



Ada County – Single-Family Homes

May 2016 Market Statistics

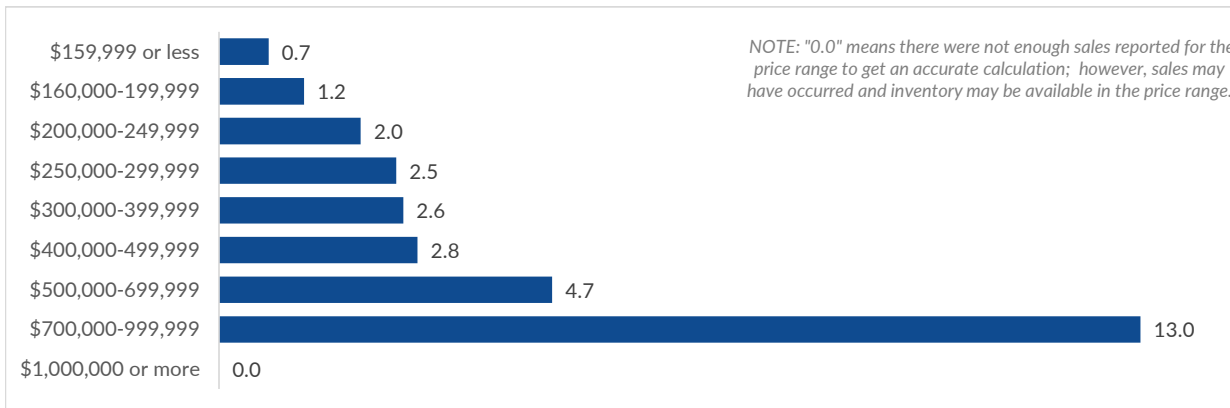
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of June 11, 2016

Key Metrics

	May 2015	May 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	907	1,028	13.3%	3,347	3,780	12.9%
Median Sales Price	\$229,000	\$242,400	5.9%	\$222,900	\$238,450	7.0%
Days on Market	47	38	-19.1%	57	50	-12.3%
Pending Sales	1,523	1,852	21.6%	--	--	--
Inventory	2,361	2,113	-10.5%	--	--	--
Months Supply of Inventory	2.8	2.2	-21.4%	--	--	--

