



# Ada County – Single-Family Homes

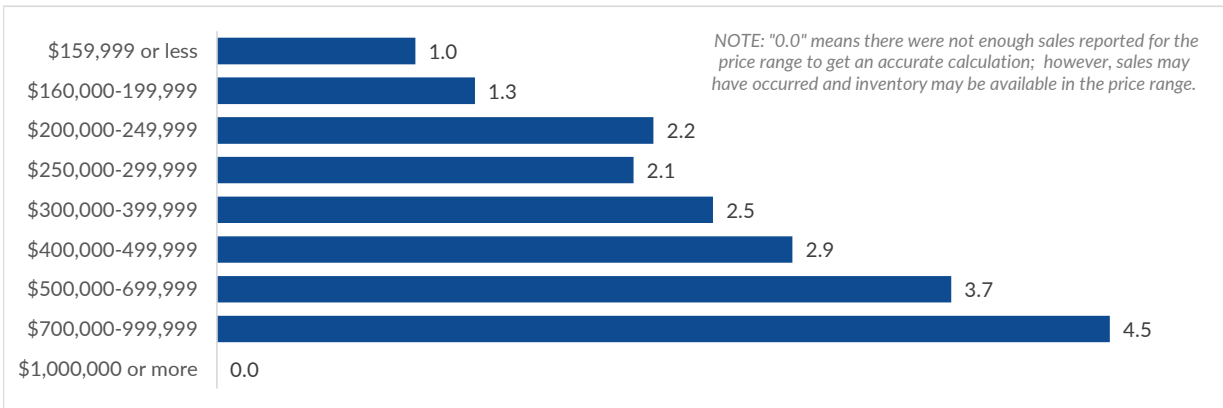
## September 2016 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of October 11, 2016

Key Metrics	Sep 2015	Sep 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	827	976	18.0%	7,070	8,030	13.6%
Median Sales Price	\$233,000	\$249,995	7.3%	\$227,187	\$243,500	7.2%
Days on Market	44	43	-2.3%	50	43	-14.0%
Pending Sales	1,238	1,435	15.9%	--	--	--
Inventory	2,410	2,171	-9.9%	--	--	--
Months Supply of Inventory	2.7	2.2	-18.5%	--	--	--

### 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.

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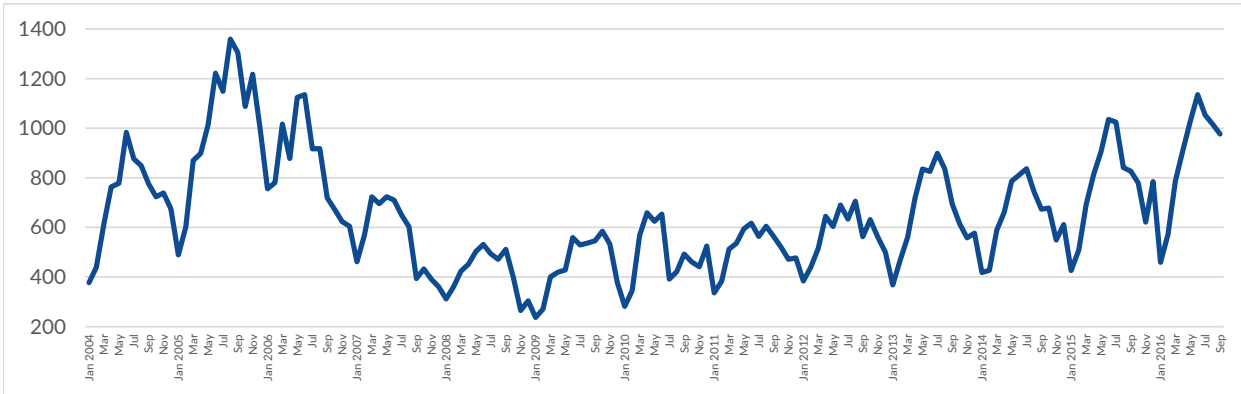
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## September 2016 Market Statistics

