



# Canyon County – Single-Family Homes

## February 2019 Market Statistics

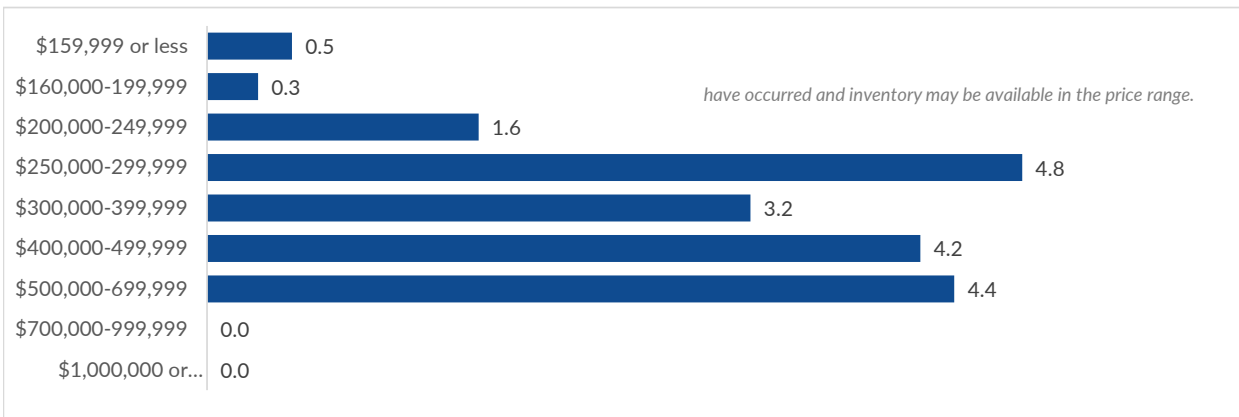
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of March 11, 2019

### Key Metrics

Key Metrics	Feb 2018	Feb 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	297	308	3.7%	564	584	3.5%
Median Sales Price	\$195,000	\$228,505	17.2%	\$194,000	\$229,995	18.6%
Days on Market	55	44	-20.0%	54	46	-14.8%
Pending Sales	769	646	-16.0%	--	--	--
Inventory	558	642	15.1%	--	--	--
Months Supply of Inventory	1.9	2.1	10.5%	--	--	--

