



# Ada County – Single-Family Homes

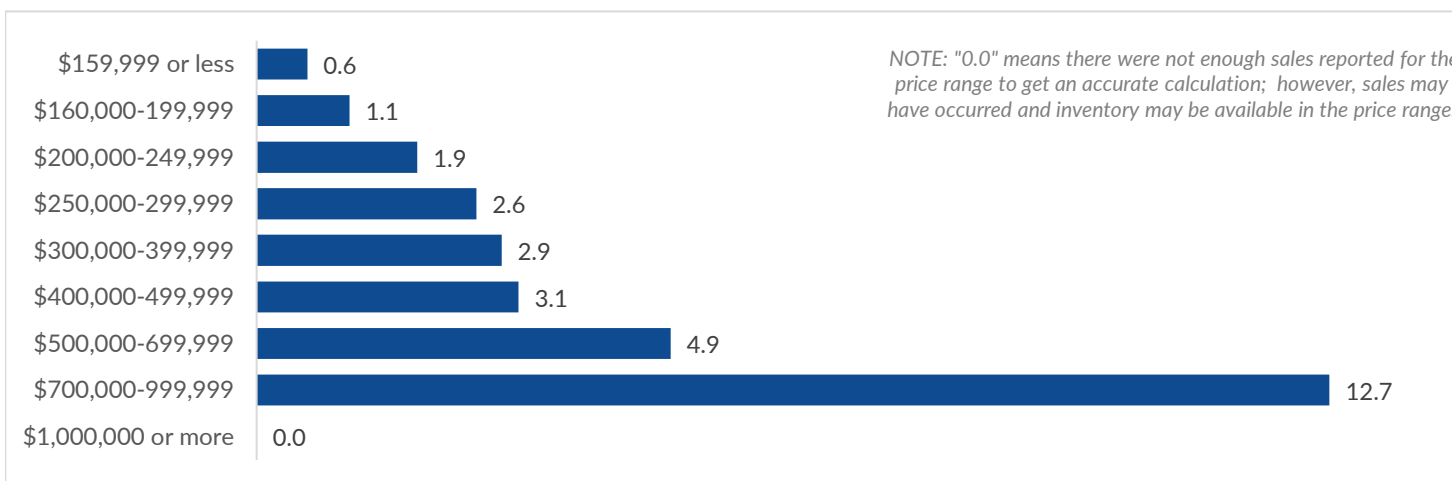
## April 2016 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of May 11, 2016

Key Metrics	Apr 2015	Apr 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	813	910	11.9%	2,441	2,742	12.3%
Median Sales Price	\$217,000	\$239,900	10.6%	\$220,000	\$237,500	8.0%
Days on Market	50	44	-12.0%	61	54	-11.5%
Pending Sales	1,493	1,795	20.2%	--	--	--
Inventory	2,312	1,879	-18.7%	--	--	--
Months Supply of Inventory	3.1	2.1	-32.3%	--	--	--

### 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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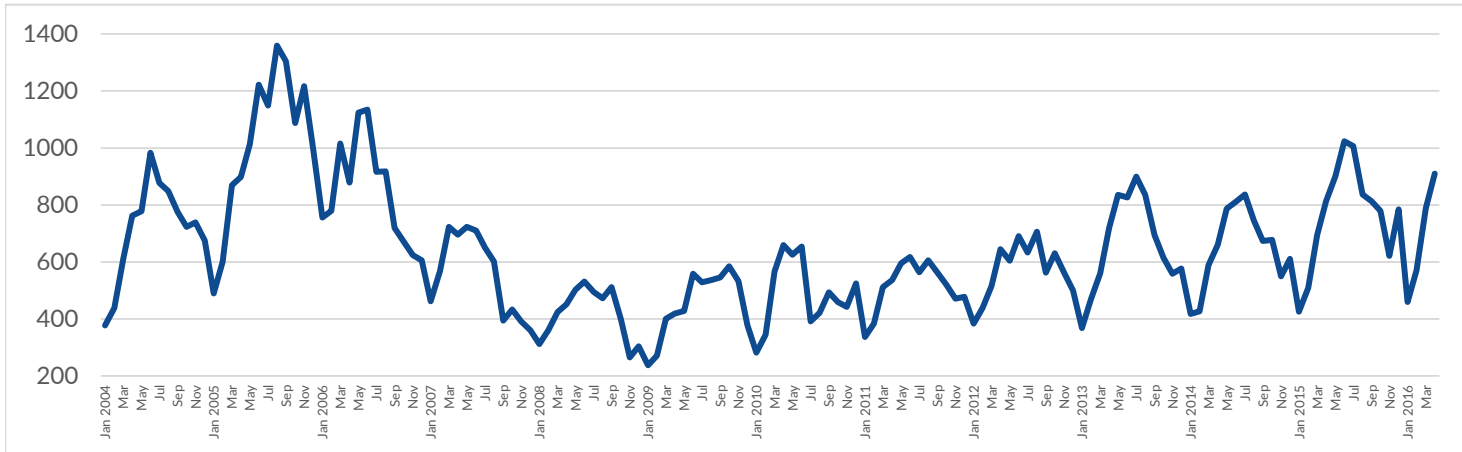
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Historical Trends between January 2004 and April 2016