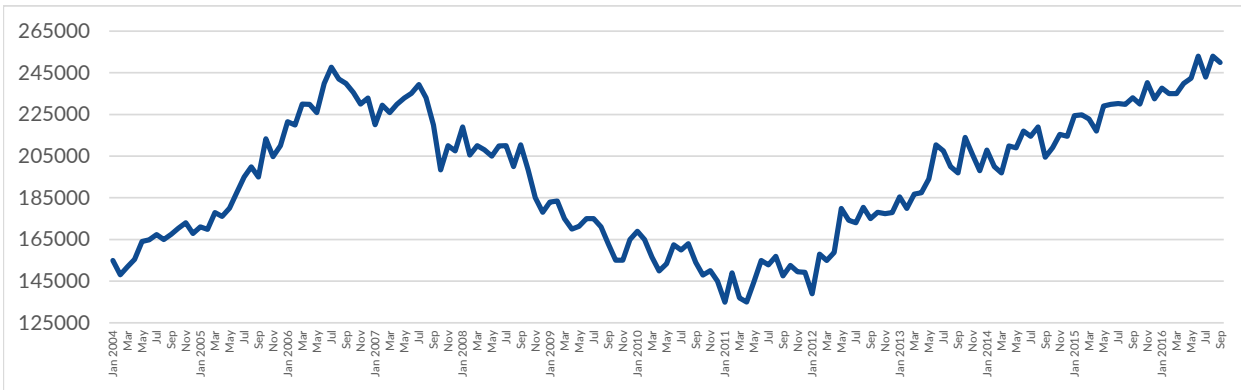
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Data from the Intermountain MLS as of October 11, 2016

**Closed Sales** High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 976



**Median Sales Price** High: \$253,000 in Aug 2016 | Low: \$134,900 in Jan 2011 | Current Month: \$249,995



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,664 in Jan 2013 | Current Month: 2,171





# Ada County – Existing/Resale

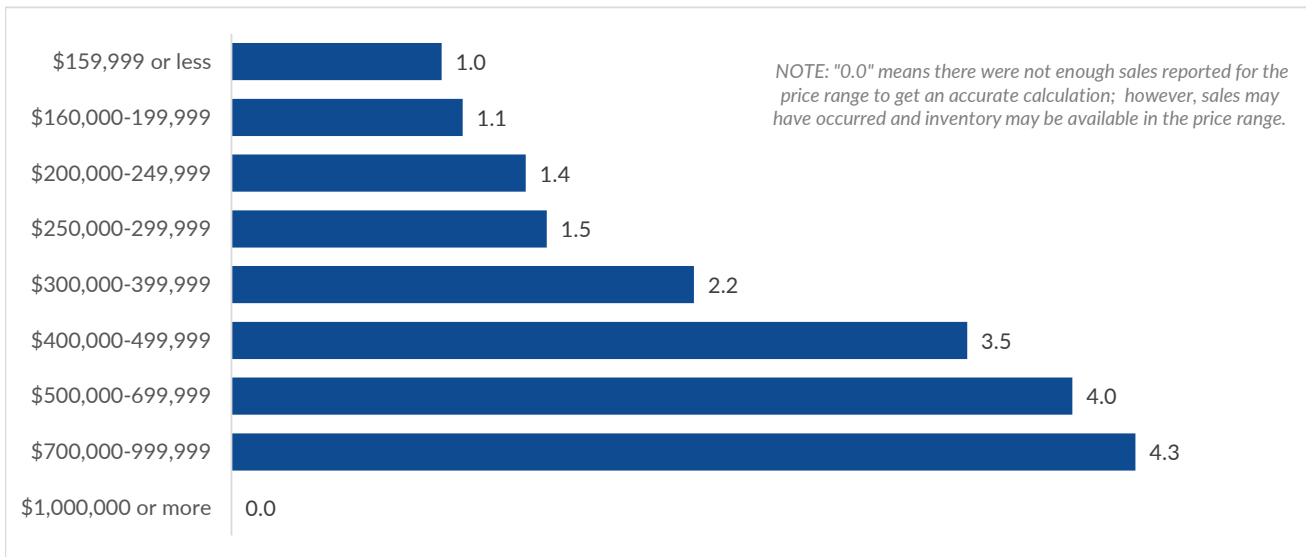
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### Key Metrics

