



Ada County – Single-Family Homes

January 2018 Market Statistics

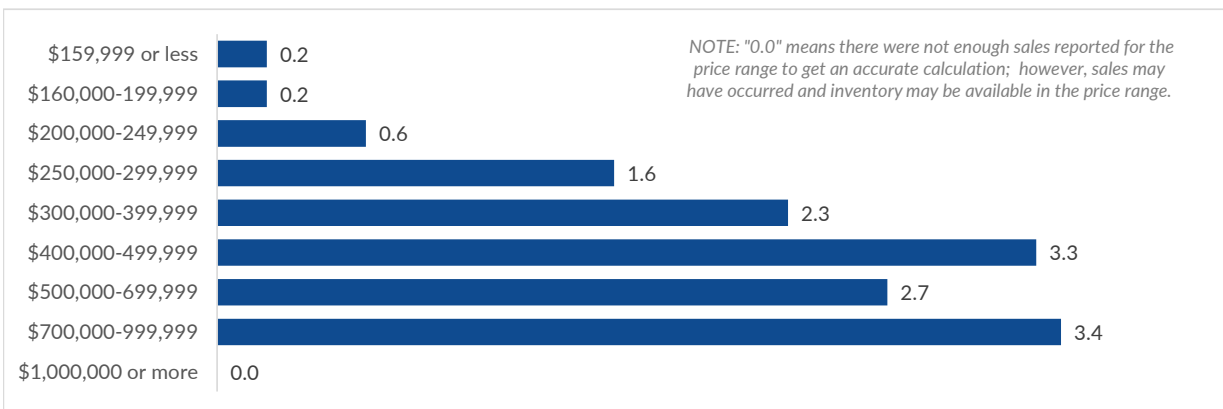
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2018

Key Metrics

	Jan 2017	Jan 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	547	605	10.6%	547	605	10.6%
Median Sales Price	\$240,000	\$279,900	16.6%	\$240,000	\$279,900	16.6%
Days on Market	51	41	-19.6%	51	41	-19.6%
Pending Sales	1,037	1,376	32.7%	--	--	--
Inventory	1,425	1,213	-14.9%	--	--	--
Months Supply of Inventory	2.1	1.7	-19.0%	--	--	--

