



# July 2017 Market Statistics for Ada and Canyon Counties

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

## Monthly Analysis

At Boise Regional REALTORS® (BRR), we feel like we've been talking about low inventory for months... and for good reason.

A few weeks ago, Zillow's Chief Economist Svenja Gudell posted on Twitter: "Inventory down YoY for 25 consecutive months now. We're just past 2-years into the #inventorycrisis." While we never like when the term "crisis" is used to describe the housing market, the sentiment reflects the pressure that many home buyers are feeling caused by the low inventory levels, especially for existing homes.

Gudell's comments were based on nationwide trends, so what does this look like in the Boise Region?

Based on monthly data, inventory of existing homes in both Ada and Canyon counties has been down year-over-year for 34 consecutive months, starting October 2014. Let's break this down by inventory (supply) and pending sales (demand)...

Inventory of existing homes in Ada County was at 1,702 in October 2014 and 1,238 in July 2017, a decrease of 27.3%. In comparison, there were 628 pending sales in October 2014 versus 1,078 in July 2017, an increase of 71.7%. Pending sales are homes under contract that should close within 30-90 days.

Looking at months supply of existing inventory — which takes the number of homes for sale divided by the average number of sales by month — there were 3.2 months in October 2014 in Ada County to 1.4 months in July 2017, a drop of 56.3%. (A balanced market—not favoring buyers or sellers—is typically between 4-6 months supply of inventory.)

In Canyon County, inventory of existing homes was at 886 in October 2014 and 600 in July 2017, a decrease of 32.3%. In comparison, there were 307 pending sales in October 2014 versus 537 in July 2017, an increase of 76.6%. That put months supply of inventory at 3.3 months in October 2014 compared to 1.5 months in June 2017, a drop of 54.5%.

How has the decrease in supply and increase in demand influenced home prices in the Boise Region? The median sales price of existing homes in Ada County increased 34.2% between October 2014 and July 2017, and increased 42.2% in Canyon County during that same period, illustrating BRR's familiar refrain of how home prices are being driven by demand compared to supply.

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), 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. || For questions about this report, please contact Breanna Vanstrom, Chief Executive Officer of Boise Regional REALTORS®. 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).



# Ada County – Single-Family Homes

## July 2017 Market Statistics

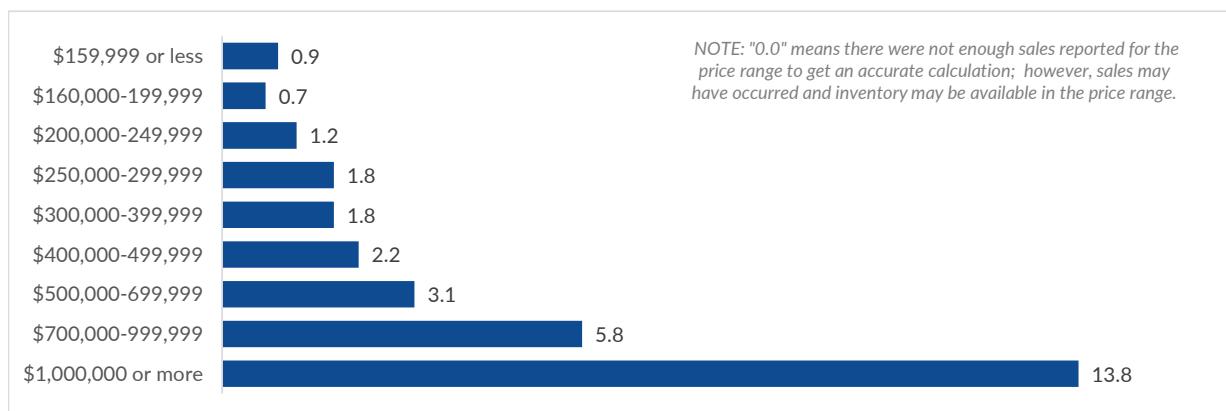
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

### Key Metrics

	Jul 2016	Jul 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	1,070	<b>1,055</b>	-1.4%	6,017	<b>5,998</b>	-0.3%
Median Sales Price	\$243,250	<b>\$271,000</b>	11.4%	\$240,000	<b>\$260,000</b>	8.3%
Days on Market	33	<b>30</b>	-9.1%	44	<b>39</b>	-11.4%
Pending Sales	1,639	<b>1,828</b>	11.5%	--	--	--
Inventory	2,196	<b>1,966</b>	-10.5%	--	--	--
Months Supply of Inventory	2.0	<b>1.7</b>	-15.0%	--	--	--

