



# Ada County – Single-Family Homes

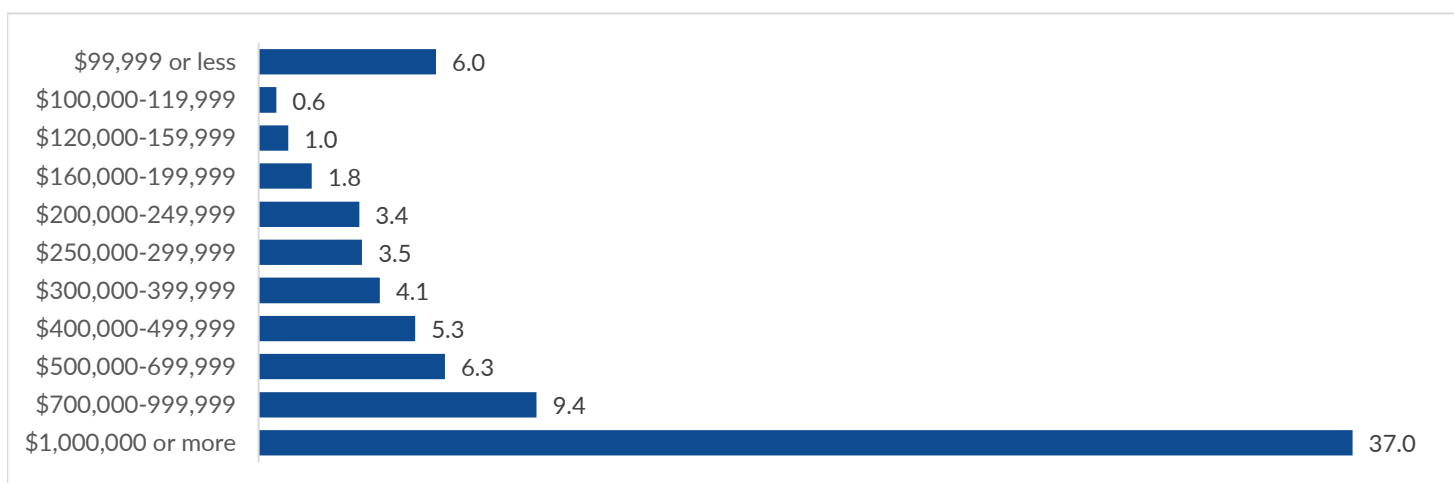
## February 2016 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of March 11, 2016

Key Metrics	Feb 2015	Feb 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	509	571	12.2%	933	1,032	10.6%
Median Sales Price	\$224,900	\$235,000	4.5%	\$224,000	\$237,000	6.0%
Days on Market	67	57	-14.9%	68	61	-10.3%
Pending Sales	1,099	1,379	25.5%	--	--	--
Inventory	1,938	1,769	-8.7%	--	--	--
Months Supply of Inventory	3.8	3.2	-15.8%	--	--	--

