



# Ada County – Single-Family Homes

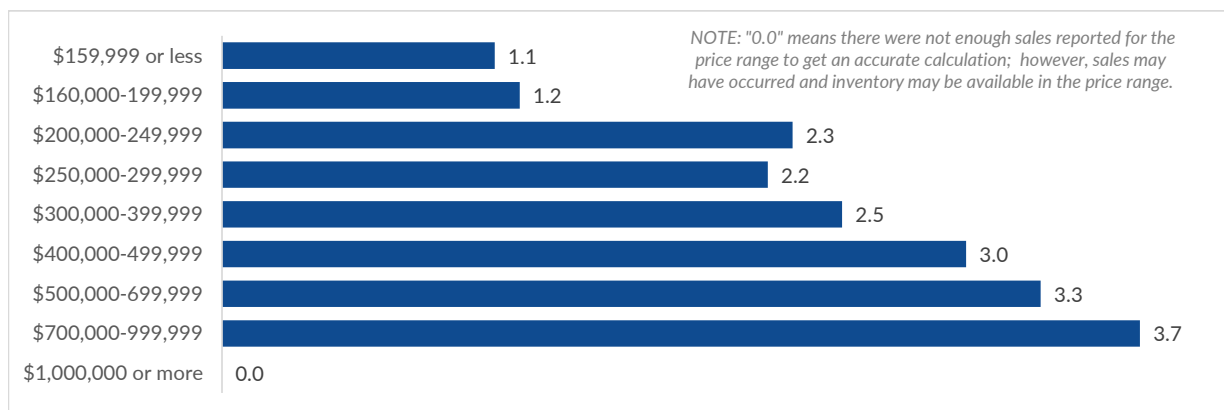
## August 2016 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of September 11, 2016

Key Metrics	Aug 2015	Aug 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	841	1,017	20.9%	6,244	7,047	12.9%
Median Sales Price	\$229,900	\$253,000	10.0%	\$226,000	\$242,300	7.2%
Days on Market	45	35	-22.2%	51	43	-15.7%
Pending Sales	1,279	1,511	18.1%	--	--	--
Inventory	2,504	2,254	-10.0%	--	--	--
Months Supply of Inventory	2.7	2.2	-18.5%	--	--	--

### 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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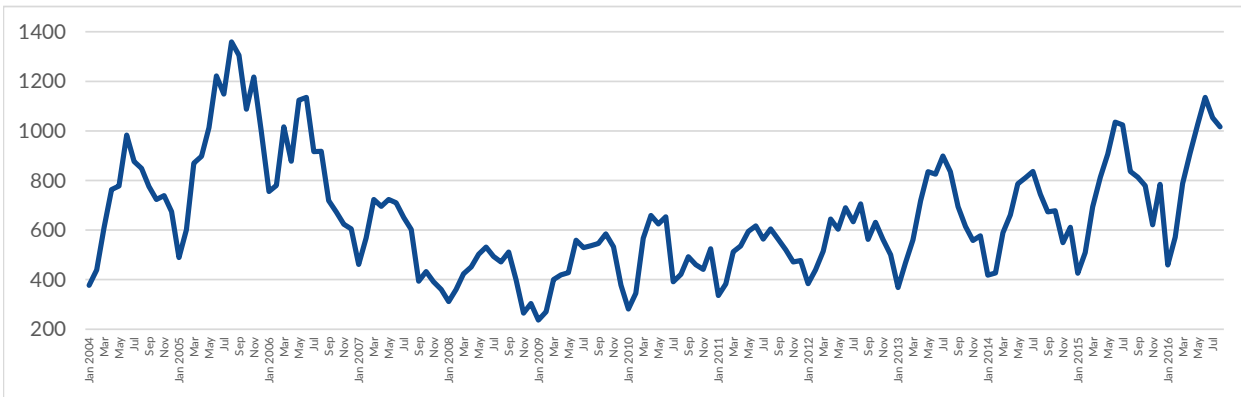
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**Closed Sales** High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 1,017



**Median Sales Price** High: \$253,000 in Aug 2016 | Low: \$134,900 in Jan 2011 | Current Month: \$253,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,664 in Jan 2013 | Current Month: 2,254