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of May 11, 2016

**Closed Sales** High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 910



**Median Sales Price** High: \$247,700 in Jul 2006 | Low: \$134,900 in Jan 2011 | Current Month: \$239,900



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,664 in Jan 2013 | Current Month: 1,879





# Ada County – Existing/Resale

## April 2016 Market Statistics for Single-Family Homes

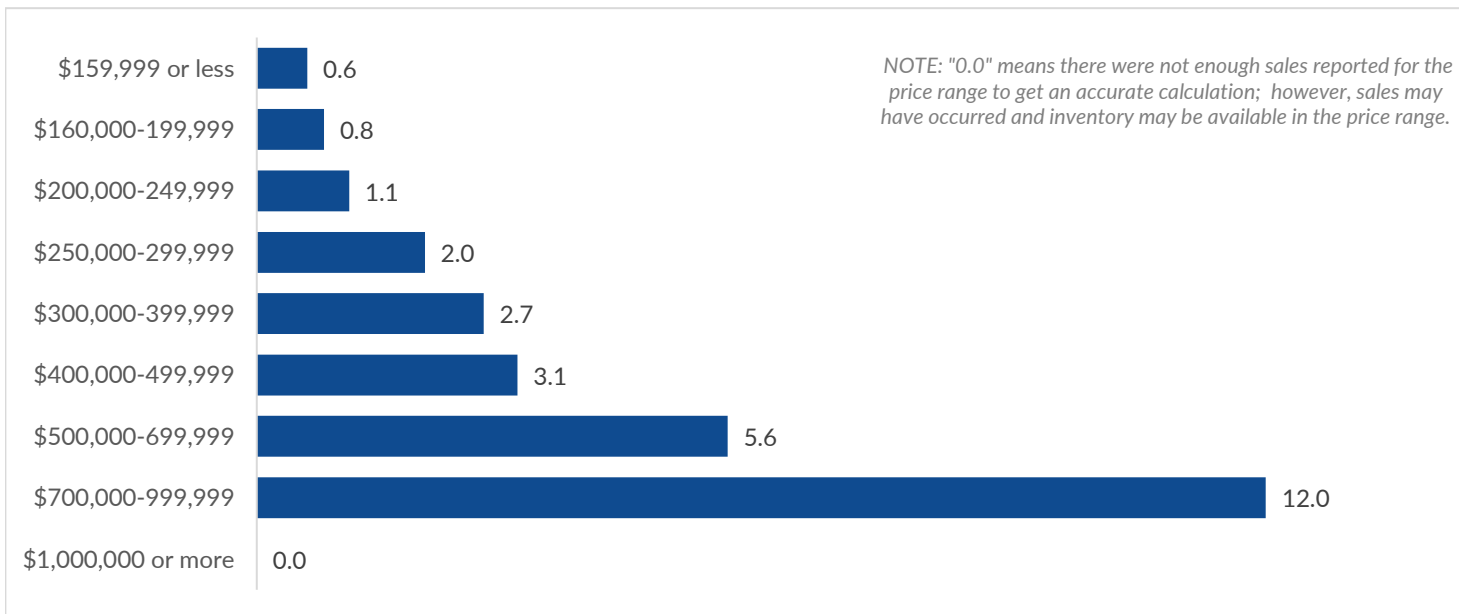
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of May 11, 2016

### Key Metrics

	Apr 2015	Apr 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	703	<b>716</b>	1.8%	1,984	<b>2,120</b>	6.9%
Median Sales Price	\$207,209	<b>\$224,900</b>	8.5%	\$205,000	<b>\$216,750</b>	5.7%
Days on Market	41	<b>31</b>	-24.4%	53	<b>43</b>	-18.9%
Pending Sales	1,097	<b>1,205</b>	9.8%	--	--	--
Inventory	1,535	<b>1,131</b>	-26.3%	--	--	--
Months Supply of Inventory	2.5	<b>1.6</b>	-36.0%	--	--	--

