



Ada County – Single-Family Homes

March 2016 Market Statistics

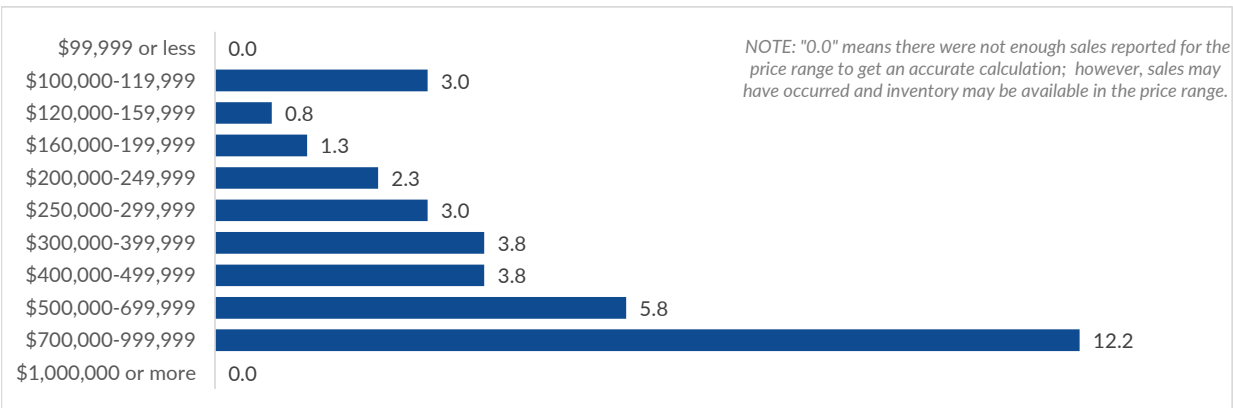
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of April 11, 2016

Key Metrics

| | Mar 2015 | Mar 2016 | % Chg | YTD 2015 | YTD 2016 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 694 | 788 | 13.5% | 1,628 | 1,824 | 12.0% |
| Median Sales Price | \$222,900 | \$234,950 | 5.4% | \$223,950 | \$235,500 | 5.2% |
| Days on Market | 65 | 56 | -13.8% | 67 | 59 | -11.9% |
| Pending Sales | 1,280 | 1,590 | 24.2% | -- | -- | -- |
| Inventory | 2,175 | 1,796 | -17.4% | -- | -- | -- |
| Months Supply of Inventory | 3.6 | 2.6 | -27.8% | -- | -- | -- |

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

Closed Sales – A count of the actual sales that have closed; Median Sales Price – The price at which half the homes sold for more, and half sold for less; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.

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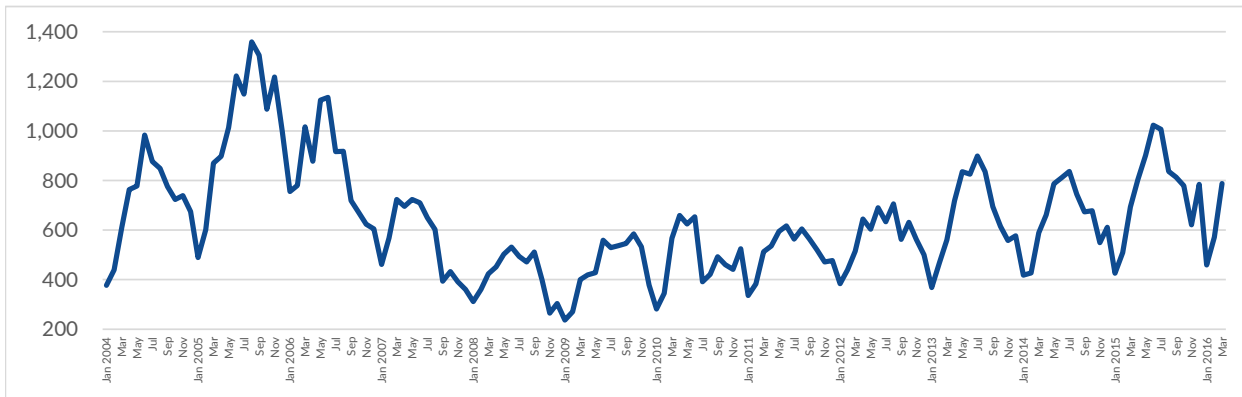


