



Ada County – Single-Family Homes

November 2016 Market Statistics

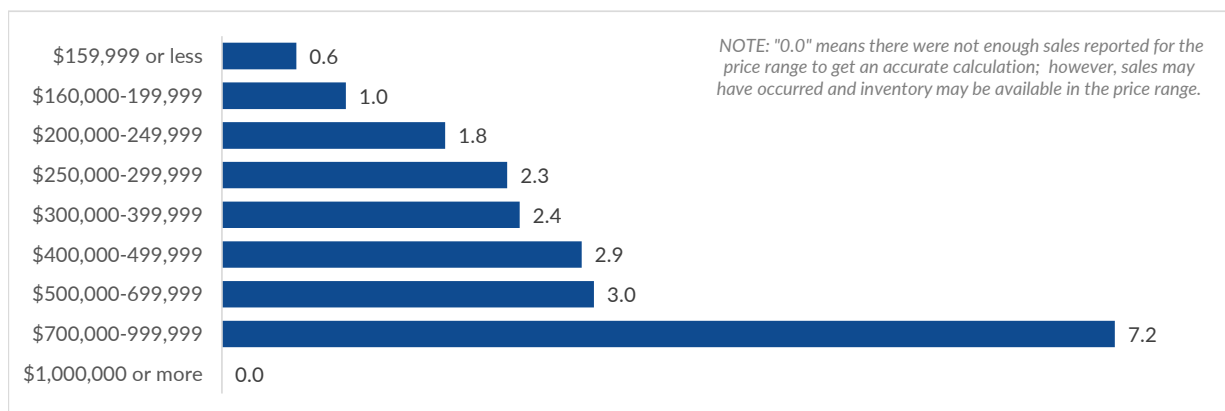
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of December 11, 2016

Key Metrics

	Nov 2015	Nov 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	629	846	34.5%	8,481	9,767	15.2%
Median Sales Price	\$240,000	\$245,000	2.1%	\$228,289	\$244,900	7.3%
Days on Market	48	52	8.3%	49	44	-10.2%
Pending Sales	1,152	1,168	1.4%	--	--	--
Inventory	1,919	1,730	-9.8%	--	--	--
Months Supply of Inventory	2.6	2.0	-23.1%	--	--	--

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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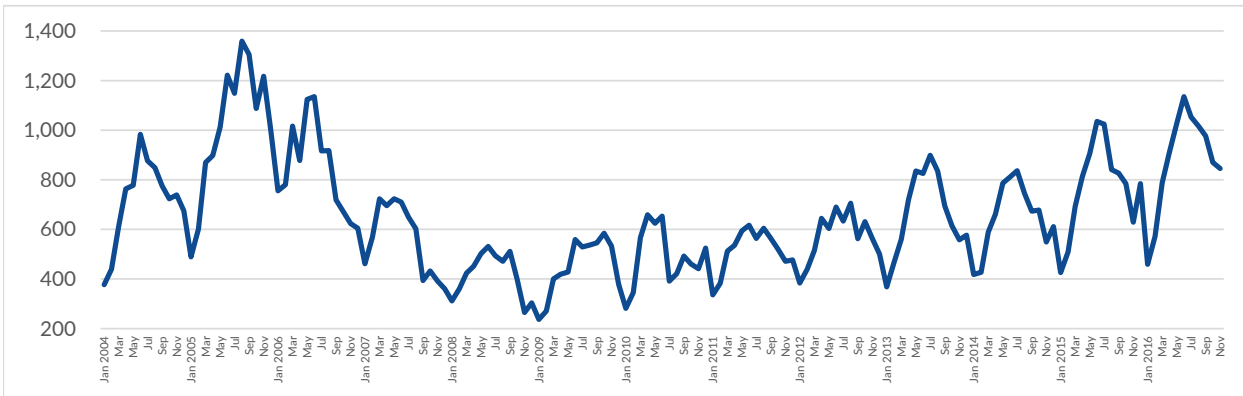
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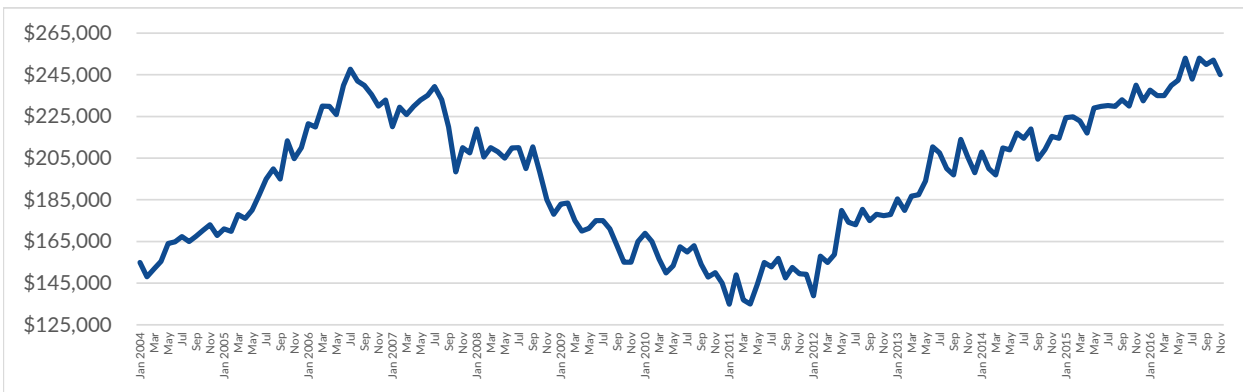
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Data from the Intermountain MLS as of December 11, 2016