### 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

## April 2016 Market Statistics for Single-Family Homes

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Data from the Intermountain MLS as of May 11, 2016

Activity by MLS Area	Closed Sales			Median Sales Price		
	Apr 2015	Apr 2016	% Chg	Apr 2015	Apr 2016	% Chg
Boise N (0100)	50	37	-26.0%	\$308,750	<b>\$299,000</b>	-3.2%
Boise NE (0200)	16	23	43.8%	\$346,500	<b>\$369,900</b>	6.8%
Boise SE (0300)	62	61	-1.6%	\$215,000	<b>\$234,900</b>	9.3%
Boise Bench (0400)	45	51	13.3%	\$154,900	<b>\$173,500</b>	12.0%
Boise S (0500)	28	20	-28.6%	\$182,648	<b>\$226,475</b>	24.0%
Boise SW-Meridian (0550)	72	71	-1.4%	\$190,000	<b>\$202,500</b>	6.6%
Boise W (0600)	33	43	30.3%	\$180,000	<b>\$182,500</b>	1.4%
Boise W-Garden City (0650)	58	67	15.5%	\$174,250	<b>\$210,000</b>	20.5%
Garden City (0700)	3	1	-66.7%	\$143,750	<b>\$131,900</b>	-8.2%
Boise NW (0800)	40	42	5.0%	\$213,694	<b>\$279,750</b>	30.9%
Eagle (0900)	54	49	-9.3%	\$327,307	<b>\$374,500</b>	14.4%
Star (0950)	28	26	-7.1%	\$222,230	<b>\$221,500</b>	-0.3%
Meridian SE (1000)	32	26	-18.8%	\$250,000	<b>\$252,500</b>	1.0%
Meridian SW (1010)	13	11	-15.4%	\$218,500	<b>\$210,000</b>	-3.9%
Meridian NE (1020)	48	51	6.3%	\$221,250	<b>\$235,000</b>	6.2%
Meridian NW (1030)	81	91	12.3%	\$185,000	<b>\$217,500</b>	17.6%
Kuna (1100)	35	48	37.1%	\$179,500	<b>\$162,500</b>	-9.5%

### Notes on Data Sources and Methodology

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# Ada County – New Construction

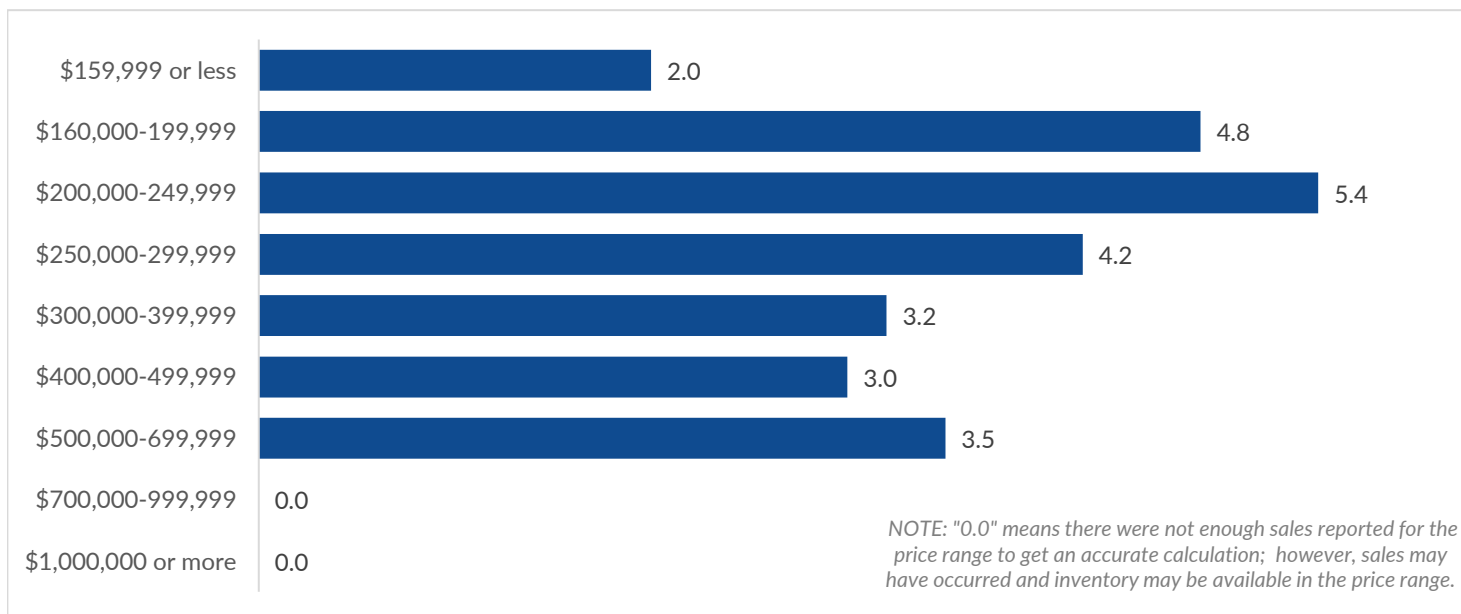
## April 2016 Market Statistics for Single-Family Homes