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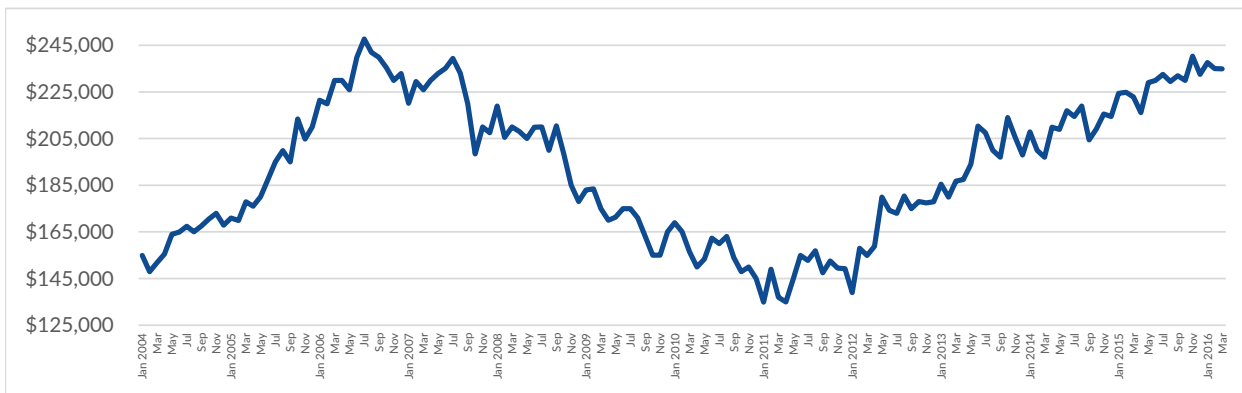
Historical Trends between January 2004 and March 2016

Report provided by Boise Regional REALTORS®
 Data from the Intermountain MLS as of April 11, 2016

Closed Sales High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 788



Median Sales Price High: \$247,700 in Jul 2006 | Low: \$134,900 in Jan 2011 | Current Month: \$234,950



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,664 in Jan 2013 | Current Month: 1,796





Ada County – Existing/Resale

March 2016 Market Statistics for Single-Family Homes

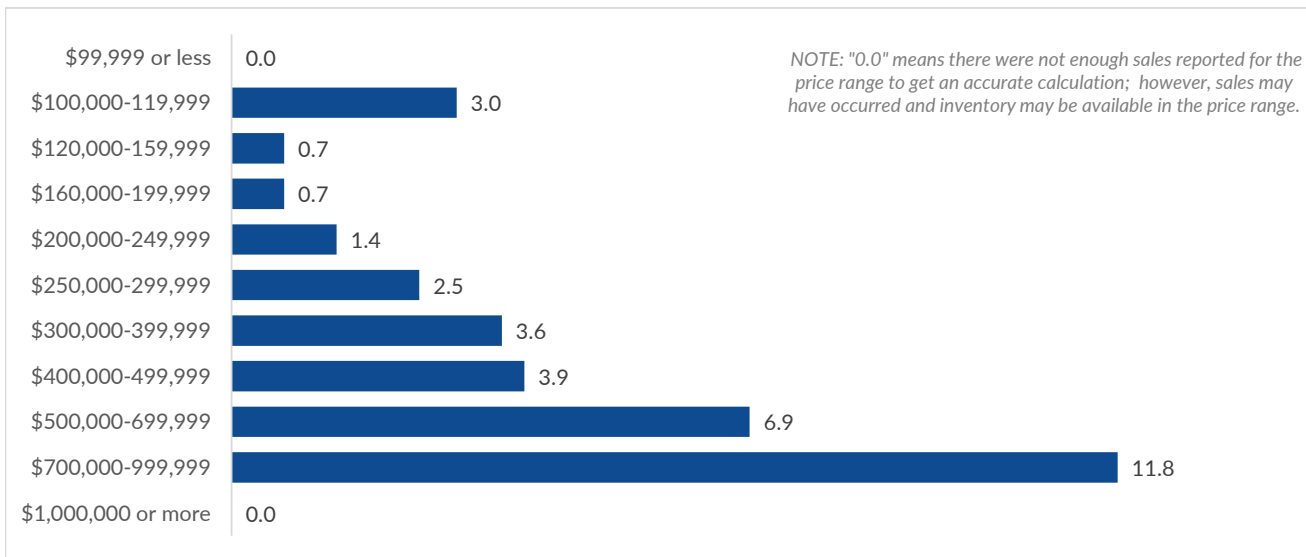
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of April 11, 2016