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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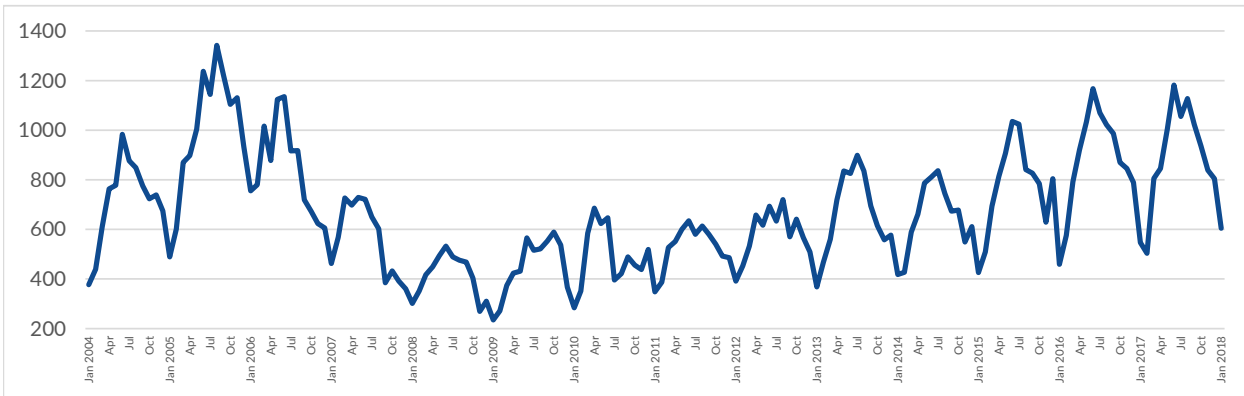
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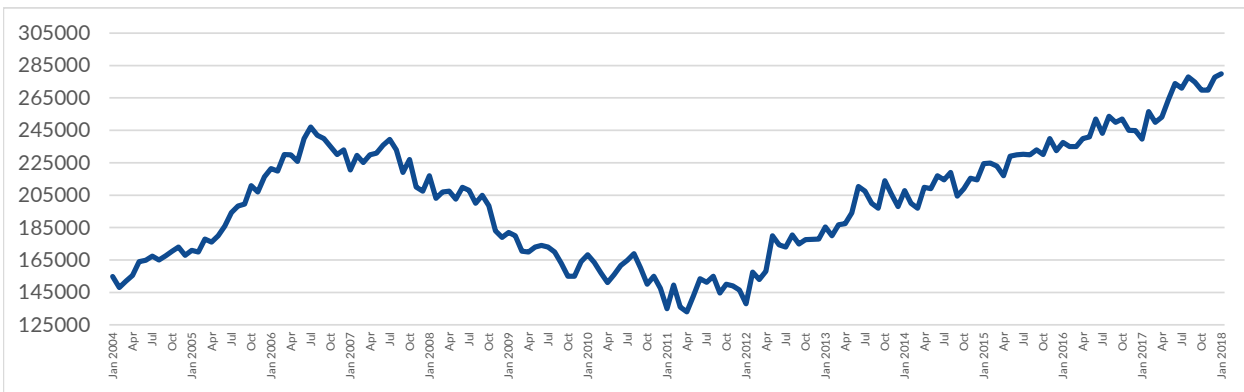
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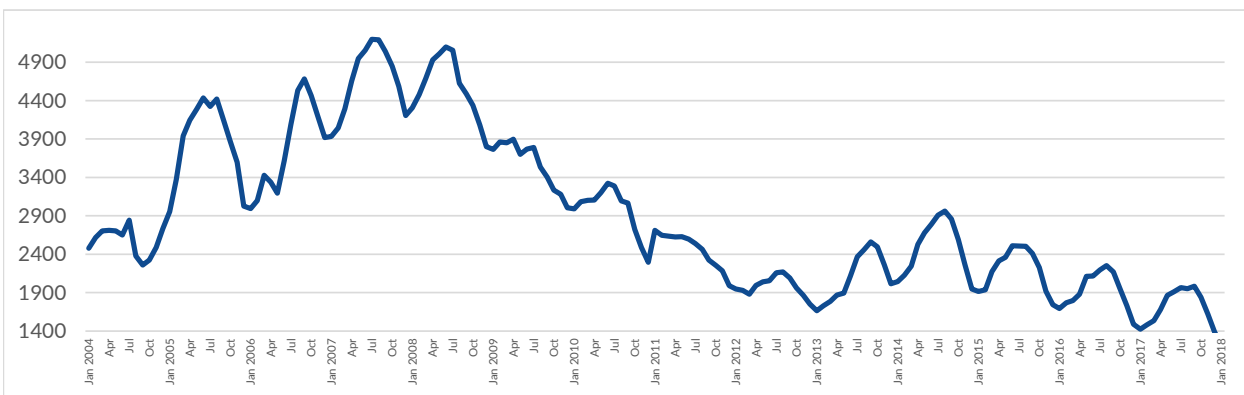
Closed Sales High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 605



Median Sales Price High: \$279,900 in Jan 2018 | Low: \$134,900 in Jan 2011 | Current Month: \$279,900



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,213 in Jan 2018 | Current Month: 1,213