Key Metrics	Sep 2015	Sep 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	684	<b>747</b>	9.2%	5,872	<b>6,317</b>	7.6%
Median Sales Price	\$215,000	<b>\$230,000</b>	7.0%	\$214,300	<b>\$227,900</b>	6.3%
Days on Market	42	<b>31</b>	-26.2%	43	<b>34</b>	-20.9%
Pending Sales	819	<b>900</b>	9.9%	--	--	--
Inventory	1,626	<b>1,380</b>	-15.1%	--	--	--
Months Supply of Inventory	2.1	<b>1.8</b>	-14.3%	--	--	--

### 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.



# Ada County – Existing/Resale

## September 2016 Market Statistics

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Data from the Intermountain MLS as of October 11, 2016

### Activity by MLS Area

	Closed Sales			Median Sales Price		
	Sep 2015	Sep 2016	% Chg	Sep 2015	Sep 2016	% Chg
Boise N (0100)	34	45	32.4%	\$310,000	<b>\$340,000</b>	9.7%
Boise NE (0200)	20	19	-5.0%	\$362,450	<b>\$456,000</b>	25.8%
Boise SE (0300)	46	55	19.6%	\$239,000	<b>\$238,000</b>	-0.4%
Boise Bench (0400)	48	42	-12.5%	\$165,450	<b>\$176,500</b>	6.7%
Boise S (0500)	25	28	12.0%	\$198,000	<b>\$216,000</b>	9.1%
Boise SW-Meridian (0550)	69	60	-13.0%	\$201,900	<b>\$218,450</b>	8.2%
Boise W (0600)	26	38	46.2%	\$163,500	<b>\$192,500</b>	17.7%
Boise W-Garden City (0650)	52	70	34.6%	\$195,000	<b>\$200,000</b>	2.6%
Garden City (0700)	4	6	50.0%	\$136,000	<b>\$154,000</b>	13.2%
Boise NW (0800)	48	49	2.1%	\$225,500	<b>\$248,000</b>	10.0%
Eagle (0900)	56	55	-1.8%	\$362,000	<b>\$415,000</b>	14.6%
Star (0950)	28	32	14.3%	\$223,400	<b>\$245,950</b>	10.1%
Meridian SE (1000)	17	29	70.6%	\$242,900	<b>\$252,000</b>	3.7%
Meridian SW (1010)	12	14	16.7%	\$267,000	<b>\$288,050</b>	7.9%
Meridian NE (1020)	58	62	6.9%	\$215,500	<b>\$242,750</b>	12.6%
Meridian NW (1030)	92	104	13.0%	\$196,500	<b>\$229,000</b>	16.5%
Kuna (1100)	39	42	7.7%	\$151,000	<b>\$183,950</b>	21.8%

### Notes on Data Sources and Methodology

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# Ada County – New Construction

