



Ada County – Single-Family Homes

July 2016 Market Statistics

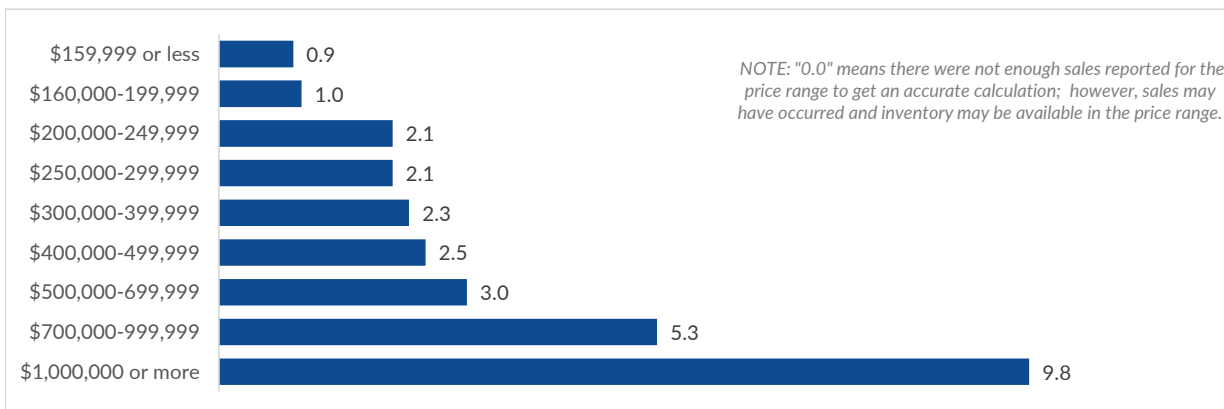
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2016

Key Metrics

	Jul 2015	Jul 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	1,024	1,053	2.8%	5,404	6,010	11.2%
Median Sales Price	\$230,312	\$243,000	5.5%	\$225,000	\$240,000	6.7%
Days on Market	42	33	-21.4%	52	45	-13.5%
Pending Sales	1,319	1,639	24.3%	--	--	--
Inventory	2,508	2,196	-12.4%	--	--	--
Months Supply of Inventory	2.5	2.0	-20.0%	--	--	--