Closed Sales High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 846



Median Sales Price High: \$253,000 in Aug 2016 | Low: \$134,900 in Jan 2011 | Current Month: \$245,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,664 in Jan 2013 | Current Month: 1,730





Ada County – Existing/Resale

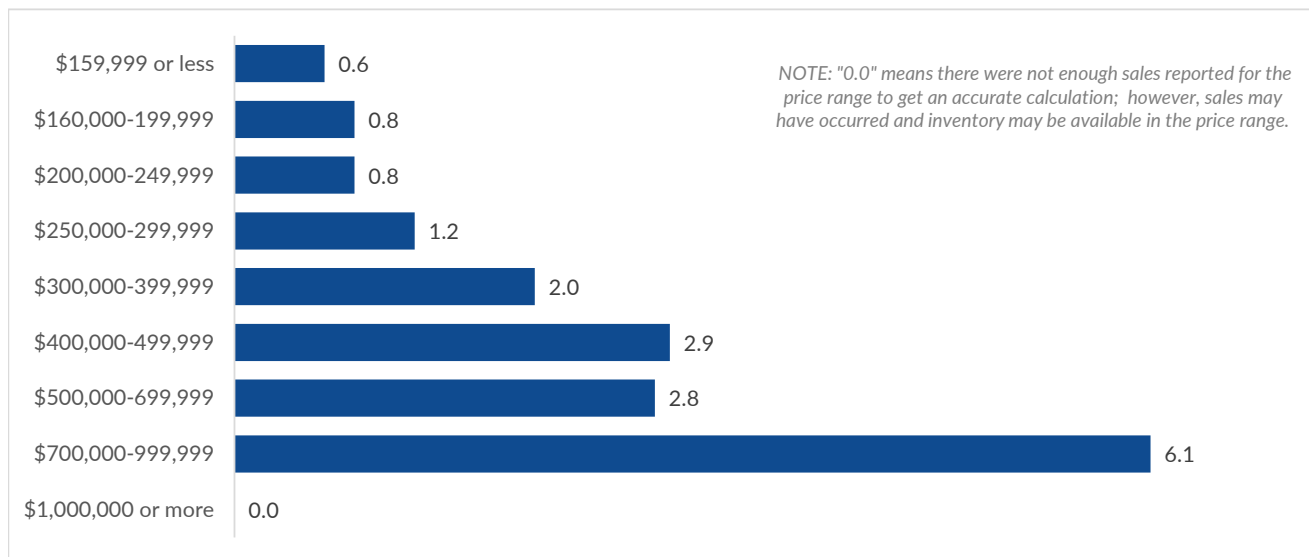
November 2016 Market Statistics

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Data from the Intermountain MLS as of December 11, 2016

Key Metrics	Nov 2015	Nov 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	491	650	32.4%	6,986	7,641	9.4%
Median Sales Price	\$210,200	\$228,900	8.9%	\$213,720	\$228,000	6.7%
Days on Market	44	50	13.6%	43	35	-18.6%
Pending Sales	755	693	-8.2%	--	--	--
Inventory	1,055	868	-17.7%	--	--	--
Months Supply of Inventory	1.8	1.3	-27.8%	--	--	--