### 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.

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®



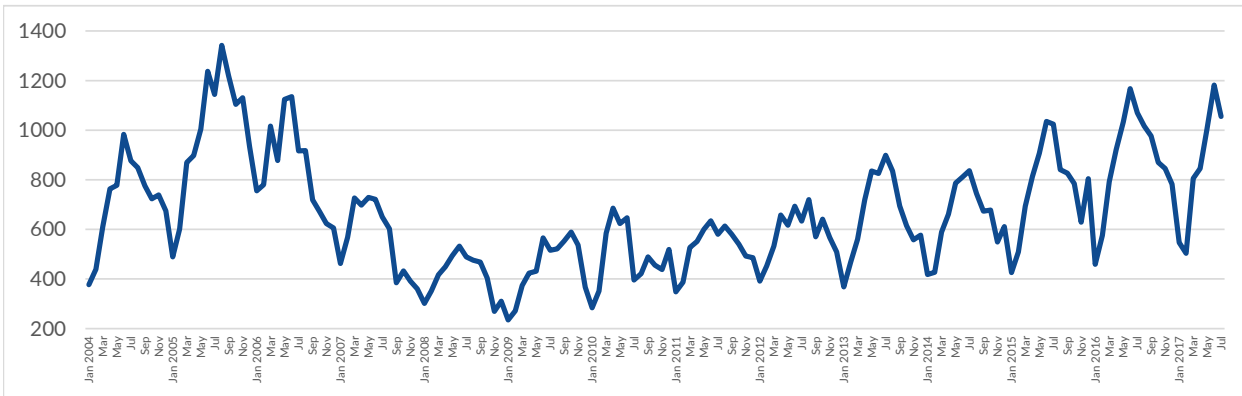
# Ada County – Single-Family Homes

## July 2017 Market Statistics

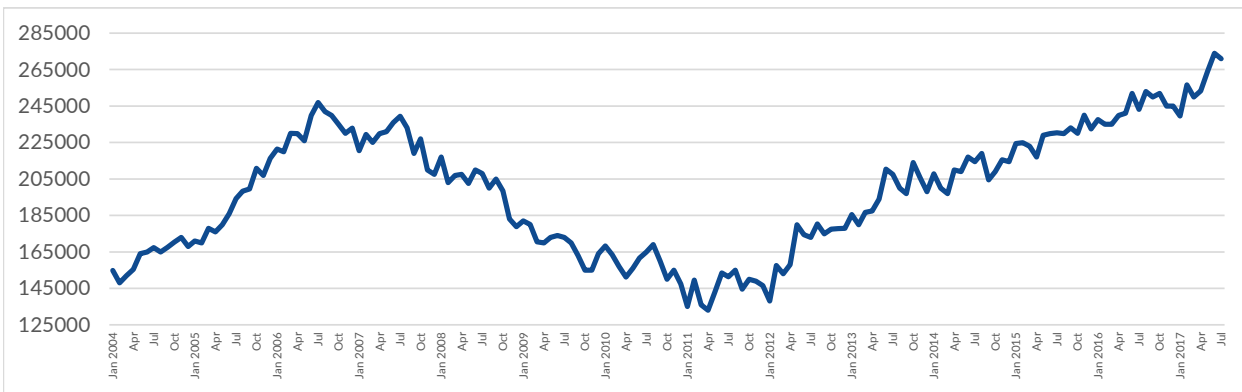
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

**Closed Sales** High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 1,055



**Median Sales Price** High: \$273,950 in June 2017 | Low: \$134,900 in Jan 2011 | Current Month: \$271,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,425 in Jan 2017 | Current Month: 1,966





