



# January 2017 Market Statistics for Ada and Canyon Counties

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2017

## Monthly Analysis

In January 2017, 1,037 homes went under contract in Ada County, down 6.5% from January 2016, but up 5.4% over December 2016. In Canyon County, 432 homes went pending in January 2017, down 1.6% from January 2016, but up 11.3% from December 2016. Homes that are pending typically close within 30-90 days.

Homeowners weren't as eager to list in January, which pushed overall inventory down further. There were 1,425 homes for sale in Ada County in January 2017, down 15.9% from a year ago and down 4.4% from December 2016. Canyon County had 705 homes for sale in January 2017, down 11.3% from January 2016 and down 12.7% from December 2016.

Those waiting until spring to list their home — for nicer weather or to potentially net more money — should continue to see prices rise over the next few months, however; the rate at which prices are rising has been slowing down, both nationally and locally.

Increases in mortgage rates, which many economists expect in 2017, may further affect price gains. The Mortgage Bankers Association (MBA) is forecasting the 30-Year Fixed Rate Mortgage to reach 4.7% by Q4-2017, 0.9 points higher than Q4-2016 (3.8%) and 0.4 points higher than their forecast for Q1-2017 (4.3%).

To reiterate, slowing price appreciation does not mean that actual prices are going down, nor does it mean that people are losing equity. For those homeowners considering selling, it's possible their home is worth more than they think. Seek the advice of a REALTOR® to understand what supply and demand looks like in your immediate area, and how home prices have responded as a result.

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# Ada County – Single-Family Homes

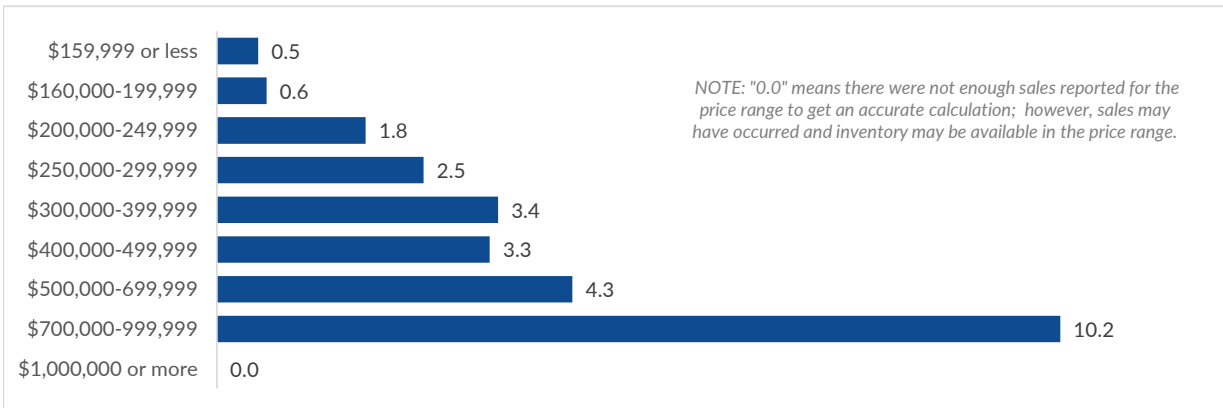
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Key Metrics	Jan 2016	Jan 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	460	547	18.9%	460	547	18.9%
Median Sales Price	\$237,769	\$239,588	0.8%	\$237,769	\$239,588	0.8%
Days on Market	67	51	-23.9%	67	51	-23.9%
Pending Sales	1,109	1,037	-6.5%	--	--	--
Inventory	1,695	1,425	-15.9%	--	--	--
Months Supply of Inventory	2.6	2.1	-19.2%	--	--	--