### 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. (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

## February 2016 Market Statistics for Single-Family Homes

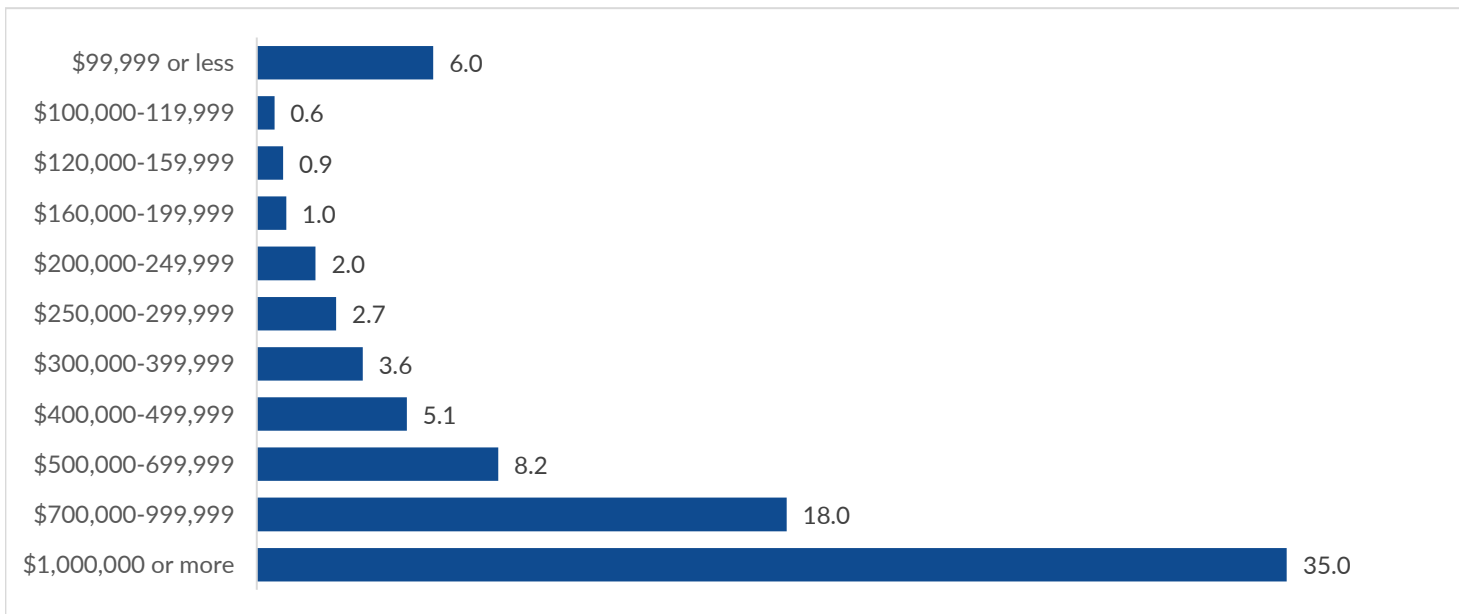
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of March 11, 2016

### Key Metrics

	Feb 2015	Feb 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	400	434	8.5%	720	788	9.4%
Median Sales Price	\$197,500	\$212,950	7.8%	\$197,475	\$211,950	7.3%
Days on Market	59	51	-13.6%	63	55	-12.7%
Pending Sales	787	893	13.5%	--	--	--
Inventory	1,237	985	-20.4%	--	--	--
Months Supply of Inventory	3.1	2.4	-22.6%	--	--	--

### 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

## February 2016 Market Statistics for Single-Family Homes

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of March 11, 2016

Activity by MLS Area	Closed Sales			Median Sales Price		
	Feb 2015	Feb 2016	% Chg	Feb 2015	Feb 2016	% Chg
Boise N (0100)	26	27	3.8%	\$279,950	\$306,500	9.5%
Boise NE (0200)	10	11	10.0%	\$319,000	\$360,000	12.9%
Boise SE (0300)	27	40	48.1%	\$258,000	\$245,500	-4.8%
Boise Bench (0400)	29	36	24.1%	\$133,500	\$180,000	34.8%
Boise S (0500)	13	20	53.8%	\$182,000	\$183,500	0.8%
Boise SW-Meridian (0550)	33	42	27.3%	\$196,500	\$211,500	7.6%
Boise W (0600)	32	21	-34.4%	\$157,500	\$170,000	7.9%
Boise W-Garden City (0650)	37	30	-18.9%	\$180,000	\$185,000	2.8%
Garden City (0700)	1	1	0.0%	\$130,000	\$190,000	46.2%
Boise NW (0800)	28	29	3.6%	\$254,850	\$216,000	-15.2%
Eagle (0900)	28	21	-25.0%	\$380,110	\$425,000	11.8%
Star (0950)	11	9	-18.2%	\$238,000	\$249,900	5.0%
Meridian SE (1000)	14	18	28.6%	\$238,500	\$246,500	3.4%
Meridian SW (1010)	6	7	16.7%	\$196,950	\$290,000	47.2%
Meridian NE (1020)	33	35	6.1%	\$200,000	\$222,000	11.0%
Meridian NW (1030)	54	59	9.3%	\$172,500	\$214,000	24.1%
Kuna (1100)	17	30	76.5%	\$152,500	\$173,200	13.6%

### Notes on Data Sources and Methodology

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# Ada County – New Construction

