



Canyon County – Single-Family Homes

January 2018 Market Statistics

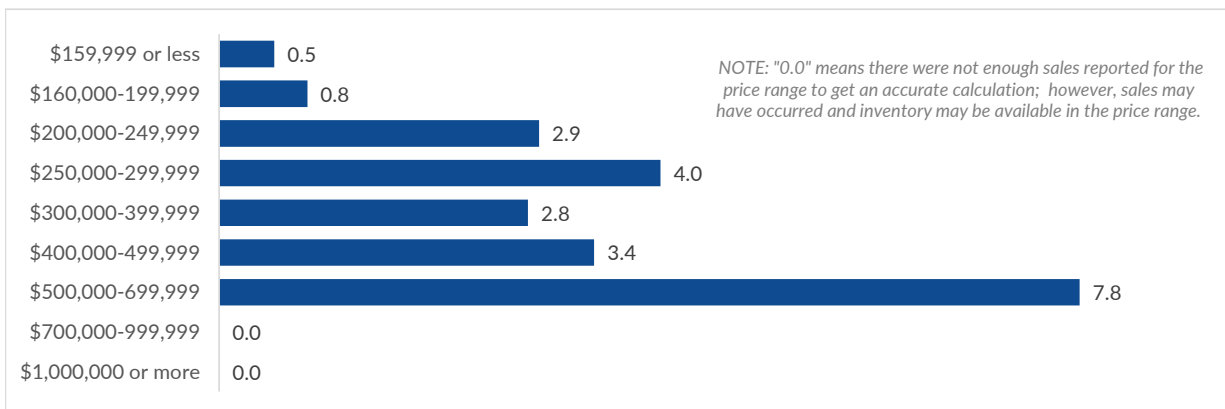
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2018

Key Metrics

| | Jan 2017 | Jan 2018 | % Chg | YTD 2017 | YTD 2018 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|-------|
| Closed Sales | 191 | 262 | 37.2% | 192 | 262 | 36.5% |
| Median Sales Price | \$159,950 | \$193,000 | 20.7% | \$159,950 | \$193,000 | 20.7% |
| Days on Market | 53 | 53 | 0.0% | 53 | 53 | 0.0% |
| Pending Sales | 432 | 663 | 53.5% | -- | -- | -- |
| Inventory | 705 | 582 | -17.4% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 1.9 | -29.6% | -- | -- | -- |