# Ada County – Existing/Resale

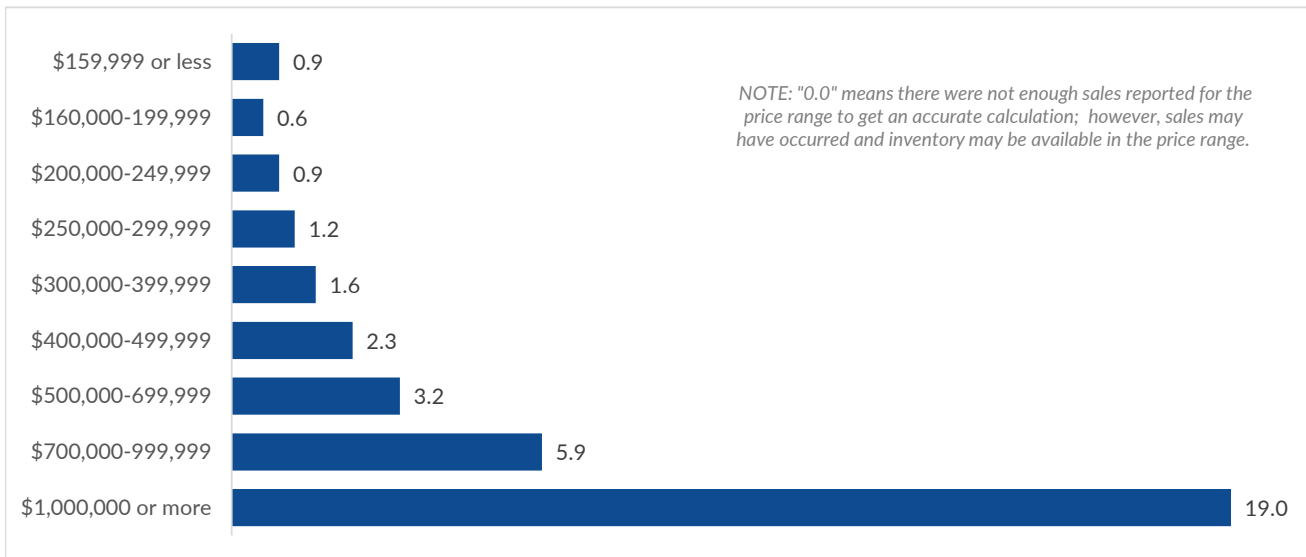
## July 2017 Market Statistics

Report provided by Boise Regional REALTORS®  
 Data from the Intermountain MLS as of August 11, 2017

### Key Metrics

	Jul 2016	Jul 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	870	<b>836</b>	-3.9%	4,748	<b>4,581</b>	-3.5%
Median Sales Price	\$229,900	<b>\$255,000</b>	10.9%	\$225,400	<b>\$241,000</b>	6.9%
Days on Market	27	<b>20</b>	-25.9%	34	<b>28</b>	-17.6%
Pending Sales	1,066	<b>1,078</b>	1.1%	--	--	--
Inventory	1,462	<b>1,238</b>	-15.3%	--	--	--
Months Supply of Inventory	1.6	<b>1.4</b>	-12.5%	--	--	--

### 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

## July 2017 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

Activity by MLS Area	Closed Sales			Median Sales Price		
	Jul 2016	Jul 2017	% Chg	Jul 2016	Jul 2017	% Chg
Boise N (0100)	41	56	36.6%	\$301,000	<b>\$413,000</b>	37.2%
Boise NE (0200)	19	19	0.0%	\$380,000	<b>\$405,000</b>	6.6%
Boise SE (0300)	74	69	-6.8%	\$241,200	<b>\$274,900</b>	14.0%
Boise Bench (0400)	65	50	-23.1%	\$182,000	<b>\$196,000</b>	7.7%
Boise S (0500)	34	32	-5.9%	\$245,000	<b>\$240,950</b>	-1.7%
Boise SW-Meridian (0550)	84	68	-19.0%	\$217,750	<b>\$237,250</b>	9.0%
Boise W (0600)	44	60	36.4%	\$189,950	<b>\$204,745</b>	7.8%
Boise W-Garden City (0650)	74	80	8.1%	\$202,650	<b>\$222,000</b>	9.5%
Garden City (0700)	5	3	-40.0%	\$180,000	<b>\$175,000</b>	-2.8%
Boise NW (0800)	45	41	-8.9%	\$267,500	<b>\$254,000</b>	-5.0%
Eagle (0900)	69	57	-17.4%	\$405,000	<b>\$419,000</b>	3.5%
Star (0950)	27	34	25.9%	\$262,000	<b>\$271,400</b>	3.6%
Meridian SE (1000)	32	38	18.8%	\$247,500	<b>\$277,650</b>	12.2%
Meridian SW (1010)	15	6	-60.0%	\$250,000	<b>\$357,500</b>	43.0%
Meridian NE (1020)	65	61	-6.2%	\$242,000	<b>\$257,000</b>	6.2%
Meridian NW (1030)	108	100	-7.4%	\$229,250	<b>\$274,900</b>	19.9%
Kuna (1100)	55	66	20.0%	\$173,900	<b>\$202,950</b>	16.7%