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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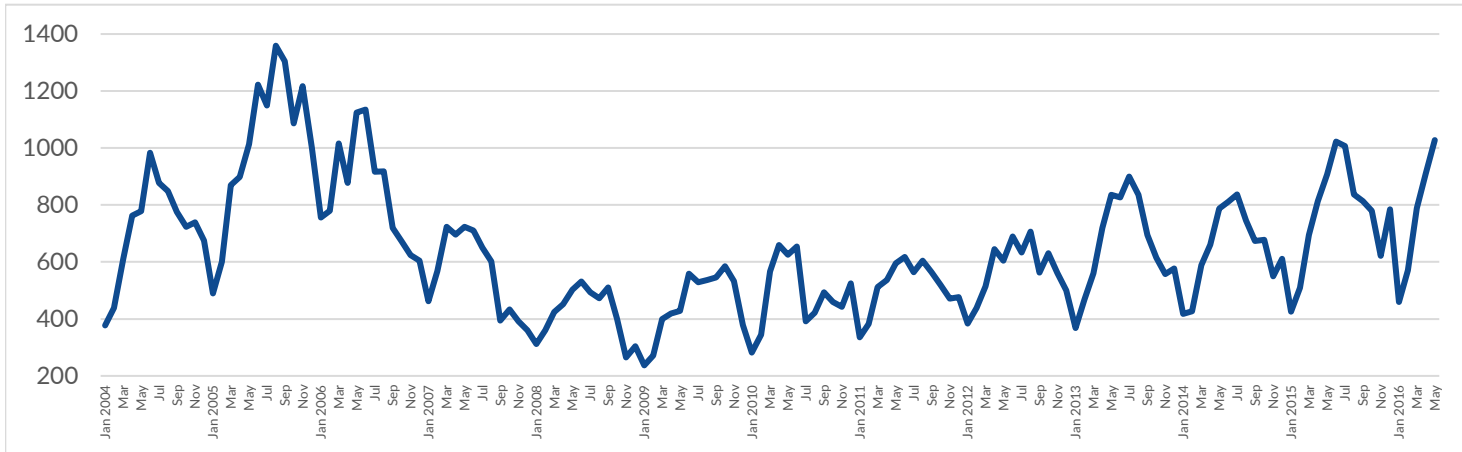
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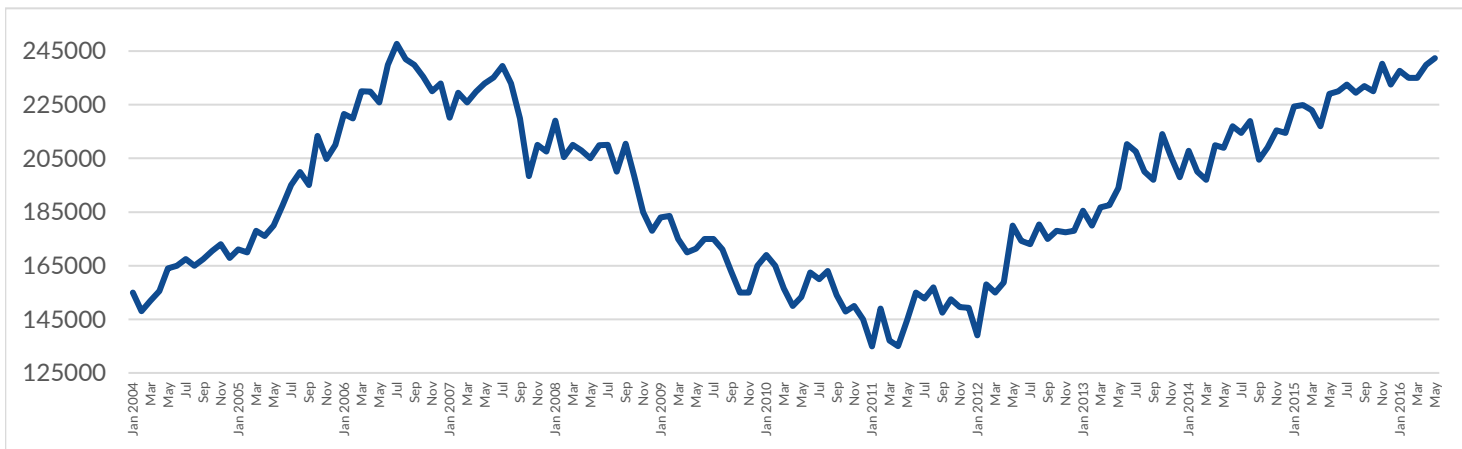
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Data from the Intermountain MLS as of June 11, 2016

Closed Sales High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 1,028



Median Sales Price High: \$247,700 in Jul 2006 | Low: \$134,900 in Jan 2011 | Current Month: \$242,400



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,664 in Jan 2013 | Current Month: 2,113