## September 2016 Market Statistics

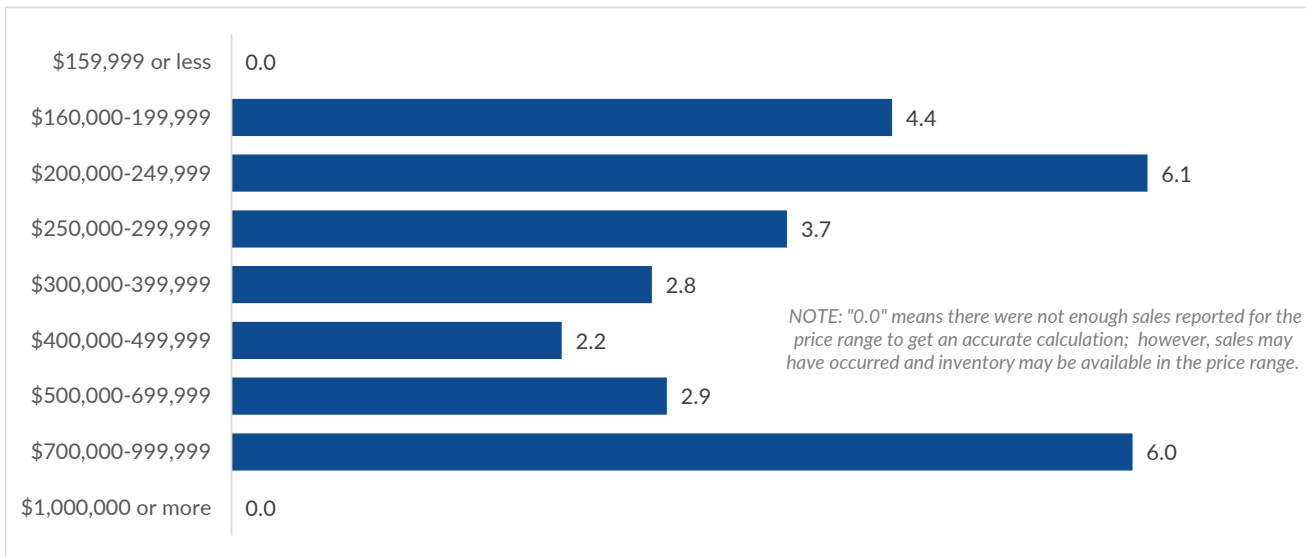
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of October 11, 2016

### Key Metrics

	Sep 2015	Sep 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	143	<b>229</b>	60.1%	1,198	<b>1,713</b>	43.0%
Median Sales Price	\$327,101	<b>\$311,500</b>	-4.8%	\$306,530	<b>\$311,500</b>	1.6%
Days on Market	55	<b>79</b>	43.6%	82	<b>78</b>	-4.9%
Pending Sales	419	<b>535</b>	27.7%	--	--	--
Inventory	784	<b>791</b>	0.9%	--	--	--
Months Supply of Inventory	5.8	<b>3.6</b>	-37.9%	--	--	--

### 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

## September 2016 Market Statistics

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Data from the Intermountain MLS as of October 11, 2016

### Activity by MLS Area

	Closed Sales			Median Sales Price		
	Sep 2015	Sep 2016	% Chg	Sep 2015	Sep 2016	% Chg
Boise N (0100)	--	3	--	--	\$594,105	--
Boise NE (0200)	11	10	-9.1%	\$409,900	\$406,300	-0.9%
Boise SE (0300)	6	10	66.7%	\$283,965	\$355,539	25.2%
Boise Bench (0400)	--	2	--	--	\$206,700	--
Boise S (0500)	--	2	--	--	\$242,500	--
Boise SW-Meridian (0550)	11	32	190.9%	\$263,700	\$270,293	2.5%
Boise W (0600)	1	--	--	\$217,000	--	--
Boise W-Garden City (0650)	2	1	-50.0%	\$271,862	\$210,675	-22.5%
Garden City (0700)	1	1	0.0%	\$227,900	\$195,539	-14.2%
Boise NW (0800)	8	13	62.5%	\$295,156	\$300,000	1.6%
Eagle (0900)	28	35	25.0%	\$412,950	\$399,900	-3.2%
Star (0950)	9	14	55.6%	\$336,900	\$314,751	-6.6%
Meridian SE (1000)	15	15	0.0%	\$344,900	\$371,440	7.7%
Meridian SW (1010)	6	9	50.0%	\$258,804	\$348,700	34.7%
Meridian NE (1020)	6	18	200.0%	\$304,900	\$261,047	-14.4%
Meridian NW (1030)	34	47	38.2%	\$308,112	\$327,000	6.1%
Kuna (1100)	4	17	325.0%	\$232,760	\$236,760	1.7%

### Notes on Data Sources and Methodology

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# Canyon County – Single-Family Homes