### 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

## July 2017 Market Statistics

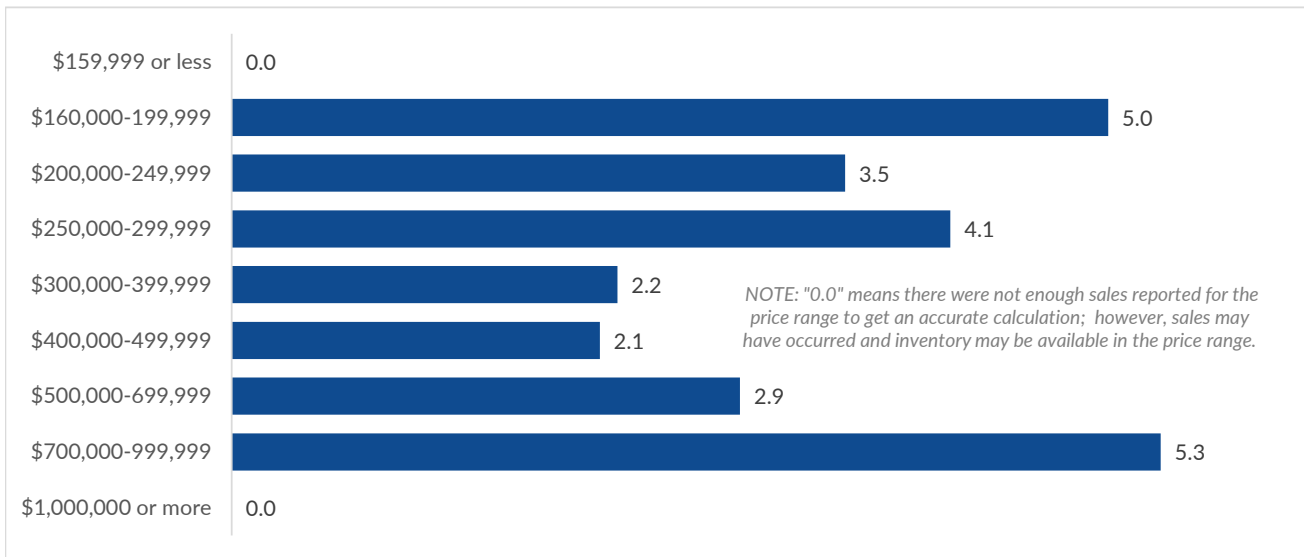
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

### Key Metrics

	Jul 2016	Jul 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	200	<b>219</b>	9.5%	1,269	<b>1,417</b>	11.7%
Median Sales Price	\$317,255	<b>\$337,740</b>	6.5%	\$309,252	<b>\$329,645</b>	6.6%
Days on Market	56	<b>67</b>	19.6%	82	<b>76</b>	-7.3%
Pending Sales	573	<b>750</b>	30.9%	--	--	--
Inventory	734	<b>728</b>	-0.8%	--	--	--
Months Supply of Inventory	3.4	<b>2.9</b>	-14.7%	--	--	--

