



Ada County — Single-Family Homes

October 2016 Market Statistics

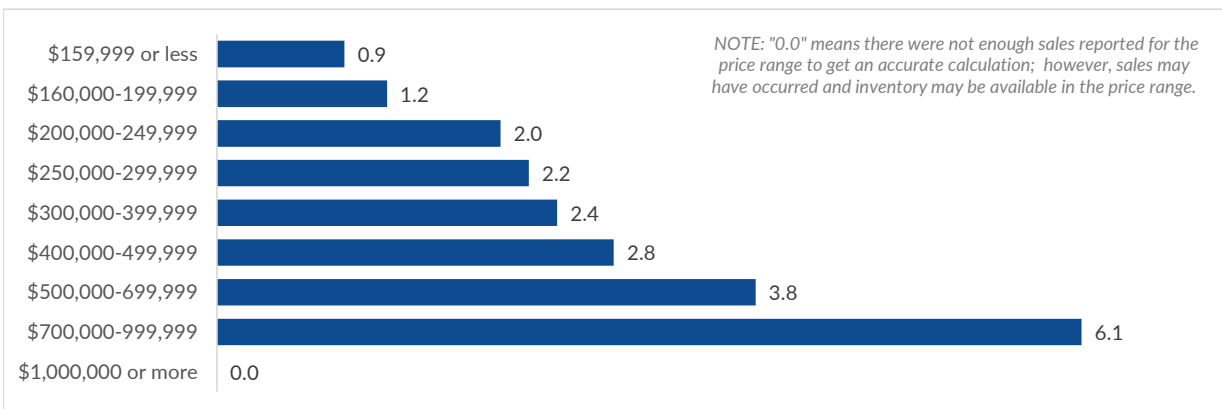
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of November 11, 2016

Key Metrics

	Oct 2015	Oct 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	784	870	11.0%	7,853	8,909	13.4%
Median Sales Price	\$230,000	\$252,000	9.6%	\$227,500	\$244,567	7.5%
Days on Market	45	43	-4.4%	49	43	-12.2%
Pending Sales	1,224	1,319	7.8%	--	--	--
Inventory	2,229	1,950	-12.5%	--	--	--
Months Supply of Inventory	2.8	2.1	-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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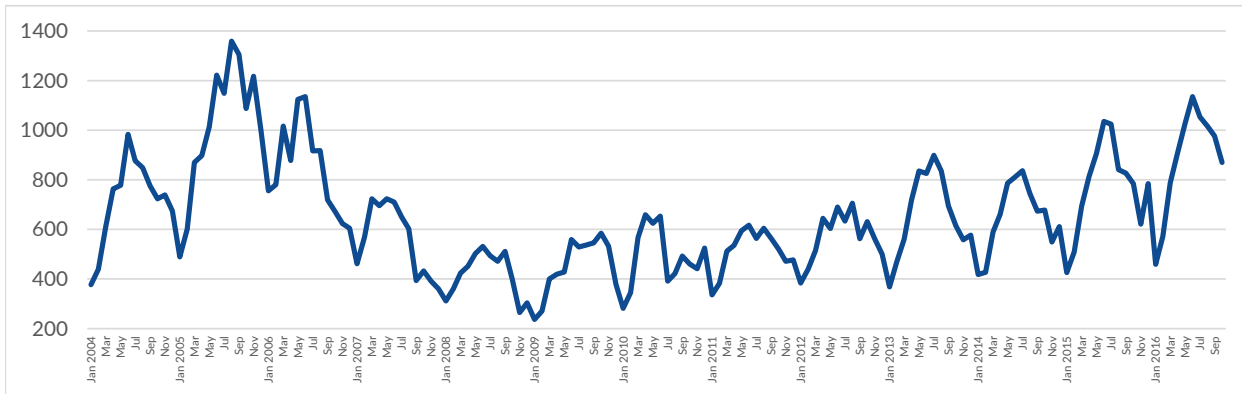
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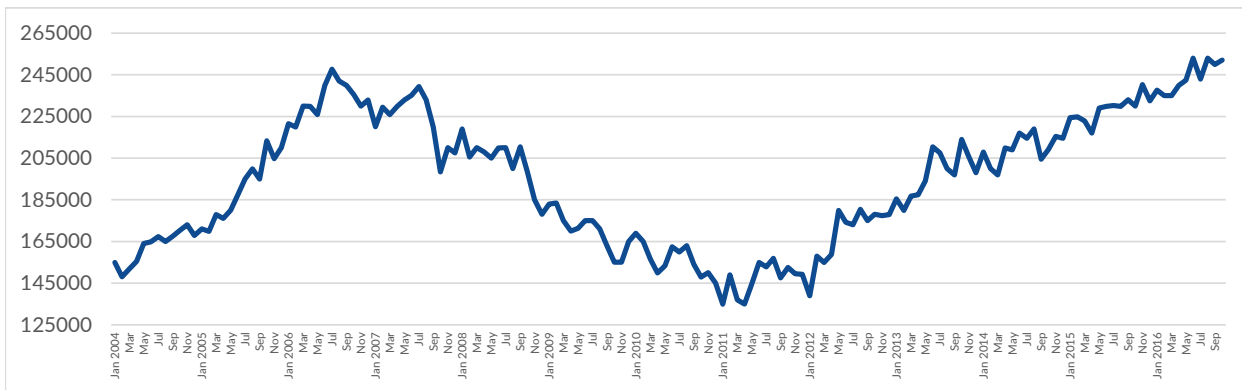
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Data from the Intermountain MLS as of November 11, 2016