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

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Activity by MLS Area	Closed Sales			Median Sales Price		
	Nov 2015	Nov 2016	% Chg	Nov 2015	Nov 2016	% Chg
Boise N (0100)	17	27	58.8%	\$329,900	\$350,000	6.1%
Boise NE (0200)	10	14	40.0%	\$383,950	\$410,500	6.9%
Boise SE (0300)	43	40	-7.0%	\$229,900	\$257,900	12.2%
Boise Bench (0400)	38	46	21.1%	\$155,500	\$184,000	18.3%
Boise S (0500)	15	24	60.0%	\$199,900	\$230,700	15.4%
Boise SW-Meridian (0550)	33	69	109.1%	\$200,000	\$224,900	12.5%
Boise W (0600)	33	41	24.2%	\$186,000	\$186,000	0.0%
Boise W-Garden City (0650)	49	66	34.7%	\$185,000	\$204,450	10.5%
Garden City (0700)	2	1	-50.0%	\$320,000	\$65,000	-79.7%
Boise NW (0800)	45	36	-20.0%	\$240,000	\$250,250	4.3%
Eagle (0900)	41	45	9.8%	\$325,000	\$445,000	36.9%
Star (0950)	20	28	40.0%	\$227,450	\$216,875	-4.6%
Meridian SE (1000)	20	21	5.0%	\$254,950	\$265,000	3.9%
Meridian SW (1010)	6	13	116.7%	\$262,500	\$314,900	20.0%
Meridian NE (1020)	22	43	95.5%	\$214,000	\$220,000	2.8%
Meridian NW (1030)	55	90	63.6%	\$215,000	\$225,300	4.8%
Kuna (1100)	34	46	35.3%	\$166,400	\$184,000	10.6%

Notes on Data Sources and Methodology

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Ada County – New Construction

November 2016 Market Statistics

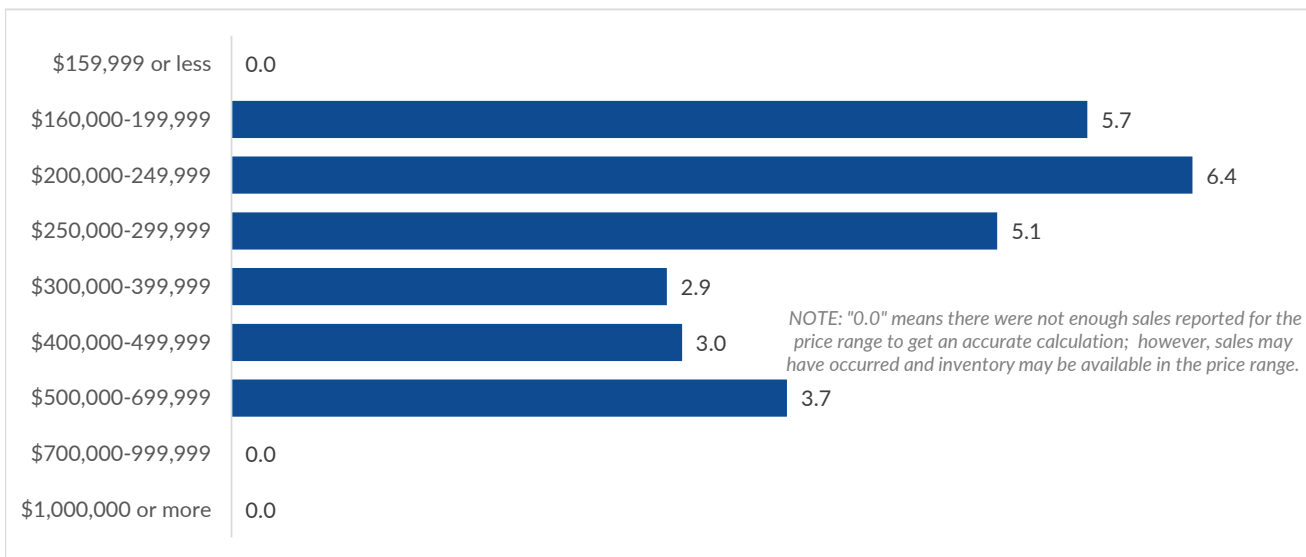
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Key Metrics

	Nov 2015	Nov 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	138	196	42.0%	1,495	2,126	42.2%
Median Sales Price	\$332,445	\$309,997	-6.8%	\$311,751	\$313,230	0.5%
Days on Market	63	57	-9.5%	77	74	-3.9%
Pending Sales	397	475	19.6%	--	--	--
Inventory	864	862	-0.2%	--	--	--
Months Supply of Inventory	5.5	4.2	-23.6%	--	--	--

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.



