



# Ada County – Single-Family Homes

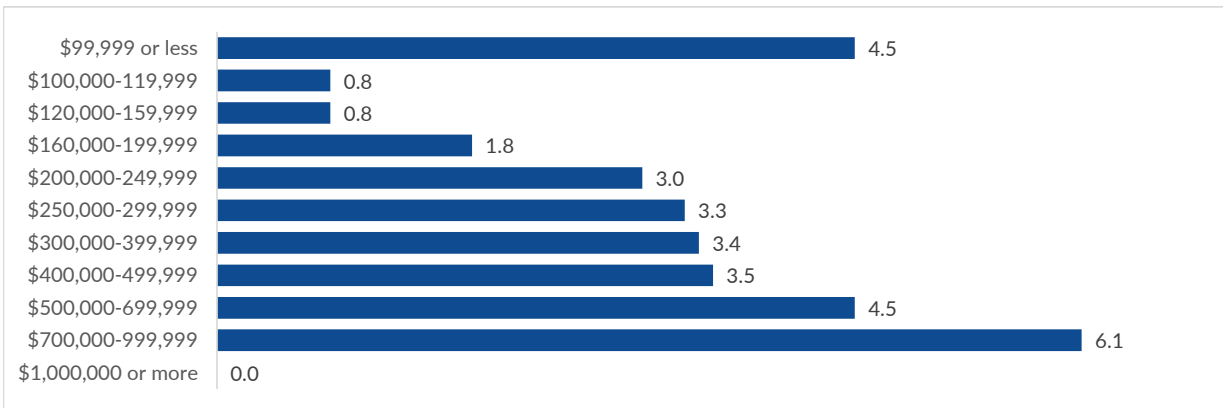
## January 2016 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2016

Key Metrics	Jan 2015	Jan 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	426	459	7.7%	426	459	7.7%
Median Sales Price	\$224,400	\$237,638	5.9%	\$224,400	\$237,638	5.9%
Days on Market	70	67	-4.3%	70	67	-4.3%
Pending Sales	867	1,109	27.9%	--	--	--
Inventory	1,916	1,695	-11.5%	--	--	--
Months Supply of Inventory	3.7	2.7	-27.0%	--	--	--

### 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. (NOTE: "0.0" means there were not enough sales reported for the price range to get an accurate calculation; sales may have occurred and inventory may be available in the price range.)

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# Ada County – Existing/Resale

## January 2016 Market Statistics for Single-Family Homes

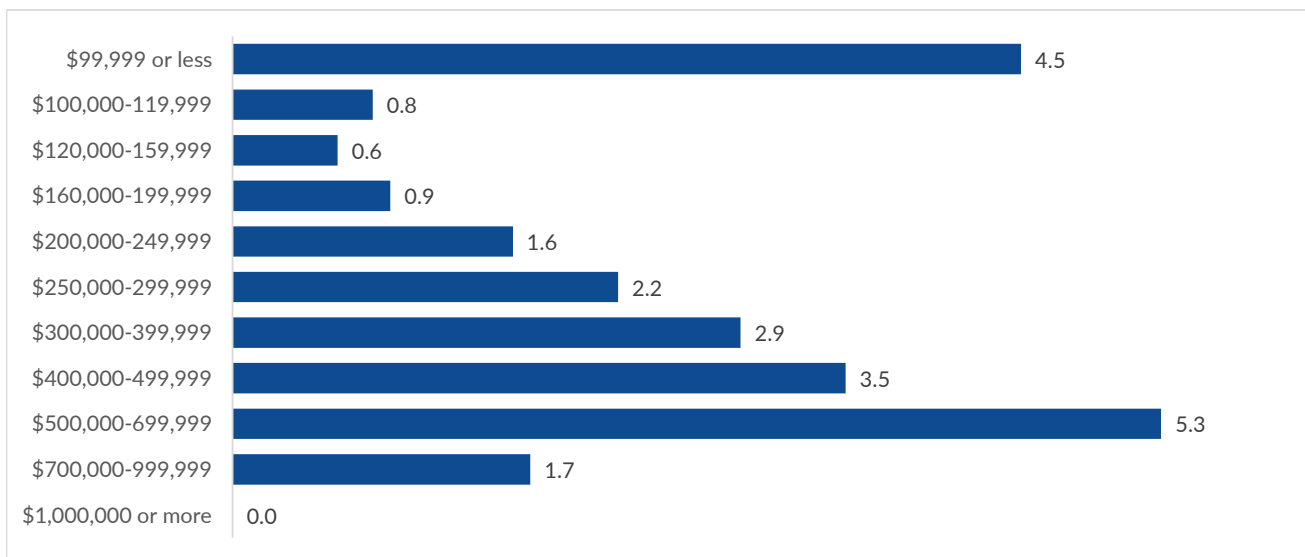
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2016