### 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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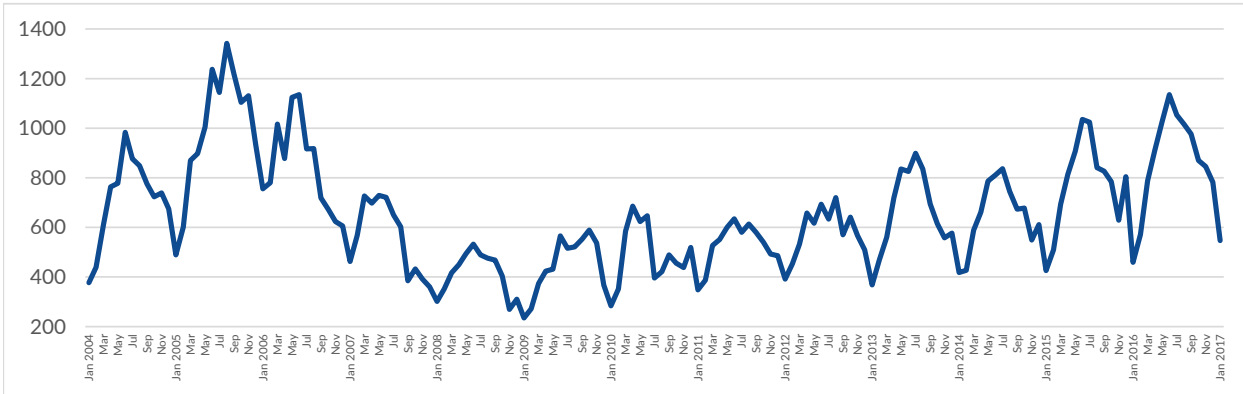
# Ada County – Single-Family Homes

## January 2017 Market Statistics

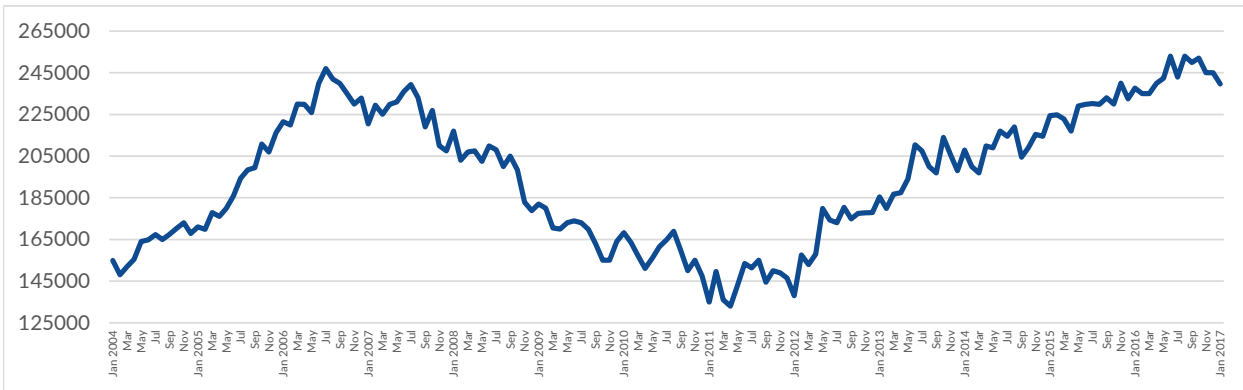
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2017

**Closed Sales** High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 547



**Median Sales Price** High: \$253,000 in Aug 2016 | Low: \$134,900 in Jan 2011 | Current Month: \$239,588



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,425 in Jan 2017 | Current Month: 1,425





# Ada County – Existing/Resale

## January 2017 Market Statistics

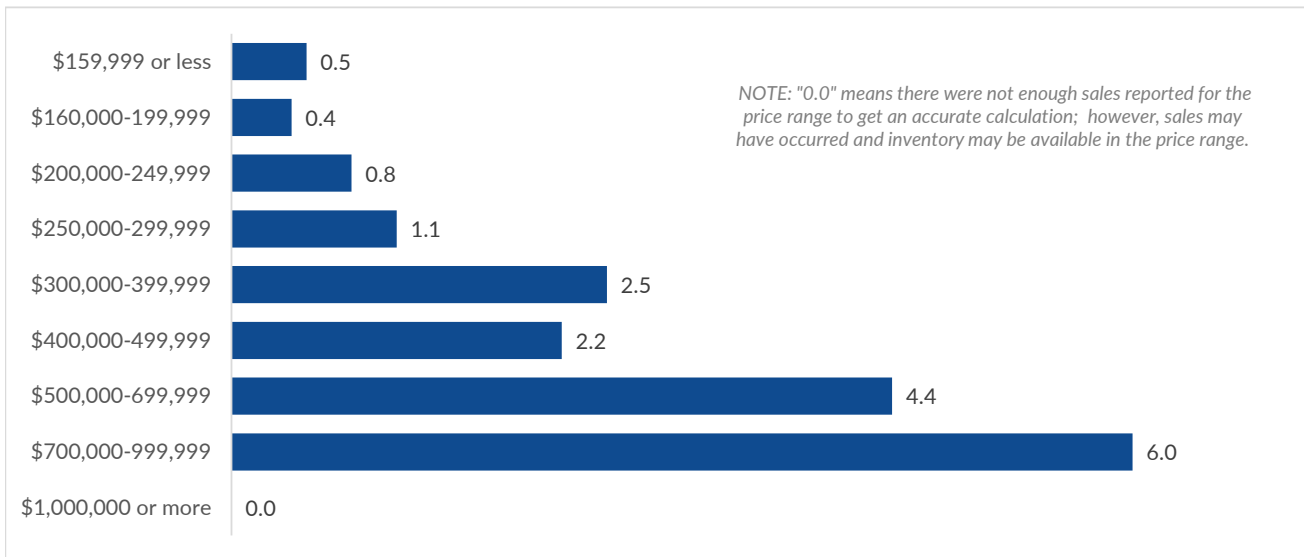
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### Key Metrics