Ada County – Existing/Resale

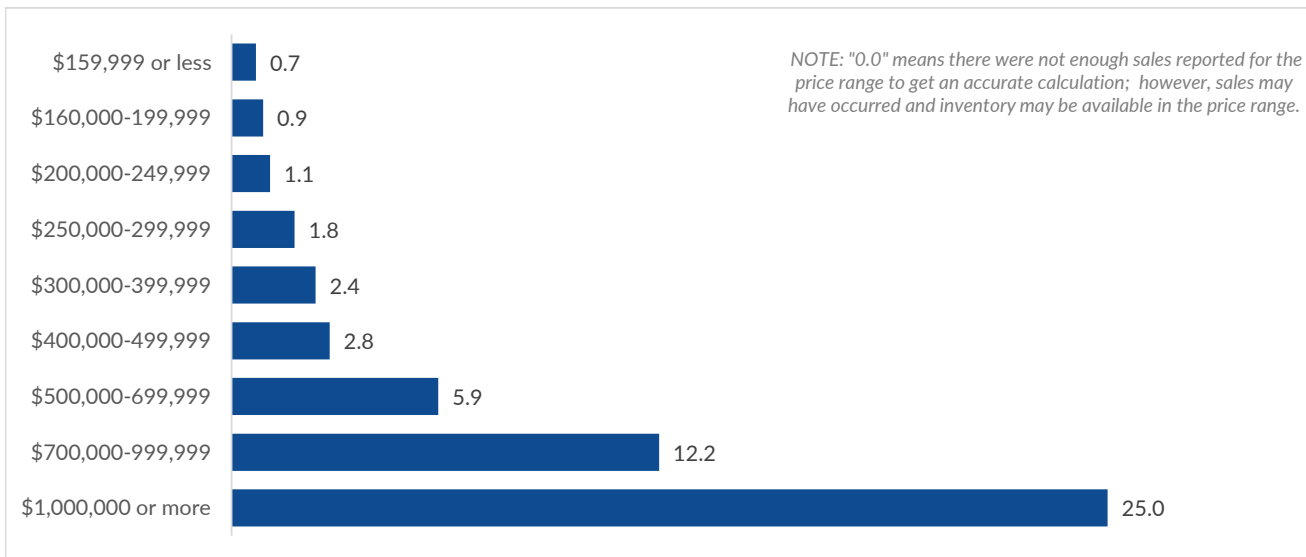
May 2016 Market Statistics

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 Data from the Intermountain MLS as of June 11, 2016

Key Metrics

	May 2015	May 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	751	824	9.7%	2,735	2,952	7.9%
Median Sales Price	\$215,000	\$228,250	6.2%	\$207,760	\$220,000	5.9%
Days on Market	38	28	-26.3%	49	39	-20.4%
Pending Sales	1,124	1,268	12.8%	--	--	--
Inventory	1,600	1,317	-17.7%	--	--	--
Months Supply of Inventory	2.2	1.7	-22.7%	--	--	--

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

May 2016 Market Statistics

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Activity by MLS Area

	Closed Sales			Median Sales Price		
	May 2015	May 2016	% Chg	May 2015	May 2016	% Chg
Boise N (0100)	41	38	-7.3%	\$315,000	\$376,500	19.5%
Boise NE (0200)	17	13	-23.5%	\$375,000	\$389,900	4.0%
Boise SE (0300)	57	55	-3.5%	\$218,000	\$232,000	6.4%
Boise Bench (0400)	50	57	14.0%	\$151,955	\$199,999	31.6%
Boise S (0500)	35	33	-5.7%	\$199,900	\$215,900	8.0%
Boise SW-Meridian (0550)	73	83	13.7%	\$214,500	\$210,000	-2.1%
Boise W (0600)	48	50	4.2%	\$163,700	\$173,500	6.0%
Boise W-Garden City (0650)	85	66	-22.4%	\$189,900	\$214,650	13.0%
Garden City (0700)	1	6	500.0%	\$141,000	\$252,500	79.1%
Boise NW (0800)	44	53	20.5%	\$214,250	\$267,000	24.6%
Eagle (0900)	62	59	-4.8%	\$383,000	\$369,000	-3.7%
Star (0950)	23	32	39.1%	\$235,000	\$230,000	-2.1%
Meridian SE (1000)	27	25	-7.4%	\$280,000	\$280,000	0.0%
Meridian SW (1010)	13	9	-30.8%	\$339,500	\$346,900	2.2%
Meridian NE (1020)	60	76	26.7%	\$232,450	\$233,500	0.5%
Meridian NW (1030)	73	121	65.8%	\$200,000	\$224,500	12.3%
Kuna (1100)	40	50	25.0%	\$158,200	\$177,750	12.4%

Notes on Data Sources and Methodology

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Ada County – New Construction

