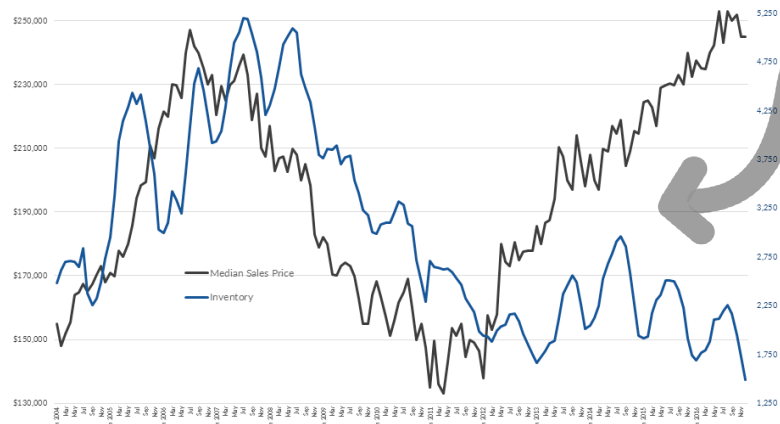


Inventory has not kept up with demand.

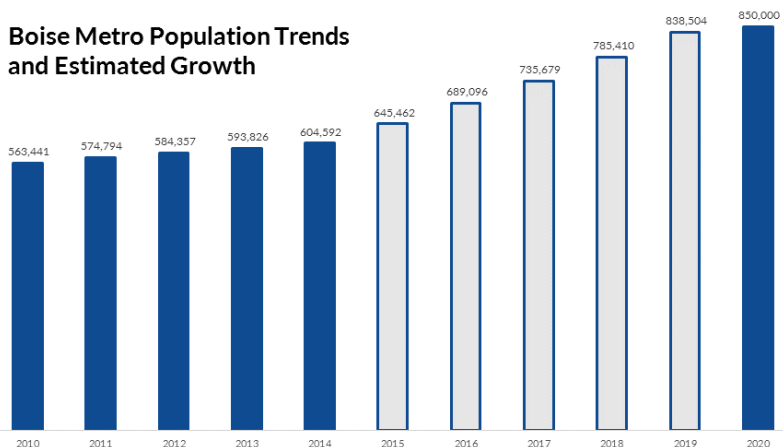


See where the two lines split?

Home prices rose because of **consumer demand vs. limited supply** – not speculation as was the case a decade ago.



Boise Metro Population Trends and Estimated Growth



INVENTORY is needed at all price points, especially existing homes priced below \$250,000.



Buyers and builders may begin looking at **options at the edges** of Ada County and throughout Canyon County.

For more stats and the full analysis, visit boirealtors.com/2016-residential-real-estate-market-report.

Source: Intermountain MLS as of January 12, 2017
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Months Supply of Inventory in Ada County 2015 compared to 2016