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### Key Metrics

	Apr 2015	Apr 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	110	194	76.4%	457	622	36.1%
Median Sales Price	\$284,396	\$318,700	12.1%	\$298,500	\$302,922	1.5%
Days on Market	109	95	-12.8%	98	91	-7.1%
Pending Sales	396	590	49.0%	--	--	--
Inventory	777	748	-3.7%	--	--	--
Months Supply of Inventory	6.6	3.9	-40.9%	--	--	--

### 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

## April 2016 Market Statistics for Single-Family Homes

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Activity by MLS Area	Closed Sales			Median Sales Price		
	Apr 2015	Apr 2016	% Chg	Apr 2015	Apr 2016	% Chg
Boise N (0100)	2	4	100.0%	\$509,130	<b>\$578,750</b>	13.7%
Boise NE (0200)	6	12	100.0%	\$386,150	<b>\$440,298</b>	14.0%
Boise SE (0300)	2	5	150.0%	\$330,985	<b>\$243,990</b>	-26.3%
Boise Bench (0400)	4	0	-100.0%	\$203,950	--	--
Boise S (0500)	1	2	100.0%	\$298,500	<b>\$279,375</b>	--
Boise SW-Meridian (0550)	13	18	38.5%	\$219,754	<b>\$233,874</b>	6.4%
Boise W (0600)	2	2	0.0%	\$265,450	<b>\$215,450</b>	-18.8%
Boise W-Garden City (0650)	3	2	-33.3%	\$183,900	<b>\$207,243</b>	12.7%
Garden City (0700)	--	--	--	--	--	--
Boise NW (0800)	12	11	-8.3%	\$276,704	<b>\$314,039</b>	13.5%
Eagle (0900)	12	30	150.0%	\$431,450	<b>\$401,184</b>	-7.0%
Star (0950)	13	15	15.4%	\$270,000	<b>\$332,900</b>	23.3%
Meridian SE (1000)	5	28	460.0%	\$299,900	<b>\$307,279</b>	2.5%
Meridian SW (1010)	1	9	800.0%	\$458,988	<b>\$284,900</b>	-37.9%
Meridian NE (1020)	6	11	83.3%	\$319,041	<b>\$275,000</b>	-13.8%
Meridian NW (1030)	20	29	45.0%	\$282,336	<b>\$300,700</b>	6.5%
Kuna (1100)	4	16	300.0%	\$208,900	<b>\$221,583</b>	6.1%