### 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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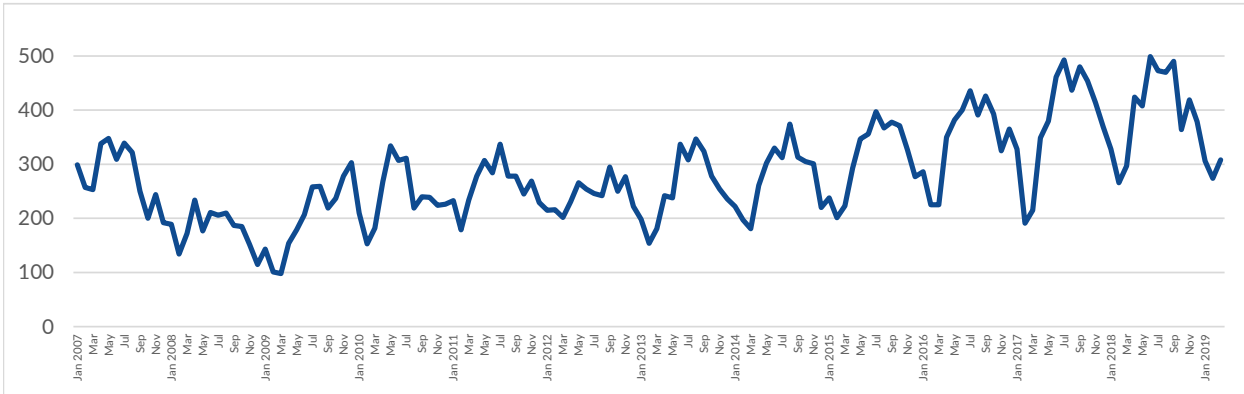
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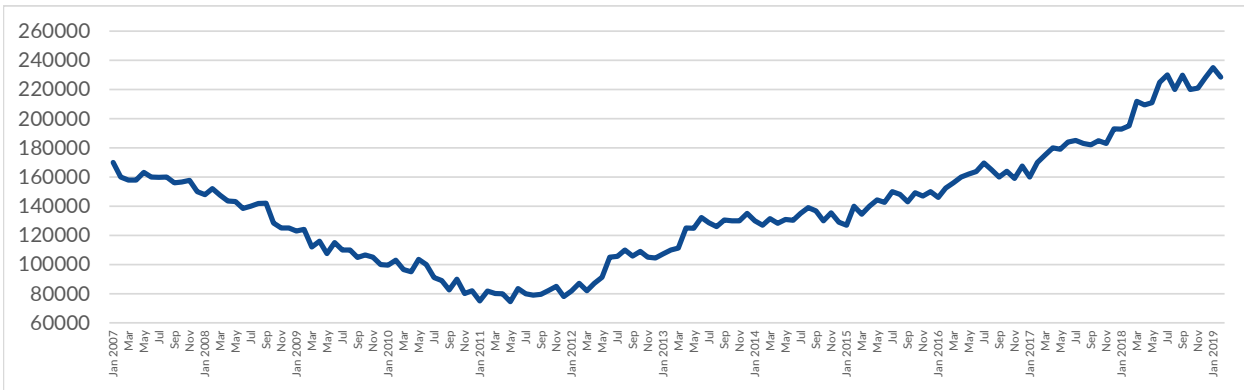
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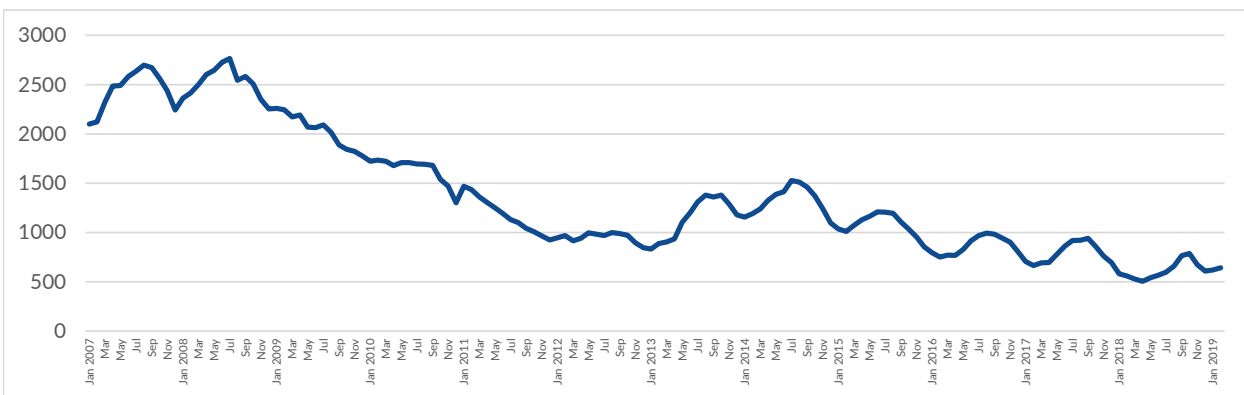
**Closed Sales** High: 663 in Aug 2005 (chart only goes to 2007) | Low: 98 in Feb 2009 | Current Month: 308