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Activity by MLS Area

	Closed Sales			Median Sales Price		
	Nov 2015	Nov 2016	% Chg	Nov 2015	Nov 2016	% Chg
Boise N (0100)	1	3	--	\$699,000	\$280,661	--
Boise NE (0200)	9	8	-11.1%	\$476,900	\$359,831	-24.5%
Boise SE (0300)	4	4	0.0%	\$316,317	\$322,932	2.1%
Boise Bench (0400)	1	2	100.0%	\$247,900	\$213,301	-14.0%
Boise S (0500)	4	3	-25.0%	\$276,946	\$179,900	-42.3%
Boise SW-Meridian (0550)	12	31	158.3%	\$261,250	\$287,500	10.0%
Boise W (0600)	1	4	300.0%	\$214,900	\$230,182	7.1%
Boise W-Garden City (0650)	--	--	--	--	--	--
Garden City (0700)	--	--	--	--	--	--
Boise NW (0800)	11	13	18.2%	\$354,336	\$362,951	2.4%
Eagle (0900)	30	31	3.3%	\$431,200	\$374,900	-13.1%
Star (0950)	12	14	16.7%	\$267,250	\$319,904	19.7%
Meridian SE (1000)	16	13	-18.8%	\$332,069	\$354,900	6.9%
Meridian SW (1010)	5	8	60.0%	\$311,751	\$372,613	19.5%
Meridian NE (1020)	11	18	63.6%	\$316,528	\$305,667	-3.4%
Meridian NW (1030)	19	24	26.3%	\$334,428	\$327,191	-2.2%
Kuna (1100)	3	20	566.7%	\$208,215	\$253,967	22.0%

Notes on Data Sources and Methodology

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Canyon County – Single-Family Homes

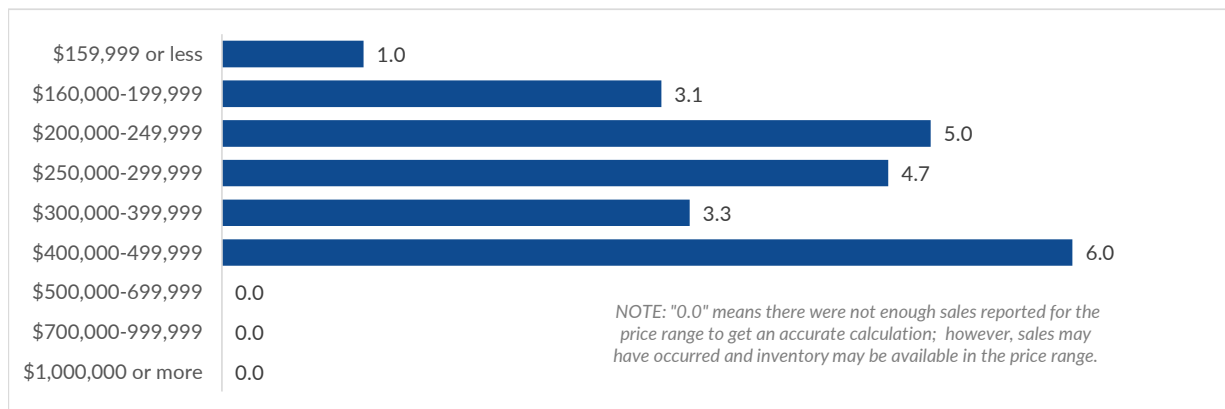
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Key Metrics	Nov 2015	Nov 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	277	367	32.5%	3,530	3,935	11.5%
Median Sales Price	\$147,000	\$159,100	8.2%	\$143,000	\$160,000	11.9%
Days on Market	52	48	-7.7%	57	45	-21.1%
Pending Sales	451	483	7.1%	--	--	--
Inventory	954	903	-5.3%	--	--	--
Months Supply of Inventory	3.1	2.6	-16.1%	--	--	--