	Jan 2016	Jan 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	353	<b>420</b>	19.0%	353	<b>420</b>	19.0%
Median Sales Price	\$209,888	<b>\$221,250</b>	5.4%	\$209,888	<b>\$221,250</b>	5.4%
Days on Market	59	<b>46</b>	-22.0%	59	<b>46</b>	-22.0%
Pending Sales	700	<b>528</b>	-24.6%	--	--	--
Inventory	875	<b>600</b>	-31.4%	--	--	--
Months Supply of Inventory	1.8	<b>1.1</b>	-38.9%	--	--	--

### 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. || Copyright © 2017 Boise Regional REALTORS®



# Ada County – Existing/Resale

## January 2017 Market Statistics

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Activity by MLS Area	Closed Sales			Median Sales Price		
	Jan 2016	Jan 2017	% Chg	Jan 2016	Jan 2017	% Chg
Boise N (0100)	18	<b>18</b>	0.0%	\$304,900	<b>\$405,500</b>	33.0%
Boise NE (0200)	9	<b>7</b>	-22.2%	\$325,000	<b>\$325,000</b>	0.0%
Boise SE (0300)	24	<b>30</b>	25.0%	\$244,950	<b>\$259,750</b>	6.0%
Boise Bench (0400)	28	<b>32</b>	14.3%	\$167,400	<b>\$186,050</b>	11.1%
Boise S (0500)	10	<b>14</b>	40.0%	\$185,450	<b>\$217,500</b>	17.3%
Boise SW-Meridian (0550)	33	<b>42</b>	27.3%	\$207,000	<b>\$218,200</b>	5.4%
Boise W (0600)	24	<b>40</b>	66.7%	\$175,900	<b>\$194,000</b>	10.3%
Boise W-Garden City (0650)	35	<b>49</b>	40.0%	\$176,500	<b>\$211,800</b>	20.0%
Garden City (0700)	2	<b>2</b>	0.0%	\$116,000	<b>\$124,450</b>	7.3%
Boise NW (0800)	21	<b>36</b>	71.4%	\$210,000	<b>\$250,700</b>	19.4%
Eagle (0900)	24	<b>21</b>	-12.5%	\$332,250	<b>\$371,500</b>	11.8%
Star (0950)	14	<b>18</b>	28.6%	\$266,900	<b>\$296,500</b>	11.1%
Meridian SE (1000)	11	<b>8</b>	-27.3%	\$264,900	<b>\$276,000</b>	4.2%
Meridian SW (1010)	7	<b>4</b>	-42.9%	\$324,900	<b>\$420,000</b>	29.3%
Meridian NE (1020)	24	<b>24</b>	0.0%	\$239,450	<b>\$208,200</b>	-13.1%
Meridian NW (1030)	48	<b>49</b>	2.1%	\$209,444	<b>\$241,900</b>	15.5%
Kuna (1100)	21	<b>25</b>	19.0%	\$154,000	<b>\$176,900</b>	14.9%

### Notes on Data Sources and Methodology

Year-over-year percent changes may look extreme due to small sample sizes. The information in this report is based primarily on the public statistics provided by the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR), available here: [intermountainmls.com/Statistics/Static.aspx](http://intermountainmls.com/Statistics/Static.aspx). 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. These statistics are not intended to represent the total number of properties sold in the counties or cities during the specified time period. The 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. These numbers do not include activity for mobile homes, condominiums, townhomes, land, commercial, or multi-family properties (like apartment buildings). To reduce errors, only data falling within three (3) standard deviations from the mean have been included in the report. || For questions, please contact Breanna Vanstrom, Chief Executive Officer of Boise Regional REALTORS®, at [breanna@boirealtors.com](mailto:breanna@boirealtors.com). Market reports are released on or after the 12th calendar day of each month, and will be available here: [boirealtors.com/category/market-info](http://boirealtors.com/category/market-info). || 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/Agents/Searchagents.aspx](http://intermountainmls.com/Agents/Searchagents.aspx). || Copyright © 2017 Boise Regional REALTORS®