### 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®



# Ada County – New Construction

## July 2017 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

Activity by MLS Area	Closed Sales			Median Sales Price		
	Jul 2016	Jul 2017	% Chg	Jul 2016	Jul 2017	% Chg
Boise N (0100)	4	--	--	\$717,294	--	--
Boise NE (0200)	10	15	50.0%	\$439,350	\$510,000	16.1%
Boise SE (0300)	5	6	20.0%	\$224,851	\$385,496	71.4%
Boise Bench (0400)	--	--	--	--	--	--
Boise S (0500)	3	1	-66.7%	\$241,583	\$217,000	-10.2%
Boise SW-Meridian (0550)	20	24	20.0%	\$257,037	\$277,462	7.9%
Boise W (0600)	5	2	-60.0%	\$230,000	\$259,450	12.8%
Boise W-Garden City (0650)	2	4	100.0%	\$302,650	\$329,062	8.7%
Garden City (0700)	--	1	--	--	\$195,000	--
Boise NW (0800)	12	16	33.3%	\$318,667	\$396,900	24.6%
Eagle (0900)	41	29	-29.3%	\$469,900	\$500,000	6.4%
Star (0950)	17	22	29.4%	\$300,000	\$332,275	10.8%
Meridian SE (1000)	19	15	-21.1%	\$319,900	\$398,578	24.6%
Meridian SW (1010)	6	7	16.7%	\$345,498	\$392,114	13.5%
Meridian NE (1020)	13	17	30.8%	\$292,500	\$306,056	4.6%
Meridian NW (1030)	27	38	40.7%	\$285,437	\$298,178	4.5%
Kuna (1100)	13	22	69.2%	\$216,348	\$258,491	19.5%

### 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 – Single-Family Homes

## July 2017 Market Statistics

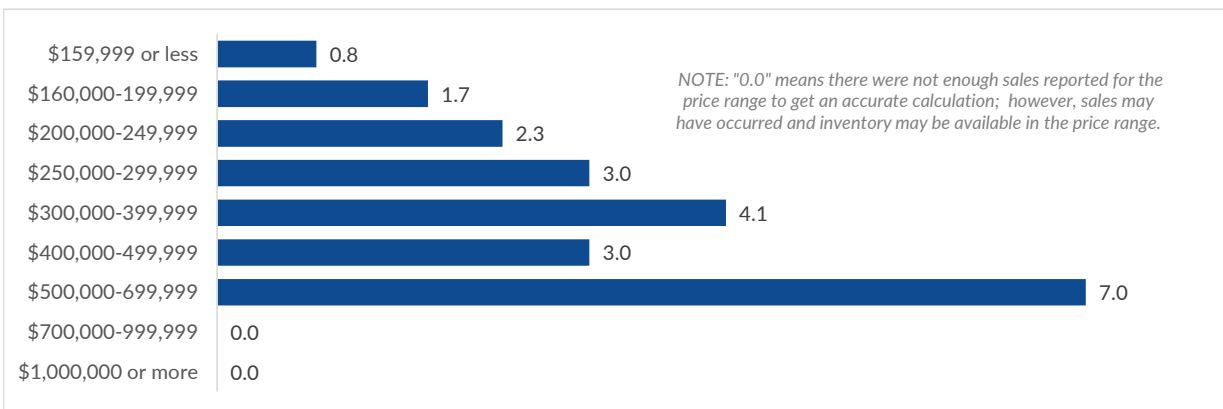
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

### Key Metrics

	Jul 2016	Jul 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	391	426	9.0%	2,406	2,519	4.7%
Median Sales Price	\$169,500	\$185,750	9.6%	\$159,900	\$178,000	11.3%
Days on Market	36	33	-8.3%	45	41	-8.9%
Pending Sales	692	784	13.3%	--	--	--
Inventory	970	918	-5.4%	--	--	--
Months Supply of Inventory	2.3	2.0	-13.0%	--	--	--