### Notes on Data Sources and Methodology

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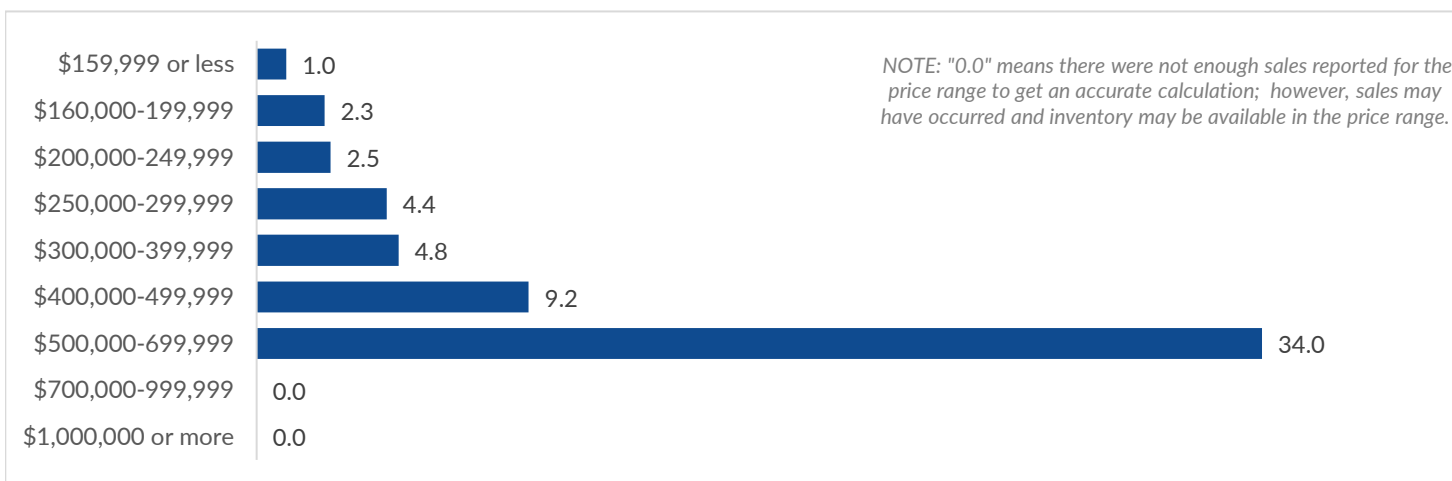
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Data from the Intermountain MLS as of May 11, 2016

Key Metrics	Apr 2015	Apr 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	347	381	9.8%	1,064	1,187	11.6%
Median Sales Price	\$140,000	\$160,000	14.3%	\$137,000	\$155,000	13.1%
Days on Market	69	48	-30.4%	71	54	-23.9%
Pending Sales	575	719	25.0%	--	--	--
Inventory	1,129	768	-32.0%	--	--	--
Months Supply of Inventory	3.5	2.1	-40.0%	--	--	--

### 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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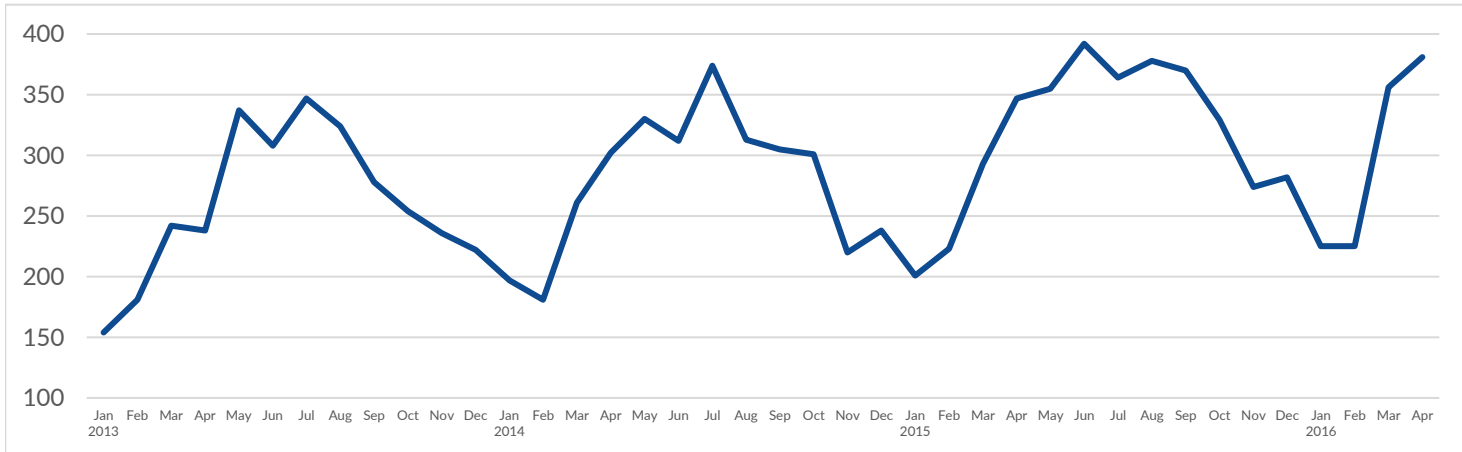