**Median Sales Price** High: \$229,945 in Jul 2018 | Low: \$74,500 in May 2011 | Current Month: \$228,505



**Inventory of Homes for Sale** High: 2,765 in Jul 2008 | Low: 505 in Apr 2018 | Current Month: 642





# Canyon County – Existing/Resale

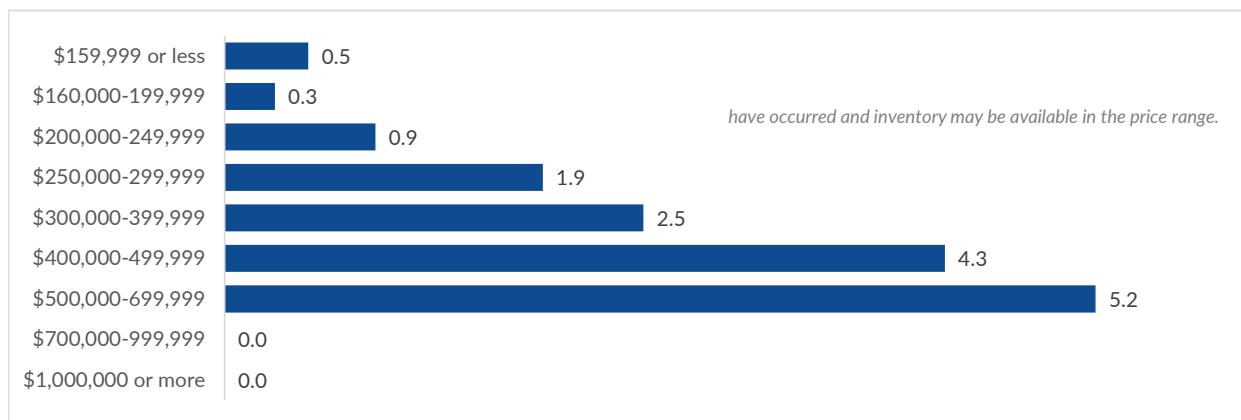
## February 2019 Market Statistics

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Key Metrics	Feb 2018	Feb 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	231	230	-0.4%	444	436	-1.8%
Median Sales Price	\$183,000	<b>\$217,000</b>	18.6%	\$180,000	<b>\$215,000</b>	19.4%
Days on Market	46	33	-28.3%	47	35	-25.5%
Pending Sales	432	367	-15.0%	--	--	--
Inventory	244	273	11.9%	--	--	--
Months Supply of Inventory	1.0	1.2	20.0%	--	--	--

### Months Supply of Inventory by Price Range



### Explanation of Metrics and Notes on Data Sources and Methodology

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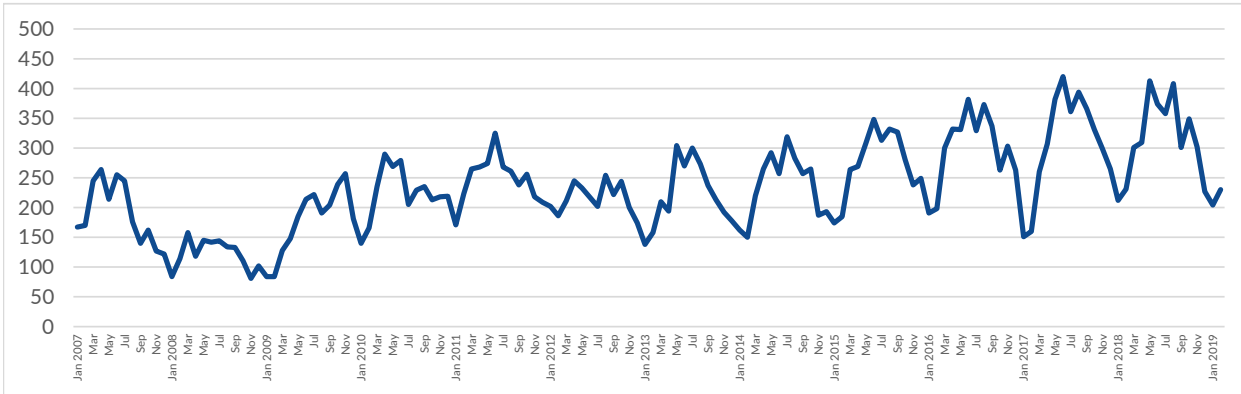
# Canyon County – Existing/Resale