### Key Metrics

	Jan 2015	Jan 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	321	353	10.0%	321	353	10.0%
Median Sales Price	\$198,000	\$209,888	6.0%	\$198,000	\$209,888	6.0%
Days on Market	68	59	-13.2%	68	59	-13.2%
Pending Sales	607	700	15.3%	--	--	--
Inventory	1,139	875	-23.2%	--	--	--
Months Supply of Inventory	2.8	1.8	-35.7%	--	--	--

### 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. (NOTE: "0.0" means there were not enough sales reported for the price range to get an accurate calculation; sales may have occurred and inventory may be available in the price range.)



# Ada County – Existing/Resale

## January 2016 Market Statistics for Single-Family Homes

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 Data from the Intermountain MLS as of February 11, 2016

### Activity by MLS Area

	Closed Sales			Median Sales Price		
	Jan 2015	Jan 2016	% Chg	Jan 2015	Jan 2016	% Chg
Boise N (0100)	20	18	-10.0%	\$275,750	\$304,900	10.6%
Boise NE (0200)	9	9	0.0%	\$314,750	\$325,000	3.3%
Boise SE (0300)	23	24	4.3%	\$197,500	\$244,950	24.0%
Boise Bench (0400)	27	28	3.7%	\$142,900	\$167,400	17.1%
Boise S (0500)	12	10	-16.7%	\$186,900	\$185,450	-0.8%
Boise SW-Meridian (0550)	37	33	-10.8%	\$186,900	\$207,000	10.8%
Boise W (0600)	21	24	14.3%	\$154,900	\$175,900	13.6%
Boise W-Garden City (0650)	28	35	25.0%	\$156,750	\$217,633	38.8%
Garden City (0700)	1	2	100.0%	\$139,000	\$116,000	-16.5%
Boise NW (0800)	27	21	-22.2%	\$222,000	\$210,000	-5.4%
Eagle (0900)	24	24	0.0%	\$299,000	\$332,250	11.1%
Star (0950)	9	14	55.6%	\$224,900	\$266,900	18.7%
Meridian SE (1000)	10	11	10.0%	\$265,250	\$264,900	-0.1%
Meridian SW (1010)	7	7	0.0%	\$284,500	\$324,900	14.2%
Meridian NE (1020)	19	24	26.3%	\$174,900	\$239,450	36.9%
Meridian NW (1030)	34	48	41.2%	\$210,000	\$209,444	-0.3%
Kuna (1100)	13	21	61.5%	\$136,000	\$154,000	13.2%

### Notes on Data Sources and Methodology

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# Ada County – New Construction

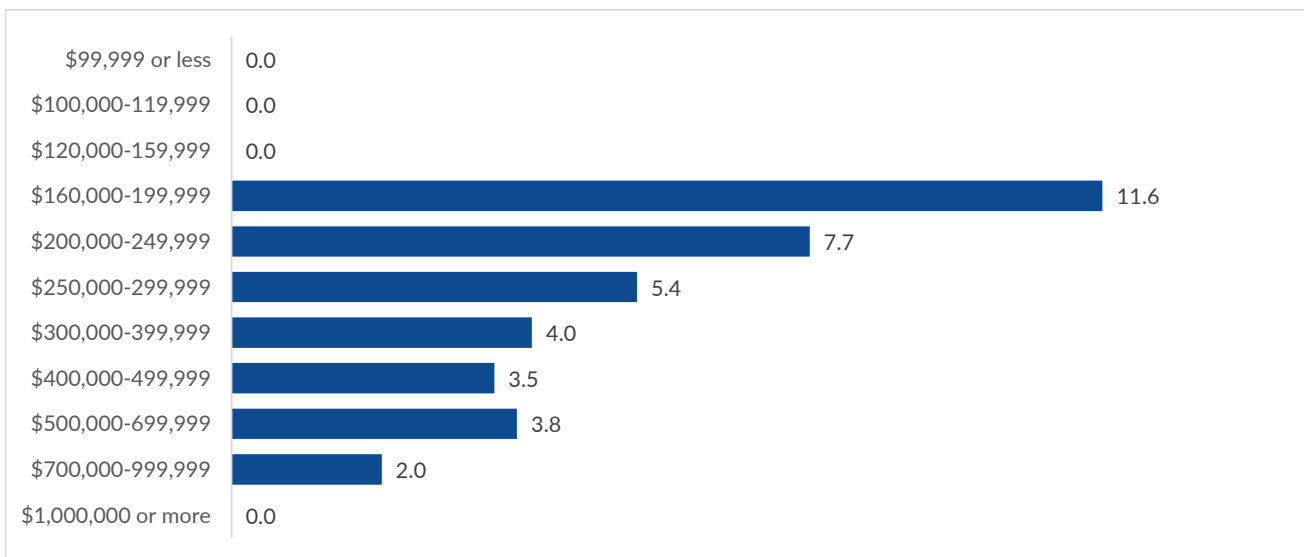
## January 2016 Market Statistics for Single-Family Homes