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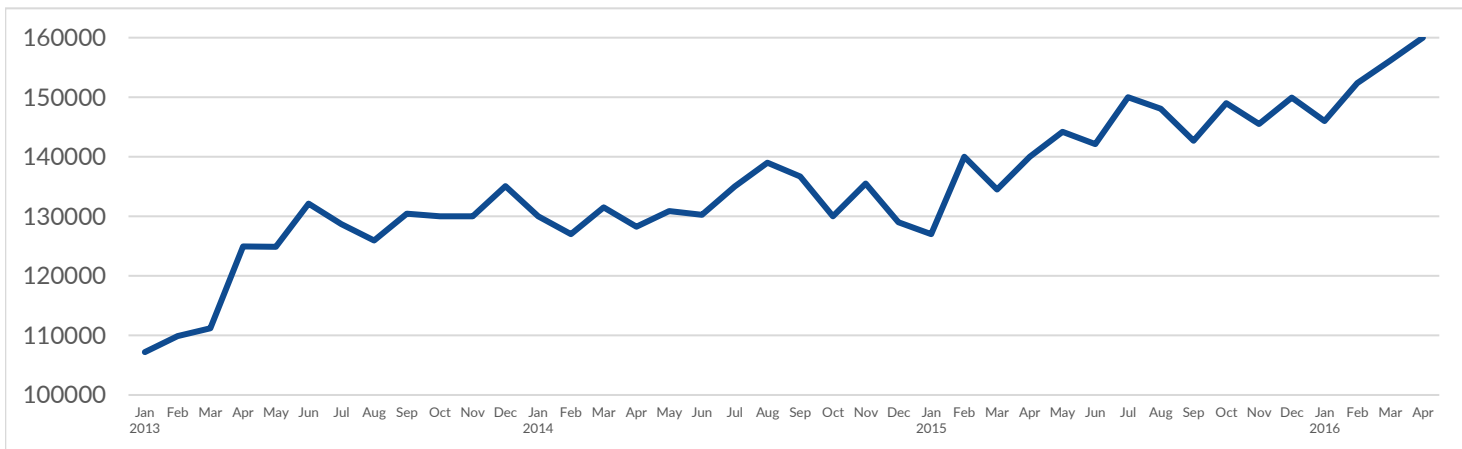
## Historical Trends between January 2004 and April 2016

\* Boise Regional REALTORS® began compiling Canyon County stats in 2013, therefore longer historical comparisons are not currently available. The 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 May 11, 2016.

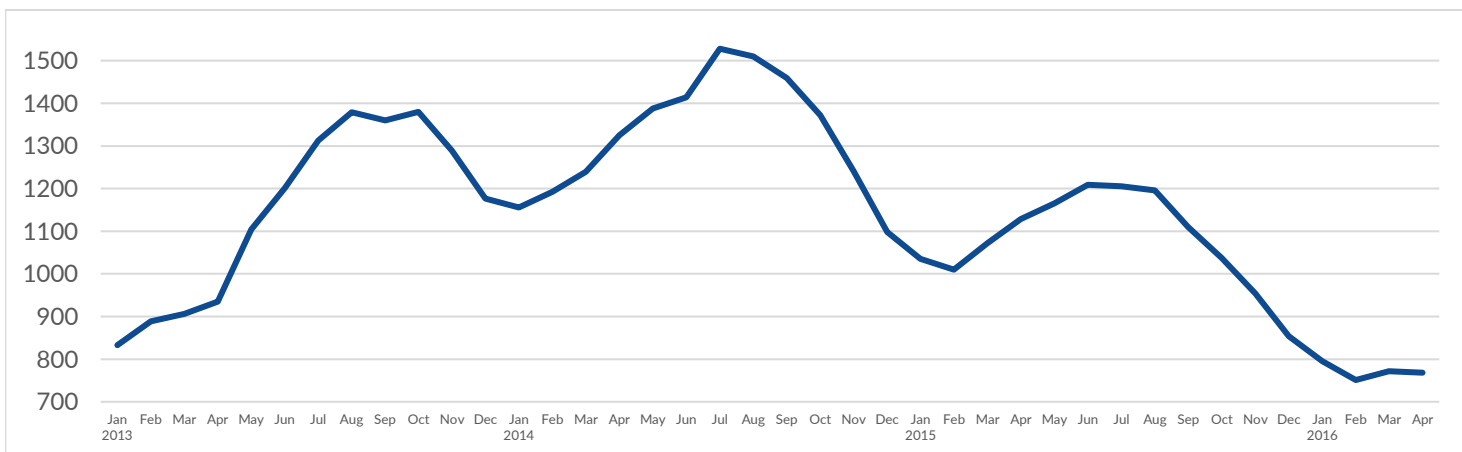
**Closed Sales** High: 392 in Jun 2015 | Low: 154 in Jan 2013 | Current Month: 381



