\$401,375			\$5,851,151
Jerome	\$2,832,804	\$627,217			\$3,460,021
Payette	\$2,234,249	\$579,500			\$2,813,749
Valley	\$1,711,400	\$300,000	\$275,000		\$2,286,400
Cassia	\$1,350,946				\$1,350,946
Washington	\$694,730				\$694,730
Gooding	\$461,900	\$150,000			\$611,900
Minidoka	\$579,900				\$579,900
Blaine			\$395,000		\$395,000
Owyhee	\$88,895	\$175,000			\$263,895
Gem	\$244,000				\$244,000
Grand Total	\$266,267,857	\$12,118,042	\$8,274,327	\$17,626,950	\$304,287,176

Single Family & Single Family w/ Acreage Summary

2010 NEW CONSTRUCTION SUMMARY - IMLS						
COUNTY	Count	Average Sold Price	Average Cost/SQ FT	Average Sales Ratio	Average DOM	Total Dollars
Ada	1039	\$99.51	\$205,372	96.5%	154	\$204,139,952
Canyon	316	\$75.08	\$136,304	93.8%	187	\$42,254,137
Twin Falls	80	\$101.16	\$176,376	97.4%	189	\$14,110,118
Elmore	33	\$92.79	\$177,308	95.8%	213	\$5,851,151
Jerome	25	\$96.35	\$138,401	99.4%	168	\$3,460,021
Payette	17	\$100.26	\$165,515	95.3%	156	\$2,813,749
Cassia	8	\$94.35	\$168,868	101.1%	131	\$1,350,946
Valley	7	\$126.04	\$287,343	91.3%	209	\$2,011,400
Washington	6	\$97.66	\$115,788	95.1%	100	\$694,730
Minidoka	4	\$100.56	\$144,975	96.5%	157	\$579,900
Gooding	4	\$87.31	\$152,975	88.3%	205	\$611,900
Gem	2	\$90.06	\$122,000	91.0%	120	\$244,000
Owyhee	2	\$105.10	\$131,948	96.6%	60	\$263,895
Grand Total	1543	\$94.39	\$186,586	95.9%	164	\$278,385,899