May 2016 Market Statistics

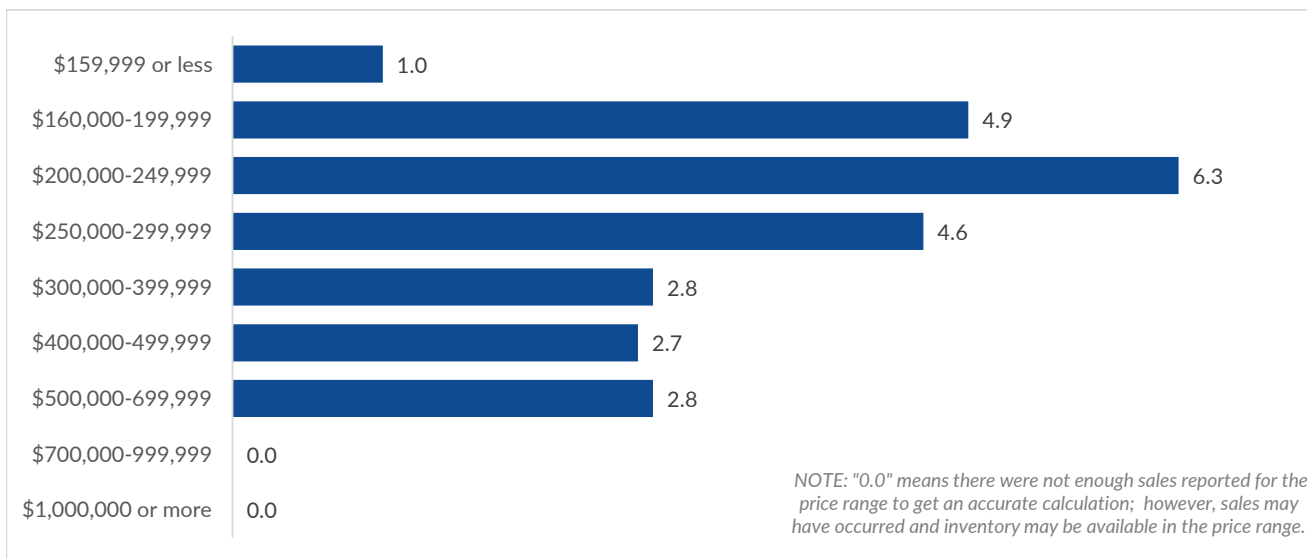
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Data from the Intermountain MLS as of June 11, 2016

Key Metrics

	May 2015	May 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	156	204	30.8%	612	828	35.3%
Median Sales Price	\$297,455	\$316,450	6.4%	\$298,350	\$306,699	2.8%
Days on Market	90	78	-13.3%	96	88	-8.3%
Pending Sales	399	584	46.4%	--	--	--
Inventory	761	796	4.6%	--	--	--
Months Supply of Inventory	5.7	3.9	-31.6%	--	--	--

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		
	May 2015	May 2016	% Chg	May 2015	May 2016	% Chg
Boise N (0100)	2	1	-50.0%	\$408,450	\$282,877	-30.7%
Boise NE (0200)	5	10	100.0%	\$435,700	\$412,400	-5.3%
Boise SE (0300)	14	4	-71.4%	\$278,000	\$271,673	-2.3%
Boise Bench (0400)	2	4	100.0%	\$248,950	\$203,625	-18.2%
Boise S (0500)	2	--	--	\$309,616	--	--
Boise SW-Meridian (0550)	7	26	271.4%	\$226,900	\$276,945	22.1%
Boise W (0600)	1	2	100.0%	\$199,900	\$205,425	2.8%
Boise W-Garden City (0650)	5	4	-20.0%	\$191,900	\$197,325	2.8%
Garden City (0700)	--	--	--	--	--	--
Boise NW (0800)	3	14	366.7%	\$289,717	\$298,200	2.9%
Eagle (0900)	22	34	54.5%	\$425,450	\$433,887	2.0%
Star (0950)	20	12	-40.0%	\$235,000	\$264,057	12.4%
Meridian SE (1000)	19	26	36.8%	\$324,900	\$334,900	3.1%
Meridian SW (1010)	1	4	300.0%	\$285,190	\$349,381	22.5%
Meridian NE (1020)	4	11	175.0%	\$310,450	\$279,469	-10.0%
Meridian NW (1030)	35	40	14.3%	\$296,900	\$328,950	10.8%
Kuna (1100)	11	12	9.1%	\$194,700	\$252,680	29.8%

Notes on Data Sources and Methodology

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Canyon County – Single-Family Homes