Closed Sales High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 870



Median Sales Price High: \$253,000 in Aug 2016 | Low: \$134,900 in Jan 2011 | Current Month: \$252,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,664 in Jan 2013 | Current Month: 1,950





Ada County — Existing/Resale

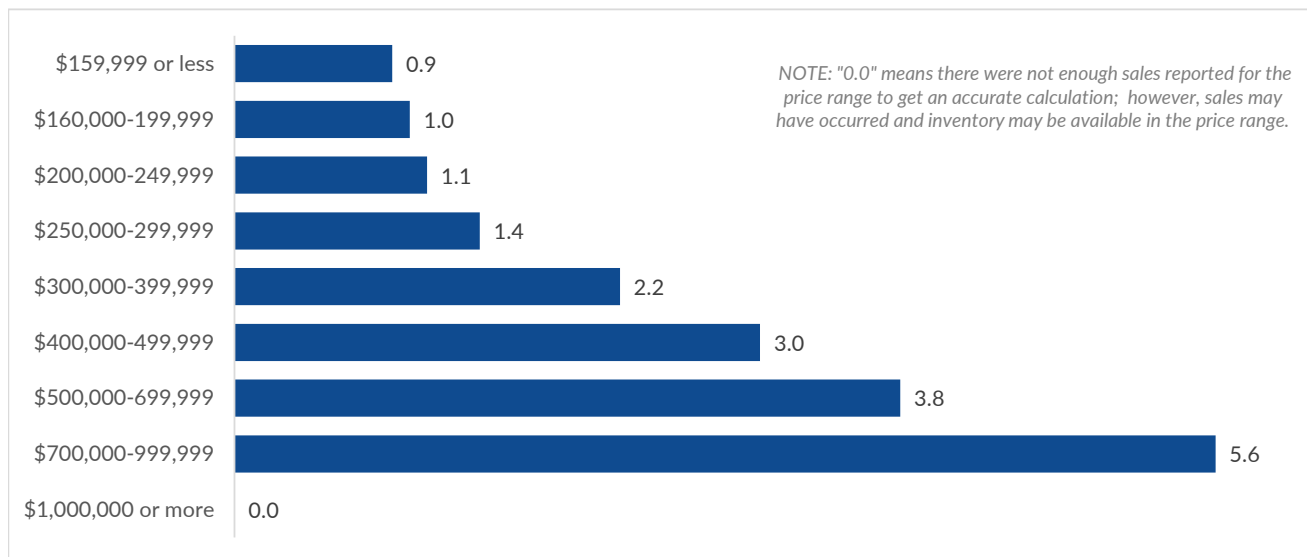
October 2016 Market Statistics

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Key Metrics	Oct 2015	Oct 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	625	655	4.8%	6,496	6,981	7.5%
Median Sales Price	\$210,000	\$229,000	9.0%	\$214,000	\$228,000	6.5%
Days on Market	46	37	-19.6%	43	34	-20.9%
Pending Sales	822	840	2.2%	--	--	--
Inventory	1,379	1,116	-19.1%	--	--	--
Months Supply of Inventory	2.1	1.6	-23.8%	--	--	--