# Ada County – New Construction

## January 2017 Market Statistics

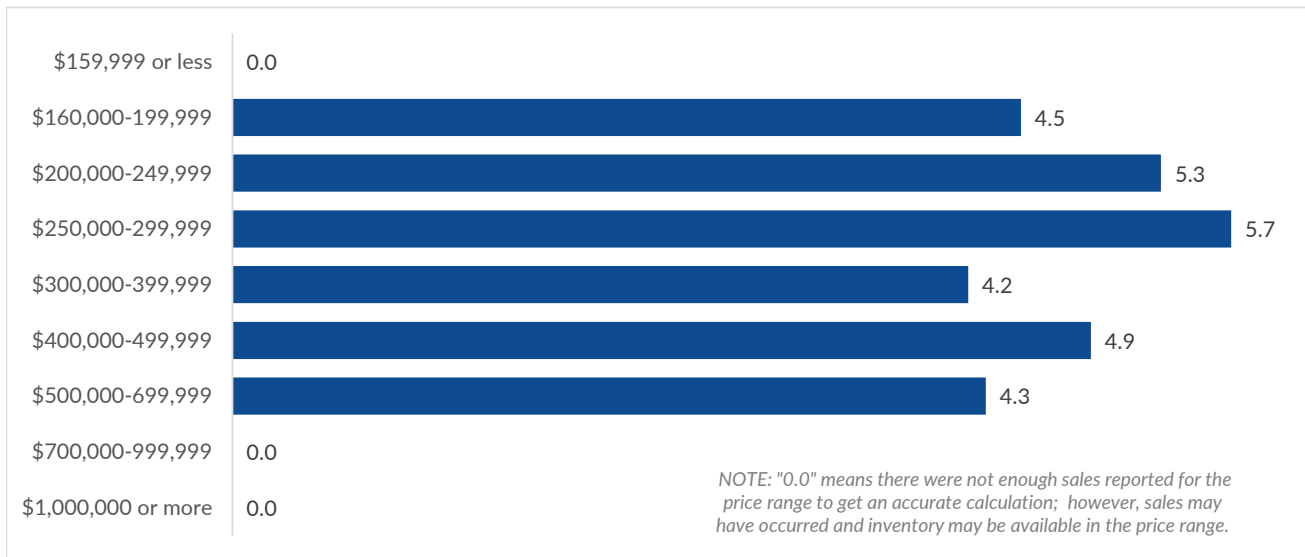
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2017

### Key Metrics

	Jan 2016	Jan 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	107	<b>127</b>	18.7%	107	<b>127</b>	18.7%
Median Sales Price	\$301,140	<b>\$299,630</b>	-0.5%	\$301,140	<b>\$299,630</b>	-0.5%
Days on Market	90	<b>69</b>	-23.3%	90	<b>69</b>	-23.3%
Pending Sales	409	<b>509</b>	24.4%	--	--	--
Inventory	820	<b>825</b>	0.6%	--	--	--
Months Supply of Inventory	5.4	<b>4.8</b>	-11.1%	--	--	--

### 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. || Copyright © 2017 Boise Regional REALTORS®



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Activity by MLS Area	Closed Sales			Median Sales Price		
	Jan 2016	Jan 2017	% Chg	Jan 2016	Jan 2017	% Chg
Boise N (0100)	2	1	-50.0%	\$678,605	<b>\$322,000</b>	-52.5%
Boise NE (0200)	5	7	40.0%	\$392,900	<b>\$398,900</b>	1.5%
Boise SE (0300)	9	2	-77.8%	\$292,272	<b>\$375,450</b>	28.5%
Boise Bench (0400)	2	3	50.0%	\$219,950	<b>\$207,000</b>	-5.9%
Boise S (0500)	3	1	-66.7%	\$220,549	<b>\$290,000</b>	-13.0%
Boise SW-Meridian (0550)	18	19	5.6%	\$255,972	<b>\$251,456</b>	-1.8%
Boise W (0600)	--	2	--	--	<b>\$227,735</b>	--
Boise W-Garden City (0650)	4	2	-50.0%	\$217,633	<b>\$304,585</b>	40.0%
Garden City (0700)	--	--	--	--	--	--
Boise NW (0800)	6	4	-33.3%	\$286,109	<b>\$273,065</b>	-4.6%
Eagle (0900)	12	18	50.0%	\$503,400	<b>\$407,450</b>	-19.1%
Star (0950)	4	9	125.0%	\$384,000	<b>\$347,900</b>	-9.4%
Meridian SE (1000)	6	8	33.3%	\$319,800	<b>\$267,075</b>	-16.5%
Meridian SW (1010)	2	5	150.0%	\$333,300	<b>\$266,767</b>	-20.0%
Meridian NE (1020)	9	11	22.2%	\$264,990	<b>\$265,000</b>	0.0%
Meridian NW (1030)	18	24	33.3%	\$295,570	<b>\$337,600</b>	14.2%
Kuna (1100)	6	11	83.3%	\$201,450	<b>\$255,895</b>	27.0%

