



City Statistics – Single-Family Homes

August 2018 Market Report

Report provided by Boise Regional REALTORS® based on data from the Intermountain MLS and Realtors Property Resource® as of September 11, 2018

Ada County

	Closed Sales			Median Sales Price		
	Aug 2017	Aug 2018	% Chg	Aug 2016 to Aug 2017	Aug 2017 to Aug 2018	% Chg
Boise	532	442	-16.9%	\$262,500	\$308,600	17.6%
Eagle	113	106	-6.2%	\$410,000	\$476,900	16.3%
Garden City	4	8	100.0%	\$185,450	\$258,500	39.4%
Kuna	83	68	-18.1%	\$229,000	\$256,200	11.9%
Meridian	338	280	-17.2%	\$279,000	\$339,950	21.8%
Star	53	33	-37.7%	\$350,000	\$409,900	17.1%

Canyon County

	Closed Sales			Median Sales Price		
	Aug 2017	Aug 2018	% Chg	Aug 2016 to Aug 2017	Aug 2017 to Aug 2018	% Chg
Caldwell	146	133	-8.9%	\$178,050	\$206,000	15.7%
Melba	3	3	0.0%	\$345,900	\$205,000	-40.7%
Middleton	28	31	10.7%	\$234,136	\$252,900	8.0%
Nampa	278	232	-16.5%	\$184,450	\$220,000	19.3%
Parma	7	5	-28.6%	\$180,000	\$190,000	5.6%
Wilder	8	13	62.5%	\$226,200	\$167,500	-26.0%

Gem County

	Closed Sales			Median Sales Price		
	Aug 2017	Aug 2018	% Chg	Aug 2016 to Aug 2017	Aug 2017 to Aug 2018	% Chg
Emmett	22	35	59.1%	\$186,775	\$189,900	1.7%

Explanation of Metrics and Notes on Data Sources and Methodology

The sales price reported is based on a rolling 13-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 typically 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®