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

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Activity by MLS Area

	Closed Sales			Median Sales Price		
	Oct 2015	Oct 2016	% Chg	Oct 2015	Oct 2016	% Chg
Boise N (0100)	32	42	31.3%	\$317,000	\$349,950	10.4%
Boise NE (0200)	17	17	0.0%	\$368,500	\$383,000	3.9%
Boise SE (0300)	46	44	-4.3%	\$219,950	\$255,675	16.2%
Boise Bench (0400)	43	53	23.3%	\$165,900	\$190,000	14.5%
Boise S (0500)	19	22	15.8%	\$179,900	\$214,000	19.0%
Boise SW-Meridian (0550)	58	57	-1.7%	\$195,250	\$235,000	20.4%
Boise W (0600)	29	30	3.4%	\$167,000	\$175,400	5.0%
Boise W-Garden City (0650)	63	52	-17.5%	\$197,000	\$199,950	1.5%
Garden City (0700)	4	6	50.0%	\$275,000	\$200,000	-27.3%
Boise NW (0800)	46	46	0.0%	\$207,500	\$248,450	19.7%
Eagle (0900)	56	44	-21.4%	\$342,450	\$324,150	-5.3%
Star (0950)	13	23	76.9%	\$264,800	\$279,900	5.7%
Meridian SE (1000)	25	29	16.0%	\$275,000	\$279,000	1.5%
Meridian SW (1010)	7	10	42.9%	\$425,000	\$283,200	-33.4%
Meridian NE (1020)	60	49	-18.3%	\$200,250	\$229,900	14.8%
Meridian NW (1030)	65	90	38.5%	\$202,000	\$212,750	5.3%
Kuna (1100)	38	41	7.9%	\$165,637	\$172,500	4.1%

Notes on Data Sources and Methodology

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Ada County — New Construction

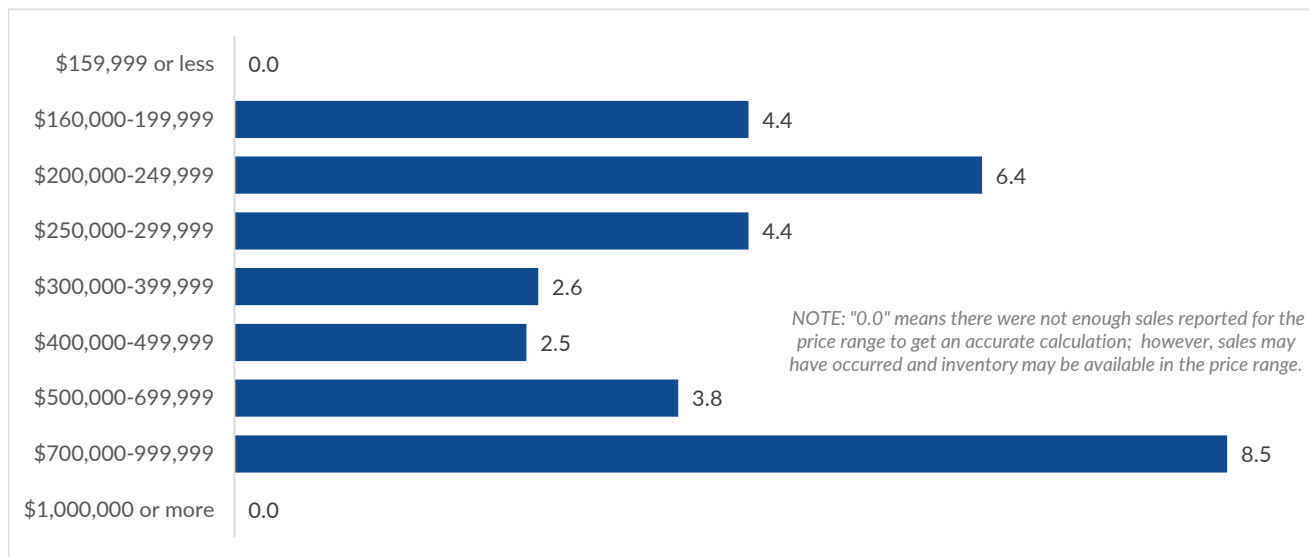
October 2016 Market Statistics

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Key Metrics	Oct 2015	Oct 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	159	215	35.2%	1,357	1,928	42.1%
Median Sales Price	\$320,000	\$328,024	2.5%	\$309,183	\$313,969	1.5%
Days on Market	44	61	38.6%	78	76	-2.6%
Pending Sales	402	479	19.2%	--	--	--
Inventory	850	834	-1.9%	--	--	--
Months Supply of Inventory	5.6	3.8	-32.1%	--	--	--