### 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.

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®





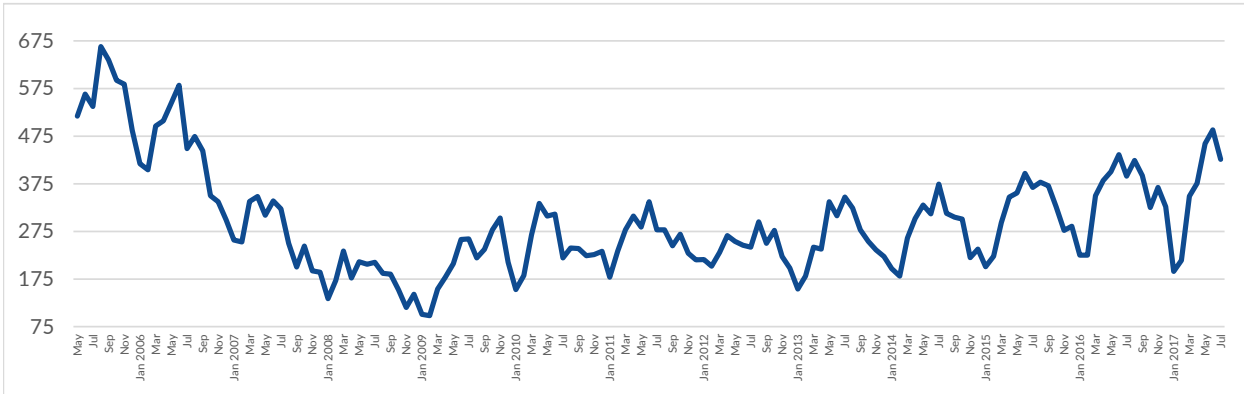
# Canyon County – Single-Family Homes

## July 2017 Market Statistics

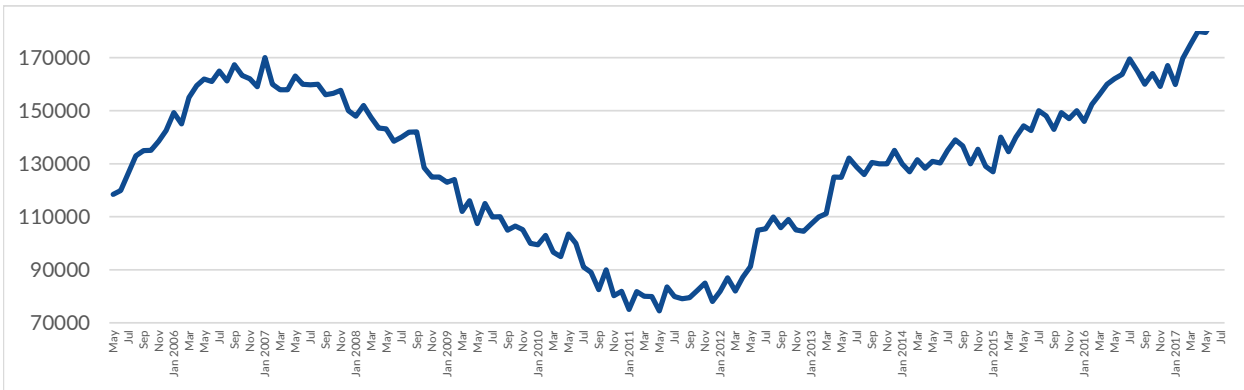
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

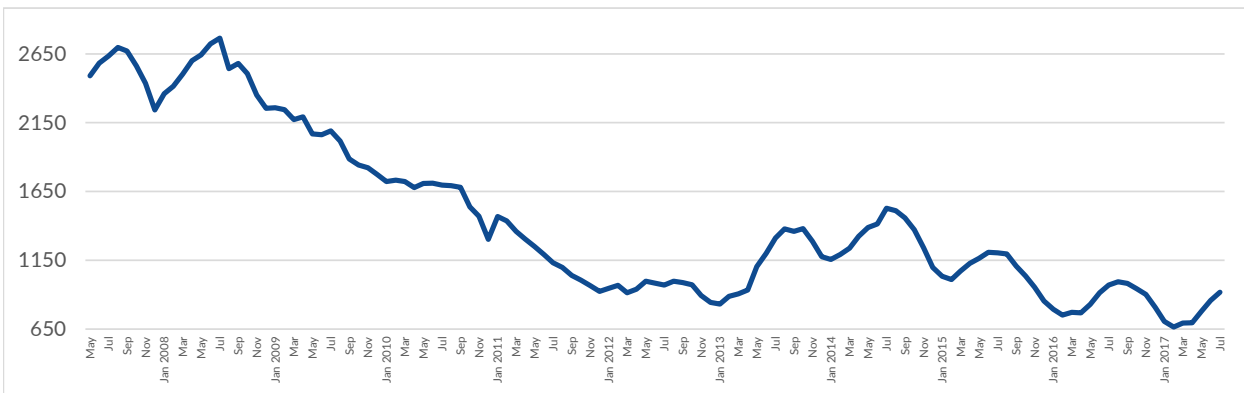
**Closed Sales** High: 663 in Aug 2005 | Low: 98 in Feb 2009 | Current Month: 426



