



Ada County – Existing/Resale

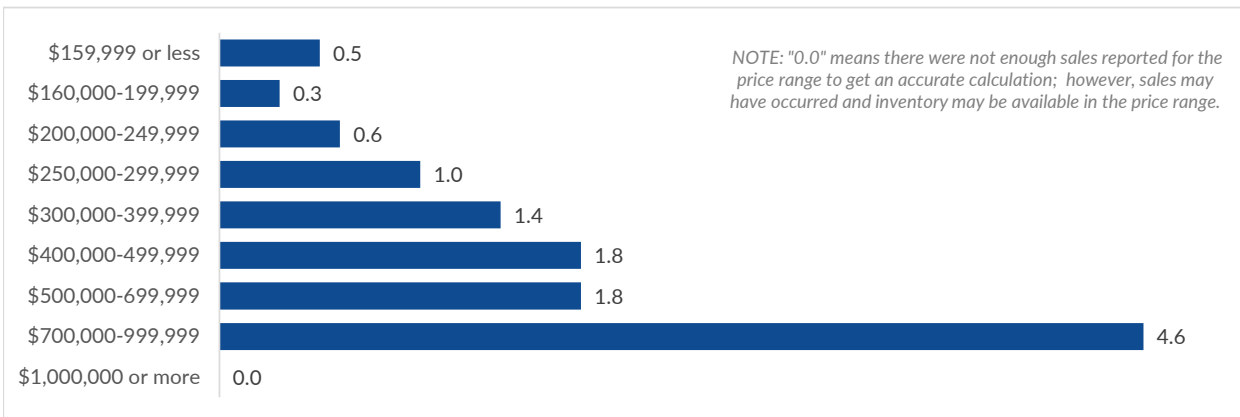
October 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of November 11, 2018

Key Metrics	Oct 2017	Oct 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	715	703	-1.7%	7,015	7,446	6.1%
Median Sales Price	\$246,900	\$290,000	17.5%	\$246,000	\$282,500	14.8%
Days on Market	30	25	-16.7%	28	25	-10.7%
Pending Sales	816	669	-18.0%	--	--	--
Inventory	1,023	870	-15.0%	--	--	--
Months Supply of Inventory	1.4	1.3	-7.1%	--	--	--

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. 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. || Copyright © 2018 Boise Regional REALTORS®



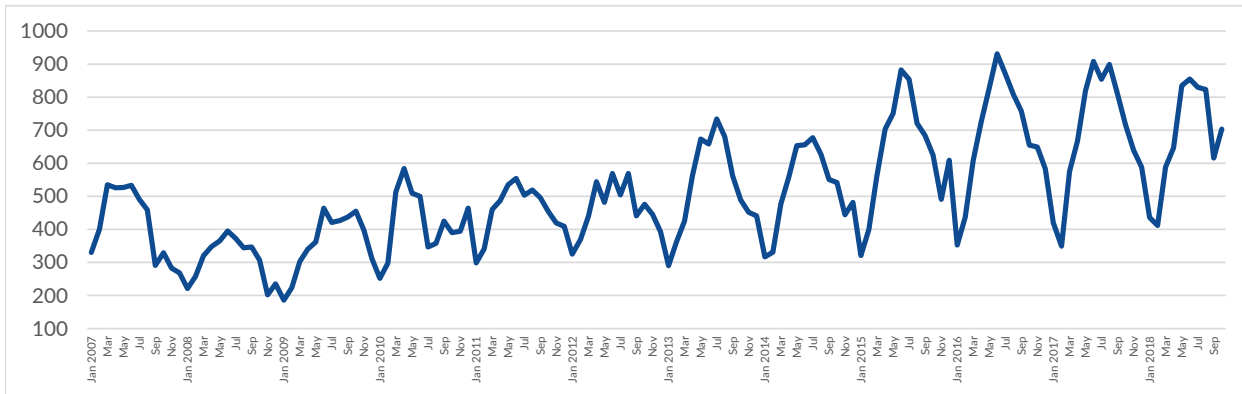
Ada County – Existing/Resale

October 2018 Market Statistics

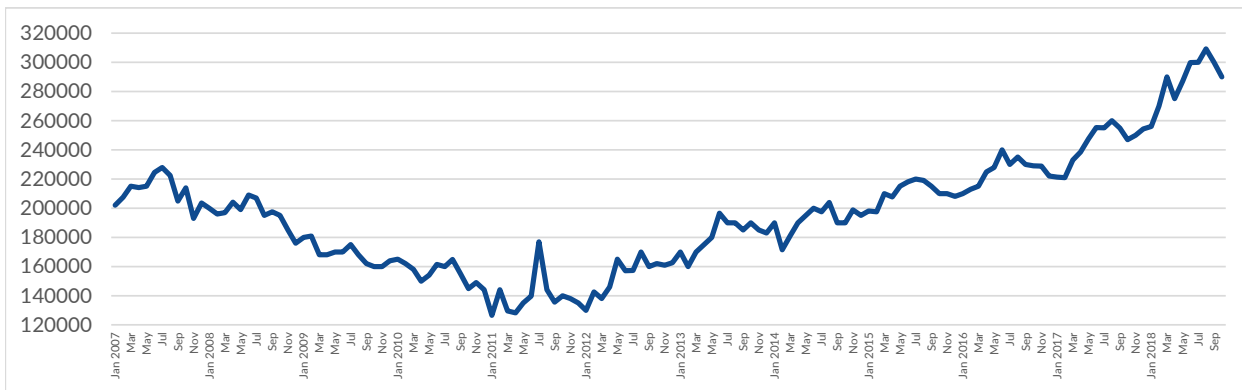
Copyright © 2018 Boise Regional REALTORS®