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

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Activity by MLS Area

	Closed Sales			Median Sales Price		
	Oct 2015	Oct 2016	% Chg	Oct 2015	Oct 2016	% Chg
Boise N (0100)	5	3	--	\$424,810	\$545,000	--
Boise NE (0200)	7	12	71.4%	\$341,500	\$434,900	27.3%
Boise SE (0300)	16	8	-50.0%	\$286,110	\$285,447	-0.2%
Boise Bench (0400)	1	--	--	\$209,900	--	--
Boise S (0500)	2	6	--	\$232,758	\$247,247	--
Boise SW-Meridian (0550)	4	29	625.0%	\$248,286	\$289,900	16.8%
Boise W (0600)	--	--	--	--	--	--
Boise W-Garden City (0650)	2	3	50.0%	\$227,275	\$314,900	38.6%
Garden City (0700)	--	1	--	--	\$208,231	--
Boise NW (0800)	8	13	62.5%	\$275,875	\$310,423	12.5%
Eagle (0900)	33	30	-9.1%	\$458,805	\$393,840	-14.2%
Star (0950)	16	15	-6.3%	\$318,693	\$338,500	6.2%
Meridian SE (1000)	20	12	-40.0%	\$326,732	\$368,377	12.7%
Meridian SW (1010)	6	12	100.0%	\$317,999	\$372,645	17.2%
Meridian NE (1020)	16	17	6.3%	\$242,672	\$282,900	16.6%
Meridian NW (1030)	18	41	127.8%	\$342,965	\$336,860	-1.8%
Kuna (1100)	3	13	333.3%	\$242,000	\$218,895	-9.5%

Notes on Data Sources and Methodology

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Canyon County – Single-Family Homes

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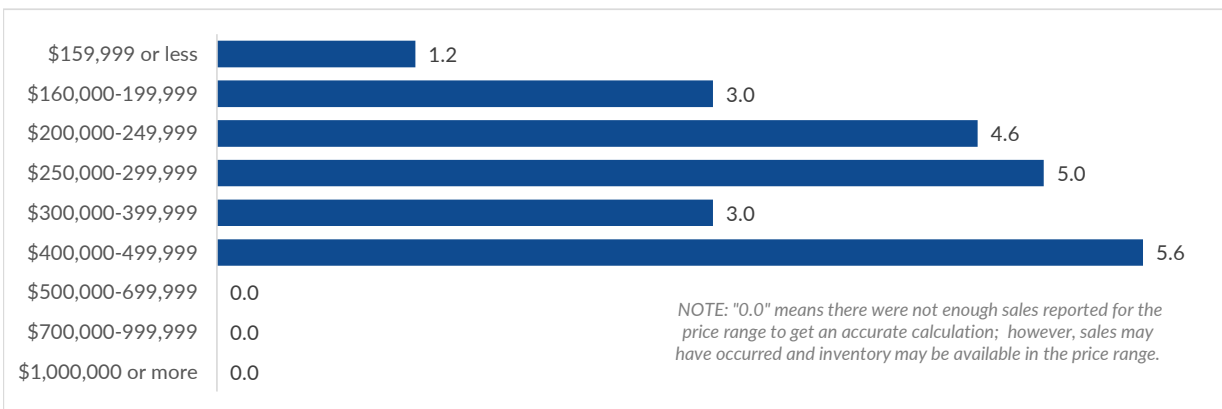
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of November 11, 2016

Key Metrics

	Oct 2015	Oct 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	327	325	-0.6%	3,254	3,564	9.5%
Median Sales Price	\$149,247	\$164,000	9.9%	\$142,500	\$160,000	12.3%
Days on Market	52	38	-26.9%	57	44	-22.8%
Pending Sales	480	585	21.9%	--	--	--
Inventory	1,037	945	-8.9%	--	--	--
Months Supply of Inventory	2.9	2.6	-10.3%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