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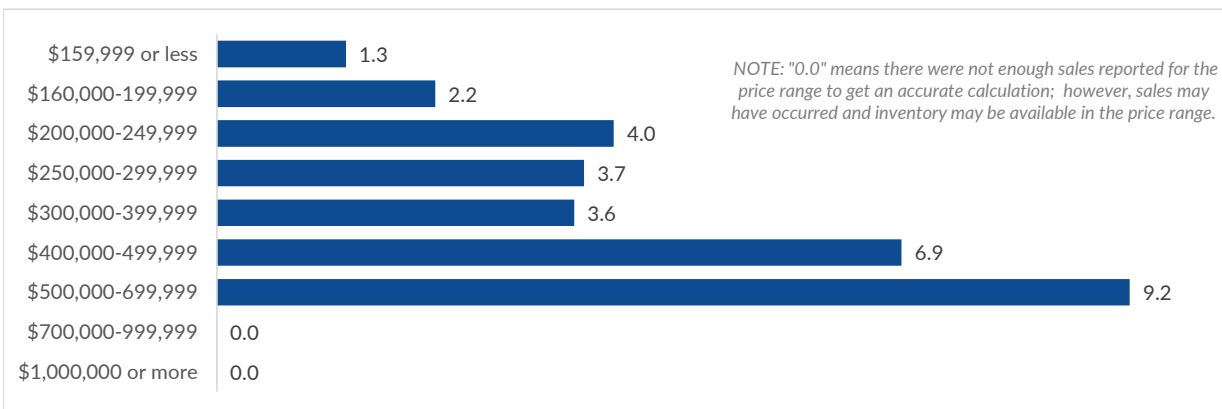
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of October 11, 2016

### Key Metrics

	Sep 2015	Sep 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	371	392	5.7%	2,928	3,235	10.5%
Median Sales Price	\$142,900	\$159,974	11.9%	\$142,000	\$160,000	12.7%
Days on Market	52	45	-13.5%	58	45	-22.4%
Pending Sales	509	606	19.1%	--	--	--
Inventory	1,109	982	-11.5%	--	--	--
Months Supply of Inventory	2.8	2.4	-14.3%	--	--	--

### 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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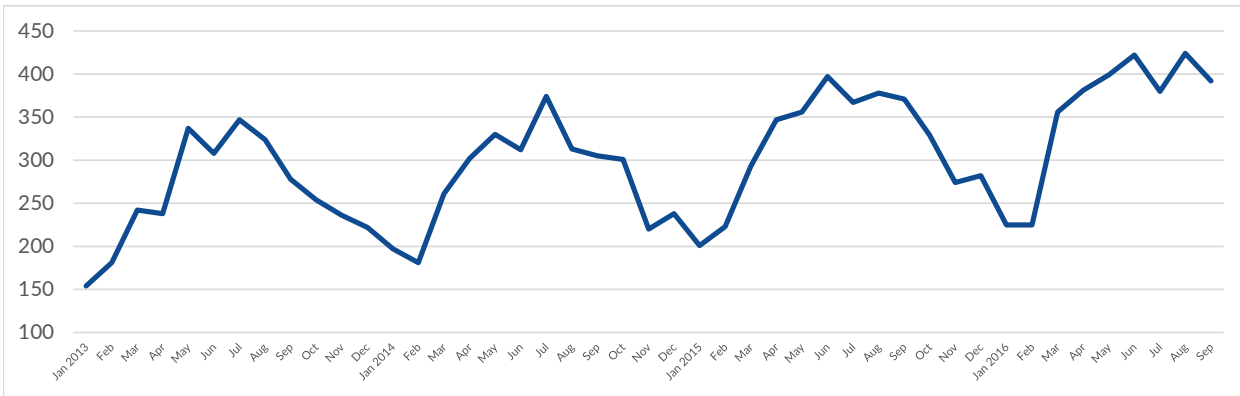


