

realTalk

Market STATISTICS

ADA SINLGE FAMILY HOME SALES

Total Active Residential Listings: **4,624**
Total Single Family Homes Sold YTD: **3,498**
Average Active Listing Price: **\$231,363**
Average Sold Price: **\$247,536**
Average Days on Market: **80**

ADA COUNTY EXISTING HOME SALE

Total Active Residential Listings: **3,561**
Average Active Listing Price: **\$228,231**
Total Existing Homes Sold YTD: **2,617**
Average Sold Price: **\$237,488**
Average Days on Market: **69**

ADA COUNTY NEW CONSTRUCTION

Newly Constructed Residential Listings: **1,063**
Average Active Listing Price: **\$237,669**
Newly Constructed Homes Sold YTD: **884**
Average Sold Price: **\$274,727**
Average Days on Market: **108**

Source: IMLS August, 2008



Welcome to *Historic Boise*

With their historic houses and tree lined streets, Boise's older neighborhoods play a major part in the city's character and sense of place. These residential historic districts are architecturally diverse and already experiencing change. Change is necessary to a living, vital neighborhood, but we must not overlook the value of what we already have. Boise City historic districts represent special community qualities that bring residents to live in these places. Residents are confident that the character of the neighborhood will be protected through ordinances, preservation laws and processes.

Naturally, we all think of Harrison Boulevard and Warm Springs Avenue when we think of historic districts. But did you know that there are seven distinct residential historic districts in Boise?

The Warm Springs Avenue Historic district is aligned along Warm Springs Avenue. This neighborhood was established in the 1890s. Mansions were built along the street natural hot water was pumped to these homes from east of Table Rock. These were among the first homes in the U. S. to use geothermal sources for heat. There are a variety of styles—Queen Anne, Mission Revival, Tudor Revival and Bungalow, among others.

Harrison Boulevard is one of Boise's most beautiful streets. Laid out in 1891, it was named for President Benjamin Harrison, who signed the Admissions Act making Idaho a state in 1890. There is a rich variety of styles with large mansions in Tudor Revival, Mission

Revival, and Art Moderne buildings next to more modest bungalows and cottages.

The North End and Expanded North End Districts are Boise's first "Suburban" developments. Original lots were relatively small, 25 feet by 122 feet, but building sites were created from several lots which resulted in 50 and 75-foot frontages. The North End was an early trolley neighborhood. You will note the wider street sections on 15th, 18th, and 24th Streets.

The Hays Street Historic District is a twenty two block area north of the Original Boise Townsite. Fully half of the present buildings in this district were built prior to 1912. Originally a residential neighborhood, this district currently contains a mix of multi-family and office uses as well as residential.

The most recent district established is the East End Historic District, which lies to the north of Warm Springs Avenue and is bound by Coston on the east and Reserve Street to the west. The most rapid growth if the district was from 1910-1940. Building materials include local sandstone, brick and "miracle brick," a cast concrete product. Two churches, one school and the neighborhood Roosevelt Market are the only non-residential uses in the district.

Hyde Park is, just that, Hyde Park. Primarily a commercial area today, this district is filled with restaurants, bars and specialty shops and service providers. A lively night scene and the annual Hyde Park Street Fair set the tone for this rather bohemian neighborhood.

All Around Town

UPCOMING EVENTS

Boo At the Zoo
Oct. 25th
10 - 5pm at Julia Davis Park

Snow Blast & Dance
Nov. 1st
12 - 4 pm at Bogus Basin

5th Annual Father Daughter Winter Ball
Nov. 1st
5:30 - 9:30pm BSU Student Union Ballroom

Family Art Sunday
Nov. 15th

Festival of Trees 2008
Nov. 26th - 29th
Centre on the Grove



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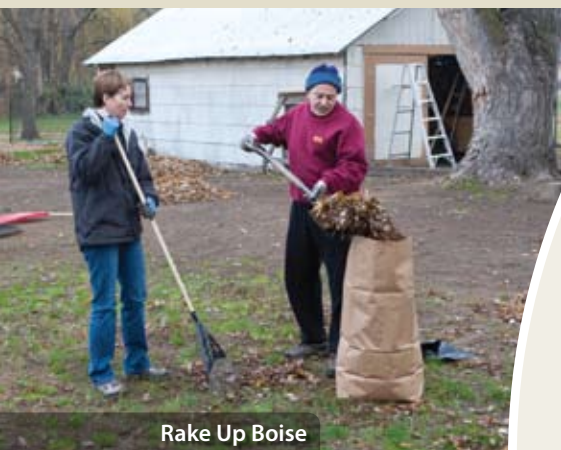


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Rake Up Boise



Paint The Town

Group One Agents Love to Volunteer!

Group One has a history of participating in many different community programs. Here are some we are committed to:

- Idaho St. Jude Dream Home Program
- Eagle Chamber of Commerce
- Rake Up Boise
- Paint The Town
- Coats & Cold Weather Clothing Drive To Benefit the Boise Rescue Mission
- Burgers For Bikes / Bikes For Kids
- Special Olympics
- Urban Land Institute
- Boise River Sweep
- International Rescue Committee
- Bone Marrow Drive
- K-Kids
- Center for Cultural Interchange
- The City of Eagle Communication task force
- Eagle Lions Club
- Local Toy Drive
- Key Leader
- Food Drives
- Eagle Kiwanis
- Boise Metro Rotary
- West Valley Little League
- Salvation Army
- City Club of Boise
- Lee Pesky Learning Center
- Bogus Basin Recreation Association
- Boise High School
- Multiple Sclerosis
- Red Cross
- St. John's
- Miracle Children's Telethon
- Backpack's 4 Homeless
- Anne Frank Human Rights Memorial
- Junior League
- Boise Schools
- Boise Police Auxiliary
- Eagle Hills Elementary
- Boise Young Professionals
- Big Brothers & Big Sisters
- DIRT
- Meridian Schools
- Idaho Office for Refugees
- Agency for New Americans
- and More...

Contact your Group One Agent today to find out more about ways you can get involved.