Ada County – Existing/Resale

January 2018 Market Statistics

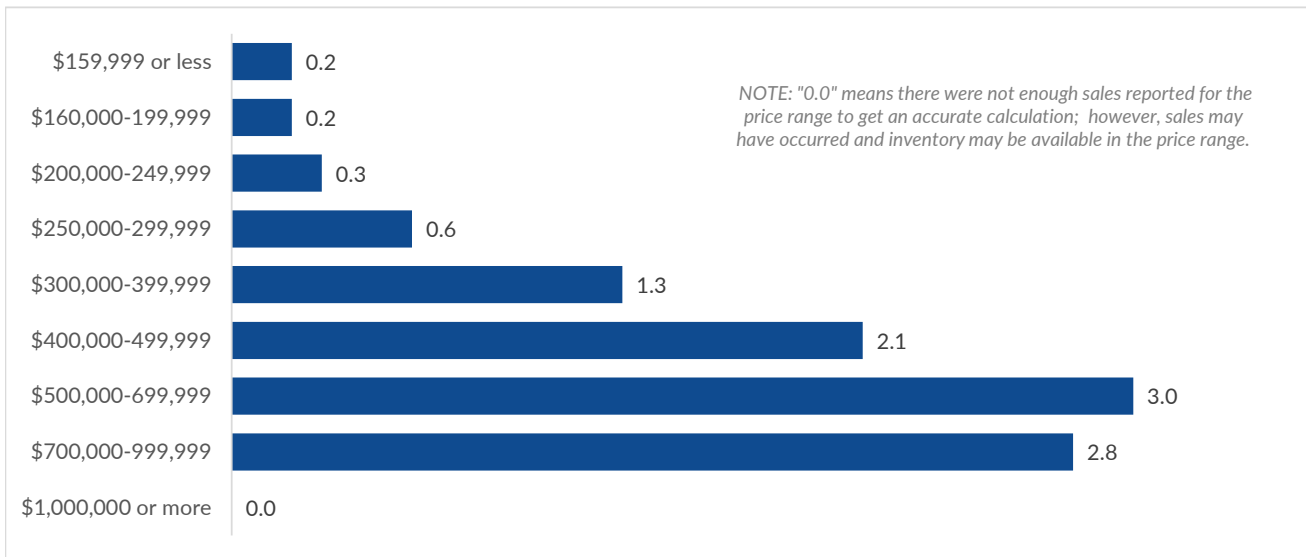
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2018

Key Metrics

	Jan 2017	Jan 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	419	436	4.1%	419	436	4.1%
Median Sales Price	\$221,500	\$256,000	15.6%	\$221,500	\$256,000	15.6%
Days on Market	46	38	-17.4%	46	38	-17.4%
Pending Sales	528	619	17.2%	--	--	--
Inventory	600	474	-21.0%	--	--	--
Months Supply of Inventory	1.1	0.9	-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. || Copyright © 2018 Boise Regional REALTORS®



Ada County – Existing/Resale

January 2018 Market Statistics

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Activity by MLS Area	Closed Sales			Median Sales Price		
	Jan 2017	Jan 2018	% Chg	Jan 2017	Jan 2018	% Chg
Boise N (0100)	18	12	-33.3%	\$405,500	\$367,500	-9.4%
Boise NE (0200)	7	9	28.6%	\$325,000	\$540,000	66.2%
Boise SE (0300)	30	32	6.7%	\$259,750	\$277,000	6.6%
Boise Bench (0400)	32	35	9.4%	\$186,050	\$207,000	11.3%
Boise S (0500)	14	18	28.6%	\$217,500	\$230,500	6.0%
Boise SW-Meridian (0550)	42	44	4.8%	\$218,200	\$247,400	13.4%
Boise W (0600)	40	22	-45.0%	\$194,000	\$219,900	13.4%
Boise W-Garden City (0650)	49	40	-18.4%	\$211,800	\$233,750	10.4%
Garden City (0700)	2	3	50.0%	\$124,450	\$209,900	68.7%
Boise NW (0800)	36	29	-19.4%	\$250,700	\$266,000	6.1%
Eagle (0900)	21	41	95.2%	\$371,500	\$565,000	52.1%
Star (0950)	18	19	5.6%	\$296,500	\$273,900	-7.6%
Meridian SE (1000)	8	13	62.5%	\$276,000	\$280,000	1.4%
Meridian SW (1010)	4	6	50.0%	\$420,000	\$291,500	-30.6%
Meridian NE (1020)	24	34	41.7%	\$208,200	\$259,950	24.9%
Meridian NW (1030)	49	55	12.2%	\$241,900	\$255,000	5.4%
Kuna (1100)	25	26	4.0%	\$176,900	\$196,000	10.8%

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. || Copyright © 2018 Boise Regional REALTORS®