Key Metrics

| | Mar 2015 | Mar 2016 | % Chg | YTD 2015 | YTD 2016 | % Chg |
|----------------------------|-----------|------------------|--------|-----------|------------------|--------|
| Closed Sales | 562 | 607 | 8.0% | 1,281 | 1,398 | 9.1% |
| Median Sales Price | \$210,000 | \$215,000 | 2.4% | \$203,000 | \$214,900 | 5.9% |
| Days on Market | 54 | 42 | -22.2% | 59 | 49 | -16.9% |
| Pending Sales | 958 | 1,055 | 10.1% | -- | -- | -- |
| Inventory | 1,413 | 1,062 | -24.8% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 2.0 | -33.3% | -- | -- | -- |

Months Supply of Existing/Resale Inventory by Price Range



Explanation of Metrics

Closed Sales – A count of the actual sales that have closed; Median Sales Price – The price at which half the homes sold for more, and half sold for less; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.



Ada County – Existing/Resale

March 2016 Market Statistics for Single-Family Homes

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of April 11, 2016

| Activity by MLS Area | Closed Sales | | | Median Sales Price | | |
|----------------------------|--------------|----------|--------|--------------------|------------------|--------|
| | Mar 2015 | Mar 2016 | % Chg | Mar 2015 | Mar 2016 | % Chg |
| Boise N (0100) | 41 | 33 | -19.5% | \$317,500 | \$331,000 | 4.3% |
| Boise NE (0200) | 12 | 14 | 16.7% | \$359,900 | \$409,950 | 13.9% |
| Boise SE (0300) | 56 | 42 | -25.0% | \$220,700 | \$253,000 | 14.6% |
| Boise Bench (0400) | 46 | 50 | 8.7% | \$159,500 | \$181,350 | 13.7% |
| Boise S (0500) | 20 | 25 | 25.0% | \$189,502 | \$226,000 | 19.3% |
| Boise SW-Meridian (0550) | 42 | 72 | 71.4% | \$222,450 | \$203,950 | -8.3% |
| Boise W (0600) | 32 | 35 | 9.4% | \$197,000 | \$173,000 | -12.2% |
| Boise W-Garden City (0650) | 56 | 57 | 1.8% | \$185,323 | \$193,000 | 4.1% |
| Garden City (0700) | 4 | 4 | 0.0% | \$113,500 | \$173,950 | 53.3% |
| Boise NW (0800) | 41 | 38 | -7.3% | \$249,900 | \$262,950 | 5.2% |
| Eagle (0900) | 40 | 35 | -12.5% | \$332,000 | \$441,000 | 32.8% |
| Star (0950) | 16 | 21 | 31.3% | \$215,650 | \$220,000 | 2.0% |
| Meridian SE (1000) | 14 | 18 | 28.6% | \$233,500 | \$253,500 | 8.6% |
| Meridian SW (1010) | 13 | 4 | -69.2% | \$278,000 | \$255,391 | -8.1% |
| Meridian NE (1020) | 36 | 46 | 27.8% | \$216,500 | \$247,450 | 14.3% |
| Meridian NW (1030) | 67 | 71 | 6.0% | \$195,000 | \$207,500 | 6.4% |
| Kuna (1100) | 26 | 42 | 61.5% | \$161,250 | \$159,950 | -0.8% |

Notes on Data Sources and Methodology

Year-over-year percent changes may look extreme due to small sample sizes. The information in this report is based primarily on the public statistics provided by the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR), available here: intermountainmls.com/Statistics/Static.aspx. 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 the counties or cities during the specified time period. The IMLS and BRR provide these statistics for purposes of general market analysis but make no representations as to past or future performance. || The term "single-family homes" includes detached single-family homes with or without acreage, as classified in the IMLS. These numbers do not include activity for mobile homes, condominiums, townhomes, land, commercial, or multi-family properties (like apartment buildings). To reduce errors, only data falling within three (3) standard deviations from the mean have been included in the report. || For questions, please contact Breanna Vanstrom, Chief Executive Officer of Boise Regional REALTORS®, at breanna@boirealtors.com. Market reports are released on or after the 12th calendar day of each month, and will be available here: boirealtors.com/category/market-info. || If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation. You can find a REALTOR® at intermountainmls.com/Agents/Searchagents.aspx.