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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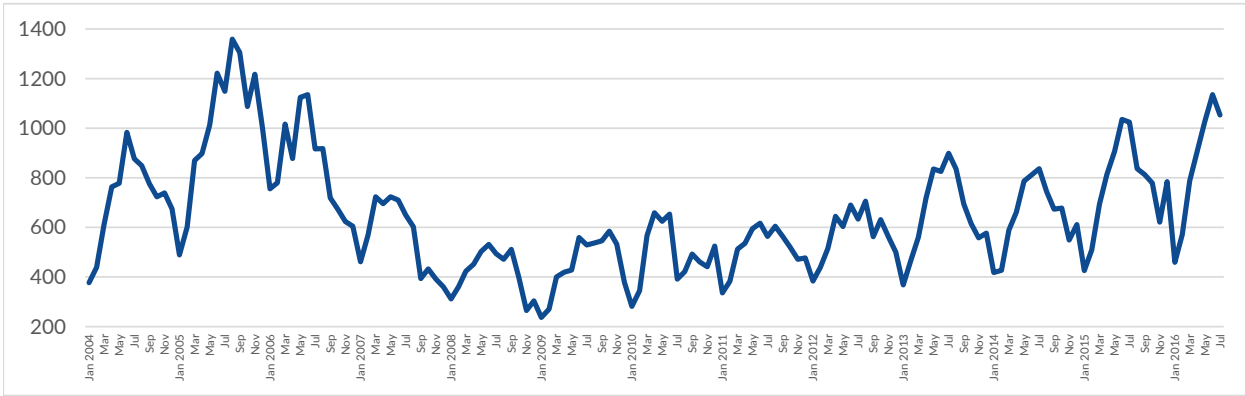
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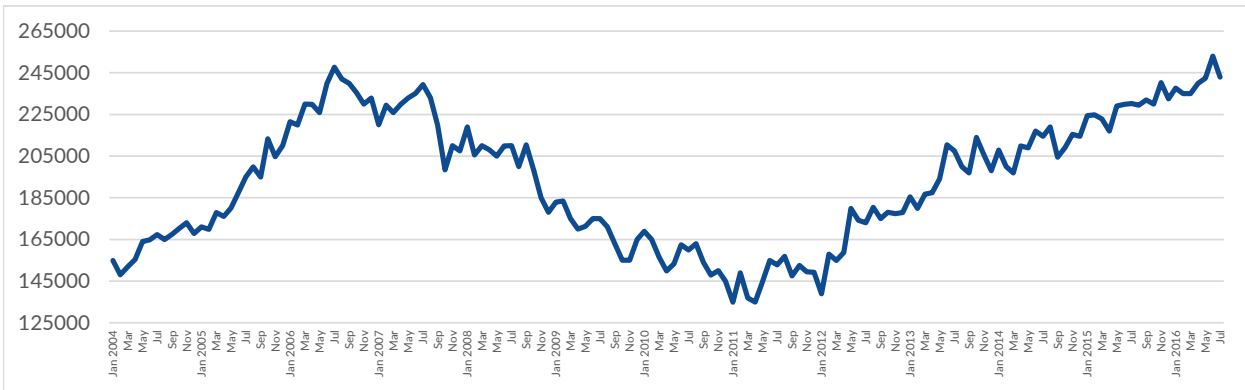
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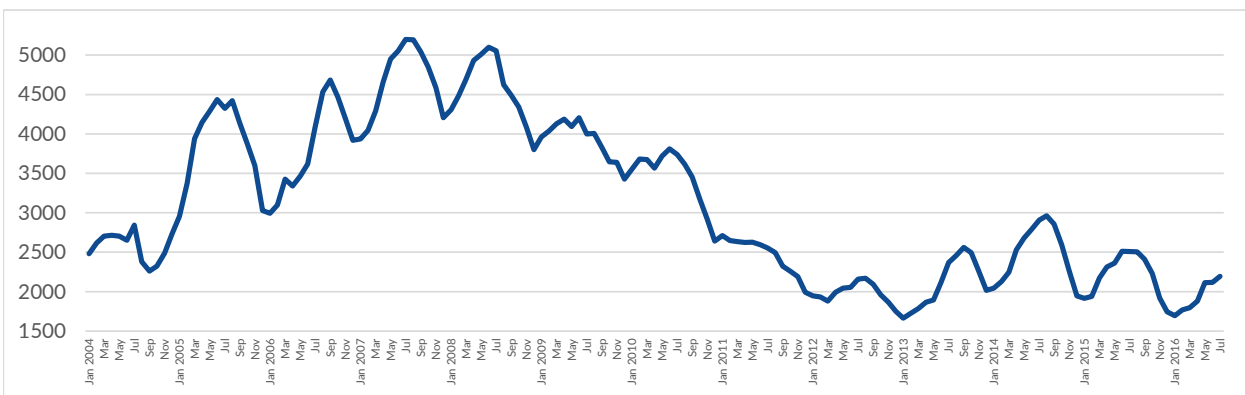
Closed Sales High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 1,053



Median Sales Price High: \$253,000 in Jun 2016 | Low: \$134,900 in Jan 2011 | Current Month: \$243,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,664 in Jan 2013 | Current Month: 2,196