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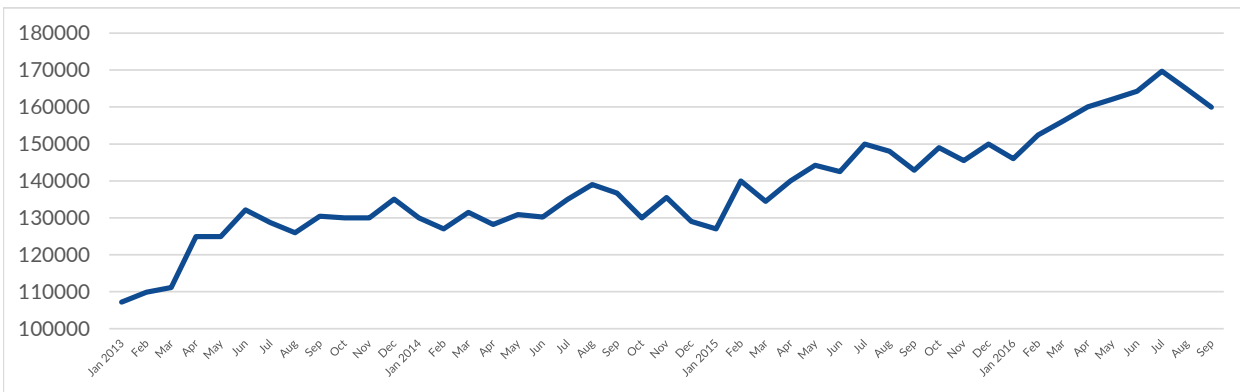
## September 2016 Market Statistics

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 October 11, 2016.

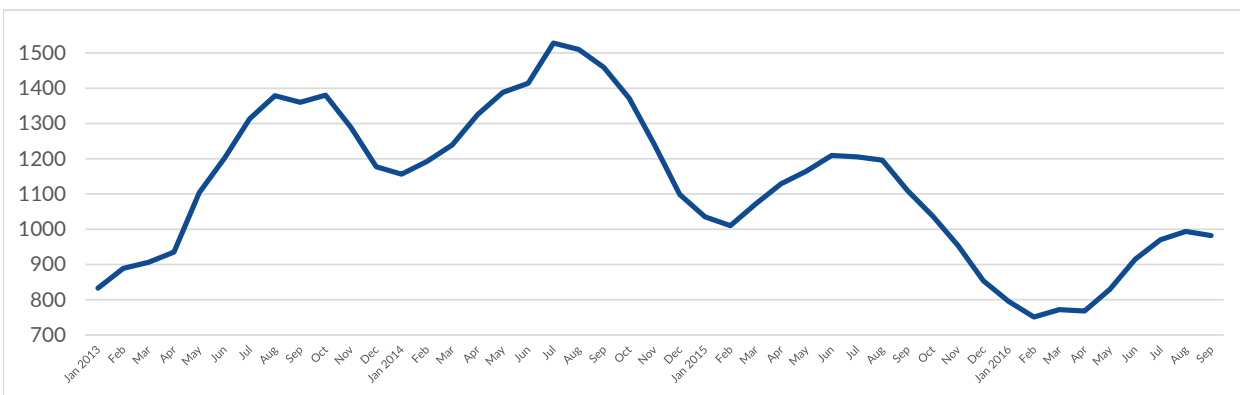
**Closed Sales** High: 424 in Aug 2016 | Low: 154 in Jan 2013 | Current Month: 392