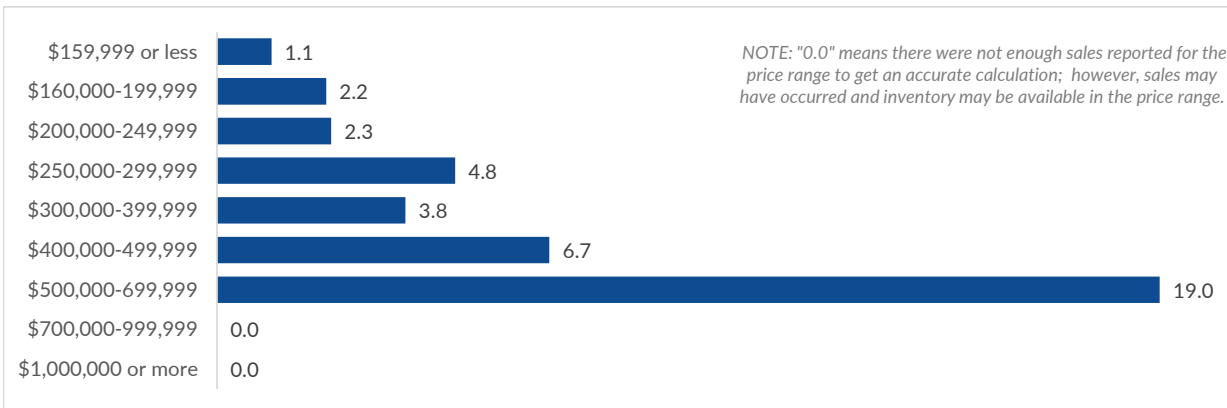
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Key Metrics	May 2015	May 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	356	399	12.1%	1,420	1,590	12.0%
Median Sales Price	\$144,250	\$162,100	12.4%	\$138,650	\$156,820	13.1%
Days on Market	54	43	-20.4%	67	51	-23.9%
Pending Sales	575	732	27.3%	--	--	--
Inventory	1,165	830	-28.8%	--	--	--
Months Supply of Inventory	3.2	2.1	-34.4%	--	--	--

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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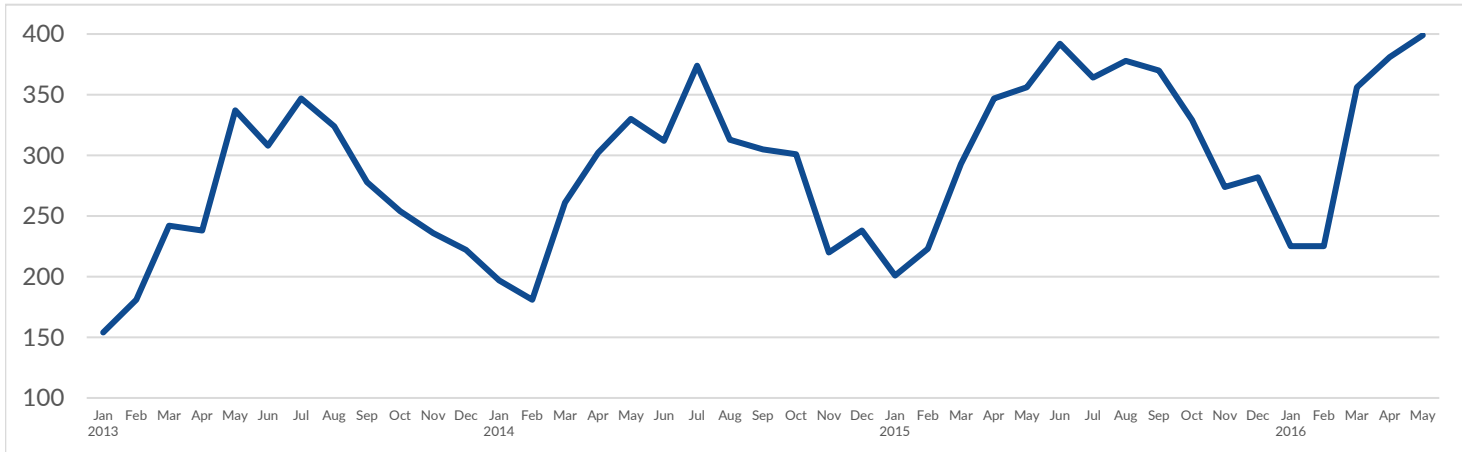