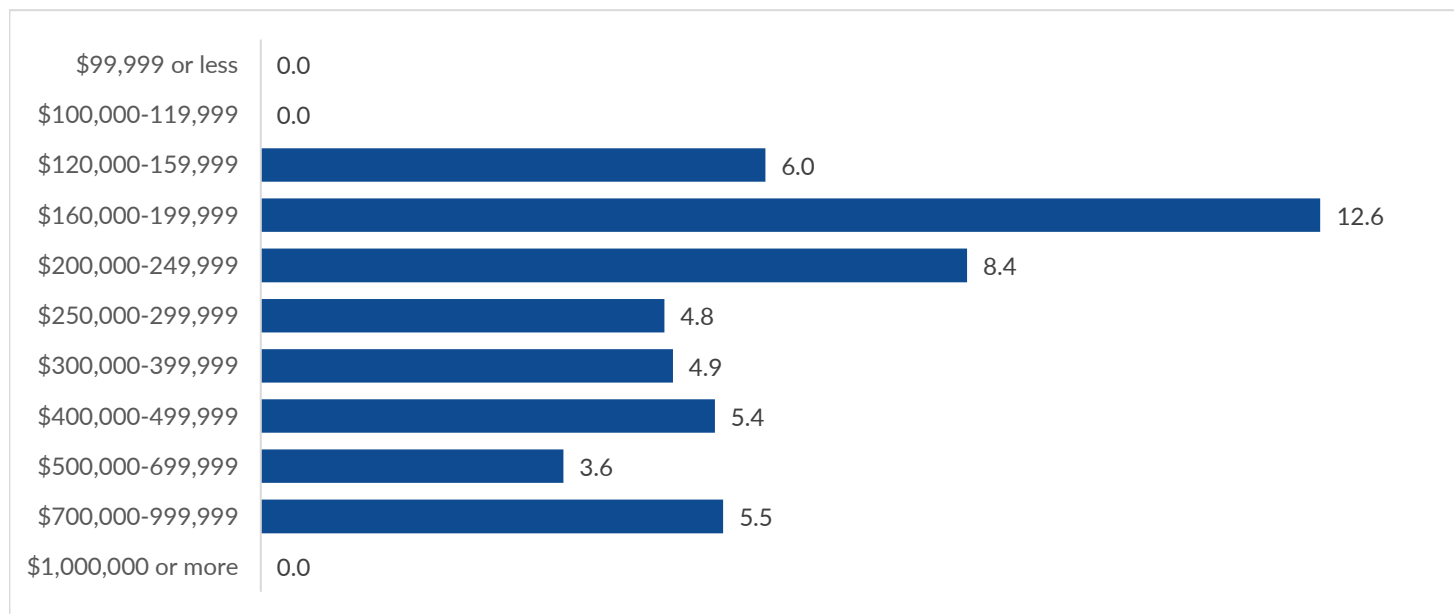
## February 2016 Market Statistics for Single-Family Homes

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

### Key Metrics

	Feb 2015	Feb 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	109	137	25.7%	213	244	14.6%
Median Sales Price	\$305,000	\$299,985	-1.6%	\$309,900	\$299,992	-3.2%
Days on Market	95	75	-21.1%	86	82	-4.7%
Pending Sales	312	486	55.8%	--	--	--
Inventory	701	784	11.8%	--	--	--
Months Supply of Inventory	6.0	6.1	1.7%	--	--	--