**Median Sales Price** High: \$185,750 in July 2017 | Low: \$74,500 in May 2011 | Current Month: \$185,750



**Inventory of Homes for Sale** High: 2,765 in Jul 2008 | Low: 665 in Feb 2017 | Current Month: 918





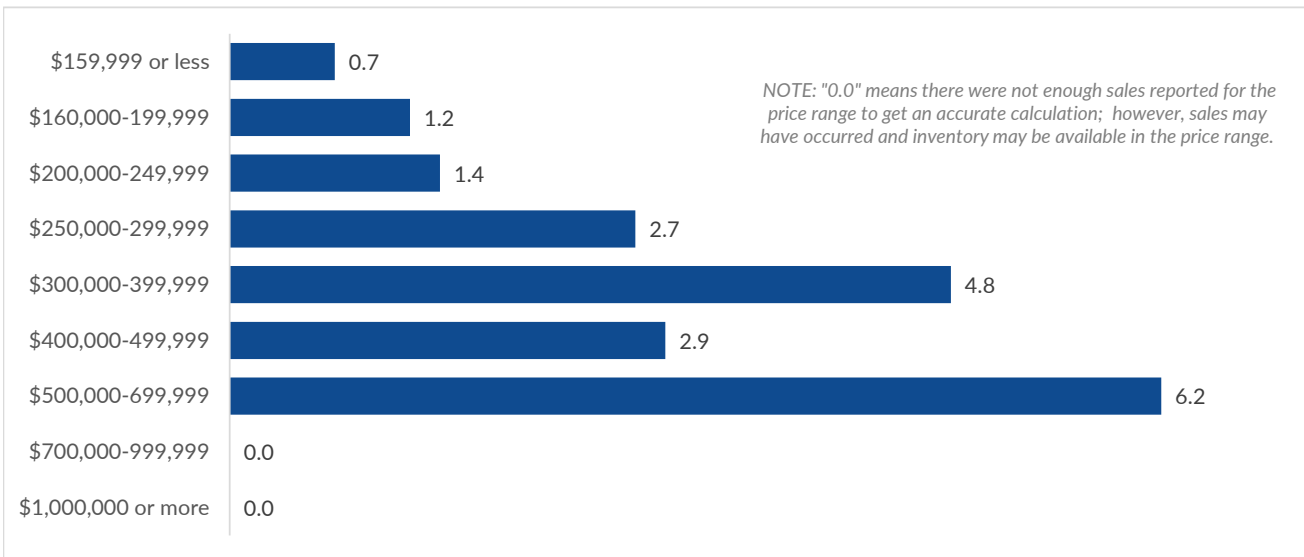
# Canyon County – Existing/Resale

## July 2017 Market Statistics

Report provided by Boise Regional REALTORS®  
 Data from the Intermountain MLS as of August 11, 2017

Key Metrics	Jul 2016	Jul 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	329	<b>351</b>	6.7%	2,060	<b>2,036</b>	-1.2%
Median Sales Price	\$160,000	<b>\$174,900</b>	9.3%	\$152,900	<b>\$169,500</b>	10.9%
Days on Market	32	<b>27</b>	-15.6%	40	<b>32</b>	-20.0%
Pending Sales	536	<b>537</b>	0.2%	--	--	--
Inventory	690	<b>600</b>	-13.0%	--	--	--
Months Supply of Inventory	1.9	<b>1.5</b>	-21.1%	--	--	--

### 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®



# Canyon County – Existing/Resale

## July 2017 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

Activity by MLS Area	Closed Sales			Median Sales Price		
	Jul 2016	Jul 2017	% Chg	Jul 2016	Jul 2017	% Chg
Nampa NE (1250)	40	<b>64</b>	60.0%	\$158,500	<b>\$176,400</b>	11.3%
Nampa S (1260)	105	<b>100</b>	-4.8%	\$169,900	<b>\$178,000</b>	4.8%
Melba (1265)	2	<b>2</b>	0.0%	\$279,500	<b>\$342,950</b>	22.7%
Nampa NW (1270)	42	<b>44</b>	4.8%	\$151,850	<b>\$161,975</b>	6.7%
Caldwell NW (1275)	25	<b>23</b>	-8.0%	\$149,900	<b>\$160,000</b>	6.7%
Caldwell SW (1280)	51	<b>62</b>	21.6%	\$146,500	<b>\$170,174</b>	16.2%
Middleton (1285)	32	<b>31</b>	-3.1%	\$224,500	<b>\$201,000</b>	-10.5%
Parma (1292)	8	<b>6</b>	-25.0%	\$186,050	<b>\$181,900</b>	-2.2%
Wilder (1293)	5	<b>5</b>	0.0%	\$205,000	<b>\$234,900</b>	14.6%
Greenleaf (1294)	1	<b>1</b>	0.0%	\$106,000	<b>\$155,700</b>	46.9%