Ada County – Existing/Resale

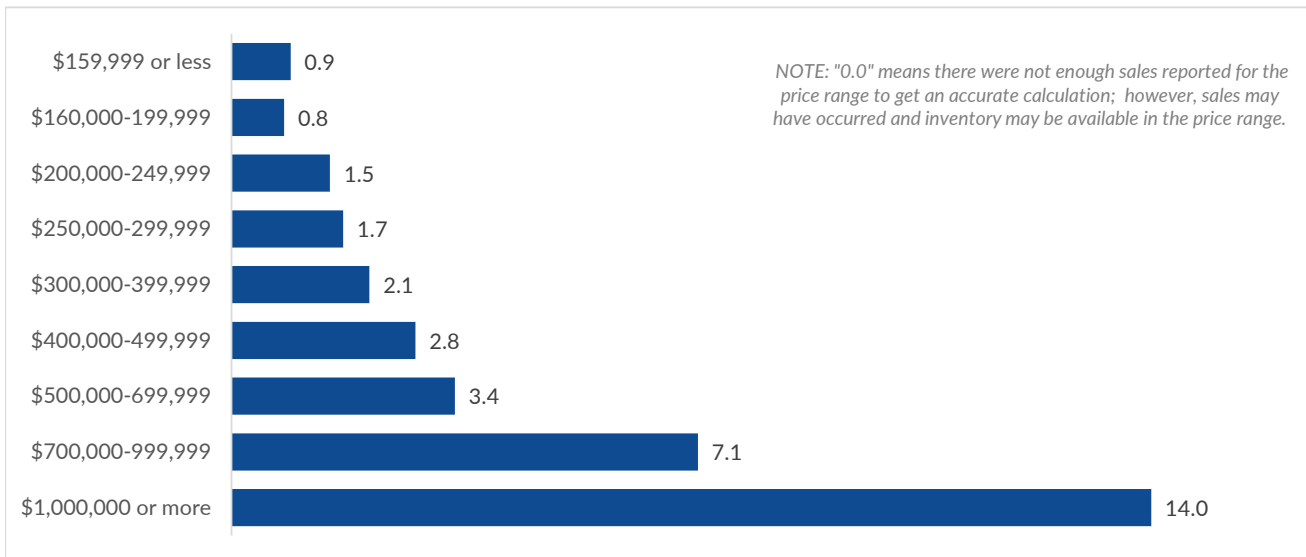
July 2016 Market Statistics

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 Data from the Intermountain MLS as of August 11, 2016

Key Metrics

	Jul 2015	Jul 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	854	856	0.2%	4,469	4,744	6.2%
Median Sales Price	\$220,000	\$229,250	4.2%	\$212,000	\$225,000	6.1%
Days on Market	36	27	-25.0%	44	35	-20.5%
Pending Sales	940	1,066	13.4%	--	--	--
Inventory	1,742	1,462	-16.1%	--	--	--
Months Supply of Inventory	2.0	1.6	-20.0%	--	--	--

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

July 2016 Market Statistics

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Activity by MLS Area

	Closed Sales			Median Sales Price		
	Jul 2015	Jul 2016	% Chg	Jul 2015	Jul 2016	% Chg
Boise N (0100)	50	41	-18.0%	\$310,000	\$301,000	-2.9%
Boise NE (0200)	21	19	-9.5%	\$375,000	\$380,000	1.3%
Boise SE (0300)	62	74	19.4%	\$218,700	\$241,200	10.3%
Boise Bench (0400)	63	65	3.2%	\$161,000	\$182,000	13.0%
Boise S (0500)	27	34	25.9%	\$217,500	\$245,000	12.6%
Boise SW-Meridian (0550)	65	84	29.2%	\$203,000	\$217,750	7.3%
Boise W (0600)	44	44	0.0%	\$168,900	\$189,950	12.5%
Boise W-Garden City (0650)	66	74	12.1%	\$198,450	\$202,650	2.1%
Garden City (0700)	4	5	25.0%	\$322,950	\$180,000	-44.3%
Boise NW (0800)	61	45	-26.2%	\$254,900	\$267,500	4.9%
Eagle (0900)	75	69	-8.0%	\$340,000	\$405,000	19.1%
Star (0950)	33	27	-18.2%	\$239,900	\$262,000	9.2%
Meridian SE (1000)	29	32	10.3%	\$259,900	\$247,500	-4.8%
Meridian SW (1010)	13	15	15.4%	\$334,900	\$250,000	-25.4%
Meridian NE (1020)	64	65	1.6%	\$230,000	\$242,000	5.2%
Meridian NW (1030)	119	108	-9.2%	\$212,750	\$229,250	7.8%
Kuna (1100)	45	55	22.2%	\$155,000	\$173,900	12.2%