### 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. (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

## February 2016 Market Statistics for Single-Family Homes

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Activity by MLS Area	Closed Sales			Median Sales Price		
	Feb 2015	Feb 2016	% Chg	Feb 2015	Feb 2016	% Chg
Boise N (0100)	1	5	400.0%	\$448,449	\$278,400	-37.9%
Boise NE (0200)	12	5	-58.3%	\$384,850	\$374,900	-2.6%
Boise SE (0300)	7	7	0.0%	\$288,715	\$276,857	-4.1%
Boise Bench (0400)	--	1	--	--	\$202,500	--
Boise S (0500)	--	7	--	--	\$212,830	--
Boise SW-Meridian (0550)	13	12	-7.7%	\$244,000	\$259,066	6.2%
Boise W (0600)	2	--	--	\$197,217	--	--
Boise W-Garden City (0650)	--	4	--	--	\$323,750	--
Garden City (0700)	2	1	-50.0%	\$146,950	\$185,900	26.5%
Boise NW (0800)	6	7	16.7%	\$261,450	\$310,954	18.9%
Eagle (0900)	15	26	73.3%	\$415,446	\$427,630	2.9%
Star (0950)	13	6	-53.8%	\$299,000	\$291,145	-2.6%
Meridian SE (1000)	13	15	15.4%	\$283,283	\$345,500	22.0%
Meridian SW (1010)	4	7	75.0%	\$355,437	\$298,755	-15.9%
Meridian NE (1020)	6	46	666.7%	\$342,450	\$240,950	-29.6%
Meridian NW (1030)	12	13	8.3%	\$386,023	\$289,646	-25.0%
Kuna (1100)	3	10	233.3%	\$189,267	\$280,515	48.2%

### Notes on Data Sources and Methodology

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# Canyon County – Single-Family Homes

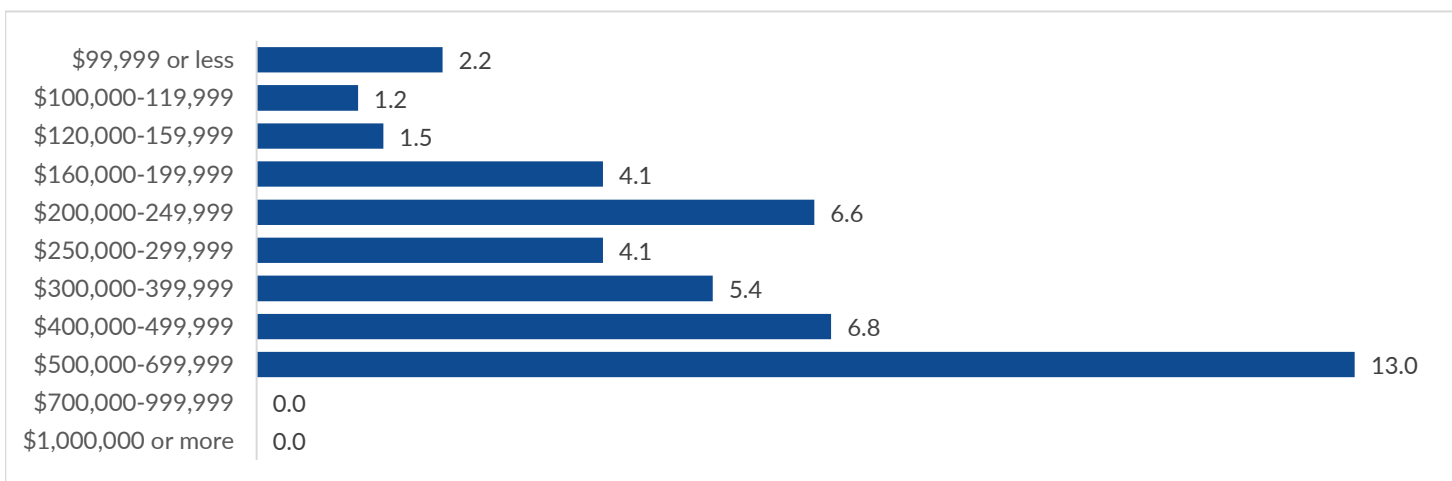
## February 2016 Market Statistics

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Key Metrics	Feb 2015	Feb 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	223	225	0.9%	424	451	6.4%
Median Sales Price	\$140,000	\$152,400	8.9%	\$133,000	\$149,900	12.7%
Days on Market	77	59	-23.4%	76	59	-22.4%
Pending Sales	488	579	18.6%	--	--	--
Inventory	1,010	751	-25.6%	--	--	--
Months Supply of Inventory	4.4	3.1	-29.5%	--	--	--