**Median Sales Price** High: \$160,000 in Apr 2016 | Low: \$107,202 in Jan 2013 | Current Month: \$160,000



**Inventory of Homes for Sale** High: 1,528 in Jul 2014 | Low: 751 in Feb 2016 | Current Month: 768







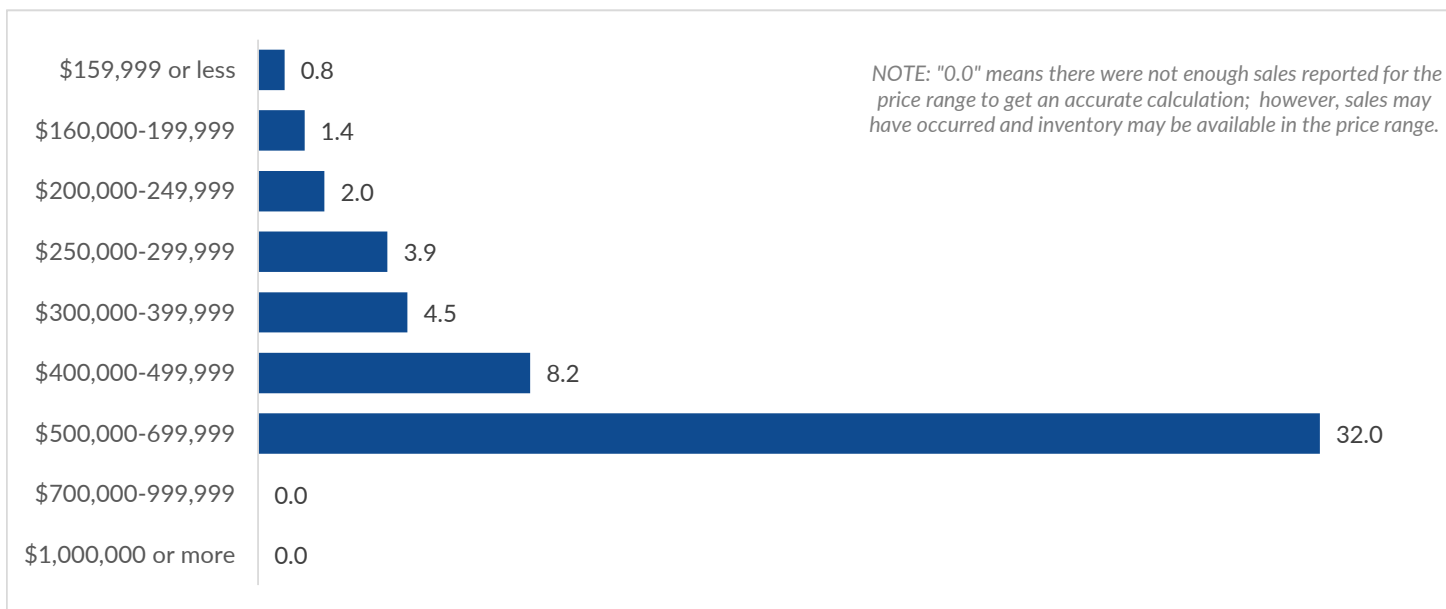
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## April 2016 Market Statistics for Single-Family Homes

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Closed Sales	296	332	12.2%	919	1,026	11.6%
Median Sales Price	\$135,250	\$153,450	13.5%	\$130,000	\$148,917	14.6%
Days on Market	62	42	-32.3%	64	50	-21.9%
Pending Sales	464	555	19.6%	--	--	--
Inventory	796	501	-37.1%	--	--	--
Months Supply of Inventory	2.8	1.5	-46.4%	--	--	--

### Months Supply of Existing/Resale Inventory by Price Range



### Explanation of Metrics

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	Apr 2015	Apr 2016	% Chg	Apr 2015	Apr 2016	% Chg
Nampa NE (1250)	45	52	15.6%	\$130,000	\$159,500	22.7%
Nampa S (1260)	79	80	1.3%	\$148,950	\$163,000	9.4%
Melba (1265)	3	5	66.7%	\$138,900	\$127,500	-8.2%
Nampa NW (1270)	38	50	31.6%	\$132,500	\$145,700	10.0%
Caldwell NW (1275)	22	26	18.2%	\$131,250	\$141,200	7.6%
Caldwell SW (1280)	57	64	12.3%	\$119,900	\$140,850	17.5%
Middleton (1285)	31	38	22.6%	\$178,500	\$209,500	17.4%
Parma (1292)	5	5	0.0%	\$79,000	\$205,000	159.5%
Wilder (1293)	3	3	0.0%	\$100,000	\$160,000	60.0%
Greenleaf (1294)	1	4	300.0%	\$105,000	\$119,750	14.0%