**Median Sales Price** High: \$169,700 in Jul 2016 | Low: \$107,202 in Jan 2013 | Current Month: \$159,974



**Inventory of Homes for Sale** High: 1,528 in Jul 2014 | Low: 751 in Feb 2016 | Current Month: 982







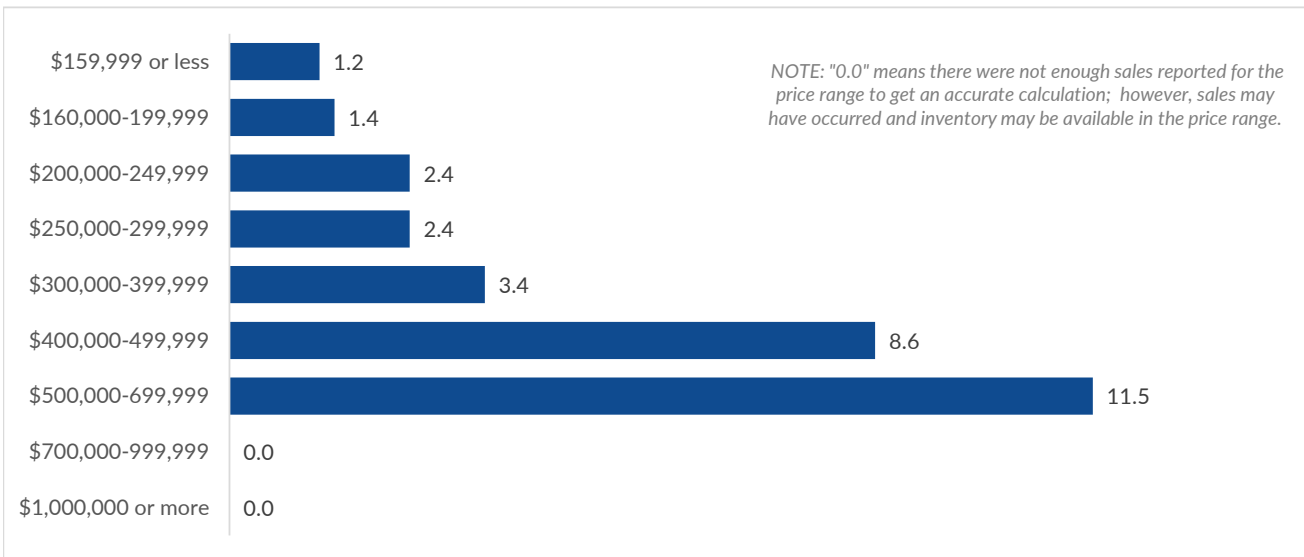
# Canyon County – Existing/Resale

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Key Metrics	Sep 2015	Sep 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	327	<b>335</b>	2.4%	2,542	<b>2,780</b>	9.4%
Median Sales Price	\$135,000	<b>\$155,000</b>	14.8%	\$135,500	<b>\$154,500</b>	14.0%
Days on Market	48	<b>40</b>	-16.7%	54	<b>40</b>	-25.9%
Pending Sales	407	<b>454</b>	11.5%	--	--	--
Inventory	753	<b>652</b>	-13.4%	--	--	--
Months Supply of Inventory	2.1	<b>1.8</b>	-14.3%	--	--	--

### 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.



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Activity by MLS Area	Closed Sales			Median Sales Price		
	Sep 2015	Sep 2016	% Chg	Sep 2015	Sep 2016	% Chg
Nampa NE (1250)	38	54	42.1%	\$155,950	<b>\$159,950</b>	2.6%
Nampa S (1260)	87	99	13.8%	\$148,500	<b>\$160,000</b>	7.7%
Melba (1265)	--	2	--	--	<b>\$322,400</b>	--
Nampa NW (1270)	57	43	-14.3%	\$131,900	<b>\$149,900</b>	13.6%
Caldwell NW (1275)	28	24	-14.3%	\$122,000	<b>\$156,950</b>	28.6%
Caldwell SW (1280)	70	66	-5.7%	\$125,000	<b>\$138,150</b>	10.5%
Middleton (1285)	24	29	20.8%	\$144,000	<b>\$190,000</b>	31.9%
Parma (1292)	5	3	-40.0%	\$193,000	<b>\$212,500</b>	10.1%
Wilder (1293)	1	2	100.0%	\$85,000	<b>\$134,450</b>	58.2%
Greenleaf (1294)	3	3	0.0%	\$190,000	<b>\$141,300</b>	-25.6%

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# Canyon County – New Construction