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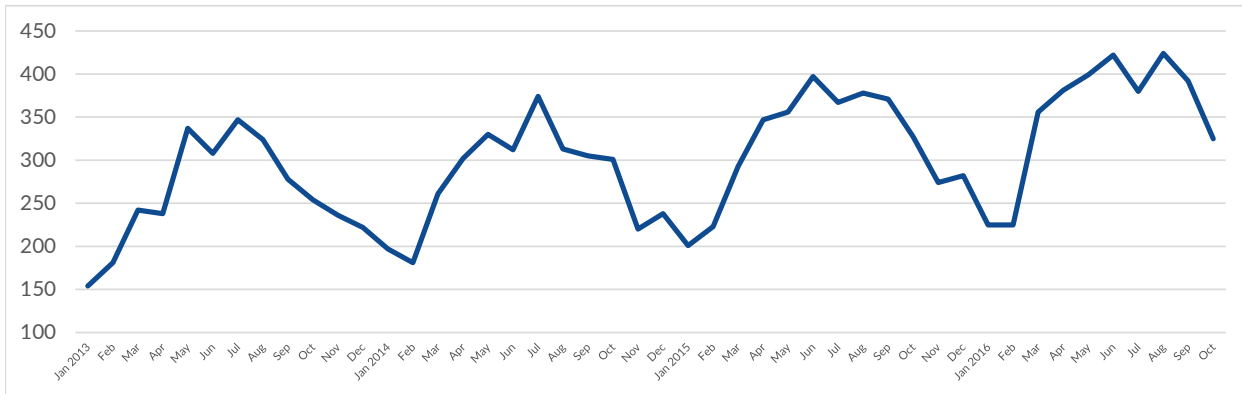


Canyon County – Single-Family Homes

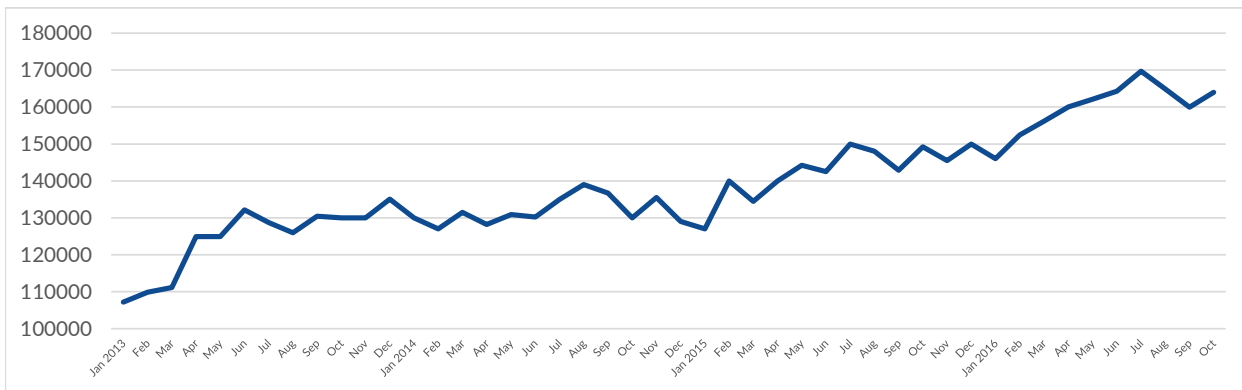
October 2016 Market Statistics

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 November 11, 2016.