Ada County – New Construction

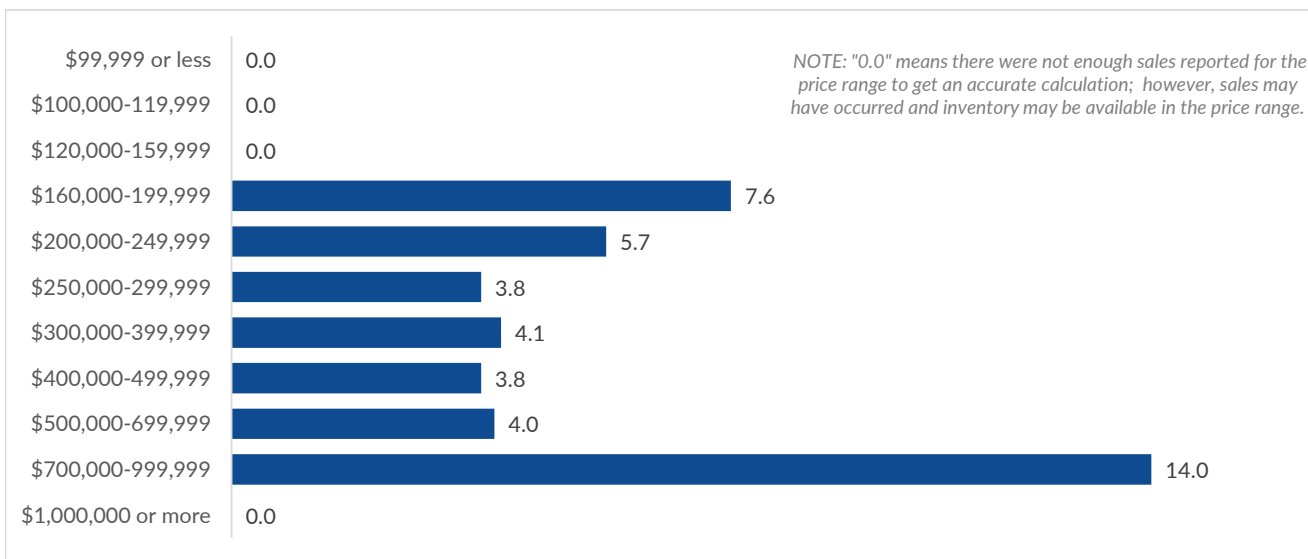
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 Data from the Intermountain MLS as of April 11, 2016

Key Metrics

| | Mar 2015 | Mar 2016 | % Chg | YTD 2015 | YTD 2016 | % Chg |
|----------------------------|-----------|------------------|--------|-----------|------------------|-------|
| Closed Sales | 133 | 181 | 36.1% | 347 | 426 | 22.8% |
| Median Sales Price | \$282,405 | \$296,000 | 4.8% | \$300,000 | \$297,450 | -0.8% |
| Days on Market | 111 | 101 | -9.0% | 95 | 89 | -6.3% |
| Pending Sales | 322 | 535 | 66.1% | -- | -- | -- |
| Inventory | 762 | 734 | -3.7% | -- | -- | -- |
| Months Supply of Inventory | 6.5 | 4.7 | -27.7% | -- | -- | -- |

Months Supply of New Construction Inventory by Price Range



Explanation of Metrics

Closed Sales – A count of the actual sales that have closed; Median Sales Price – The price at which half the homes sold for more, and half sold for less; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.