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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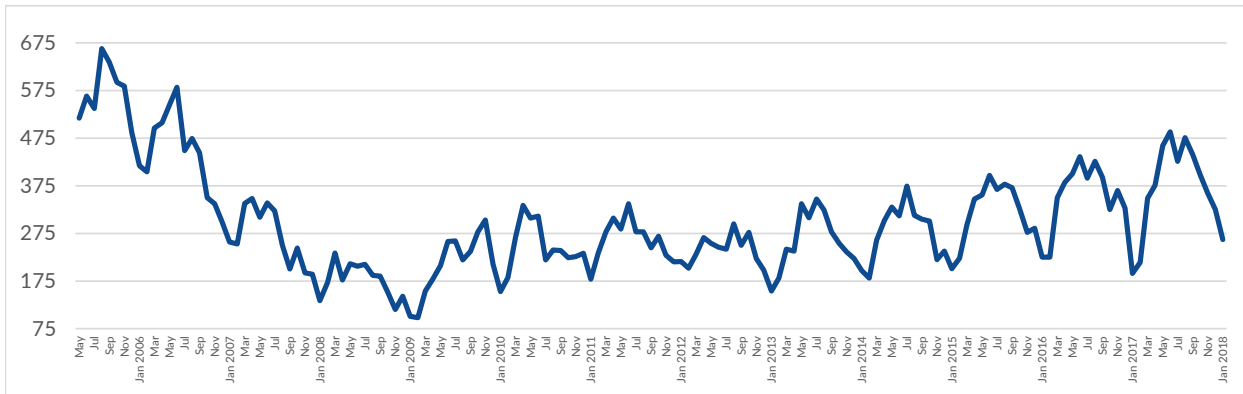
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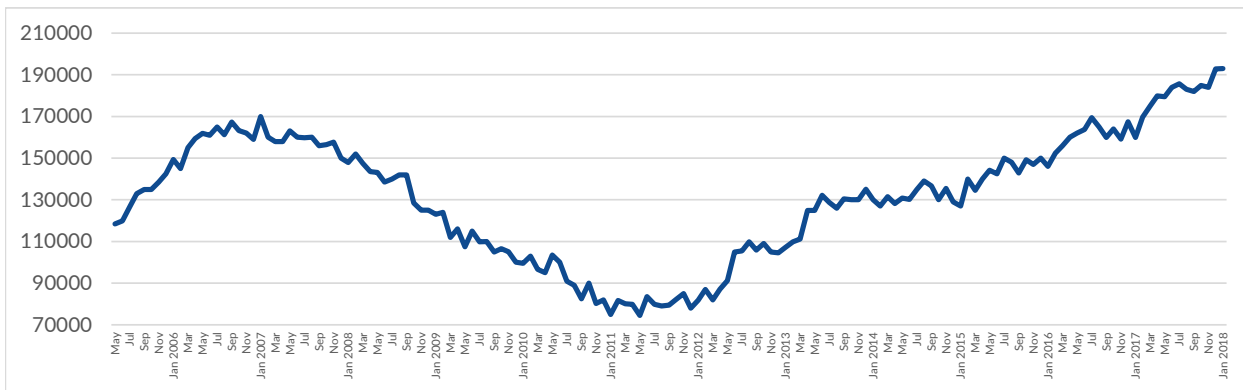
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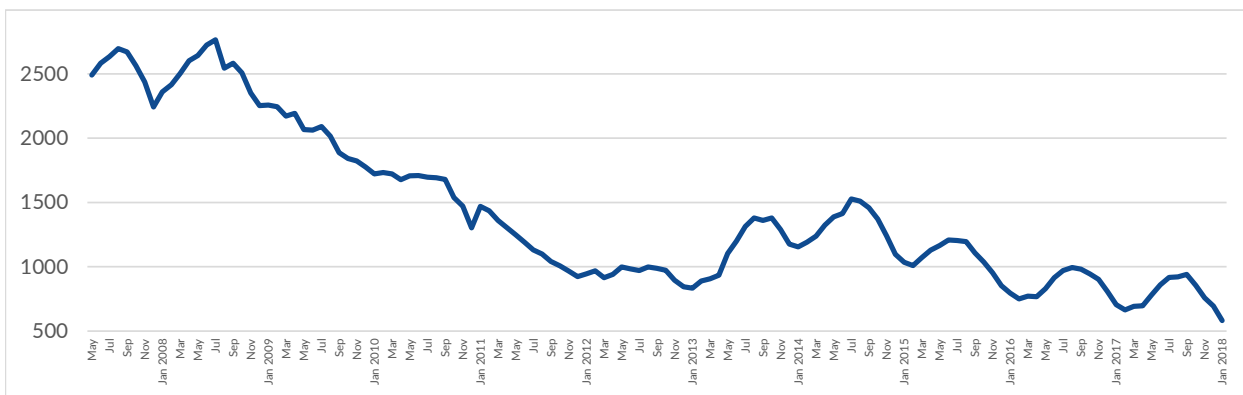
Closed Sales High: 663 in Aug 2005 | Low: 98 in Feb 2009 | Current Month: 262



Median Sales Price High: \$193,000 in Jan 2018 | Low: \$74,500 in May 2011 | Current Month: \$193,000



Inventory of Homes for Sale High: 2,765 in Jul 2008 | Low: 582 in Jan 2018 | Current Month: 582