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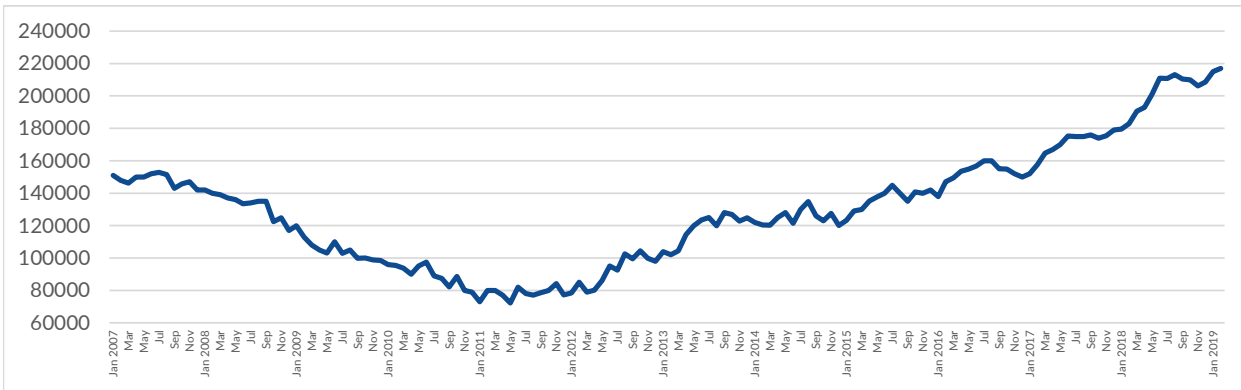
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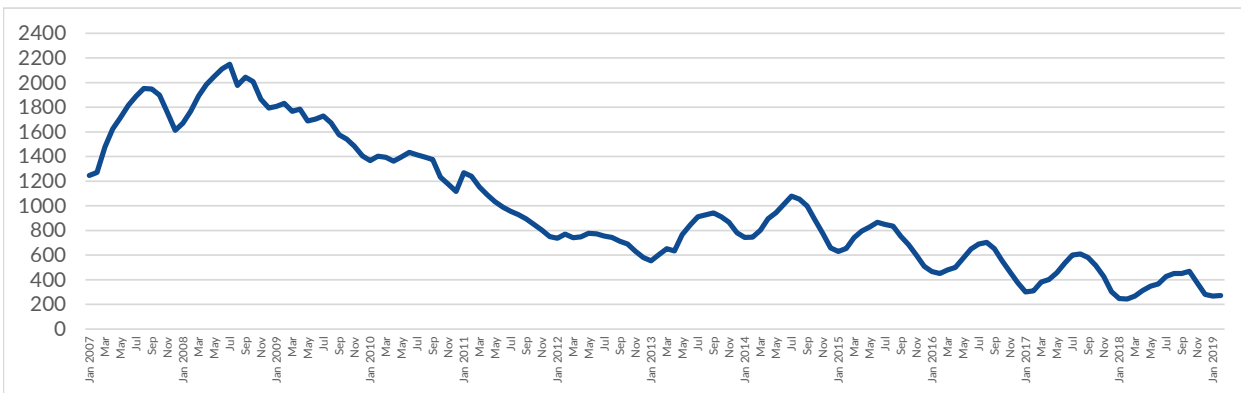
**Closed Sales** High: 473 in Aug 2005 (chart only goes to 2007) | Low: 81 in Nov 2008 | Current Month: 230



**Median Sales Price** High: \$213,250 in Aug 2018 | Low: \$72,250 in May 2011 | Current Month: \$217,000



**Inventory of Homes for Sale** High: 2,149 in Jul 2008 | Low: 244 in Feb 2018 | Current Month: 273





# Canyon County – New Construction

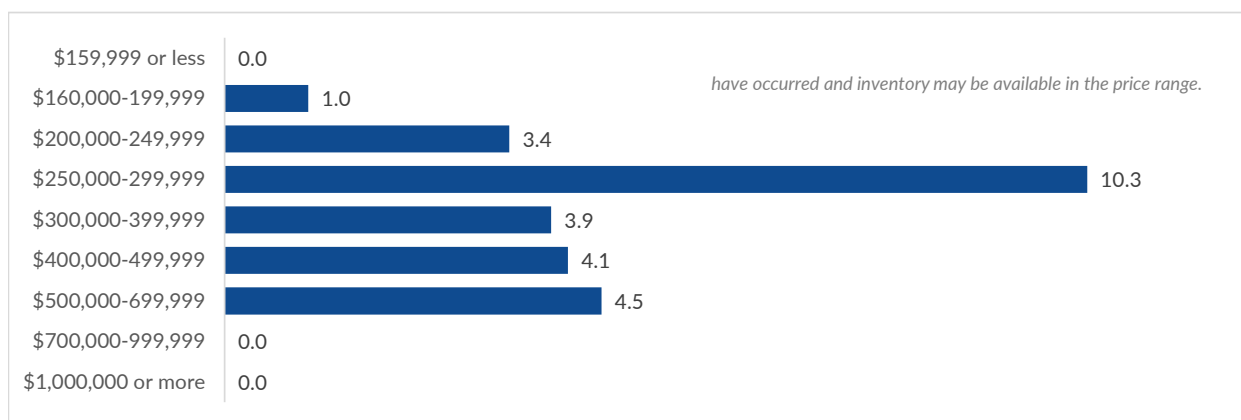
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Key Metrics	Feb 2018	Feb 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	66	78	18.2%	120	148	23.3%
Median Sales Price	\$223,075	\$285,609	28.0%	\$234,704	\$283,445	20.8%
Days on Market	84	76	-9.5%	79	76	-3.8%
Pending Sales	337	279	-17.2%	--	--	--
Inventory	314	369	17.5%	--	--	--
Months Supply of Inventory	5.2	5.0	-3.8%	--	--	--