# Ada County – Existing/Resale

## August 2016 Market Statistics

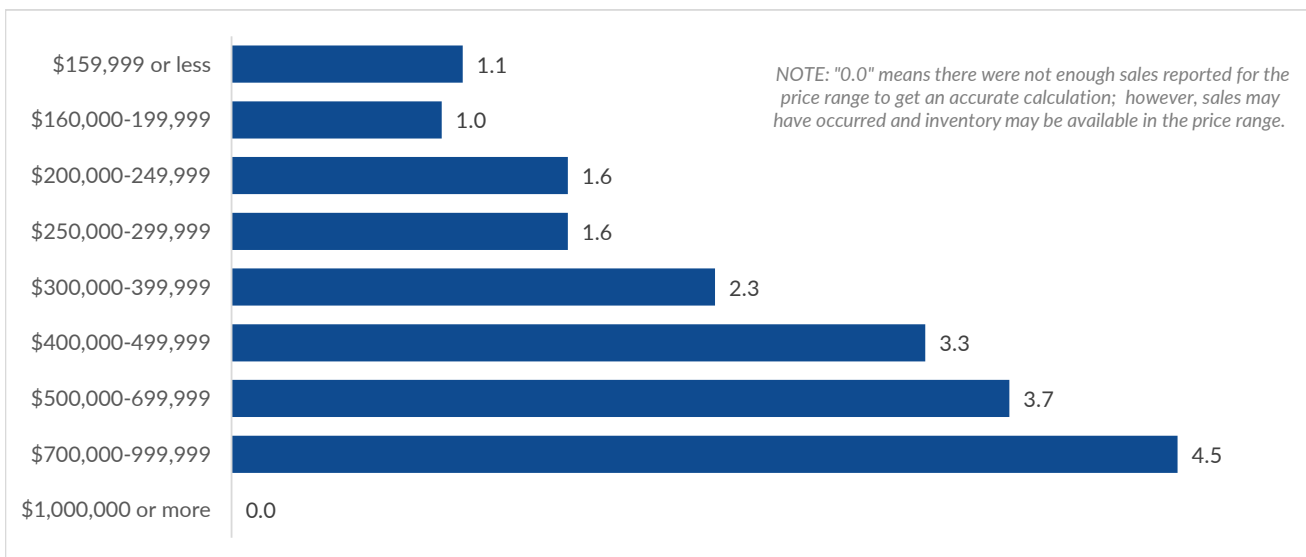
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Data from the Intermountain MLS as of September 11, 2016

### Key Metrics

	Aug 2015	Aug 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	721	<b>803</b>	11.4%	5,189	<b>5,564</b>	7.2%
Median Sales Price	\$219,000	<b>\$235,000</b>	7.3%	\$213,500	<b>\$227,000</b>	6.3%
Days on Market	41	<b>31</b>	-24.4%	43	<b>34</b>	-20.9%
Pending Sales	901	<b>952</b>	5.7%	--	--	--
Inventory	1,721	<b>1,491</b>	-13.4%	--	--	--
Months Supply of Inventory	2.2	<b>1.8</b>	-18.2%	--	--	--

### 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

## August 2016 Market Statistics

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### Activity by MLS Area

	Closed Sales			Median Sales Price		
	Aug 2015	Aug 2016	% Chg	Aug 2015	Aug 2016	% Chg
Boise N (0100)	36	39	8.3%	\$293,750	<b>\$345,000</b>	17.4%
Boise NE (0200)	23	15	-34.8%	\$355,000	<b>\$430,000</b>	21.1%
Boise SE (0300)	59	60	1.7%	\$215,000	<b>\$240,250</b>	11.7%
Boise Bench (0400)	61	51	-16.4%	\$160,000	<b>\$170,000</b>	6.3%
Boise S (0500)	27	35	29.6%	\$225,000	<b>\$250,000</b>	11.1%
Boise SW-Meridian (0550)	57	88	54.4%	\$189,000	<b>\$216,450</b>	14.5%
Boise W (0600)	34	47	38.2%	\$168,967	<b>\$190,000</b>	12.4%
Boise W-Garden City (0650)	64	76	18.8%	\$218,350	<b>\$217,500</b>	-0.4%
Garden City (0700)	3	--	--	\$158,500	--	--
Boise NW (0800)	47	48	2.1%	\$210,000	<b>\$255,950</b>	21.9%
Eagle (0900)	59	60	1.7%	\$343,000	<b>\$415,500</b>	21.1%
Star (0950)	22	28	27.3%	\$238,750	<b>\$236,400</b>	-1.0%
Meridian SE (1000)	32	23	-28.1%	\$291,000	<b>\$246,011</b>	-15.5%
Meridian SW (1010)	6	13	116.7%	\$219,975	<b>\$333,900</b>	51.8%
Meridian NE (1020)	48	67	39.6%	\$214,950	<b>\$255,000</b>	18.6%
Meridian NW (1030)	94	109	16.0%	\$219,900	<b>\$227,000</b>	3.2%
Kuna (1100)	47	48	2.1%	\$157,900	<b>\$189,250</b>	19.9%