Notes on Data Sources and Methodology

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Ada County – New Construction

July 2016 Market Statistics

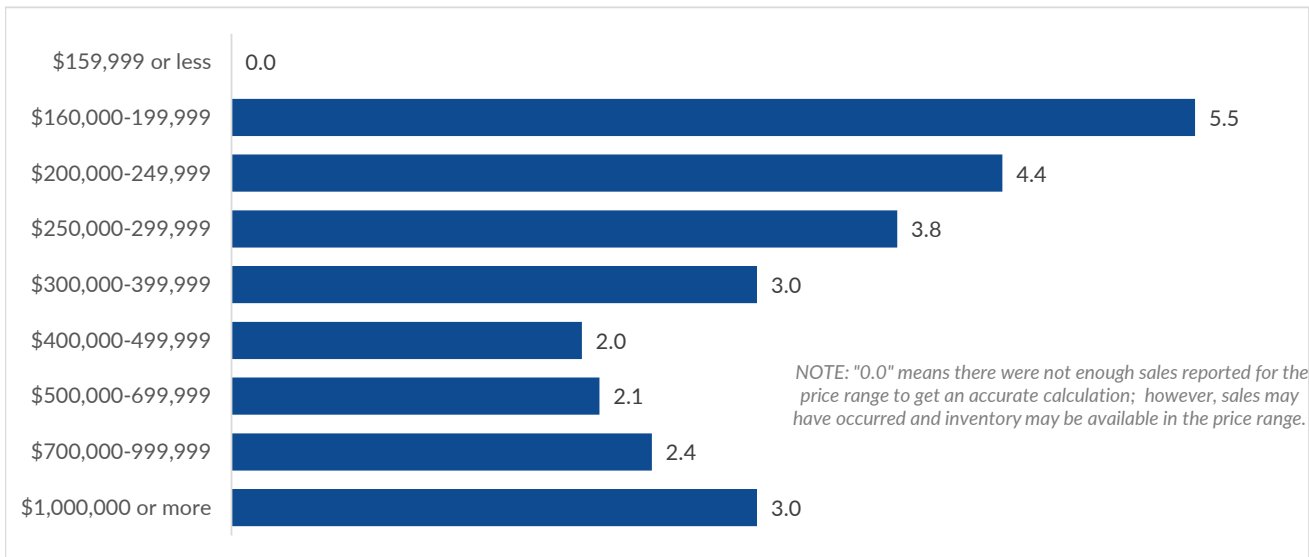
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2016

Key Metrics

	Jul 2015	Jul 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	170	197	15.9%	935	1,266	35.4%
Median Sales Price	\$291,139	\$316,000	8.5%	\$300,000	\$309,076	3.0%
Days on Market	73	56	-23.3%	89	82	-7.9%
Pending Sales	379	573	51.2%	--	--	--
Inventory	766	734	-4.2%	--	--	--
Months Supply of Inventory	4.8	3.4	-29.2%	--	--	--

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

July 2016 Market Statistics

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Activity by MLS Area

	Closed Sales			Median Sales Price		
	Jul 2015	Jul 2016	% Chg	Jul 2015	Jul 2016	% Chg
Boise N (0100)	1	4	300.0%	\$299,000	\$717,294	139.9%
Boise NE (0200)	9	10	11.1%	\$379,350	\$439,350	15.8%
Boise SE (0300)	6	5	-16.7%	\$309,900	\$224,851	-27.4%
Boise Bench (0400)	--	--	--	--	--	--
Boise S (0500)	4	3	-25.0%	\$290,707	\$241,583	--
Boise SW-Meridian (0550)	17	20	17.6%	\$231,000	\$257,037	11.3%
Boise W (0600)	6	5	-16.7%	\$200,057	\$230,000	--
Boise W-Garden City (0650)	7	2	-71.4%	\$199,867	\$302,650	--
Garden City (0700)	--	--	--	--	--	--
Boise NW (0800)	5	12	140.0%	\$225,000	\$318,667	41.6%
Eagle (0900)	31	41	32.3%	\$394,777	\$469,900	19.0%
Star (0950)	12	17	41.7%	\$303,361	\$300,000	-1.1%
Meridian SE (1000)	14	19	35.7%	\$335,097	\$319,900	-4.5%
Meridian SW (1010)	3	6	100.0%	\$363,180	\$345,498	-4.9%
Meridian NE (1020)	11	13	18.2%	\$274,500	\$242,000	-11.8%
Meridian NW (1030)	34	27	-20.6%	\$280,488	\$285,437	1.8%
Kuna (1100)	9	13	44.4%	\$179,900	\$216,348	20.3%