Ada County – New Construction

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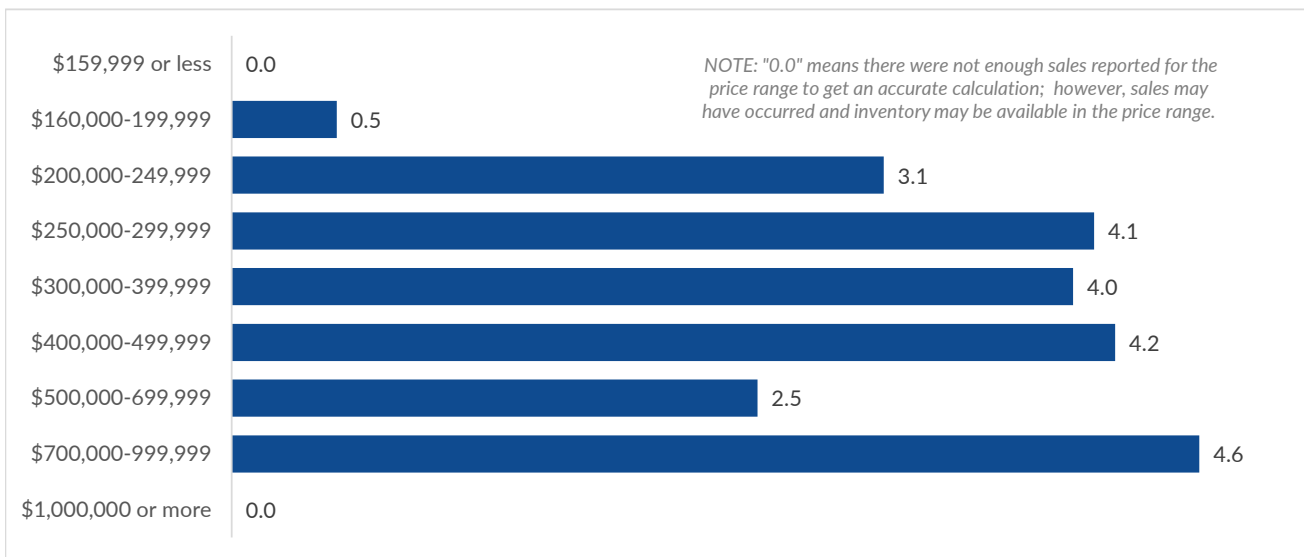
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Key Metrics

	Jan 2017	Jan 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	128	169	32.0%	128	169	32.0%
Median Sales Price	\$300,642	\$367,700	22.3%	\$300,642	\$367,700	22.3%
Days on Market	69	49	-29.0%	69	49	-29.0%
Pending Sales	509	757	48.7%	--	--	--
Inventory	825	739	-10.4%	--	--	--
Months Supply of Inventory	4.8	3.8	-20.8%	--	--	--

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. || Copyright © 2018 Boise Regional REALTORS®



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Activity by MLS Area	Closed Sales			Median Sales Price		
	Jan 2017	Jan 2018	% Chg	Jan 2017	Jan 2018	% Chg
Boise N (0100)	1	1	0.0%	\$322,000	\$825,000	156.2%
Boise NE (0200)	7	7	0.0%	\$398,900	\$503,335	26.2%
Boise SE (0300)	2	3	50.0%	\$375,450	\$428,153	14.0%
Boise Bench (0400)	3	--	--	\$207,000	--	--
Boise S (0500)	1	2	100.0%	\$290,000	\$231,450	-20.2%
Boise SW-Meridian (0550)	19	21	10.5%	\$251,456	\$309,900	23.2%
Boise W (0600)	2	2	0.0%	\$227,735	\$263,400	15.7%
Boise W-Garden City (0650)	2	--	--	\$304,585	--	--
Garden City (0700)	--	2	--	--	\$318,225	--
Boise NW (0800)	4	8	100.0%	\$273,065	\$375,449	37.5%
Eagle (0900)	18	38	111.1%	\$407,450	\$488,026	19.8%
Star (0950)	9	9	0.0%	\$347,900	\$379,750	9.2%
Meridian SE (1000)	8	14	75.0%	\$267,075	\$380,775	42.6%
Meridian SW (1010)	5	6	20.0%	\$266,767	\$372,369	39.6%
Meridian NE (1020)	11	11	0.0%	\$265,000	\$327,000	23.4%
Meridian NW (1030)	24	23	-4.2%	\$337,600	\$390,000	15.5%
Kuna (1100)	11	22	100.0%	\$255,895	\$272,365	6.4%

Notes on Data Sources and Methodology

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