### Notes on Data Sources and Methodology

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# Ada County – New Construction

## August 2016 Market Statistics

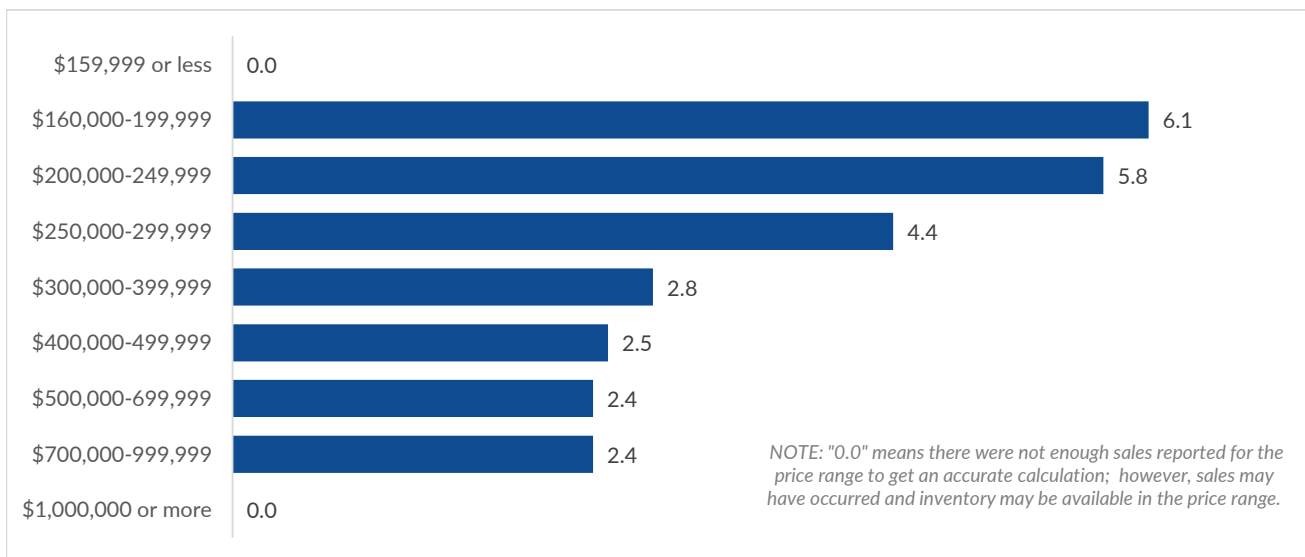
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of September 11, 2016

### Key Metrics

	Aug 2015	Aug 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	120	<b>214</b>	78.3%	1,055	<b>1,483</b>	40.6%
Median Sales Price	\$345,890	<b>\$328,662</b>	-5.0%	\$303,082	<b>\$311,850</b>	2.9%
Days on Market	67	<b>51</b>	-23.9%	86	<b>77</b>	-10.5%
Pending Sales	378	<b>559</b>	47.9%	--	--	--
Inventory	783	<b>763</b>	-2.6%	--	--	--
Months Supply of Inventory	5.5	<b>3.7</b>	-32.7%	--	--	--

### 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

## August 2016 Market Statistics

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Data from the Intermountain MLS as of September 11, 2016