Notes on Data Sources and Methodology

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Canyon County – Single-Family Homes

July 2016 Market Statistics

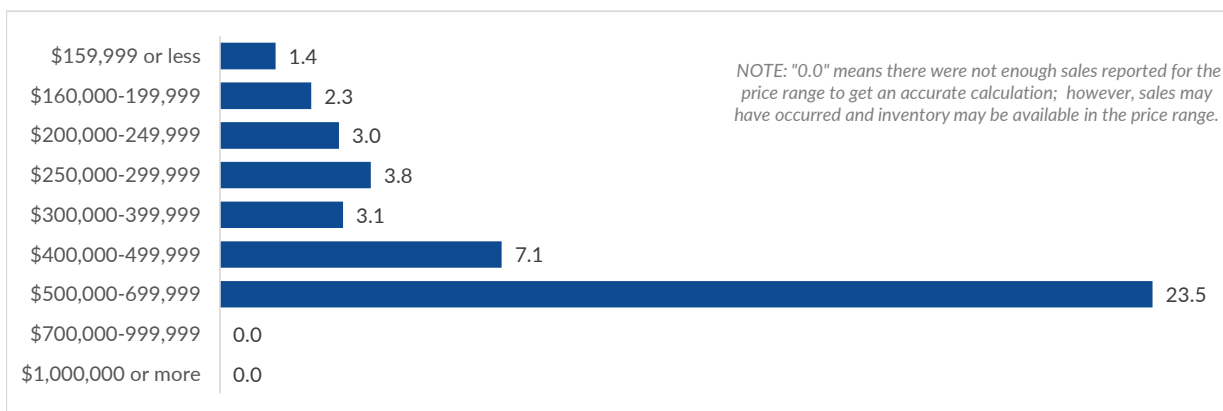
Report provided by Boise Regional REALTORS®

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Key Metrics

	Jul 2015	Jul 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	367	380	3.5%	2,181	2,407	10.4%
Median Sales Price	\$150,000	\$169,700	13.1%	\$140,000	\$159,900	14.2%
Days on Market	52	36	-30.8%	61	45	-26.2%
Pending Sales	606	692	14.2%	--	--	--
Inventory	1,205	970	-19.5%	--	--	--
Months Supply of Inventory	3.2	2.3	-28.1%	--	--	--

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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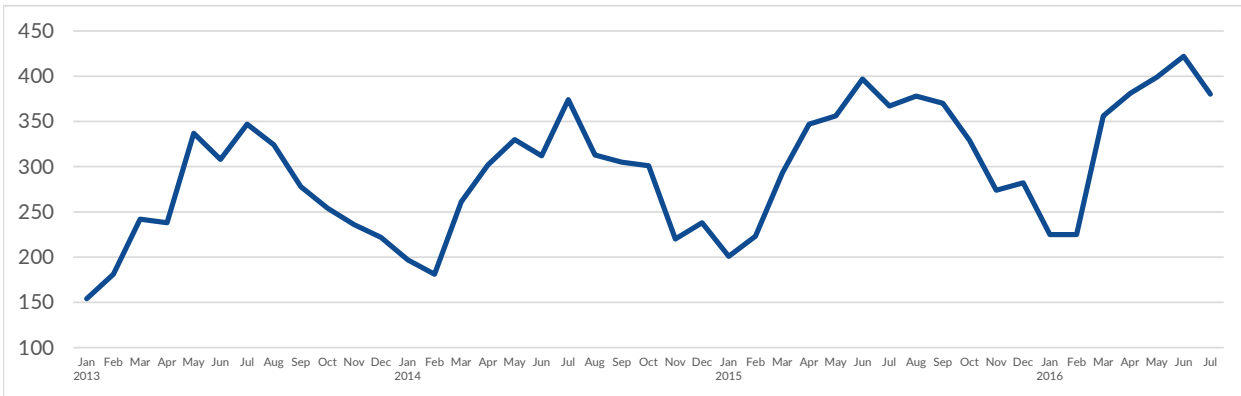