Canyon County – Existing/Resale

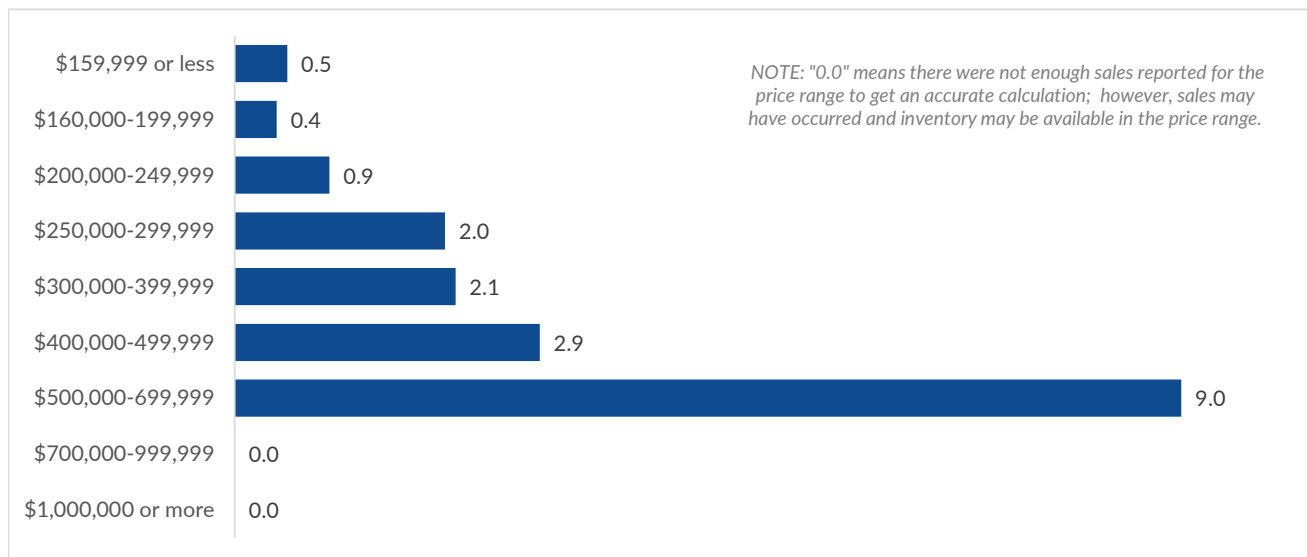
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| Key Metrics | Jan 2017 | Jan 2018 | % Chg | YTD 2017 | YTD 2018 | % Chg |
|----------------------------|-----------|------------------|--------|-----------|------------------|--------|
| Closed Sales | 152 | 209 | 37.5% | 152 | 209 | 37.5% |
| Median Sales Price | \$152,007 | \$180,000 | 18.4% | \$152,007 | \$180,000 | 18.4% |
| Days on Market | 55 | 48 | -12.7% | 55 | 48 | -12.7% |
| Pending Sales | 281 | 383 | 36.3% | -- | -- | -- |
| Inventory | 302 | 248 | -17.9% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.0 | -28.6% | -- | -- | -- |

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. || Copyright © 2018 Boise Regional REALTORS®



Canyon County – Existing/Resale

January 2018 Market Statistics

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Data from the Intermountain MLS as of February 11, 2018

| Activity by MLS Area | Closed Sales | | | Median Sales Price | | |
|----------------------|--------------|----------|--------|--------------------|------------------|--------|
| | Jan 2017 | Jan 2018 | % Chg | Jan 2017 | Jan 2018 | % Chg |
| Nampa NE (1250) | 20 | 25 | 25.0% | \$149,450 | \$190,000 | 27.1% |
| Nampa S (1260) | 48 | 55 | 14.6% | \$179,450 | \$185,000 | 3.1% |
| Melba (1265) | -- | 3 | -- | -- | \$134,000 | -- |
| Nampa NW (1270) | 25 | 35 | 40.0% | \$144,000 | \$171,000 | 18.8% |
| Caldwell NW (1275) | 16 | 14 | -12.5% | \$157,840 | \$180,250 | 14.2% |
| Caldwell SW (1280) | 28 | 41 | 46.4% | \$144,900 | \$159,900 | 10.4% |
| Middleton (1285) | 11 | 18 | 63.6% | \$194,000 | \$206,950 | 6.7% |
| Parma (1292) | 1 | 4 | 300.0% | \$139,900 | \$197,500 | 41.2% |
| Wilder (1293) | 1 | 2 | 100.0% | \$167,000 | \$347,450 | 108.1% |
| Greenleaf (1294) | 1 | 1 | 0.0% | \$127,000 | \$210,000 | 65.4% |

Notes on Data Sources and Methodology

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Canyon County – New Construction