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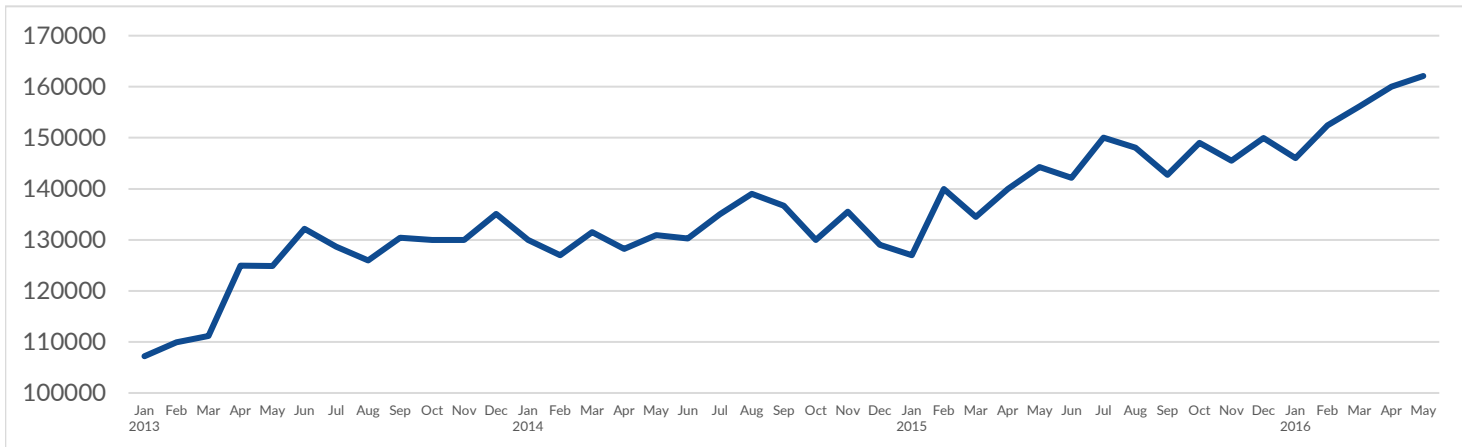
May 2016 Market Statistics

* 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.

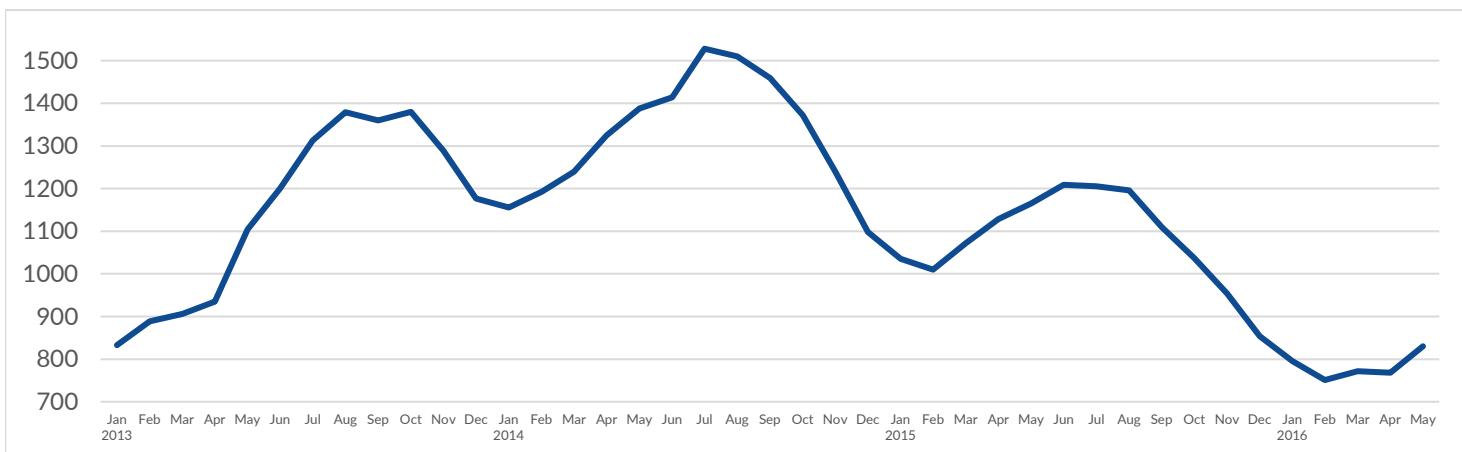
Closed Sales High: 399 in May 2016 | Low: 154 in Jan 2013 | Current Month: 399