Data from the Intermountain MLS as of November 11, 2018

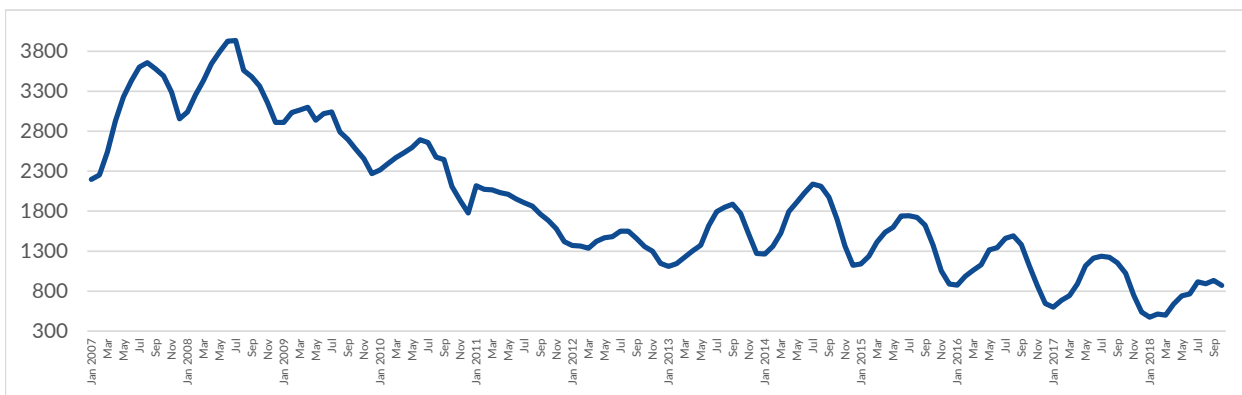
Closed Sales High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 703



Median Sales Price High: \$309,200 in Aug 2018 | Low: \$126,500 in Jan 2011 | Current Month: \$290,000



Inventory of Homes for Sale High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 870





Ada County – New Construction

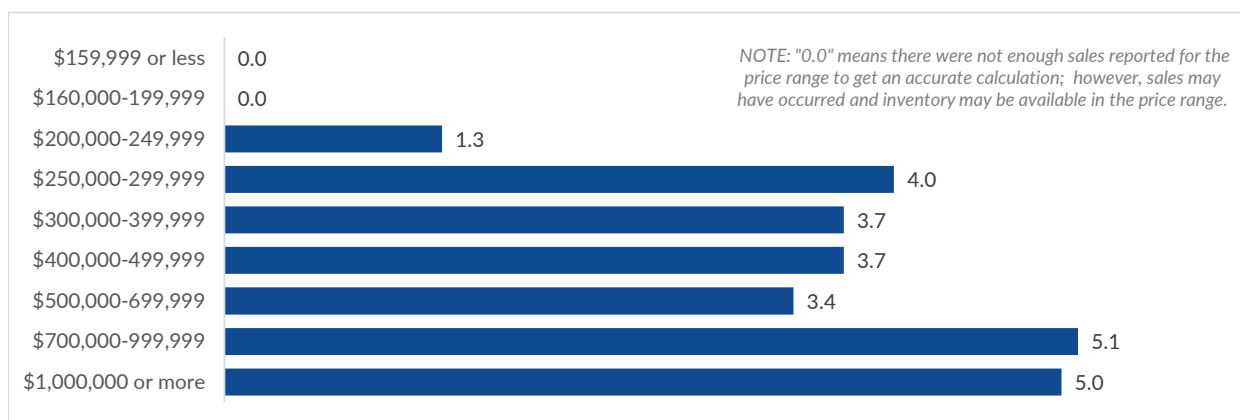
October 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of November 11, 2018

Key Metrics	Oct 2017	Oct 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	240	269	12.1%	2,146	2,654	23.7%
Median Sales Price	\$354,700	\$378,976	6.8%	\$337,516	\$369,951	9.6%
Days on Market	47	45	-4.3%	68	56	-17.6%
Pending Sales	654	664	1.5%	--	--	--
Inventory	818	946	15.6%	--	--	--
Months Supply of Inventory	3.5	3.7	5.7%	--	--	--

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. 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. || Copyright © 2018 Boise Regional REALTORS®



