

PUTTING IT IN PERSPECTIVE...

Ada County Resale Market Overview-- October 2008

Price Range	Total Current Active Listings	Pending for last 30 days	Expired in last 90 days	Sold in last 30 days	Average Days on Market for last 30 days	Sold in last 90 days	Sold YTD	Average List price for last 30 days	Average Sale price for last 30 days	Ratio
\$10,000-\$119,999	169	11	14	23	80	58	145	\$ 98,650	\$ 94,078	95%
\$120,000-\$159,999	578	25	106	72	76	237	706	\$ 148,552	\$ 143,557	97%
\$160,000-\$199,999	809	22	194	91	68	320	1,065	\$ 182,688	\$ 177,573	97%
\$200,000-\$249,999	621	16	166	62	70	218	680	\$ 235,725	\$ 225,271	96%
\$250,000-\$299,999	487	15	136	27	72	103	387	\$ 282,574	\$ 271,792	96%
\$300,000-\$399,999	499	14	155	30	112	113	407	\$ 354,319	\$ 336,706	95%
\$400,000-\$499,999	275	2	69	17	79	51	163	\$ 463,435	\$ 439,741	95%
\$500,000-\$599,999	162	5	34	7	112	23	71	\$ 558,785	\$ 525,000	94%
\$600,000-\$699,999	111	2	25	4	155	16	41	\$ 686,637	\$ 617,750	90%
\$700,000-\$799,999	57	1	10	2	12	6	18	\$ 775,000	\$ 737,500	95%
\$800,000-\$899,999	32	0	12	0	0	4	13	\$ -	\$ -	N/A
\$900,000-\$999,999	20	0	8	1	29	2	9	\$ 999,000	\$ 908,000	91%
\$1,000,000 & Up	82	0	15	2	56	5	19	\$ 1,262,450	\$ 1,062,500	84%
Totals	3,902	113		338		1,156	3,724			

The above information is all resale sales in Ada Co. obtained from IMLS

PERSPECTIVE...

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