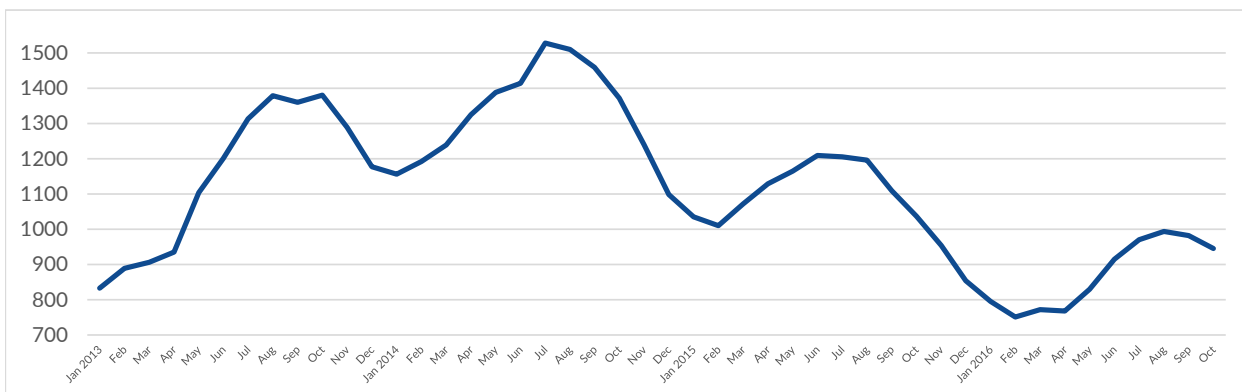
Closed Sales High: 424 in Aug 2016 | Low: 154 in Jan 2013 | Current Month: 325



Median Sales Price High: \$169,700 in Jul 2016 | Low: \$107,202 in Jan 2013 | Current Month: \$164,000



Inventory of Homes for Sale High: 1,528 in Jul 2014 | Low: 751 in Feb 2016 | Current Month: 945





Canyon County — Existing/Resale

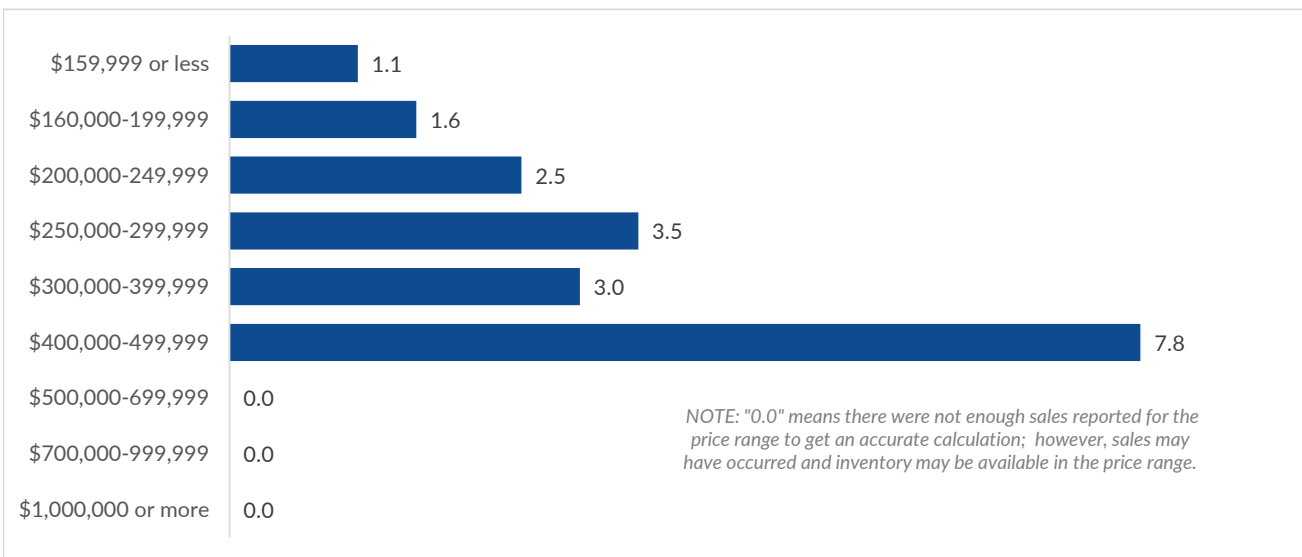
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Key Metrics	Oct 2015	Oct 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	280	263	-6.1%	2,821	3,047	8.0%
Median Sales Price	\$140,850	\$154,900	10.0%	\$136,500	\$154,500	13.2%
Days on Market	50	34	-32.0%	53	39	-26.4%
Pending Sales	377	424	12.5%	--	--	--
Inventory	686	554	-19.2%	--	--	--
Months Supply of Inventory	2.1	1.8	-14.3%	--	--	--