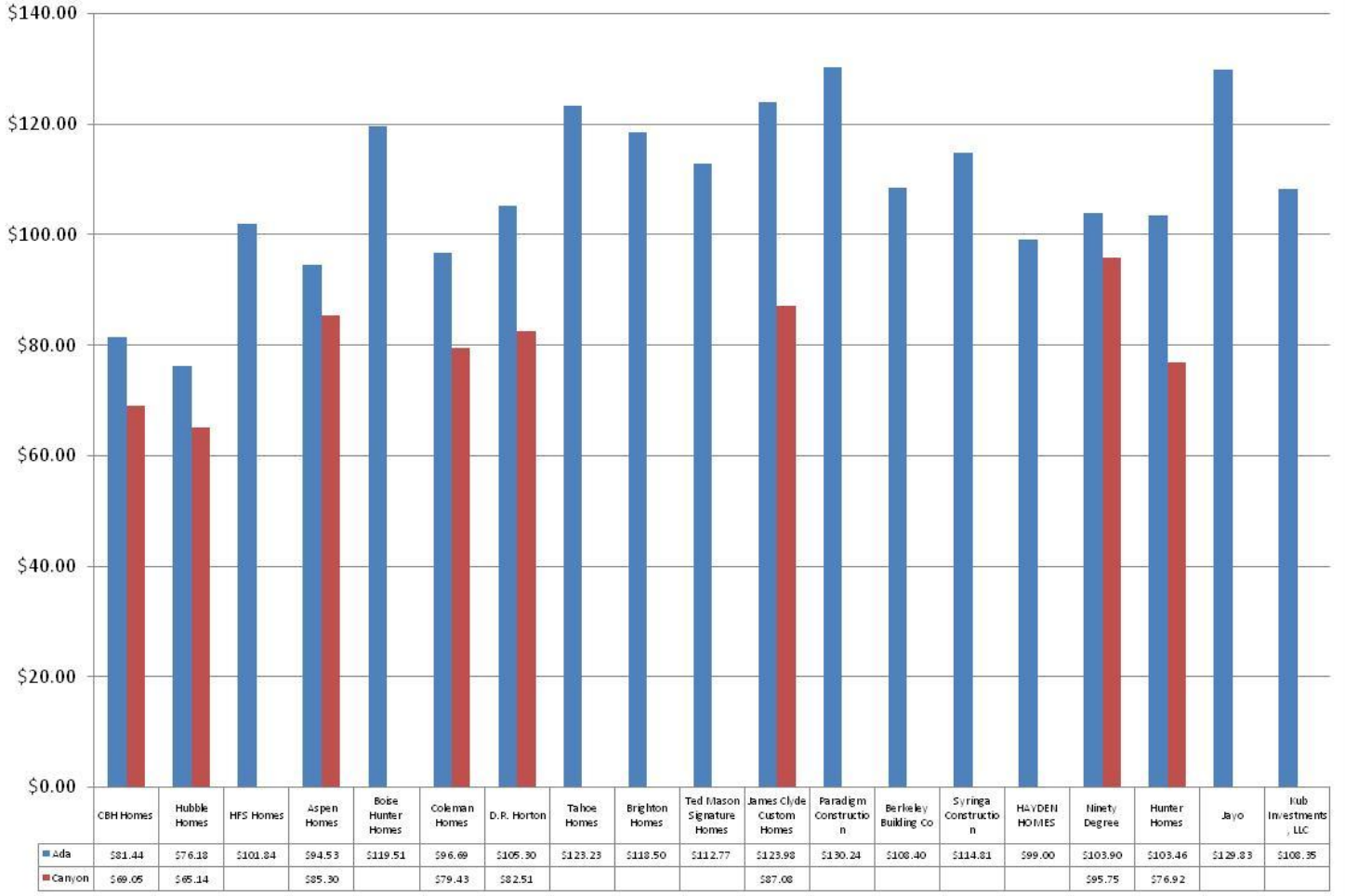
2010 New Construction - Total Sales



	Ada	Canyon	Grand Total
Jan	46	18	64
Feb	71	21	92
Mar	103	40	143
Apr	131	58	189
May	165	47	212
Jun	204	52	256
Jul	70	16	86
Aug	77	18	95
Sep	78	9	87
Oct	80	15	95
Nov	65	10	75
Dec	66	16	82
Grand Total	1156	320	1476