Ada County – New Construction

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Activity by MLS Area

| | Closed Sales | | | Median Sales Price | | |
|----------------------------|--------------|----------|--------|--------------------|------------------|--------|
| | Mar 2015 | Mar 2016 | % Chg | Mar 2015 | Mar 2016 | % Chg |
| Boise N (0100) | 2 | 1 | -50.0% | \$317,500 | \$649,900 | 104.7% |
| Boise NE (0200) | 7 | 13 | 85.7% | \$387,500 | \$404,900 | 4.5% |
| Boise SE (0300) | 5 | 7 | 40.0% | \$300,000 | \$310,990 | 3.7% |
| Boise Bench (0400) | 4 | 3 | -25.0% | \$210,150 | \$202,500 | -3.6% |
| Boise S (0500) | -- | 1 | -- | -- | \$265,000 | -- |
| Boise SW-Meridian (0550) | 15 | 15 | 0.0% | \$240,000 | \$255,958 | 6.6% |
| Boise W (0600) | 5 | 2 | -60.0% | \$177,000 | \$224,636 | 26.9% |
| Boise W-Garden City (0650) | 2 | 3 | 50.0% | \$175,245 | \$260,000 | 48.4% |
| Garden City (0700) | -- | 1 | -- | -- | \$246,306 | -- |
| Boise NW (0800) | 7 | 11 | 57.1% | \$249,900 | \$350,676 | 40.3% |
| Eagle (0900) | 28 | 22 | -21.4% | \$396,450 | \$375,700 | -5.2% |
| Star (0950) | 11 | 14 | 27.3% | \$282,900 | \$320,900 | 13.4% |
| Meridian SE (1000) | 16 | 13 | -18.8% | \$277,445 | \$349,900 | 26.1% |
| Meridian SW (1010) | -- | 6 | -- | -- | \$327,907 | -- |
| Meridian NE (1020) | 6 | 18 | 200.0% | \$305,445 | \$263,450 | -13.7% |
| Meridian NW (1030) | 20 | 31 | 55.0% | \$269,701 | \$345,500 | 28.1% |
| Kuna (1100) | 6 | 20 | 233.3% | \$186,490 | \$199,950 | 7.2% |

Notes on Data Sources and Methodology

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Canyon County – Single-Family Homes

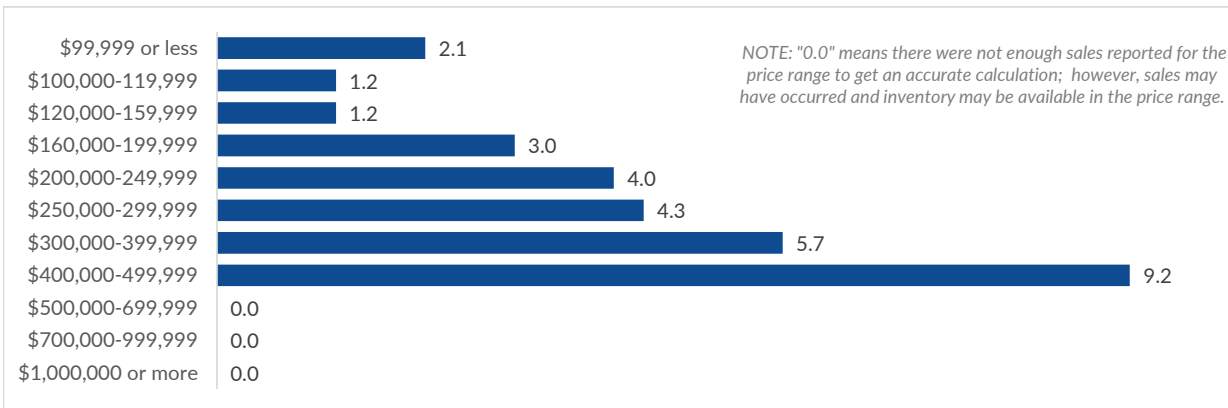
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| Key Metrics | Mar 2015 | Mar 2016 | % Chg | YTD 2015 | YTD 2016 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 293 | 356 | 21.5% | 717 | 807 | 12.6% |
| Median Sales Price | \$134,500 | \$156,150 | 16.1% | \$134,000 | \$152,400 | 13.7% |
| Days on Market | 68 | 55 | -19.1% | 72 | 57 | -20.8% |
| Pending Sales | 577 | 622 | 7.8% | -- | -- | -- |
| Inventory | 1,072 | 772 | -28.0% | -- | -- | -- |
| Months Supply of Inventory | 4.2 | 2.7 | -35.7% | -- | -- | -- |

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

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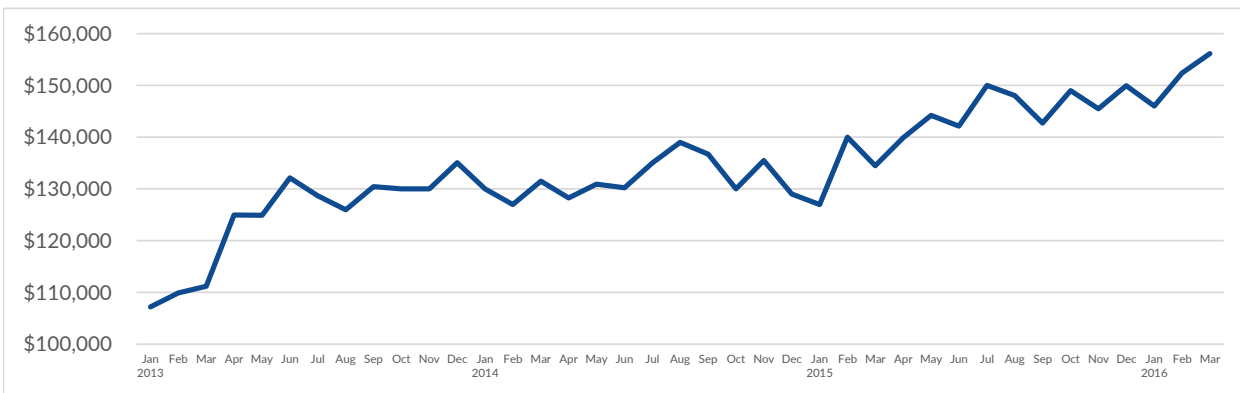
Historical Trends between January 2013* and March 2016