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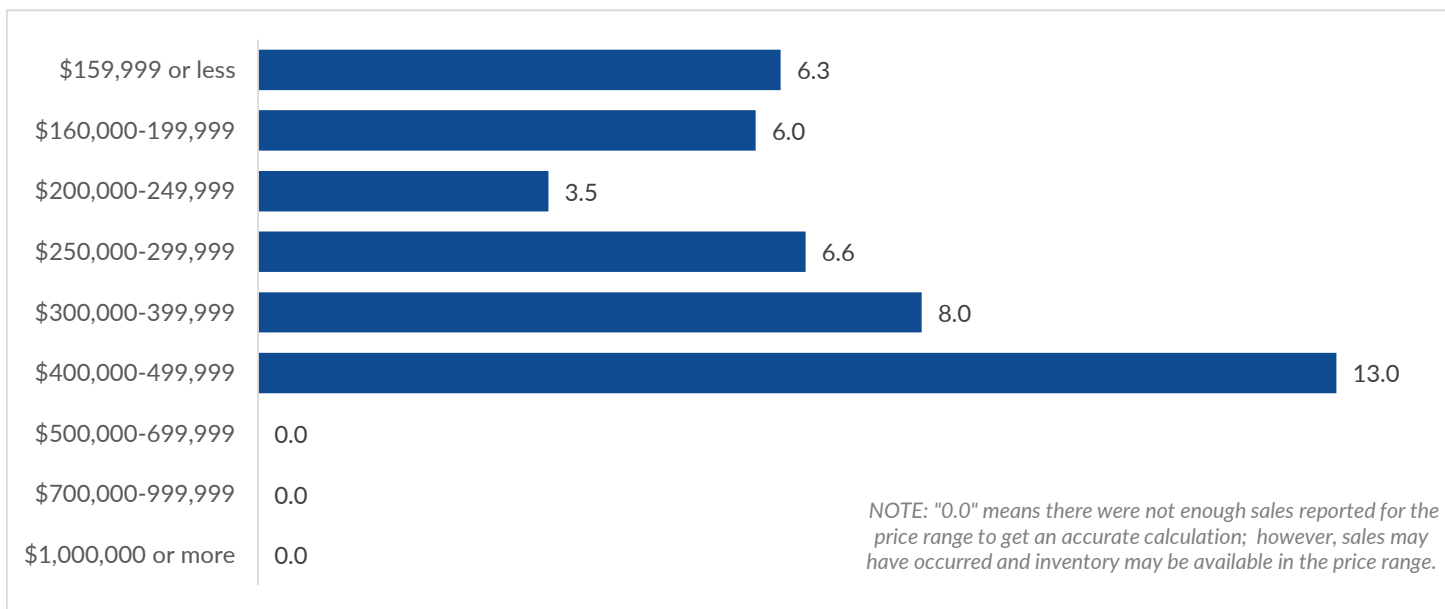
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### Key Metrics

	Apr 2015	Apr 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	51	49	-3.9%	145	161	11.0%
Median Sales Price	\$191,400	\$219,422	14.6%	\$179,990	\$211,000	17.2%
Days on Market	115	84	-27.0%	119	76	-36.1%
Pending Sales	111	164	47.7%	--	--	--
Inventory	333	267	-19.8%	--	--	--
Months Supply of Inventory	8.3	5.4	-34.9%	--	--	--

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



### Explanation of Metrics

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Nampa NE (1250)	7	5	-28.6%	\$280,000	\$234,800	-16.1%
Nampa S (1260)	12	16	33.3%	\$208,966	\$226,702	8.5%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	7	1	-85.7%	\$140,000	\$144,837	3.5%
Caldwell NW (1275)	7	6	-14.3%	\$155,990	\$179,495	15.1%
Caldwell SW (1280)	10	9	-10.0%	\$198,338	\$223,900	12.9%
Middleton (1285)	7	9	28.6%	\$200,227	\$231,990	15.9%
Parma (1292)	--	--	--	--	--	--
Wilder (1293)	--	3	--	--	\$137,900	--
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 [brenna@boirealtors.com](mailto:brenna@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).