Canyon County – Single-Family Homes

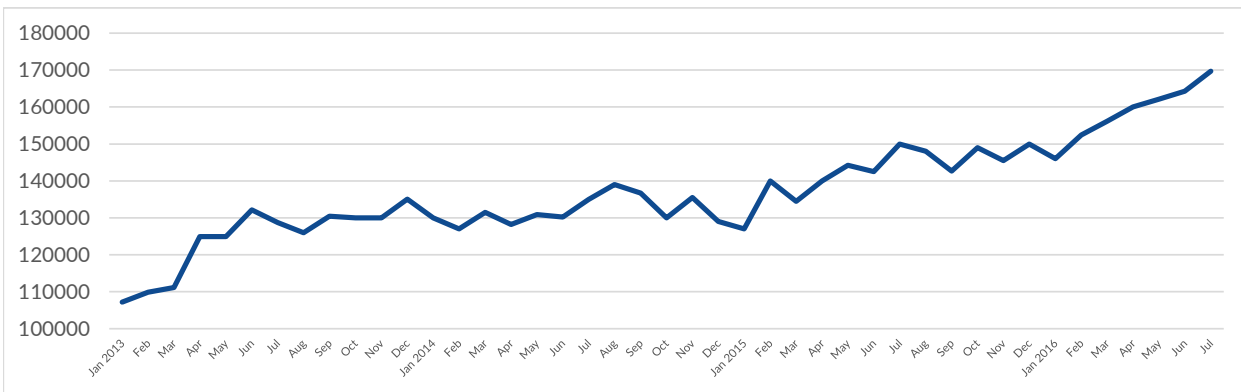
July 2016 Market Statistics

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 activity since the mid-2000s. Data from the Intermountain MLS as of August 11, 2016.

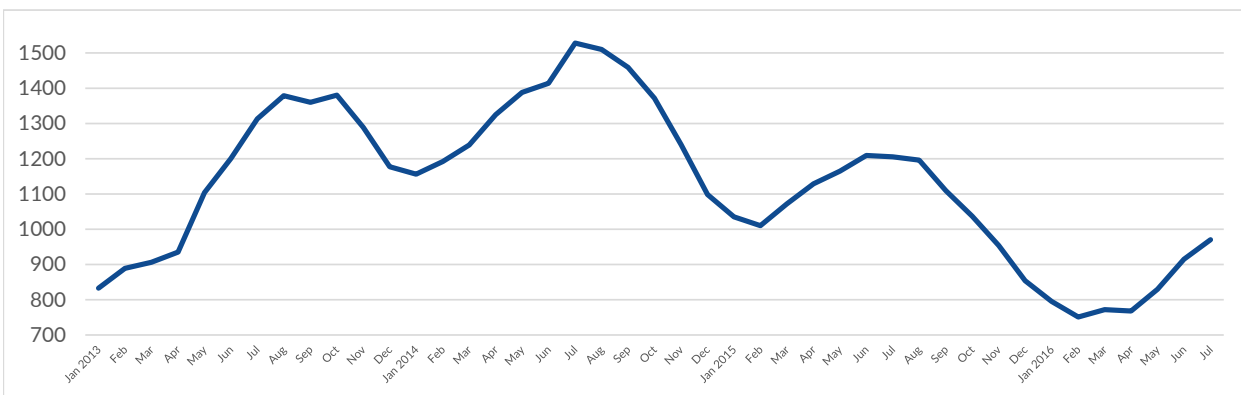
Closed Sales High: 422 in June 2016 | Low: 154 in Jan 2013 | Current Month: 380