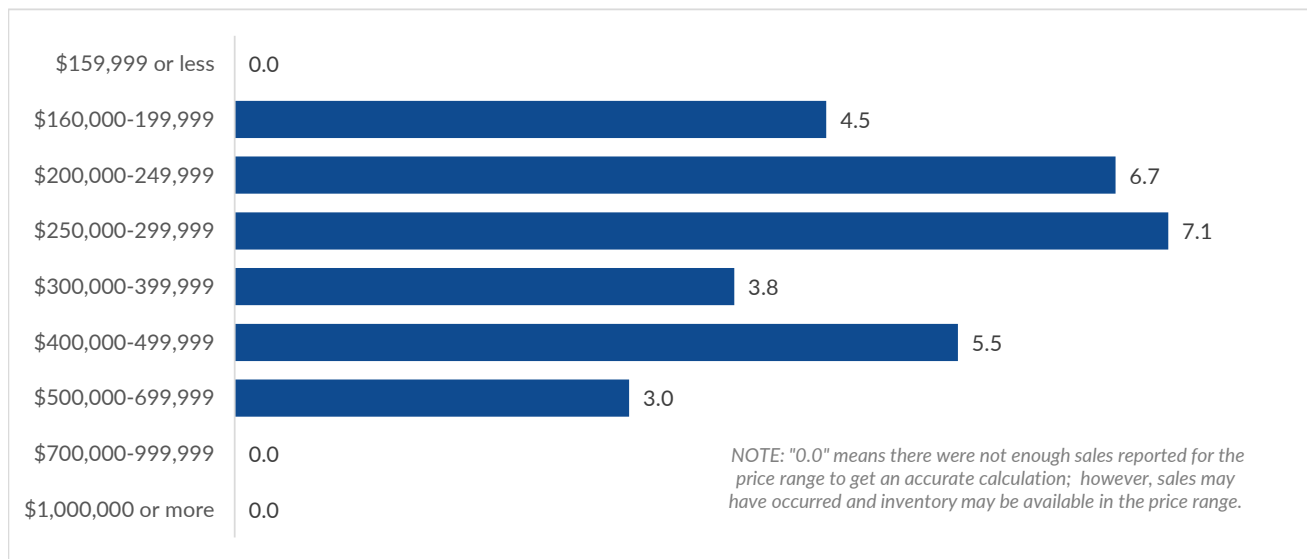
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| Key Metrics | Jan 2017 | Jan 2018 | % Chg | YTD 2017 | YTD 2018 | % Chg |
|----------------------------|-----------|------------------|--------|-----------|------------------|-------|
| Closed Sales | 40 | 53 | 32.5% | 40 | 53 | 32.5% |
| Median Sales Price | \$201,092 | \$245,990 | 22.3% | \$201,092 | \$245,990 | 22.3% |
| Days on Market | 45 | 74 | 64.4% | 45 | 74 | 64.4% |
| Pending Sales | 151 | 280 | 85.4% | -- | -- | -- |
| Inventory | 403 | 334 | -17.1% | -- | -- | -- |
| Months Supply of Inventory | 7.7 | 5.8 | -24.7% | -- | -- | -- |

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. || 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 |
| Nampa NE (1250) | 1 | 4 | 300.0% | \$244,900 | \$250,990 | 2.5% |
| Nampa S (1260) | 14 | 14 | 0.0% | \$228,750 | \$254,240 | 11.1% |
| Melba (1265) | -- | -- | -- | -- | -- | -- |
| Nampa NW (1270) | 1 | 4 | 300.0% | \$177,740 | \$200,293 | 12.7% |
| Caldwell NW (1275) | 5 | 8 | 60.0% | \$160,990 | \$196,245 | 21.9% |
| Caldwell SW (1280) | 9 | 6 | -33.3% | \$160,099 | \$258,460 | 61.4% |
| Middleton (1285) | 6 | 15 | 150.0% | \$249,258 | \$278,264 | 11.6% |
| Parma (1292) | 1 | -- | -- | \$168,915 | -- | -- |
| Wilder (1293) | 3 | 1 | -66.7% | \$140,000 | \$335,900 | 139.9% |
| Greenleaf (1294) | -- | -- | -- | -- | -- | -- |

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