



## City Statistics — Single-Family Homes

### April 2022 Market Statistics

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Ada County	Closed Sales			Median Sales Price		
	Apr 2021	Apr 2022	% Chg	Apr 2020 thru Apr 2021	Apr 2021 thru Apr 2022	% Chg
Boise	373	232	-37.8%	\$462,046	\$538,826	16.6%
Eagle	81	48	-40.7%	\$786,379	\$905,551	15.2%
Garden City	7	12	71.4%	\$408,182	\$451,635	10.6%
Kuna	125	63	-49.6%	\$419,928	\$487,677	16.1%
Meridian	295	189	-35.9%	\$456,043	\$580,354	27.3%
Star*	69	43	-37.7%	\$483,349	\$544,348	12.6%

Canyon County	Closed Sales			Median Sales Price		
	Apr 2021	Apr 2022	% Chg	Apr 2020 thru Apr 2021	Apr 2021 thru Apr 2022	% Chg
Caldwell	121	81	-33.1%	\$361,033	\$398,981	10.5%
Melba	1	3	200.0%	\$522,500	\$379,320	-27.4%
Middleton	39	53	35.9%	\$426,582	\$539,285	26.4%
Nampa	318	224	-29.6%	\$374,665	\$460,196	22.8%
Parma	3	9	200.0%	\$265,300	\$451,745	70.3%
Wilder	9	7	-22.2%	\$366,000	\$471,412	28.8%

Elmore County	Closed Sales			Median Sales Price		
	Apr 2021	Apr 2022	% Chg	Apr 2020 thru Apr 2021	Apr 2021 thru Apr 2022	% Chg
Glenns Ferry	1	1	0.0%	\$215,980	\$281,000	30.1%
Mountain Home	5	13	160.0%	\$265,214	\$344,834	30.0%

Gem County	Closed Sales			Median Sales Price		
	Apr 2021	Apr 2022	% Chg	Apr 2020 thru Apr 2021	Apr 2021 thru Apr 2022	% Chg
Emmett	34	21	-38.2%	\$331,842	\$487,277	46.8%

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

\* Denotes that Star, Idaho is located in both Ada and Canyon counties. The sales price reported is a year-to-date median. This smooths out potential month-over-month swings due to seasonality, a very high or low number of transactions in one month, very high or low sales prices that may occur one month but are not common, or other activity that may not be representative of the overall price trends for the area or market segment. || Note that some year-over-year percent changes may look extreme due to small sample sizes. || 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. || The information in this report is based on the statistics generated by the Realtors Property Resource® (RPR) based on data received from the Intermountain MLS (IMLS), which is a subsidiary of Boise Regional REALTORS® (BRR). 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. Further, past performance may not be indicative of future results. These statistics are not intended to represent the total number of properties sold in the geographies noted in the specified time period. RPR, 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 and/or RPR, for new construction and existing/resale properties combined. These numbers do not include activity for mobile homes, condominiums, townhomes, land, commercial, or multi-family properties (like apartment buildings). || For questions regarding this report, please contact Breanna Vanstrom, Chief Executive Officer of Boise Regional REALTORS®, at breanna@boirealtors.com. Market reports are typically released on or after the 12th calendar day of each month, and will be available here: [boirealtors.com/market-statistics](https://boirealtors.com/market-statistics). || 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/agentsearch](https://intermountainmls.com/agentsearch).