* Boise Regional REALTORS® began compiling Canyon County stats in 2013, therefore longer historical comparisons are not currently available. The highs and lows noted are only for the timeframe shown and not reflective of activity since the mid-2000s. Data from the Intermountain MLS as of April 11, 2016.

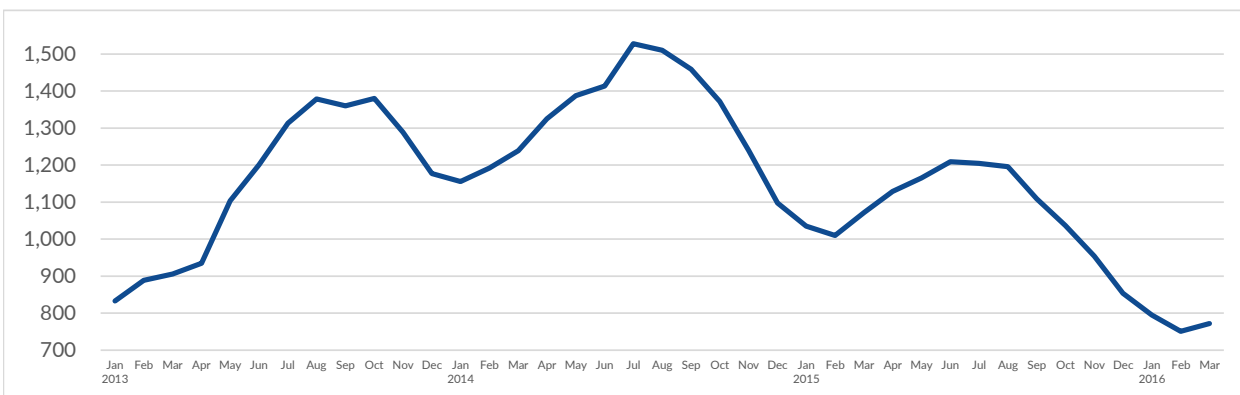
Closed Sales High: 392 in Jun 2015 | Low: 154 in Jan 2013 | Current Month: 356



Median Sales Price High: \$156,150 in Mar 2016 | Low: \$107,202 in Jan 2013 | Current Month: \$156,150



Inventory of Homes for Sale High: 1,528 in Jul 2014 | Low: 751 in Feb 2016 | Current Month: 772