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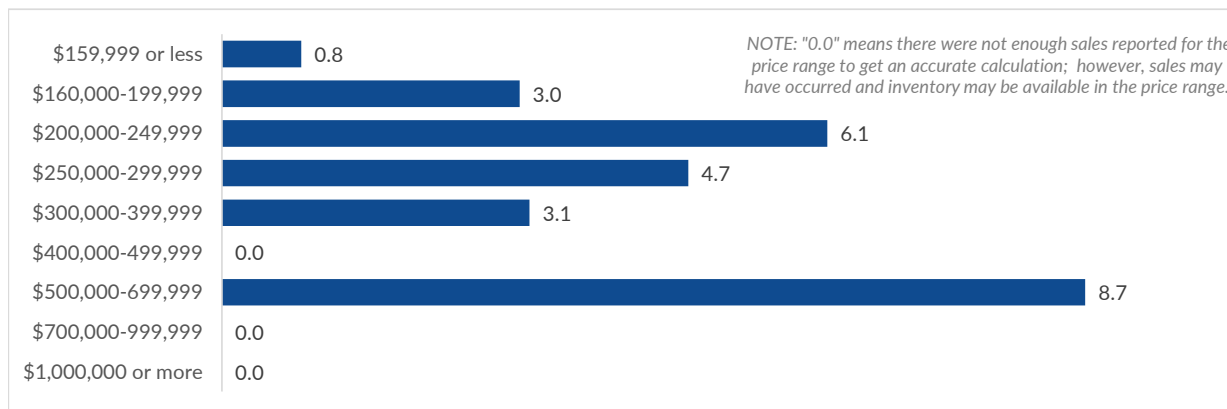
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Key Metrics	Jan 2016	Jan 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	224	191	-14.7%	224	191	-14.7%
Median Sales Price	\$149,950	\$159,900	6.6%	\$145,950	\$159,900	9.6%
Days on Market	58	53	-8.6%	58	53	-8.6%
Pending Sales	439	432	-1.6%	--	--	--
Inventory	795	705	-11.3%	--	--	--
Months Supply of Inventory	3.1	2.7	-12.9%	--	--	--