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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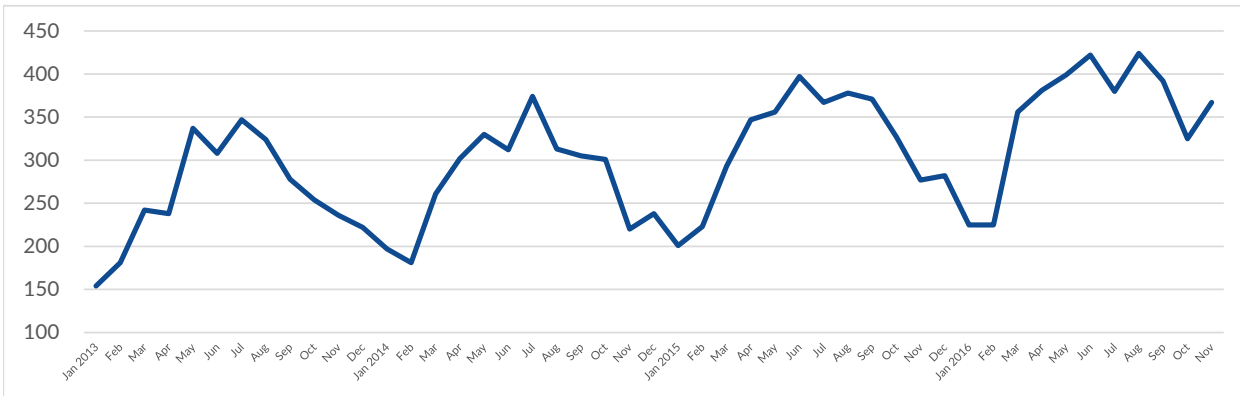


Canyon County – Single-Family Homes

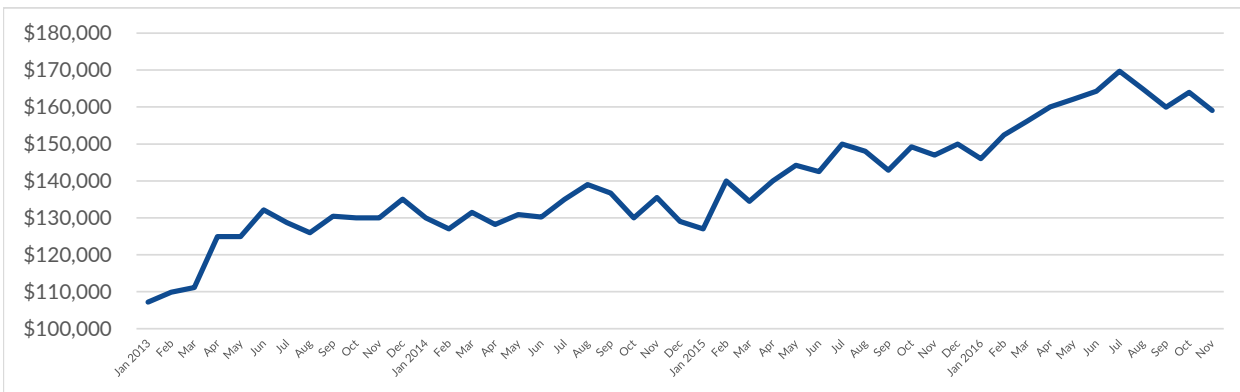
November 2016 Market Statistics

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 December 11, 2016.

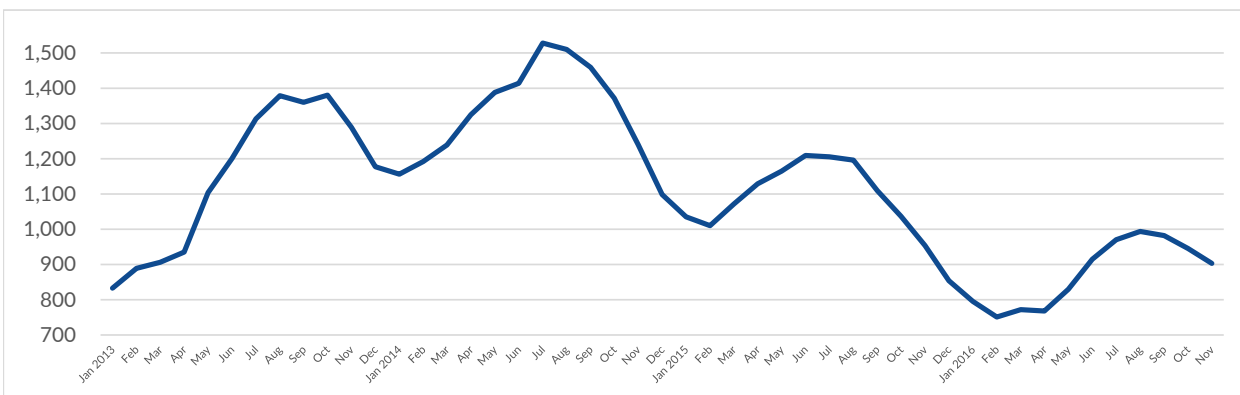
Closed Sales High: 424 in Aug 2016 | Low: 154 in Jan 2013 | Current Month: 367



