



City Statistics – Single-Family Homes

January 2018 Market Report

Report provided by Boise Regional REALTORS® based on data from the Intermountain MLS and Realtors Property Resource® as of February 22, 2018

Ada County	Closed Sales			Median Sales Price		
	Jan 2017	Jan 2018	% Chg	Feb 2016 thru Jan 2017	Feb 2017 thru Jan 2018	% Chg
Boise	306	284	-7.2%	\$228,473	\$249,473	9.2%
Eagle	42	81	92.9%	\$404,275	\$420,862	4.1%
Garden City	7	6	-14.3%	\$230,567	\$216,291	-6.2%
Kuna	38	48	26.3%	\$192,609	\$214,594	11.4%
Meridian	146	178	21.9%	\$254,609	\$279,577	9.8%
Star	28	28	0.0%	\$274,349	\$303,802	10.7%

Canyon County	Closed Sales			Median Sales Price		
	Jan 2017	Jan 2018	% Chg	Feb 2016 thru Jan 2017	Feb 2017 thru Jan 2018	% Chg
Caldwell	68	79	16.2%	\$151,403	\$169,548	12.0%
Melba	--	3	--	\$209,982	\$284,519	35.5%
Middleton	15	32	113.3%	\$196,733	\$227,744	15.8%
Nampa	115	143	24.3%	\$163,646	\$184,804	12.9%
Parma	3	5	66.7%	\$170,238	\$192,425	13.0%
Wilder	5	7	40.0%	\$185,421	\$215,237	16.1%

Gem County	Closed Sales			Median Sales Price		
	Jan 2017	Jan 2018	% Chg	Feb 2016 thru Jan 2017	Feb 2017 thru Jan 2018	% Chg
Emmett	22	18	-18.2%	\$156,599	\$179,459	14.6%

Explanation of Metrics and Notes on Data Sources and Methodology

The median sales price reported is based on a rolling 12-month median. This smooths out potential month-over-month swings due to seasonality, a very high or low number of transactions in one month, very high or low sales prices that may occur one month but are not common, or other activity that may not be representative of the overall price trends for the area or market segment. || Note that some year-over-year percent changes may look extreme due to small sample sizes. || 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. || The information in this report is based on the statistics generated by the Realtors Property Resource® (RPR) based on data received from the Intermountain MLS (IMLS), which is a subsidiary of Boise Regional REALTORS® (BRR). 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 geographics noted in the specified time period. RPR, 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 and/or RPR, for new construction and existing/resale properties combined. These numbers do not include activity for mobile homes, condominiums, townhomes, land, commercial, or multi-family properties (like apartment buildings). || For questions regarding this report, please contact Breanna Vanstrom, Chief Executive Officer of Boise Regional REALTORS®, at breanna@boirealtors.com. Market reports are released on or after the 12th calendar day of each month, and will be available here: boirealtors.com/market-statistics. || 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. || Copyright © 2018 Boise Regional REALTORS®