Report provided by Boise Regional REALTORS®  
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### Key Metrics

	Jan 2015	Jan 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	105	106	1.0%	105	106	1.0%
Median Sales Price	\$311,900	\$299,570	-4.0%	\$311,900	\$299,570	-4.0%
Days on Market	75	91	21.3%	75	91	21.3%
Pending Sales	260	409	57.3%	--	--	--
Inventory	777	820	5.5%	--	--	--
Months Supply of Inventory	6.8	5.5	-19.1%	--	--	--

### 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. (NOTE: "0.0" means there were not enough sales reported for the price range to get an accurate calculation; sales may have occurred and inventory may be available in the price range.)



# Ada County – New Construction

## January 2016 Market Statistics for Single-Family Homes

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### Activity by MLS Area

	Closed Sales			Median Sales Price		
	Jan 2015	Jan 2016	% Chg	Jan 2015	Jan 2016	% Chg
Boise N (0100)	6	2	-66.7%	\$475,574	\$678,605	42.7%
Boise NE (0200)	7	5	-28.6%	\$390,000	\$392,900	0.7%
Boise SE (0300)	5	9	80.0%	\$309,183	\$292,272	-5.5%
Boise Bench (0400)	--	2	--	--	\$219,950	--
Boise S (0500)	--	3	--	--	\$220,549	--
Boise SW-Meridian (0550)	6	18	200.0%	\$245,000	\$255,972	4.5%
Boise W (0600)	3	--	--	\$175,000	--	--
Boise W-Garden City (0650)	2	4	100.0%	\$181,825	\$180,000	-1.0%
Garden City (0700)	--	--	--	--	--	--
Boise NW (0800)	4	6	50.0%	\$279,900	\$286,109	2.2%
Eagle (0900)	19	12	-36.8%	\$372,606	\$503,400	35.1%
Star (0950)	9	4	-55.6%	\$300,000	\$384,000	28.0%
Meridian SE (1000)	8	6	-25.0%	\$272,037	\$319,800	17.6%
Meridian SW (1010)	--	2	--	--	\$333,300	--
Meridian NE (1020)	12	9	-25.0%	\$300,331	\$264,990	-11.8%
Meridian NW (1030)	17	18	5.9%	\$343,900	\$295,570	-14.1%
Kuna (1100)	6	6	0.0%	\$218,945	\$201,450	-8.0%

### Notes on Data Sources and Methodology

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# Canyon County – Single-Family Homes

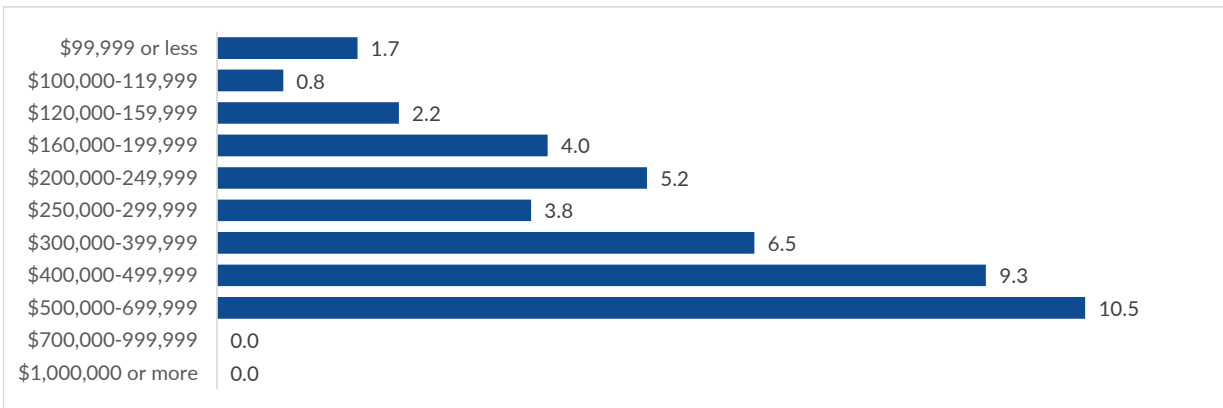
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Key Metrics	Jan 2015	Jan 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	201	225	11.9%	201	225	11.9%
Median Sales Price	\$127,000	\$146,000	15.0%	\$127,000	\$146,000	15.0%
Days on Market	75	58	-22.7%	75	58	-22.7%
Pending Sales	400	439	9.7%	--	--	--
Inventory	1,035	795	-23.2%	--	--	--
Months Supply of Inventory	4.7	3.1	-34.0%	--	--	--