### 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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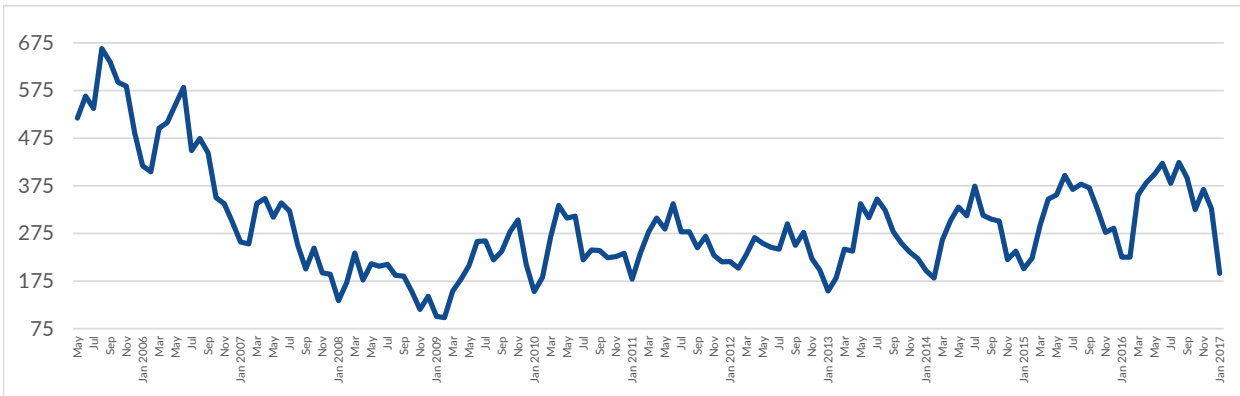
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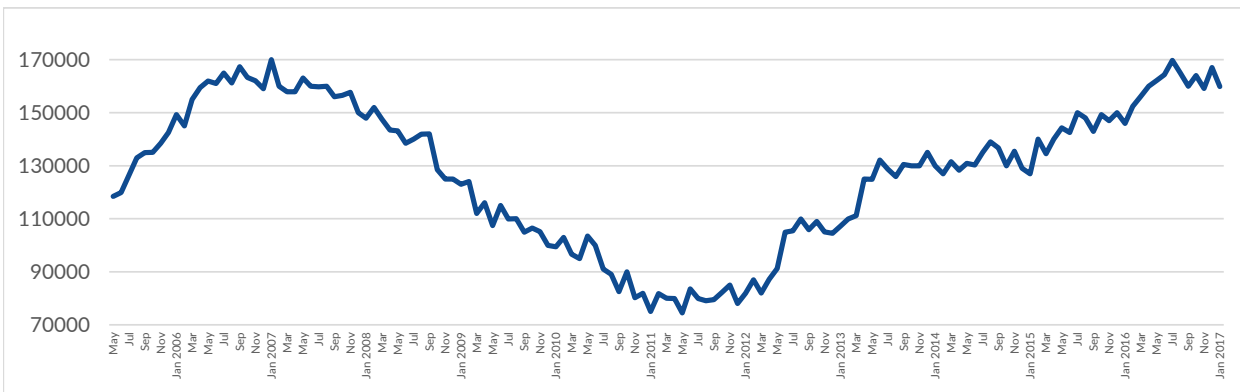
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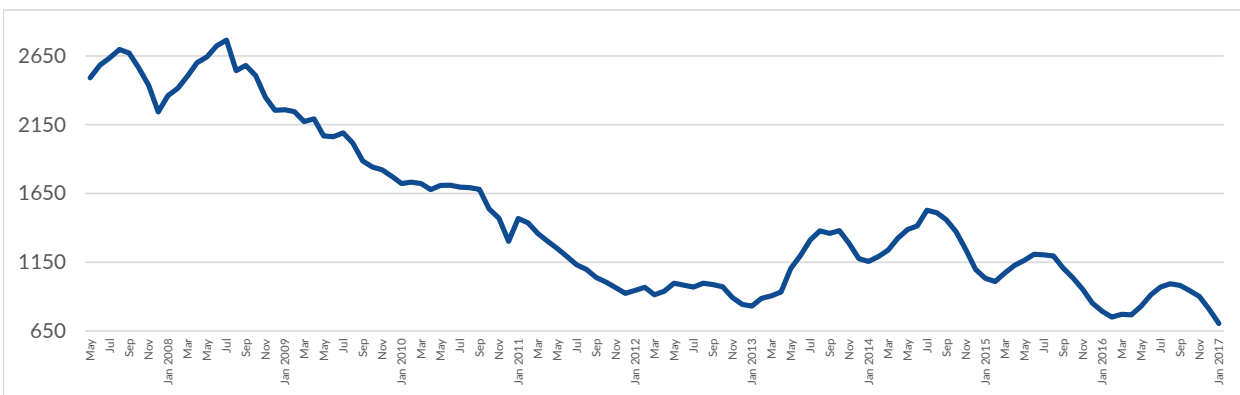
**Closed Sales** High: 663 in Aug 2005 | Low: 98 in Feb 2009 | Current Month: 191