### 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. (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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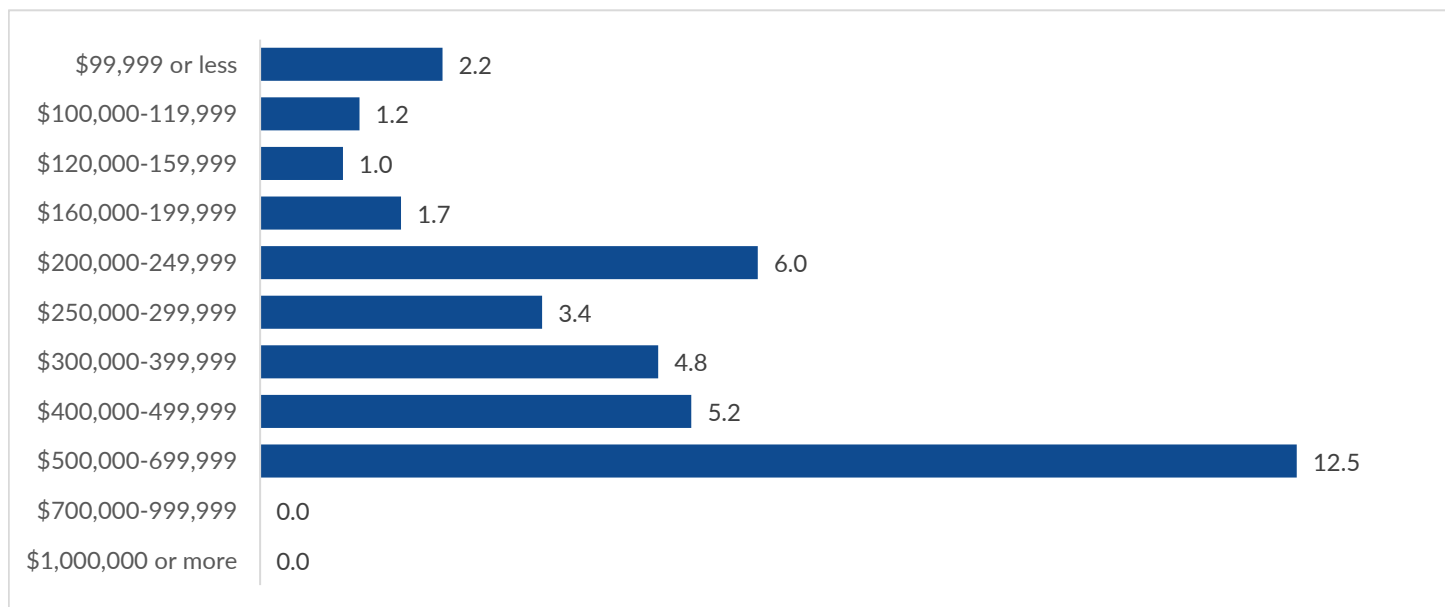
# Canyon County – Existing/Resale

## February 2016 Market Statistics for Single-Family Homes

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Key Metrics	Feb 2015	Feb 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	185	198	7.0%	359	390	8.6%
Median Sales Price	\$129,000	\$147,000	14.0%	\$125,000	\$140,000	12.0%
Days on Market	70	60	-14.3%	70	60	-14.3%
Pending Sales	416	497	12.3%	--	--	--
Inventory	654	451	-31.0%	--	--	--
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		
	Feb 2015	Feb 2016	% Chg	Feb 2015	Feb 2016	% Chg
Nampa NE (1250)	32	26	-18.8%	\$133,000	\$140,000	5.3%
Nampa S (1260)	48	50	4.2%	\$143,250	\$147,950	3.3%
Melba (1265)	2	1	-50.0%	\$265,000	\$385,000	45.3%
Nampa NW (1270)	30	27	-10.0%	\$124,450	\$137,500	10.5%
Caldwell NW (1275)	12	15	25.0%	\$99,000	\$130,100	31.4%
Caldwell SW (1280)	31	41	32.3%	\$115,000	\$139,900	21.7%
Middleton (1285)	19	18	-5.3%	\$150,000	\$232,500	55.0%
Parma (1292)	5	6	20.0%	\$149,900	\$200,000	33.4%
Wilder (1293)	2	4	100.0%	\$271,000	\$183,500	-32.3%
Greenleaf (1294)	1	--	--	\$75,000	--	--