### Activity by MLS Area

	Closed Sales			Median Sales Price		
	Aug 2015	Aug 2016	% Chg	Aug 2015	Aug 2016	% Chg
Boise N (0100)	3	1	-66.7%	\$448,000	<b>\$295,725</b>	-34.0%
Boise NE (0200)	9	9	0.0%	\$391,000	<b>\$406,000</b>	3.8%
Boise SE (0300)	2	4	100.0%	\$319,729	<b>\$278,052</b>	-13.0%
Boise Bench (0400)	1	1	0.0%	\$212,900	<b>\$240,025</b>	12.7%
Boise S (0500)	2	4	100.0%	\$304,950	<b>\$278,450</b>	-8.7%
Boise SW-Meridian (0550)	8	20	150.0%	\$234,120	<b>\$263,918</b>	12.7%
Boise W (0600)	1	2	100.0%	\$192,748	<b>\$174,900</b>	-9.3%
Boise W-Garden City (0650)	5	--	--	\$175,000	--	--
Garden City (0700)	--	1	--	--	<b>\$227,900</b>	--
Boise NW (0800)	3	16	433.3%	\$219,690	<b>\$373,849</b>	70.2%
Eagle (0900)	26	37	42.3%	\$450,111	<b>\$429,900</b>	-4.5%
Star (0950)	8	12	50.0%	\$336,650	<b>\$344,200</b>	2.2%
Meridian SE (1000)	15	25	66.7%	\$352,405	<b>\$348,357</b>	-1.1%
Meridian SW (1010)	3	12	300.0%	\$309,241	<b>\$347,400</b>	12.3%
Meridian NE (1020)	6	6	0.0%	\$310,011	<b>\$228,900</b>	-26.2%
Meridian NW (1030)	21	48	128.6%	\$317,250	<b>\$329,450</b>	3.8%
Kuna (1100)	6	16	166.7%	\$200,859	<b>\$249,575</b>	24.3%

### Notes on Data Sources and Methodology

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# Canyon County – Single-Family Homes

## August 2016 Market Statistics

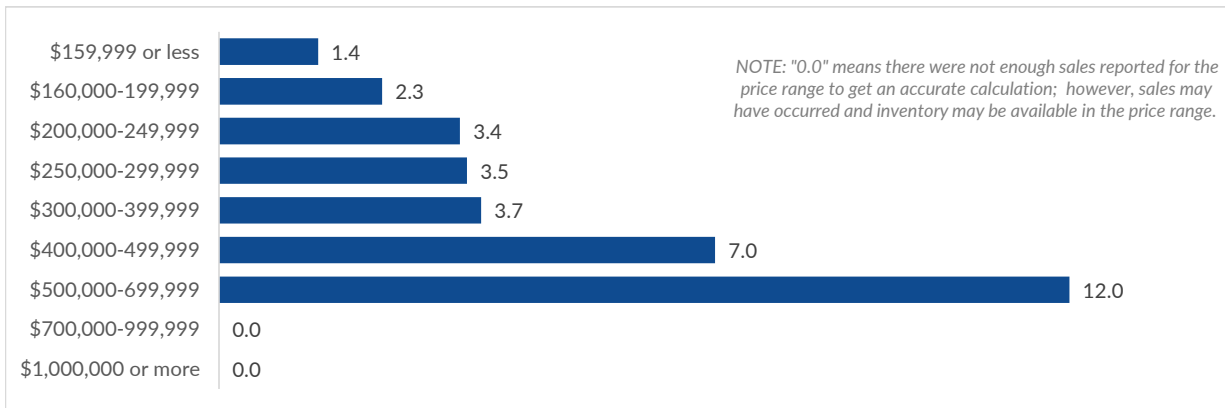
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of September 11, 2016

### Key Metrics

	Aug 2015	Aug 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	378	424	12.2%	2,557	2,844	11.2%
Median Sales Price	\$148,037	\$164,900	11.4%	\$142,000	\$160,000	12.7%
Days on Market	46	45	-2.2%	59	45	-23.7%
Pending Sales	549	639	16.4%	--	--	--
Inventory	1,196	994	-16.9%	--	--	--
Months Supply of Inventory	3.2	2.4	-25.0%	--	--	--