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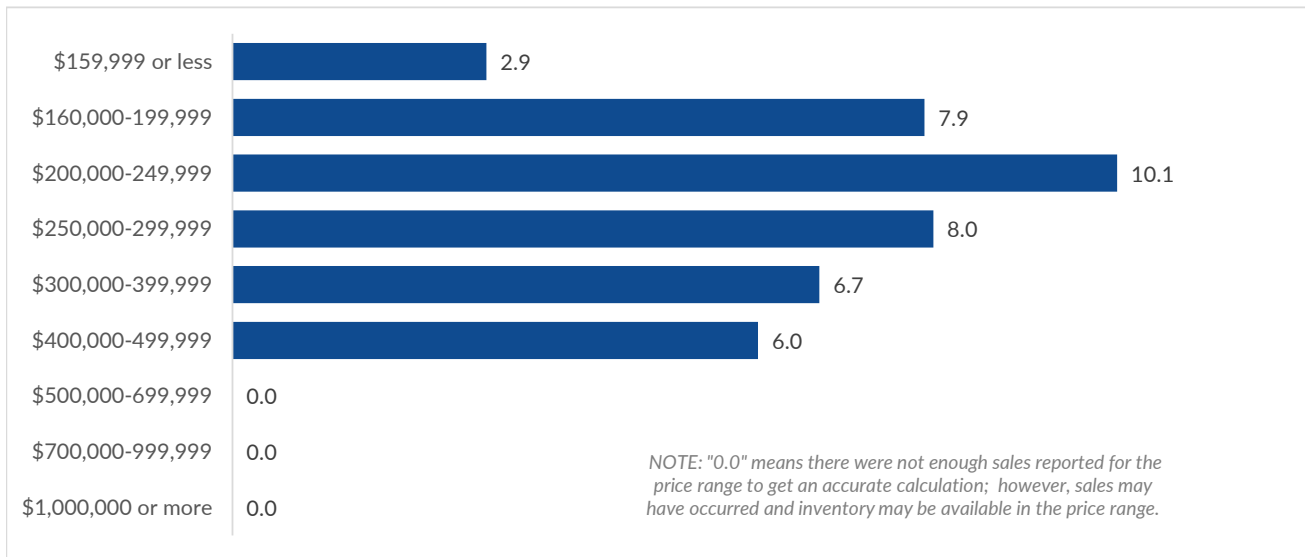
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### Key Metrics

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Closed Sales	44	57	29.5%	386	455	17.9%
Median Sales Price	\$218,670	<b>\$225,000</b>	2.9%	\$199,925	<b>\$211,000</b>	5.5%
Days on Market	82	77	-6.1%	87	77	-11.5%
Pending Sales	102	152	49.0%	--	--	--
Inventory	356	330	-7.3%	--	--	--
Months Supply of Inventory	7.9	6.5	-17.7%	--	--	--

### Months Supply of New Construction Inventory by Price Range



### Explanation of Metrics

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Activity by MLS Area	Closed Sales			Median Sales Price		
	Sep 2015	Sep 2016	% Chg	Sep 2015	Sep 2016	% Chg
Nampa NE (1250)	12	5	-58.3%	\$202,540	<b>\$305,000</b>	50.6%
Nampa S (1260)	14	<b>21</b>	50.0%	\$236,903	<b>\$229,900</b>	-3.0%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	3	<b>1</b>	-66.7%	\$170,670	<b>\$157,990</b>	-7.4%
Caldwell NW (1275)	1	<b>8</b>	700.0%	\$125,185	<b>\$154,287</b>	23.2%
Caldwell SW (1280)	4	<b>10</b>	150.0%	\$254,650	<b>\$203,945</b>	-19.9%
Middleton (1285)	9	<b>5</b>	-44.4%	\$271,413	<b>\$389,900</b>	43.7%
Parma (1292)	--	<b>1</b>	--	--	<b>\$261,721</b>	--
Wilder (1293)	1	<b>4</b>	300.0%	\$124,900	<b>\$153,100</b>	22.6%
Greenleaf (1294)	--	--	--	--	--	--

### 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](http://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](mailto: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](http://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](http://intermountainmls.com/Agents/Searchagents.aspx).