### 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. (NOTE: "0.0" means there were not enough sales reported for the price range to get an accurate calculation; sales may have occurred and inventory may be available in the price range.)

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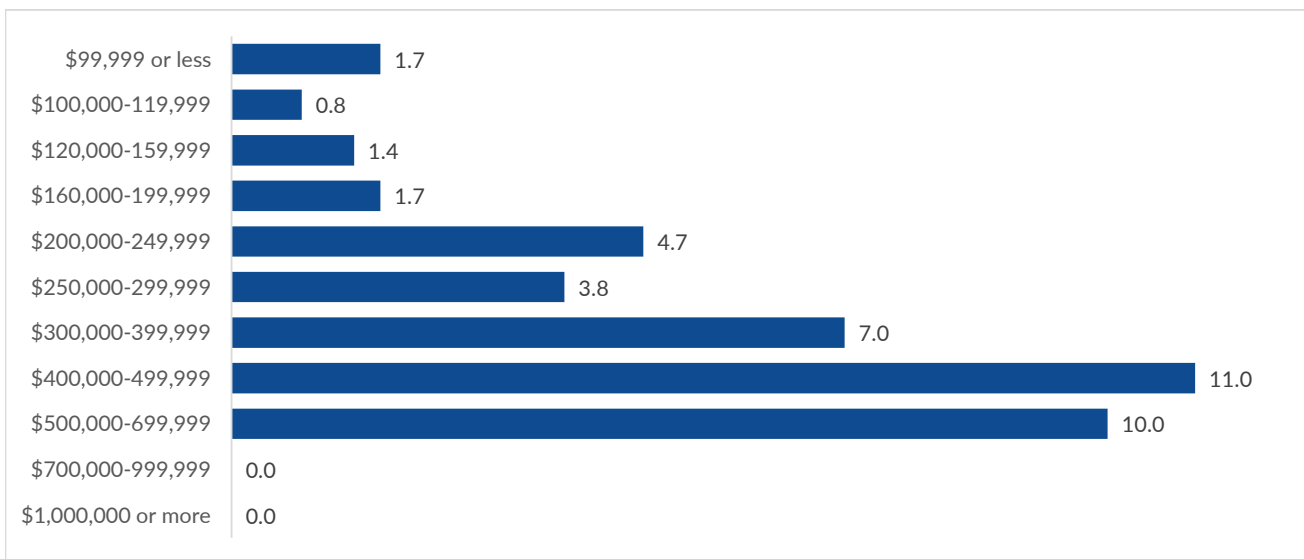
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Key Metrics	Jan 2015	Jan 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	174	191	9.8%	174	191	9.8%
Median Sales Price	\$123,250	\$137,900	11.9%	\$123,250	\$137,900	11.9%
Days on Market	71	60	-15.5%	71	60	-15.5%
Pending Sales	334	355	6.3%	--	--	--
Inventory	631	467	-26.0%	--	--	--
Months Supply of Inventory	3.4	2.2	-35.3%	--	--	--

### 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. (NOTE: "0.0" means there were not enough sales reported for the price range to get an accurate calculation; sales may have occurred and inventory may be available in the price range.)