Median Sales Price High: \$169,700 in Jul 2016 | Low: \$107,202 in Jan 2013 | Current Month: \$159,100



Inventory of Homes for Sale High: 1,528 in Jul 2014 | Low: 751 in Feb 2016 | Current Month: 903





Canyon County – Existing/Resale

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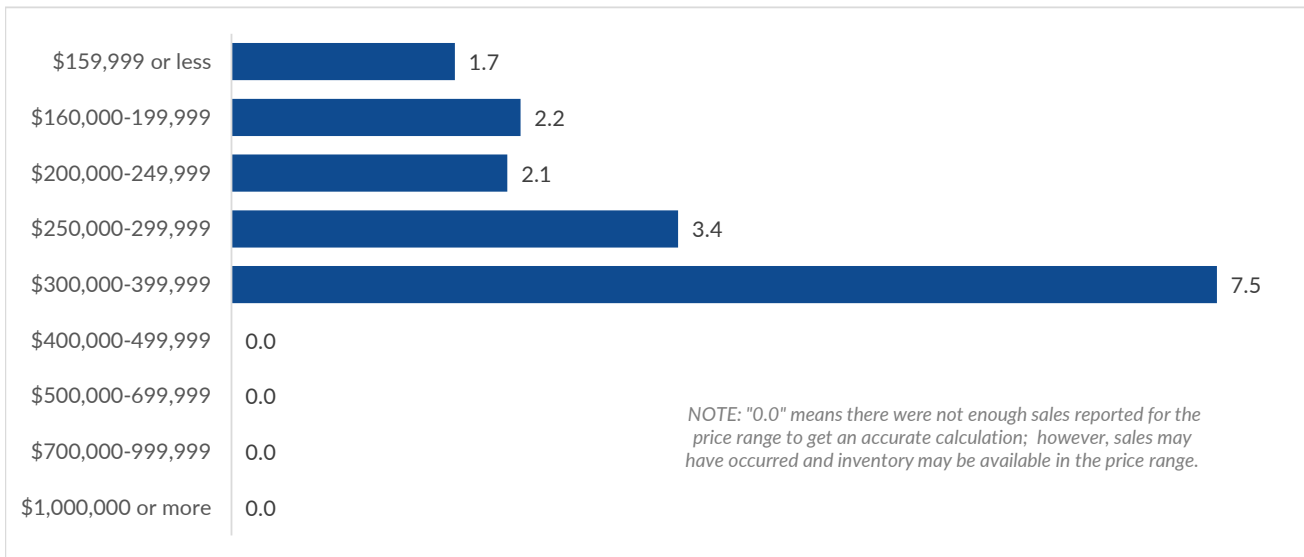
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Key Metrics

	Nov 2015	Nov 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	238	308	29.4%	3,058	3,359	9.8%
Median Sales Price	\$140,000	\$152,000	8.6%	\$137,000	\$154,000	12.4%
Days on Market	51	47	-7.8%	53	40	-24.5%
Pending Sales	360	335	-6.9%	--	--	--
Inventory	598	462	-22.7%	--	--	--
Months Supply of Inventory	2.3	1.6	-30.4%	--	--	--