### 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.

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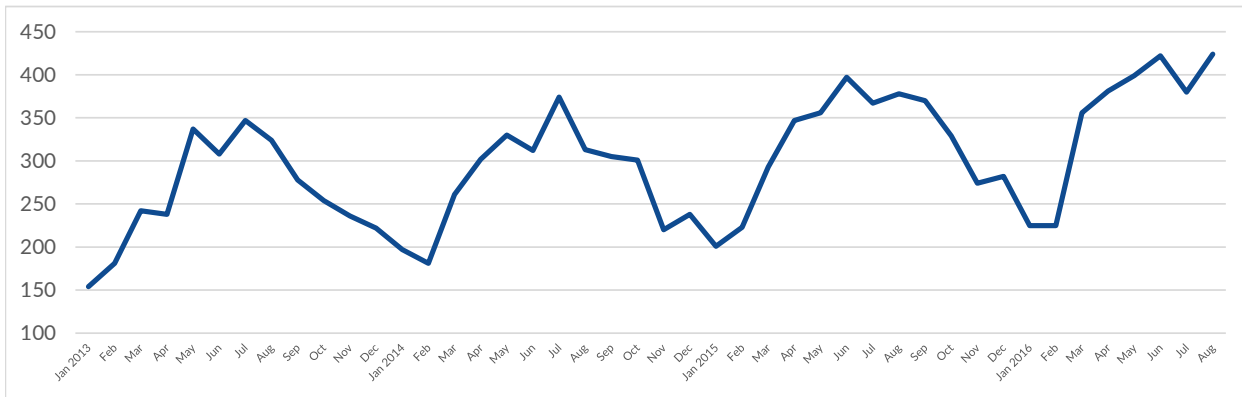


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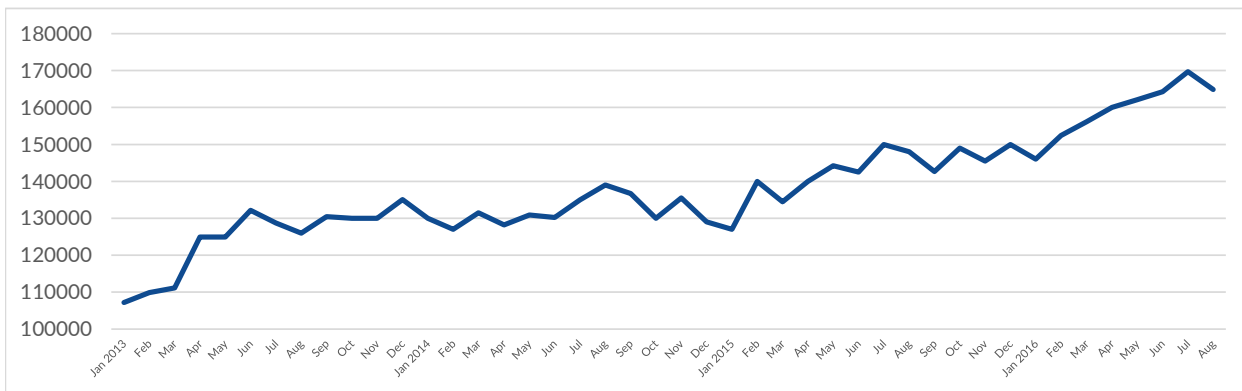
## August 2016 Market Statistics

NOTE: Boise Regional REALTORS® began compiling Canyon County stats in 2013, therefore longer historical comparisons are not available. Highs and lows noted are only for the timeframe shown and not reflective of prior activity. Data from the Intermountain MLS as of September 11, 2016.

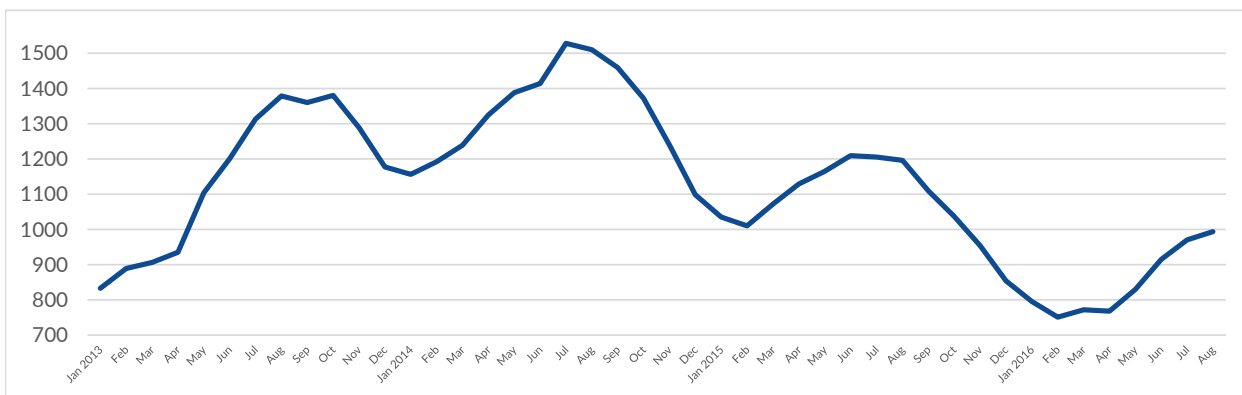
**Closed Sales** High: 424 in Aug 2016 | Low: 154 in Jan 2013 | Current Month: 424