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### Activity by MLS Area

	Closed Sales			Median Sales Price		
	Jan 2015	Jan 2016	% Chg	Jan 2015	Jan 2016	% Chg
Nampa NE (1250)	20	34	70.0%	\$118,800	\$150,000	26.3%
Nampa S (1260)	47	42	-10.6%	\$122,776	\$142,450	16.0%
Melba (1265)	--	1	--	--	\$80,500	--
Nampa NW (1270)	21	26	23.8%	\$112,500	\$130,000	15.6%
Caldwell NW (1275)	19	11	-42.1%	\$114,000	\$127,000	11.4%
Caldwell SW (1280)	45	44	-2.2%	\$123,500	\$136,450	10.5%
Middleton (1285)	15	21	40.0%	\$160,000	\$169,900	6.2%
Parma (1292)	2	4	100.0%	\$115,750	\$100,575	-13.1%
Wilder (1293)	2	3	50.0%	\$207,750	\$45,000	-78.3%
Greenleaf (1294)	1	2	100.0%	\$195,000	\$136,250	-30.1%

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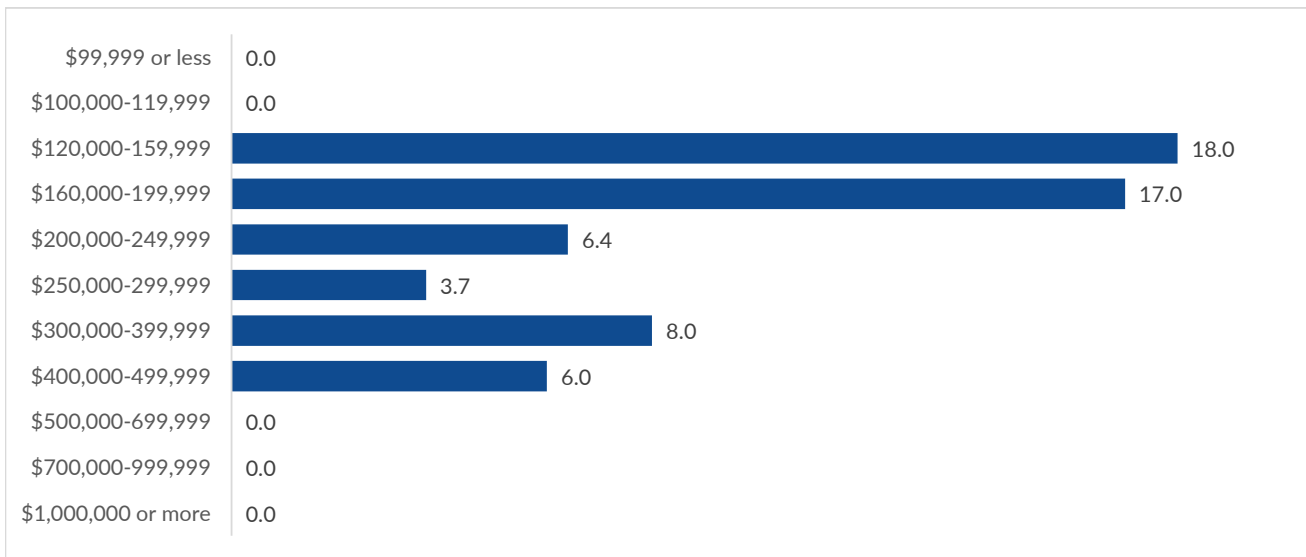
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### Key Metrics

	Jan 2015	Jan 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	27	34	25.9%	27	34	25.9%
Median Sales Price	\$178,990	\$215,512	20.4%	\$178,990	\$215,512	20.4%
Days on Market	98	46	-53.1%	98	46	-53.1%
Pending Sales	66	84	27.3%	--	--	--
Inventory	404	328	-18.8%	--	--	--
Months Supply of Inventory	12.2	9.6	-21.3%	--	--	--

### 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. (NOTE: "0.0" means there were not enough sales reported for the price range to get an accurate calculation; sales may have occurred and inventory may be available in the price range.)



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Activity by MLS Area	Closed Sales			Median Sales Price		
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Nampa NE (1250)	3	5	66.7%	\$222,000	\$226,683	2.1%
Nampa S (1260)	7	10	42.9%	\$210,000	\$222,990	6.2%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	5	2	-60.0%	\$145,990	\$179,705	23.1%
Caldwell NW (1275)	2	4	100.0%	\$179,250	\$144,517	-19.4%
Caldwell SW (1280)	3	5	66.7%	\$153,990	\$220,000	42.9%
Middleton (1285)	7	7	0.0%	\$154,616	\$217,400	40.6%
Parma (1292)	--	--	--	--	--	--
Wilder (1293)	--	1	--	--	\$112,500	--
Greenleaf (1294)	--	--	--	--	--	--

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