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



Inventory of Homes for Sale High: 1,528 in Jul 2014 | Low: 751 in Feb 2016 | Current Month: 970





Canyon County – Existing/Resale

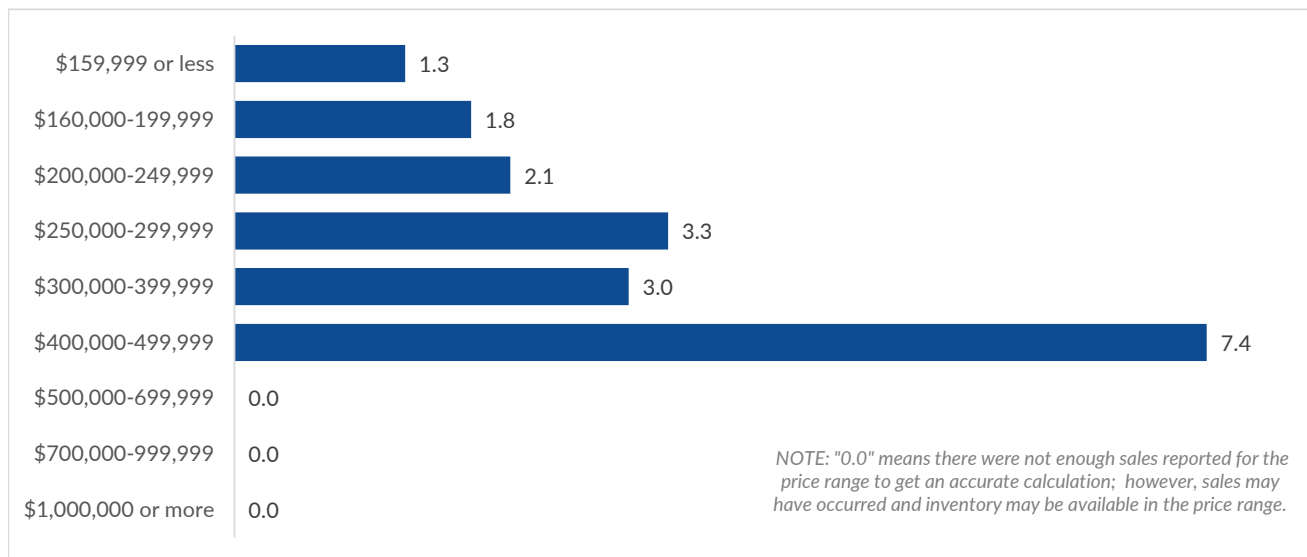
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Key Metrics	Jul 2015	Jul 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	313	318	1.6%	1,885	2,060	9.3%
Median Sales Price	\$144,900	\$160,450	10.7%	\$135,000	\$152,900	13.3%
Days on Market	52	32	-38.5%	56	41	-26.8%
Pending Sales	481	536	11.4%	--	--	--
Inventory	848	690	-18.6%	--	--	--
Months Supply of Inventory	2.6	1.9	-26.9%	--	--	--

Months Supply of Existing/Resale Inventory by Price Range



Explanation of Metrics

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Canyon County – Existing/Resale

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Activity by MLS Area

	Closed Sales			Median Sales Price		
	Jul 2015	Jul 2016	% Chg	Jul 2015	Jul 2016	% Chg
Nampa NE (1250)	47	40	-14.9%	\$150,000	\$158,500	5.7%
Nampa S (1260)	98	105	7.1%	\$153,750	\$169,900	10.5%
Melba (1265)	4	2	-50.0%	\$233,500	\$279,500	19.7%
Nampa NW (1270)	43	42	19.0%	\$126,500	\$151,850	20.0%
Caldwell NW (1275)	21	25	19.0%	\$137,000	\$149,900	9.4%
Caldwell SW (1280)	51	51	0.0%	\$127,000	\$146,500	15.4%
Middleton (1285)	24	32	33.3%	\$180,000	\$224,500	24.7%
Parma (1292)	8	8	0.0%	\$90,250	\$186,050	106.1%
Wilder (1293)	4	5	25.0%	\$211,450	\$205,000	-3.1%
Greenleaf (1294)	3	1	-66.7%	\$105,000	\$106,000	1.0%