**Median Sales Price** High: \$169,700 in Jul 2016 | Low: \$107,202 in Jan 2013 | Current Month: \$164,900



**Inventory of Homes for Sale** High: 1,528 in Jul 2014 | Low: 751 in Feb 2016 | Current Month: 994







# Canyon County – Existing/Resale

## August 2016 Market Statistics

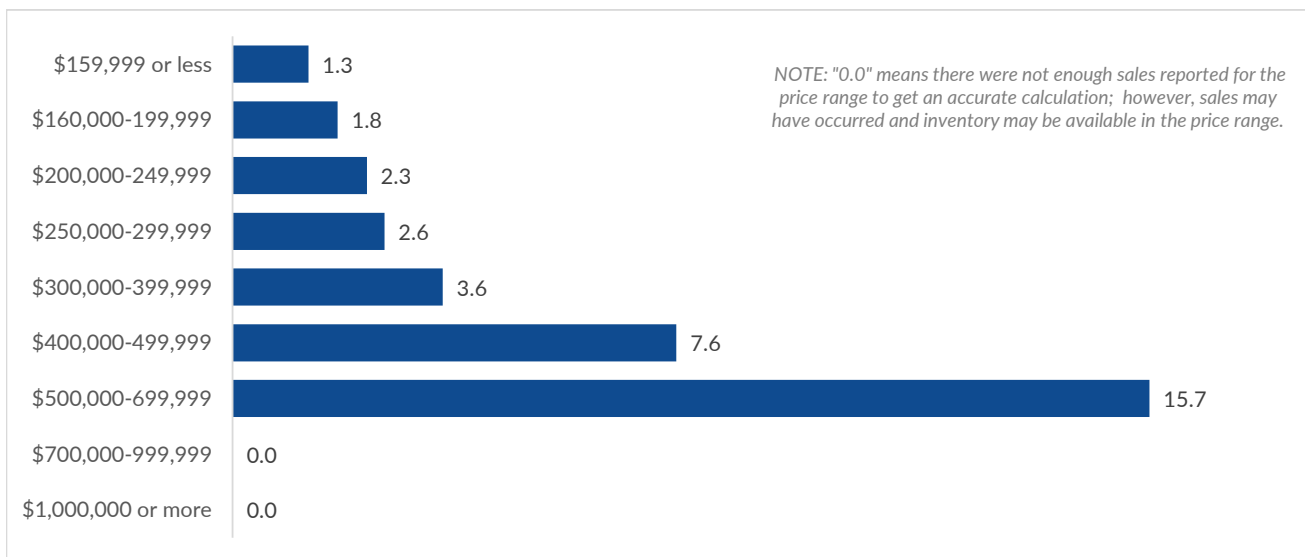
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### Key Metrics

	Aug 2015	Aug 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	332	<b>372</b>	12.0%	2,215	<b>2,444</b>	10.3%
Median Sales Price	\$140,000	<b>\$160,000</b>	14.3%	\$136,000	<b>\$154,000</b>	13.2%
Days on Market	45	<b>37</b>	-17.8%	54	<b>40</b>	-25.9%
Pending Sales	433	<b>483</b>	11.5%	--	--	--
Inventory	836	<b>703</b>	-15.9%	--	--	--
Months Supply of Inventory	2.6	<b>2.0</b>	-23.1%	--	--	--

### 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.



# Canyon County – Existing/Resale

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### Activity by MLS Area

	Closed Sales			Median Sales Price		
	Aug 2015	Aug 2016	% Chg	Aug 2015	Aug 2016	% Chg
Nampa NE (1250)	58	56	-3.4%	\$144,500	<b>\$170,500</b>	18.0%
Nampa S (1260)	94	85	-9.6%	\$144,500	<b>\$170,000</b>	17.6%
Melba (1265)	4	2	-50.0%	\$163,000	<b>\$201,500</b>	23.6%
Nampa NW (1270)	54	69	107.1%	\$126,200	<b>\$144,000</b>	14.1%
Caldwell NW (1275)	14	29	107.1%	\$135,150	<b>\$145,000</b>	7.3%
Caldwell SW (1280)	71	60	-15.5%	\$130,000	<b>\$149,900</b>	15.3%
Middleton (1285)	25	39	56.0%	\$164,900	<b>\$197,000</b>	19.5%
Parma (1292)	1	9	800.0%	\$355,000	<b>\$165,000</b>	-53.5%
Wilder (1293)	3	5	66.7%	\$75,000	<b>\$160,000</b>	113.3%
Greenleaf (1294)	--	2	--	--	<b>\$169,500</b>	--