Canyon County – Existing/Resale

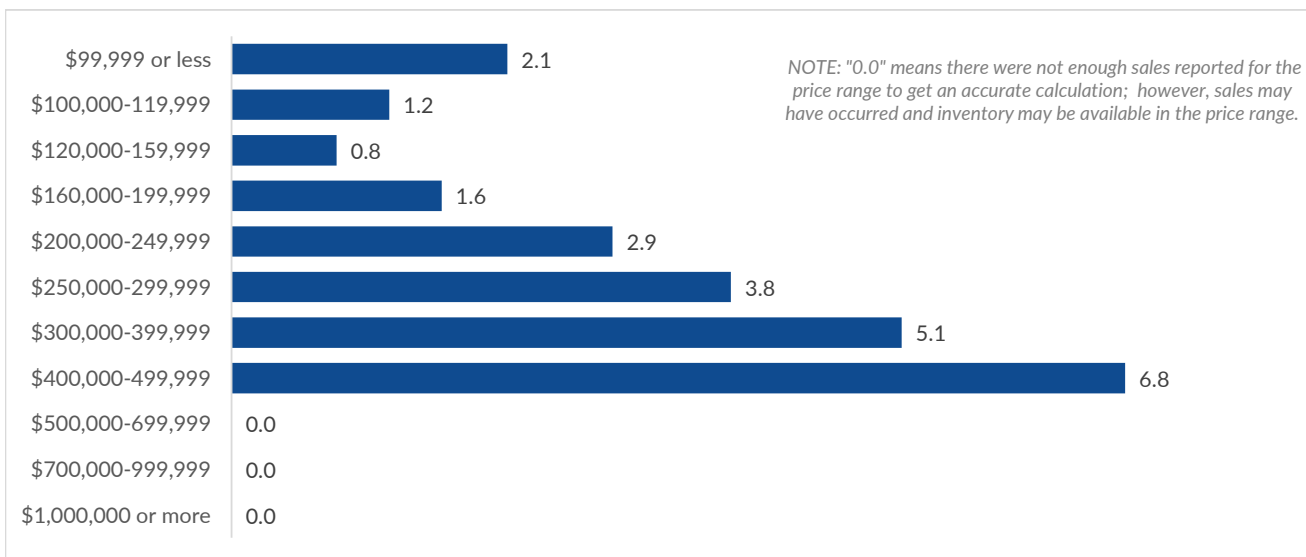
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Key Metrics

| | Mar 2015 | Mar 2016 | % Chg | YTD 2015 | YTD 2016 | % Chg |
|----------------------------|-----------|------------------|--------|-----------|------------------|--------|
| Closed Sales | 459 | 305 | -33.6% | 623 | 695 | 11.6% |
| Median Sales Price | \$129,984 | \$149,900 | 15.3% | \$128,000 | \$145,000 | 13.3% |
| Days on Market | 58 | 47 | -19.0% | 65 | 54 | -16.9% |
| Pending Sales | 459 | 492 | 7.2% | -- | -- | -- |
| Inventory | 741 | 480 | -35.2% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 1.9 | -42.4% | -- | -- | -- |

Months Supply of Existing/Resale Inventory by Price Range



Explanation of Metrics

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Canyon County – Existing/Resale

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Activity by MLS Area

| | Closed Sales | | | Median Sales Price | | |
|--------------------|--------------|----------|--------|--------------------|------------------|--------|
| | Mar 2015 | Mar 2016 | % Chg | Mar 2015 | Mar 2016 | % Chg |
| Nampa NE (1250) | 36 | 50 | 38.9% | \$132,450 | \$153,950 | 16.2% |
| Nampa S (1260) | 82 | 83 | 1.2% | \$142,950 | \$156,500 | 9.5% |
| Melba (1265) | 5 | 2 | -60.0% | \$105,000 | \$285,250 | 171.7% |
| Nampa NW (1270) | 34 | 53 | 55.9% | \$126,250 | \$145,000 | 14.9% |
| Caldwell NW (1275) | 25 | 19 | -24.0% | \$125,000 | \$136,000 | 8.8% |
| Caldwell SW (1280) | 41 | 56 | 36.6% | \$114,000 | \$139,900 | 22.7% |
| Middleton (1285) | 23 | 23 | 0.0% | \$137,308 | \$167,000 | 21.6% |
| Parma (1292) | 6 | 10 | 66.7% | \$166,950 | \$153,000 | -8.4% |
| Wilder (1293) | 2 | 3 | 50.0% | \$120,475 | \$126,000 | 4.6% |
| Greenleaf (1294) | 3 | -- | -- | \$77,500 | -- | -- |