2010 New Construction - Average Yearly Cost per Square Foot

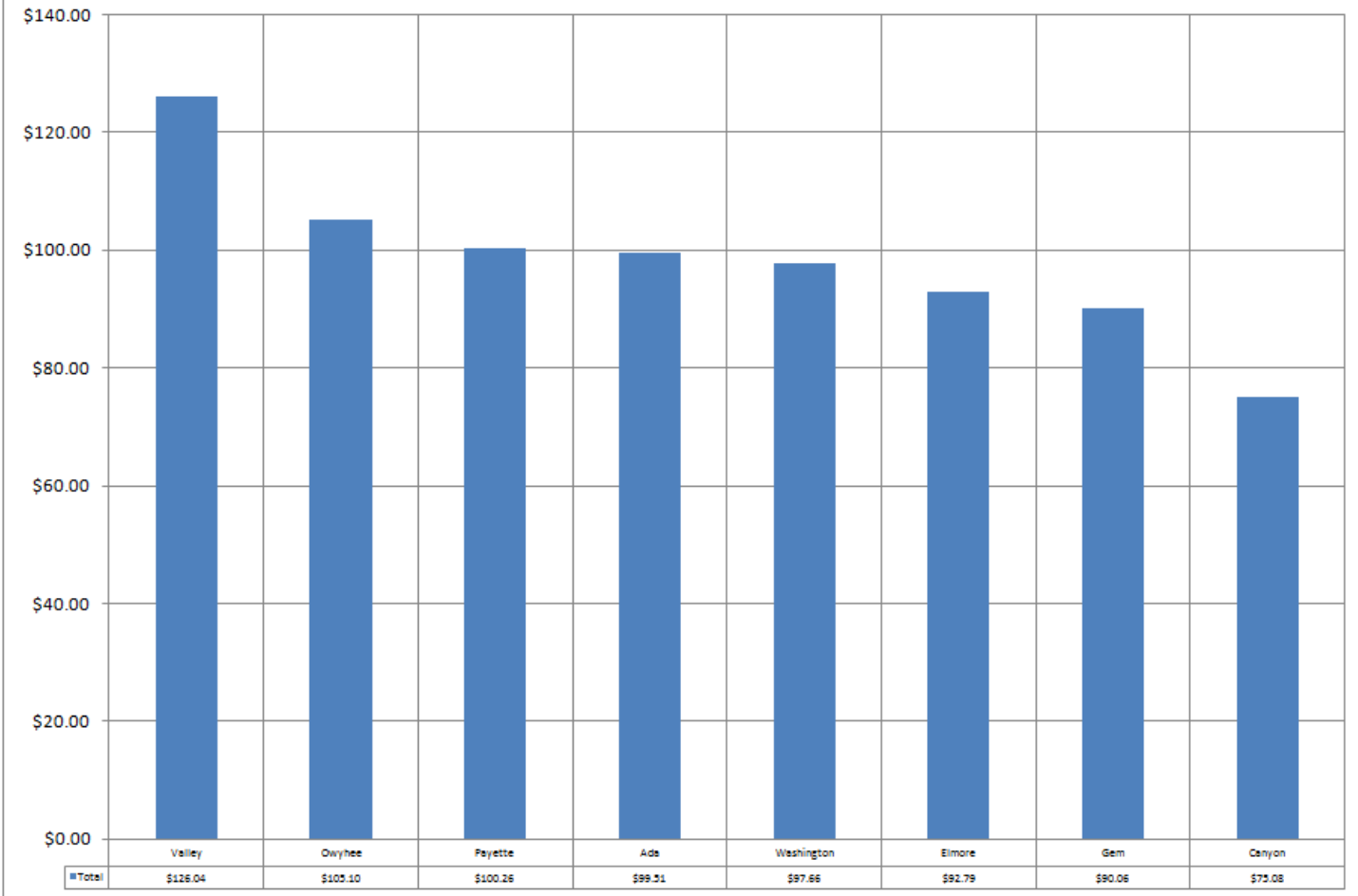
Single Family & Single Family w/ Acreage



BUILDER	Ada	Canyon	BUILDER	Ada	Canyon
CBH Homes	\$81.44	\$69.05	Ted Mason Signature Homes	\$112.77	
Hubble Homes	\$76.18	\$65.14	James Clyde Custom Homes	\$123.98	\$87.08
HFS Homes	\$101.84		Paradigm Construction	\$130.24	
Aspen Homes	\$94.53	\$85.30	Berkeley Building Co	\$108.40	
Boise Hunter Homes	\$119.51		Syringa Construction	\$114.81	
Coleman Homes	\$96.69	\$79.43	HAYDEN HOMES	\$99.00	
D.R. Horton	\$105.30	\$82.51	Ninety Degree	\$103.90	\$95.75
Tahoe Homes	\$123.23		Hunter Homes	\$103.46	\$76.92
Brighton Homes	\$118.50		Jayo	\$129.83	
			Kub Investments, LLC	\$108.35	

2010 New Construction - Average Yearly Cost per Square Foot

Single Family & Single Family w/ Acreage



County	Average Cost/SQ FT	Count
Valley	\$126.04	7
Owyhee	\$105.10	2
Payette	\$100.26	17
Ada	\$99.51	1039
Washington	\$97.66	6
Elmore	\$92.79	33
Gem	\$90.06	2
Canyon	\$75.08	316
Grand Total	\$93.96	1422

END OF REPORT