**Median Sales Price** High: \$170,000 in Jan 2007 | Low: \$74,500 in May 2011 | Current Month: \$159,900



**Inventory of Homes for Sale** High: 2,765 in Jul 2008 | Low: 705 in Jan 2017 | Current Month: 705





# Canyon County – Existing/Resale

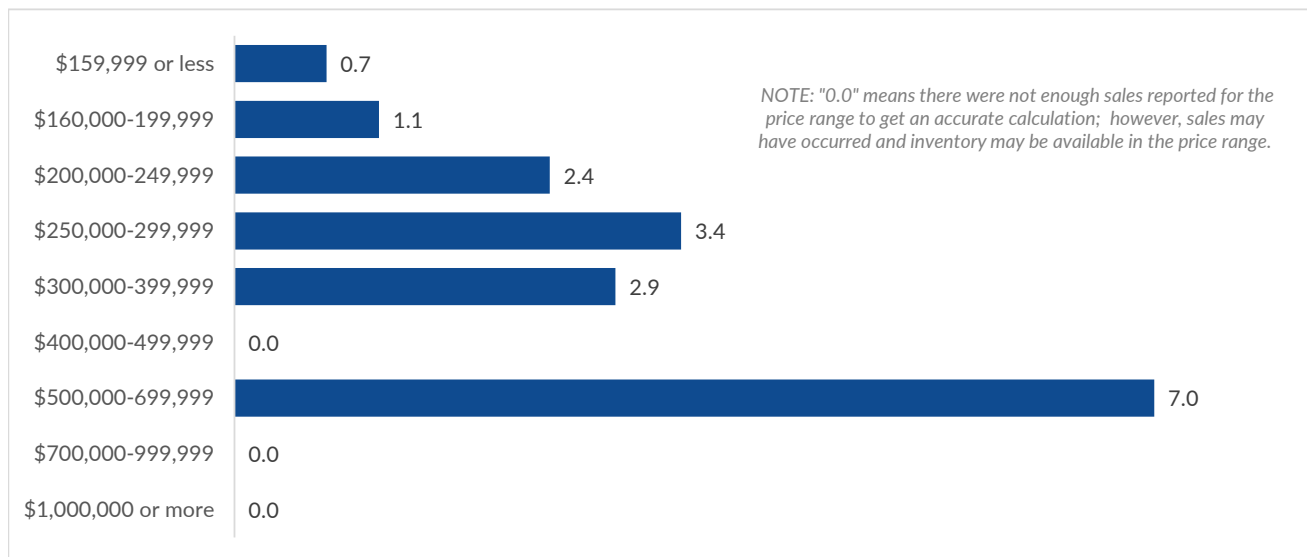
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Closed Sales	190	<b>151</b>	-20.5%	190	<b>151</b>	-20.5%
Median Sales Price	\$137,900	<b>\$152,000</b>	10.2%	\$137,900	<b>\$152,000</b>	10.2%
Days on Market	61	<b>55</b>	-9.8%	61	<b>55</b>	-9.8%
Pending Sales	355	<b>281</b>	-20.8%	--	--	--
Inventory	467	<b>302</b>	-35.3%	--	--	--
Months Supply of Inventory	2.1	<b>1.4</b>	-33.3%	--	--	--

## 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. || Copyright © 2017 Boise Regional REALTORS®



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### Activity by MLS Area

	Closed Sales			Median Sales Price		
	Jan 2016	Jan 2017	% Chg	Jan 2016	Jan 2017	% Chg
Nampa NE (1250)	34	20	-41.2%	\$150,000	<b>\$149,450</b>	-0.4%
Nampa S (1260)	42	48	14.3%	\$142,450	<b>\$179,450</b>	26.0%
Melba (1265)	1	--	--	\$80,500	--	--
Nampa NW (1270)	26	25	45.5%	\$130,000	<b>\$144,000</b>	10.8%
Caldwell NW (1275)	11	16	45.5%	\$127,000	<b>\$157,840</b>	24.3%
Caldwell SW (1280)	44	28	-36.4%	\$136,450	<b>\$144,900</b>	6.2%
Middleton (1285)	21	11	-47.6%	\$169,900	<b>\$194,000</b>	14.2%
Parma (1292)	4	1	-75.0%	\$100,575	<b>\$139,900</b>	39.1%
Wilder (1293)	3	1	-66.7%	\$45,000	<b>\$167,000</b>	271.1%
Greenleaf (1294)	2	1	-50.0%	\$136,250	<b>\$127,000</b>	-6.8%

### Notes on Data Sources and Methodology

Year-over-year percent changes may look extreme due to small sample sizes. The information in this report is based primarily on the public statistics provided by the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR), available here: [intermountainmls.com/Statistics/Static.aspx](http://intermountainmls.com/Statistics/Static.aspx). 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. These statistics are not intended to represent the total number of properties sold in the counties or cities during the specified time period. The 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. These numbers do not include activity for mobile homes, condominiums, townhomes, land, commercial, or multi-family properties (like apartment buildings). To reduce errors, only data falling within three (3) standard deviations from the mean have been included in the report. || For questions, please contact Breanna Vanstrom, Chief Executive Officer of Boise Regional REALTORS®, at [breanna@boirealtors.com](mailto:breanna@boirealtors.com). Market reports are released on or after the 12th calendar day of each month, and will be available here: [boirealtors.com/category/market-info](http://boirealtors.com/category/market-info). || 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/Agents/Searchagents.aspx](http://intermountainmls.com/Agents/Searchagents.aspx). || Copyright © 2017 Boise Regional REALTORS®