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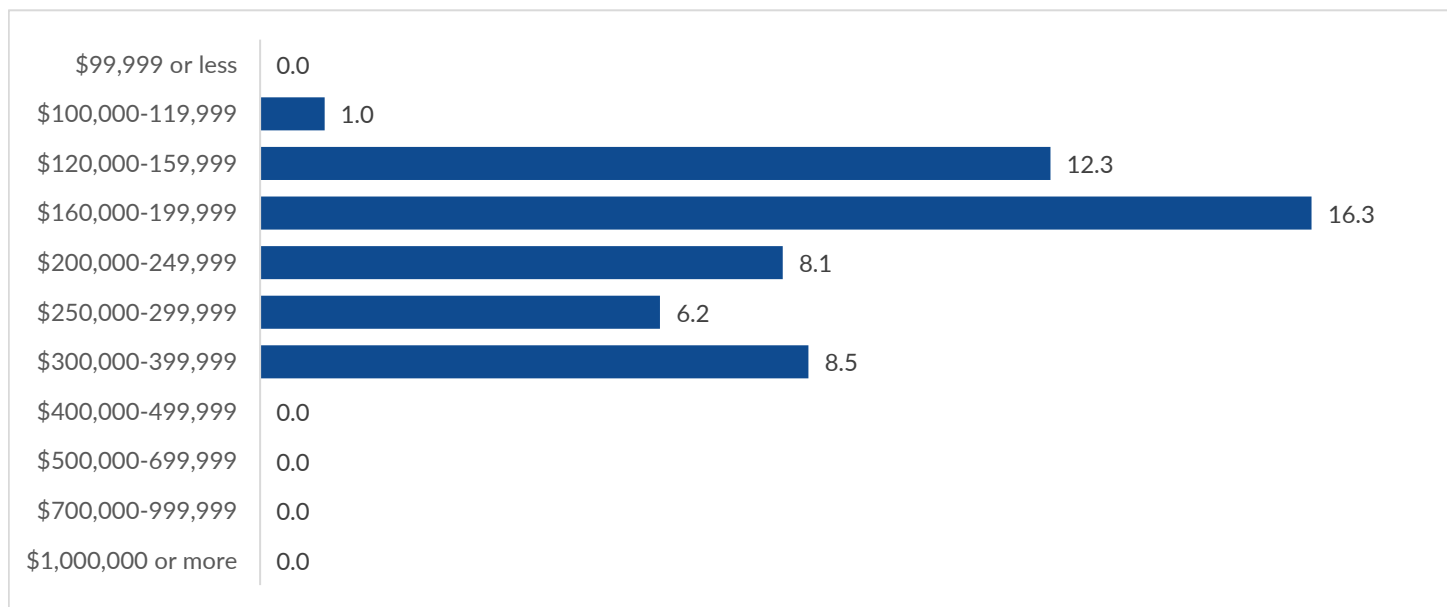
# Canyon County – New Construction

## February 2016 Market Statistics for Single-Family Homes

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Key Metrics	Feb 2015	Feb 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	38	27	-28.9%	65	61	-6.2%
Median Sales Price	\$184,416	\$216,015	14.0%	\$179,990	\$216,125	20.1%
Days on Market	109	55	-49.5%	105	50	-52.4%
Pending Sales	72	112	55.6%	--	--	--
Inventory	356	300	-15.7%	--	--	--
Months Supply of Inventory	9.9	10.3	4.0%	--	--	--

### 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	4	33.3%	\$242,570	\$189,245	-22.0%
Nampa S (1260)	13	7	-46.2%	\$190,800	\$264,318	38.5%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	5	1	-80.0%	\$206,000	\$139,990	-32.0%
Caldwell NW (1275)	4	1	-75.0%	\$160,295	\$223,182	39.2%
Caldwell SW (1280)	6	8	33.3%	\$185,490	\$171,666	-7.5%
Middleton (1285)	5	5	0.0%	\$229,387	\$231,274	0.8%
Parma (1292)	--	--	--	--	--	--
Wilder (1293)	2	1	-50.0%	\$114,665	\$118,347	3.2%
Greenleaf (1294)	--	--	--	--	--	--

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