Median Sales Price High: \$162,100 in May 2016 | Low: \$107,202 in Jan 2013 | Current Month: \$162,100



Inventory of Homes for Sale High: 1,528 in Jul 2014 | Low: 751 in Feb 2016 | Current Month: 830





Canyon County – Existing/Resale

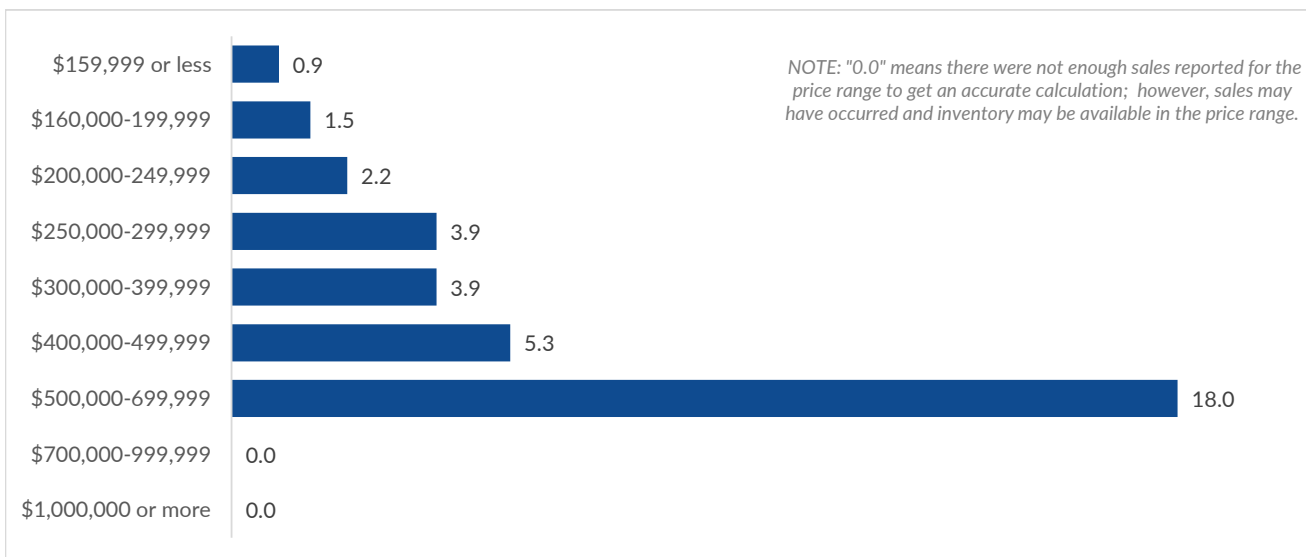
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Key Metrics

	May 2015	May 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	308	330	7.1%	1,227	1,358	10.7%
Median Sales Price	\$137,699	\$154,900	12.5%	\$133,000	\$150,000	12.8%
Days on Market	47	33	-29.8%	60	46	-23.3%
Pending Sales	464	563	21.3%	--	--	--
Inventory	829	577	-30.4%	--	--	--
Months Supply of Inventory	2.6	1.7	-34.6%	--	--	--