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Canyon County – New Construction

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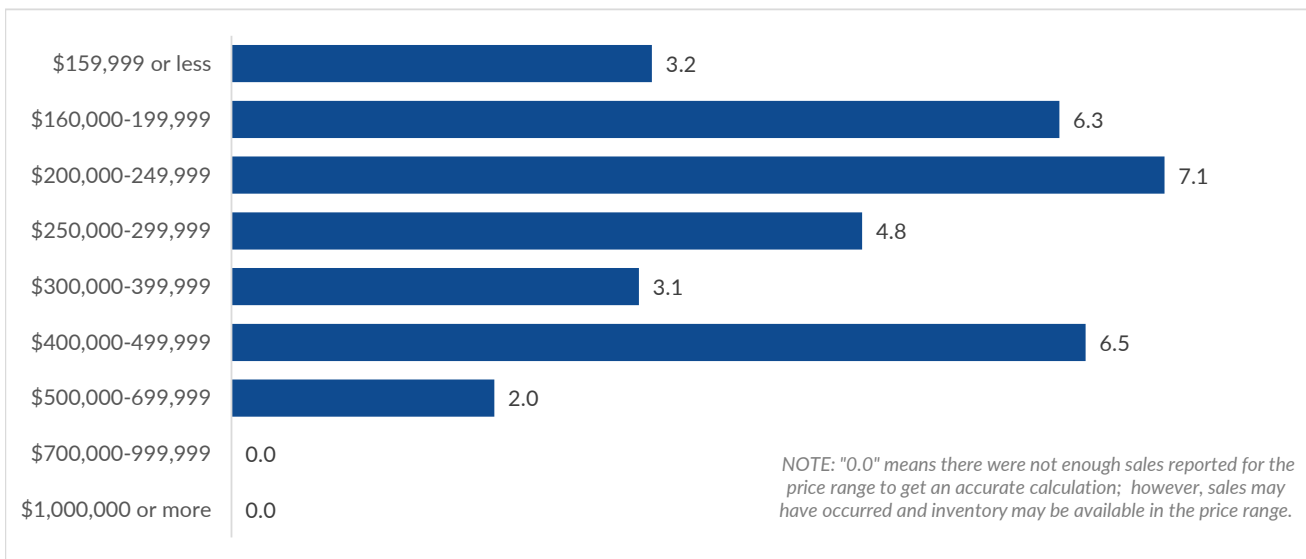
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Key Metrics

	Jul 2015	Jul 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	54	62	14.8%	296	347	17.2%
Median Sales Price	\$209,390	\$222,599	6.3%	\$190,395	\$215,000	12.9%
Days on Market	52	57	9.6%	93	74	-20.4%
Pending Sales	125	156	24.8%	--	--	--
Inventory	357	280	-21.6%	--	--	--
Months Supply of Inventory	6.9	5.0	-27.5%	--	--	--

Months Supply of New Construction Inventory by Price Range



Explanation of Metrics

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	Jul 2015	Jul 2016	% Chg	Jul 2015	Jul 2016	% Chg
Nampa NE (1250)	4	4	0.0%	\$220,950	\$269,500	22.0%
Nampa S (1260)	20	21	5.0%	\$218,909	\$267,319	22.1%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	6	3	-50.0%	\$142,551	\$196,100	37.6%
Caldwell NW (1275)	6	10	66.7%	\$169,420	\$157,375	-7.1%
Caldwell SW (1280)	7	14	100.0%	\$264,900	\$200,094	-24.5%
Middleton (1285)	10	8	-20.0%	\$205,573	\$256,000	24.5%
Parma (1292)	--	--	--	--	--	--
Wilder (1293)	1	2	100.0%	120,900	\$210,000	73.7%
Greenleaf (1294)	--	--	--	--	--	--

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