### 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®



# Canyon County – New Construction

## July 2017 Market Statistics

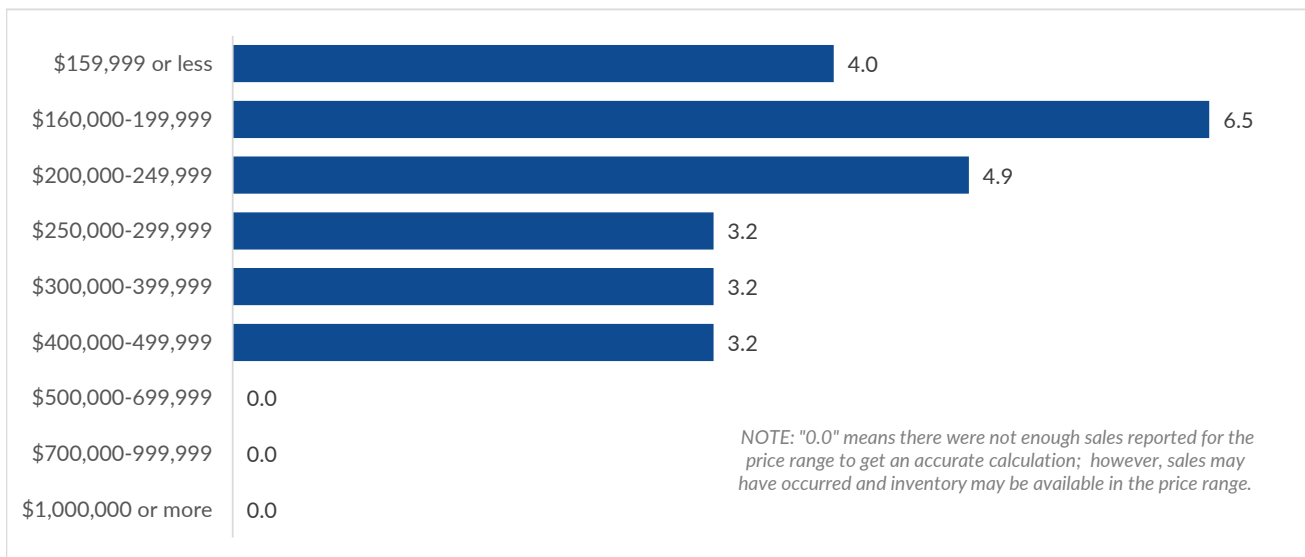
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

### Key Metrics

	Jul 2016	Jul 2017	% Chg	YTD 2016	YTD 2017	% Chg
Closed Sales	62	75	21.0%	346	483	39.6%
Median Sales Price	\$222,599	<b>\$254,130</b>	14.2%	\$214,995	<b>\$233,000</b>	8.4%
Days on Market	56	59	5.4%	73	79	8.2%
Pending Sales	156	247	58.3%	--	--	--
Inventory	280	318	13.6%	--	--	--
Months Supply of Inventory	5.0	4.3	-14.0%	--	--	--

### 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

## July 2017 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2017

Activity by MLS Area	Closed Sales			Median Sales Price		
	Jul 2016	Jul 2017	% Chg	Jul 2016	Jul 2017	% Chg
Nampa NE (1250)	4	7	75.0%	\$269,500	<b>\$289,650</b>	7.5%
Nampa S (1260)	21	25	19.0%	\$267,319	<b>\$249,990</b>	-6.5%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	3	10	233.3%	\$196,100	<b>\$226,400</b>	15.5%
Caldwell NW (1275)	10	6	-40.0%	\$157,375	<b>\$198,995</b>	26.4%
Caldwell SW (1280)	14	8	-42.9%	\$200,094	<b>\$248,666</b>	24.3%
Middleton (1285)	8	18	125.0%	\$256,000	<b>\$282,368</b>	10.3%
Parma (1292)	--	--	--	--	--	--
Wilder (1293)	2	1	-50.0%	\$210,000	<b>\$299,900</b>	42.8%
Greenleaf (1294)	--	--	--	--	--	--

### 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®