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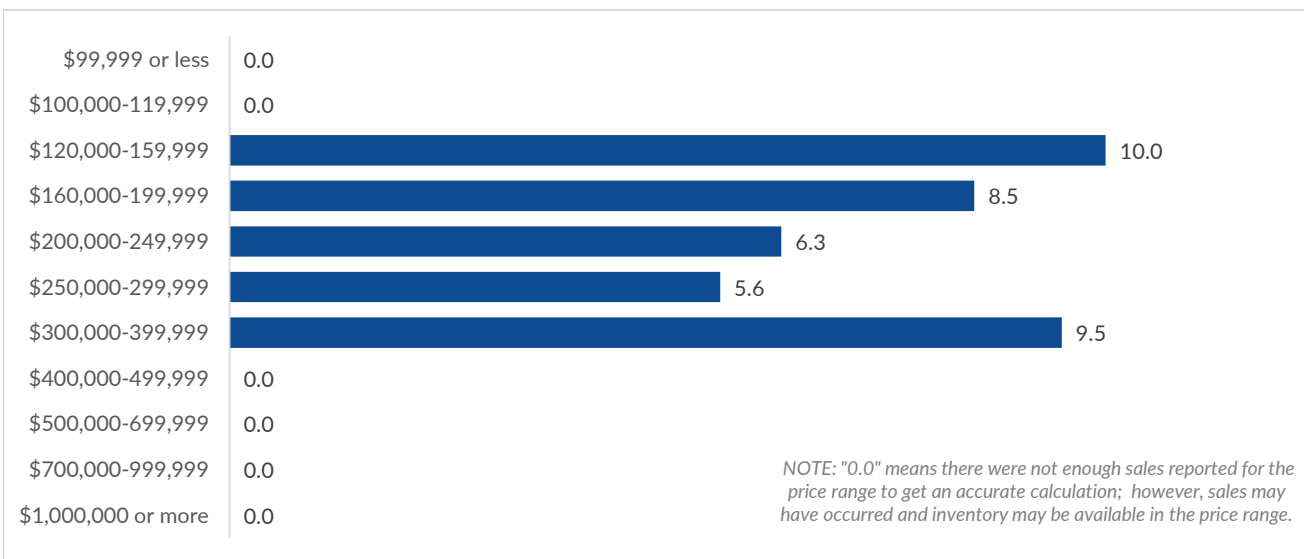
Canyon County – New Construction

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|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 29 | 51 | 75.9% | 94 | 112 | 19.1% |
| Median Sales Price | \$175,000 | \$197,800 | 13.0% | \$178,750 | \$204,710 | 14.5% |
| Days on Market | 158 | 100 | -36.7% | 121 | 73 | -39.7% |
| Pending Sales | 118 | 130 | 10.2% | -- | -- | -- |
| Inventory | 331 | 292 | -11.8% | -- | -- | -- |
| Months Supply of Inventory | 10.3 | 8.1 | -21.4% | -- | -- | -- |

Months Supply of New Construction Inventory by Price Range



Explanation of Metrics

Closed Sales – A count of the actual sales that have closed; Median Sales Price – The price at which half the homes sold for more, and half sold for less; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.



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Activity by MLS Area

| | Closed Sales | | | Median Sales Price | | |
|--------------------|--------------|----------|--------|--------------------|------------------|-------|
| | Mar 2015 | Mar 2016 | % Chg | Mar 2015 | Mar 2016 | % Chg |
| Nampa NE (1250) | 2 | 8 | 300.0% | \$190,875 | \$204,889 | 7.3% |
| Nampa S (1260) | 11 | 20 | 81.8% | \$188,500 | \$217,825 | 15.6% |
| Melba (1265) | -- | -- | -- | -- | -- | -- |
| Nampa NW (1270) | 1 | 4 | 300.0% | \$180,990 | \$185,990 | 2.8% |
| Caldwell NW (1275) | 6 | 5 | -16.7% | \$139,408 | \$135,941 | -2.5% |
| Caldwell SW (1280) | 3 | 7 | 133.3% | \$178,231 | \$200,000 | 12.2% |
| Middleton (1285) | 5 | 7 | 40.0% | \$177,545 | \$204,900 | 15.4% |
| Parma (1292) | 1 | -- | -- | \$143,500 | -- | -- |
| Wilder (1293) | -- | -- | -- | -- | -- | -- |
| Greenleaf (1294) | -- | -- | -- | -- | -- | -- |

Notes on Data Sources and Methodology

Year-over-year percent changes may look extreme due to small sample sizes. The information in this report is based primarily on the public statistics provided by the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR), available here: intermountainmls.com/Statistics/Static.aspx. 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 the counties or cities during the specified time period. The IMLS and BRR provide these statistics for purposes of general market analysis but make no representations as to past or future performance. || The term "single-family homes" includes detached single-family homes with or without acreage, as classified in the IMLS. These numbers do not include activity for mobile homes, condominiums, townhomes, land, commercial, or multi-family properties (like apartment buildings). To reduce errors, only data falling within three (3) standard deviations from the mean have been included in the report. || For questions, please contact Breanna Vanstrom, Chief Executive Officer of Boise Regional REALTORS®, at breanna@boirealtors.com. Market reports are released on or after the 12th calendar day of each month, and will be available here: boirealtors.com/category/market-info. || If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation. You can find a REALTOR® at intermountainmls.com/Agents/Searchagents.aspx.