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		
	May 2015	May 2016	% Chg	May 2015	May 2016	% Chg
Nampa NE (1250)	49	50	2.0%	\$138,450	\$159,950	15.5%
Nampa S (1260)	88	77	-12.5%	\$149,450	\$176,000	17.8%
Melba (1265)	3	2	-33.3%	\$154,900	\$140,250	-9.5%
Nampa NW (1270)	47	54	14.9%	\$130,000	\$150,200	15.5%
Caldwell NW (1275)	25	27	8.0%	\$120,000	\$145,500	21.3%
Caldwell SW (1280)	52	66	26.9%	\$131,250	\$139,990	6.7%
Middleton (1285)	33	35	6.1%	\$158,500	\$174,500	10.1%
Parma (1292)	3	3	0.0%	\$112,500	\$134,000	19.1%
Wilder (1293)	--	8	--	--	\$235,250	--
Greenleaf (1294)	1	3	200.0%	\$160,050	\$140,000	-12.5%

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Canyon County – New Construction

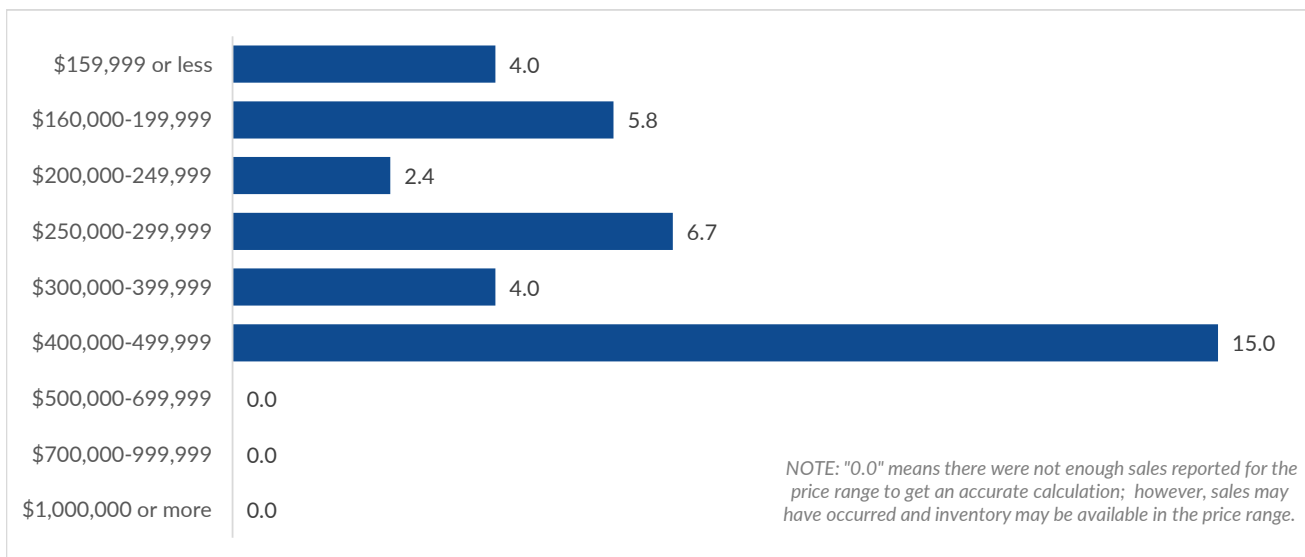
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Closed Sales	48	69	43.8%	193	232	20.2%
Median Sales Price	\$195,695	\$214,900	9.8%	\$187,400	\$214,900	14.7%
Days on Market	48	69	43.8%	113	81	-28.3%
Pending Sales	111	169	52.3%	--	--	--
Inventory	336	253	-24.7%	--	--	--
Months Supply of Inventory	6.8	4.3	-36.8%	--	--	--

Months Supply of New Construction Inventory by Price Range



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Nampa NE (1250)	8	5	-37.5%	\$145,500	\$252,400	73.5%
Nampa S (1260)	15	24	60.0%	\$189,980	\$218,068	14.8%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	4	6	50.0%	\$166,487	\$205,050	23.2%
Caldwell NW (1275)	6	7	16.7%	\$156,892	\$166,900	6.4%
Caldwell SW (1280)	4	19	375.0%	\$213,745	\$180,000	-15.8%
Middleton (1285)	10	6	-40.0%	\$209,592	\$245,787	17.3%
Parma (1292)	--	--	--	--	--	--
Wilder (1293)	1	2	100.0%	119,900	\$208,000	73.5%
Greenleaf (1294)	--	--	--	--	--	--

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