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# Canyon County – New Construction

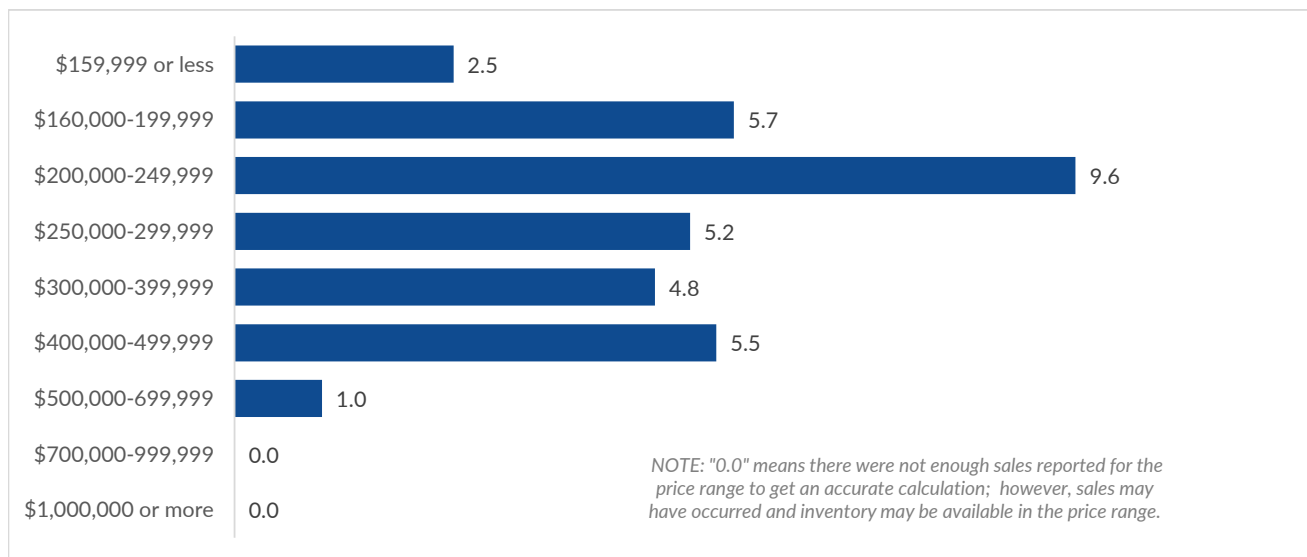
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Key Metrics	Aug 2015	Aug 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	46	52	13.0%	342	400	17.0%
Median Sales Price	\$232,234	\$195,205	-15.9%	\$197,758	\$212,714	7.6%
Days on Market	57	101	77.2%	88	77	-12.5%
Pending Sales	116	156	34.5%	--	--	--
Inventory	360	291	-19.2%	--	--	--
Months Supply of Inventory	7.5	5.2	-30.7%	--	--	--

### Months Supply of New Construction Inventory by Price Range



### Explanation of Metrics

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Activity by MLS Area	Closed Sales			Median Sales Price		
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Nampa NE (1250)	12	4	-66.7%	\$226,504	<b>\$410,200</b>	81.1%
Nampa S (1260)	17	16	-5.9%	\$238,900	<b>\$232,205</b>	-2.8%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	2	4	100.0%	\$149,640	<b>\$170,828</b>	14.2%
Caldwell NW (1275)	4	10	150.0%	\$209,945	<b>\$175,044</b>	-16.6%
Caldwell SW (1280)	3	14	366.7%	\$248,535	<b>\$166,400</b>	-33.0%
Middleton (1285)	6	3	-50.0%	\$252,867	<b>\$197,901</b>	-21.7%
Parma (1292)	--	--	--	--	--	--
Wilder (1293)	1	1	0.0%	\$128,700	<b>\$139,900</b>	8.7%
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](http://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](mailto: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](http://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](http://intermountainmls.com/Agents/Searchagents.aspx).