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		
	Oct 2015	Oct 2016	% Chg	Oct 2015	Oct 2016	% Chg
Nampa NE (1250)	41	47	14.6%	\$136,000	\$164,500	21.0%
Nampa S (1260)	82	85	3.7%	\$154,950	\$169,900	9.6%
Melba (1265)	2	4	100.0%	\$82,500	\$303,950	268.4%
Nampa NW (1270)	47	27	21.4%	\$126,900	\$133,000	4.8%
Caldwell NW (1275)	14	17	21.4%	\$131,450	\$156,500	19.1%
Caldwell SW (1280)	51	50	-2.0%	\$138,500	\$140,000	1.1%
Middleton (1285)	27	22	-18.5%	\$161,000	\$149,900	-6.9%
Parma (1292)	8	6	-25.0%	\$205,000	\$196,000	-4.4%
Wilder (1293)	4	2	-50.0%	\$142,450	\$226,000	58.7%
Greenleaf (1294)	1	2	100.0%	\$172,500	\$113,950	-33.9%

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Canyon County — New Construction

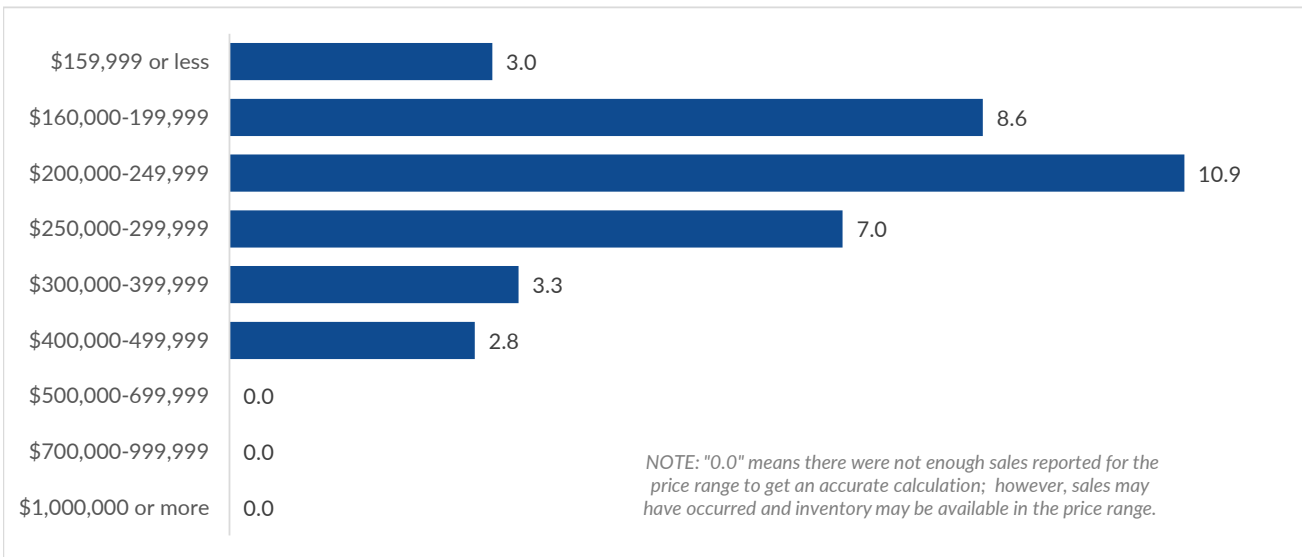
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Key Metrics	Oct 2015	Oct 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	47	62	31.9%	433	517	19.4%
Median Sales Price	\$237,273	\$212,746	-10.3%	\$202,000	\$211,502	4.7%
Days on Market	62	53	-14.5%	85	74	-12.9%
Pending Sales	103	161	56.3%	--	--	--
Inventory	351	391	11.4%	--	--	--
Months Supply of Inventory	8.2	6.6	-19.5%	--	--	--

Months Supply of New Construction Inventory by Price Range



Explanation of Metrics

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Nampa S (1260)	20	16	-20.0%	\$250,638	\$251,450	0.3%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	4	6	50.0%	\$167,144	\$180,672	8.1%
Caldwell NW (1275)	2	6	200.0%	\$157,500	\$176,162	11.8%
Caldwell SW (1280)	6	14	133.3%	\$251,750	\$202,402	-19.6%
Middleton (1285)	12	12	0.0%	\$269,315	\$227,242	-15.6%
Parma (1292)	--	--	--	--	--	--
Wilder (1293)	--	2	--	--	\$284,882	--
Greenleaf (1294)	--	--	--	--	--	--

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