



Gem County – Single-Family Homes

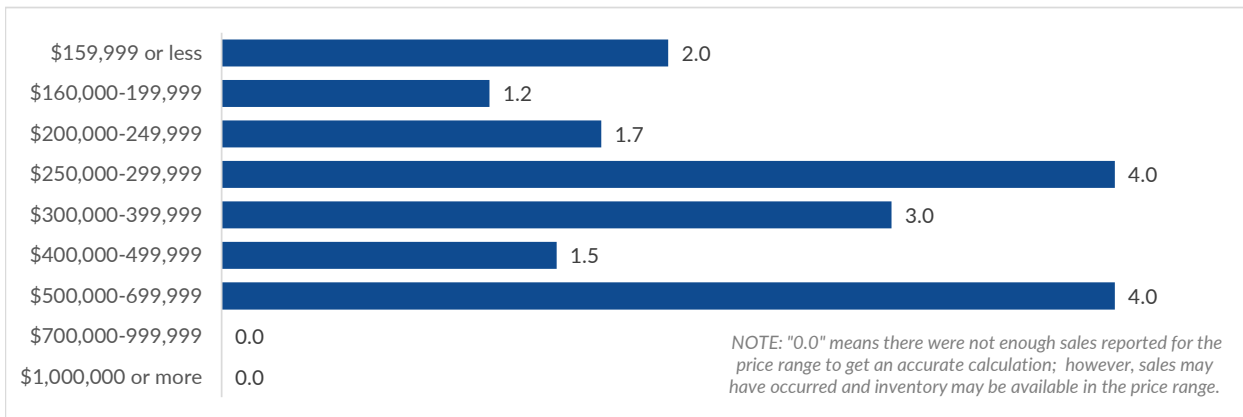
March 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of April 11, 2018

Key Metrics	Mar 2017	Mar 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	20	18	-10.0%	60	60	0.0%
Median Sales Price*	\$168,975	\$192,338	13.8%	--	--	--
Days on Market	74	70	-5.4%	77	61	-20.8%
Pending Sales	47	50	6.4%	--	--	--
Inventory	59	41	-30.5%	--	--	--
Months Supply of Inventory	2.3	1.9	-17.4%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

*The 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. || Due to the small number of newly constructed homes in this area, data reported is for existing/resale and new construction combined. || 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; 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. NOTE: Due to the small number of newly constructed homes in the area, data is reported only for existing/resale and new construction combined.

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. 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. Market reports are released on or after the 12th calendar day of each month, and will be available here: 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. ||



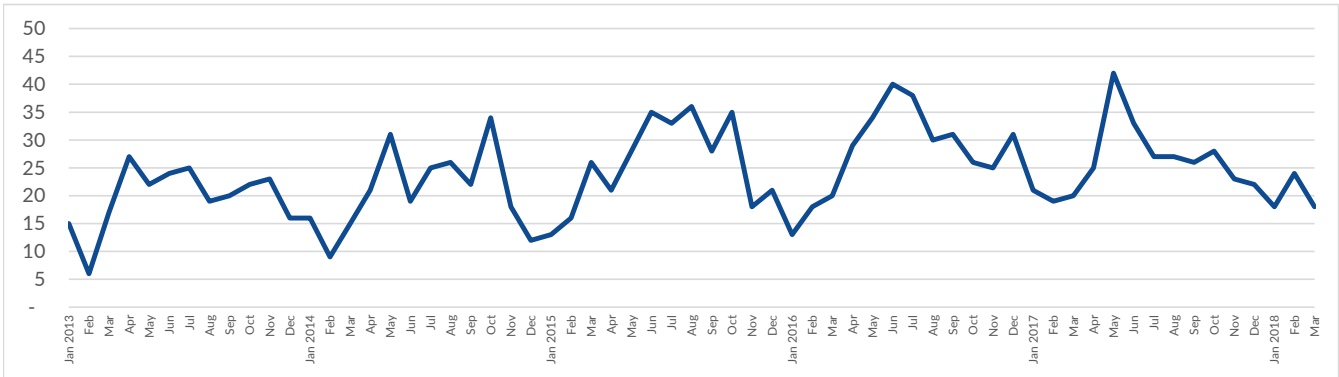
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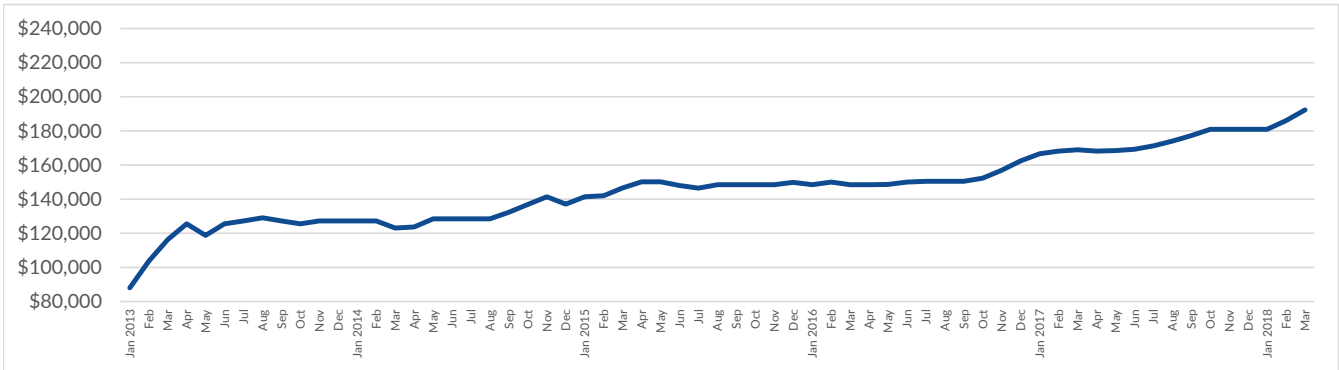
Data from the Intermountain MLS as of April 11, 2018

Closed Sales High: 42 in May 2017 | Low: 6 in Feb 2013 | Current Month: 18



Rolling 12-Month Median Sales Price

High: \$192,338 in Mar 2018 | Low: \$83,000 in Nov 2011 | Current Month: \$192,338



Inventory of Homes for Sale High: 185 in Jul 2014 | Low: 41 in Mar 2018 | Current Month: 41