# Canyon County – New Construction

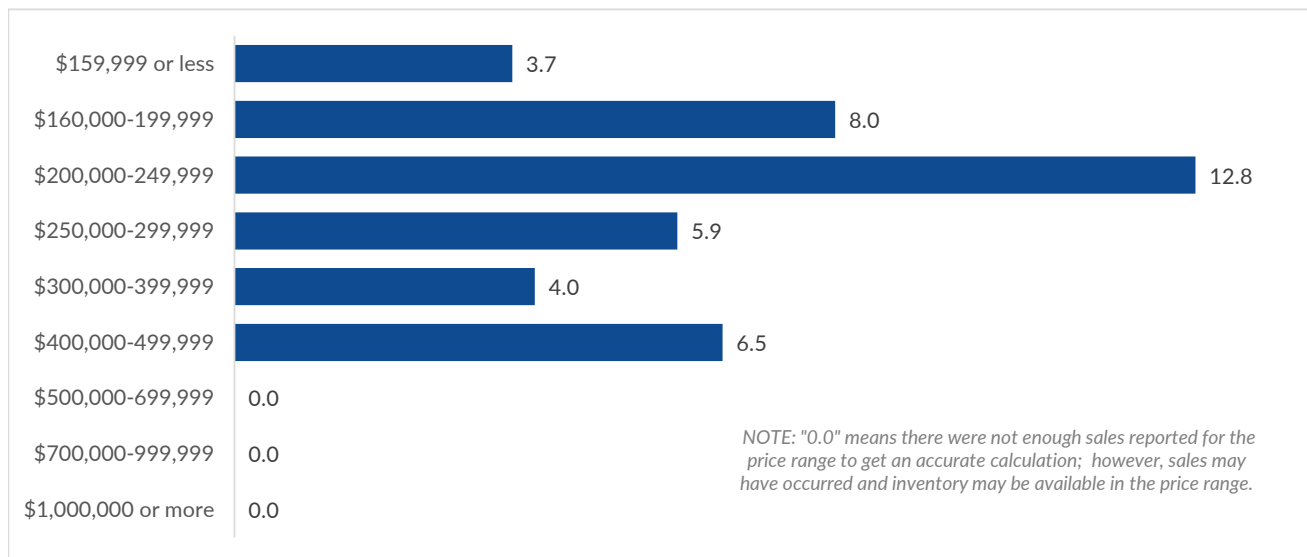
## January 2017 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2017

Key Metrics	Jan 2016	Jan 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	34	40	17.6%	34	40	17.6%
Median Sales Price	\$215,512	<b>\$201,092</b>	-6.7%	\$215,512	<b>\$201,092</b>	-6.7%
Days on Market	46	45	-2.2%	46	45	-2.2%
Pending Sales	84	151	79.8%	--	--	--
Inventory	328	403	22.9%	--	--	--
Months Supply of Inventory	9.6	7.7	-19.8%	--	--	--

## 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. || Copyright © 2017 Boise Regional REALTORS®



# Canyon County – New Construction

## January 2017 Market Statistics

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Activity by MLS Area	Closed Sales			Median Sales Price		
	Jan 2016	Jan 2017	% Chg	Jan 2016	Jan 2017	% Chg
Nampa NE (1250)	5	1	-80.0%	\$226,683	<b>\$244,900</b>	8.0%
Nampa S (1260)	10	14	40.0%	\$222,990	<b>\$228,750</b>	2.6%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	2	1	-50.0%	\$179,705	<b>\$177,740</b>	-1.1%
Caldwell NW (1275)	4	5	25.0%	\$144,517	<b>\$160,990</b>	11.4%
Caldwell SW (1280)	5	9	80.0%	\$220,000	<b>\$160,099</b>	-27.2%
Middleton (1285)	7	6	-14.3%	\$217,400	<b>\$249,258</b>	14.7%
Parma (1292)	--	1	--	--	<b>\$168,915</b>	--
Wilder (1293)	1	3	200.0%	\$112,500	<b>\$140,000</b>	24.4%
Greenleaf (1294)	--	--	--	--	--	--

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