### Months Supply of Inventory by Price Range



### Explanation of Metrics and Notes on Data Sources and Methodology

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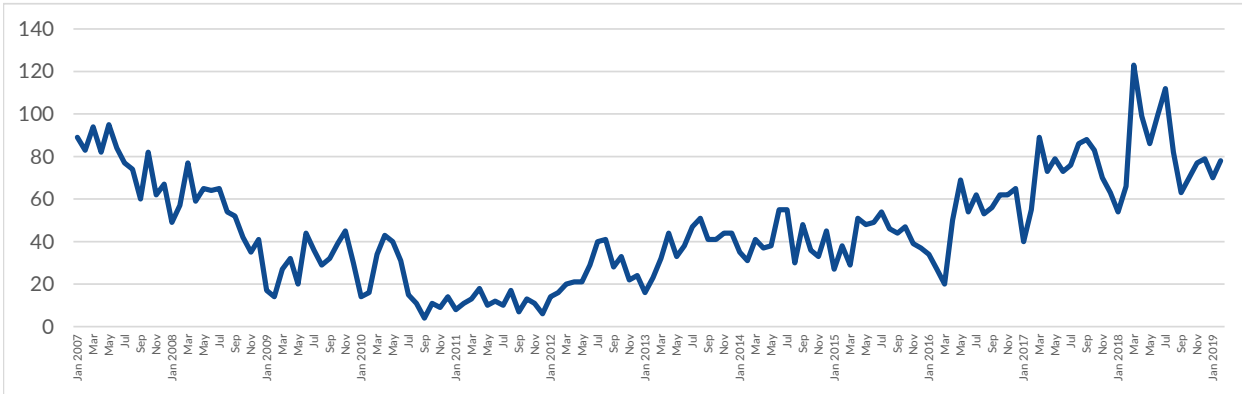
# Canyon County – New Construction

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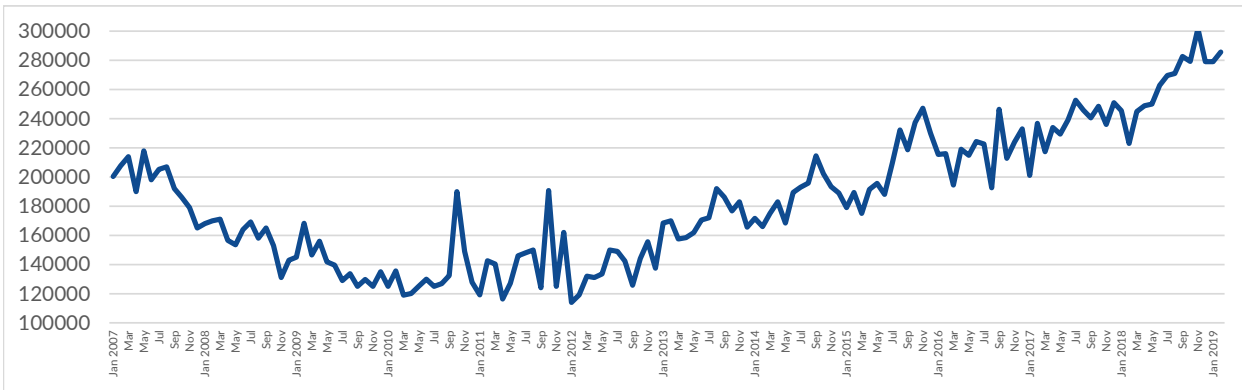
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Data from the Intermountain MLS as of March 11, 2019

**Closed Sales** High: 213 in Nov 2005 (chart only goes to 2007) | Low: 4 in Sept 2010 | Current Month: 78



**Median Sales Price** High: \$282,677 in Sept 2018 | Low: \$113,995 in Jan 2012 | Current Month: \$285,609



**Inventory of Homes for Sale** High: 854 in Jan 2007 | Low: 147 in Sept 2011 | Current Month: 369