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		
	Nov 2015	Nov 2016	% Chg	Nov 2015	Nov 2016	% Chg
Nampa NE (1250)	33	50	51.5%	\$139,000	\$154,200	10.9%
Nampa S (1260)	74	72	-2.7%	\$167,950	\$180,500	7.5%
Melba (1265)	2	1	-50.0%	\$94,900	\$95,000	0.1%
Nampa NW (1270)	39	52	130.0%	\$129,900	\$137,250	5.7%
Caldwell NW (1275)	10	23	130.0%	\$138,000	\$144,000	4.3%
Caldwell SW (1280)	44	70	59.1%	\$123,875	\$146,875	18.6%
Middleton (1285)	22	22	0.0%	\$156,175	\$228,700	46.4%
Parma (1292)	--	1	--	--	\$140,000	--
Wilder (1293)	1	4	300.0%	\$81,200	\$257,500	217.1%
Greenleaf (1294)	1	1	0.0%	\$157,150	\$120,000	-23.6%

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Canyon County – New Construction

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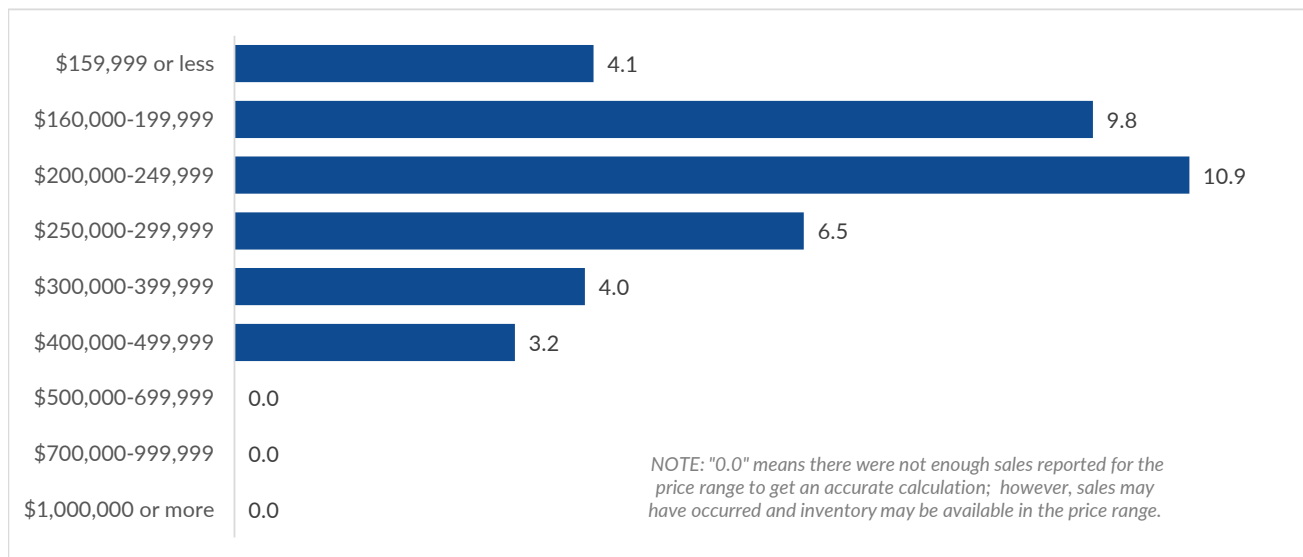
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Key Metrics

	Nov 2015	Nov 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	39	59	51.3%	472	576	22.0%
Median Sales Price	\$247,162	\$225,000	-9.0%	\$203,201	\$214,945	5.8%
Days on Market	58	52	-10.3%	82	72	-12.2%
Pending Sales	91	148	62.6%	--	--	--
Inventory	356	441	23.9%	--	--	--
Months Supply of Inventory	8.8	7.6	-13.6%	--	--	--

Months Supply of New Construction Inventory by Price Range



Explanation of Metrics

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	Nov 2015	Nov 2016	% Chg	Nov 2015	Nov 2016	% Chg
Nampa NE (1250)	3	7	133.3%	\$374,900	\$269,800	-28.0%
Nampa S (1260)	19	18	-5.3%	\$246,540	\$236,375	-4.1%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	2	2	0.0%	\$154,193	\$188,748	22.4%
Caldwell NW (1275)	1	8	700.0%	\$295,000	\$161,952	-45.1%
Caldwell SW (1280)	10	9	-10.0%	\$227,450	\$174,900	-23.1%
Middleton (1285)	3	15	400.0%	\$363,190	\$242,800	-33.1%
Parma (1292)	--	--	--	--	--	--
Wilder (1293)	--	--	--	--	--	--
Greenleaf (1294)	--	--	--	--	--	--

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