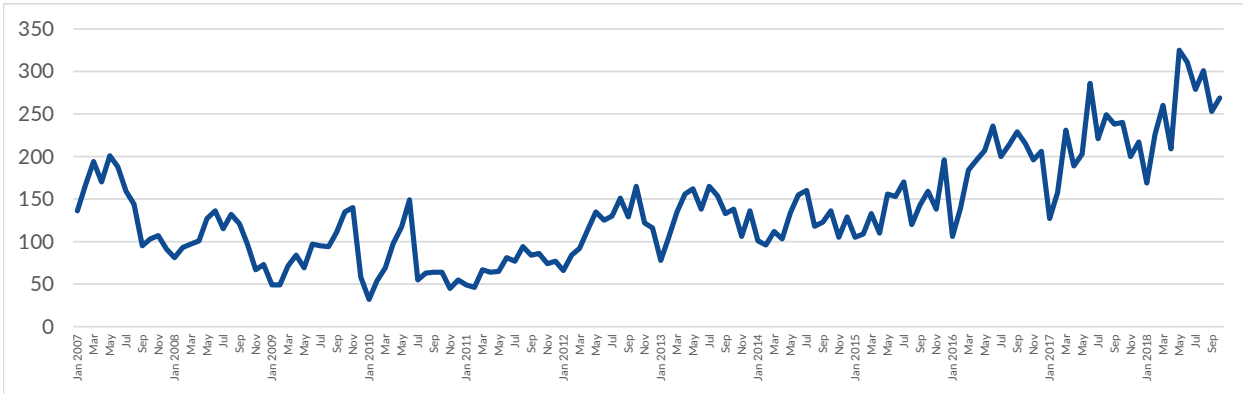
Ada County – New Construction

October 2018 Market Statistics

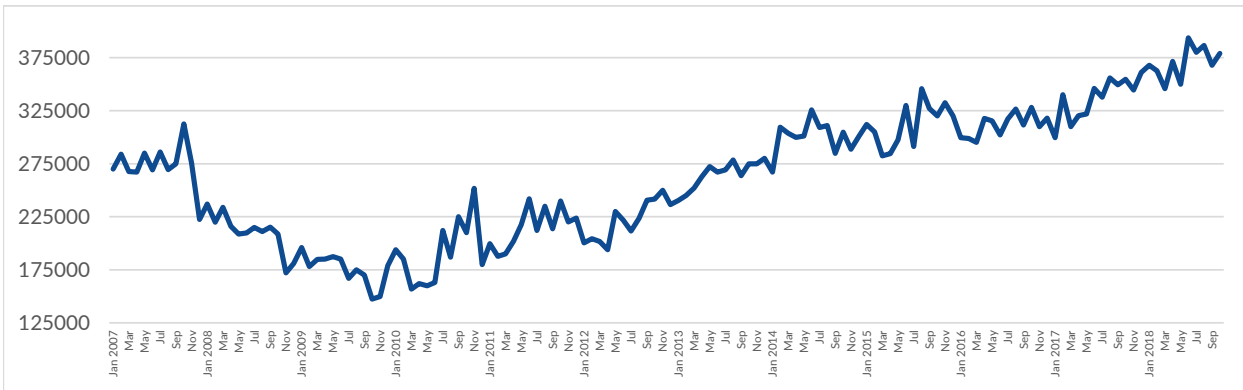
Copyright © 2018 Boise Regional REALTORS®

Data from the Intermountain MLS as of November 11, 2018

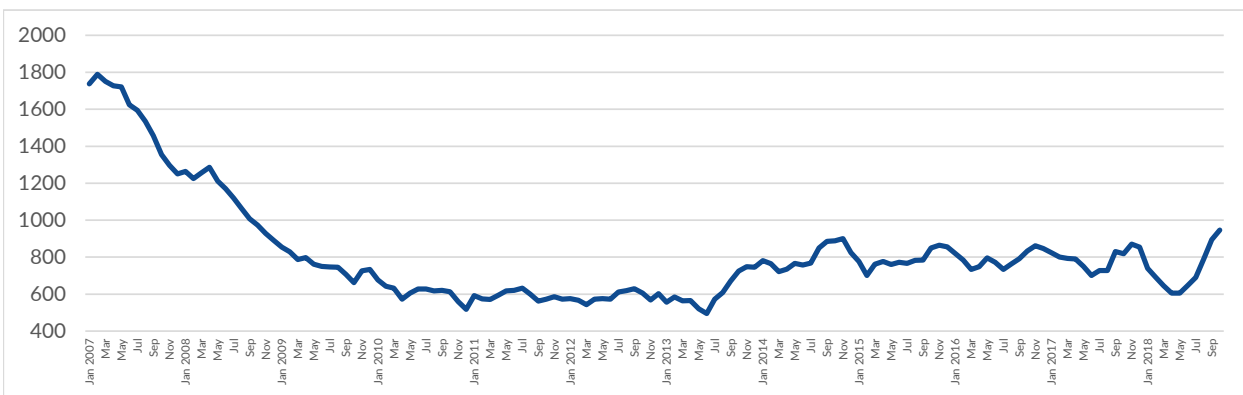
Closed Sales High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 269



Median Sales Price High: \$393,705 in Jun 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$378,976



Inventory High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 946





Ada County – Single-Family Homes

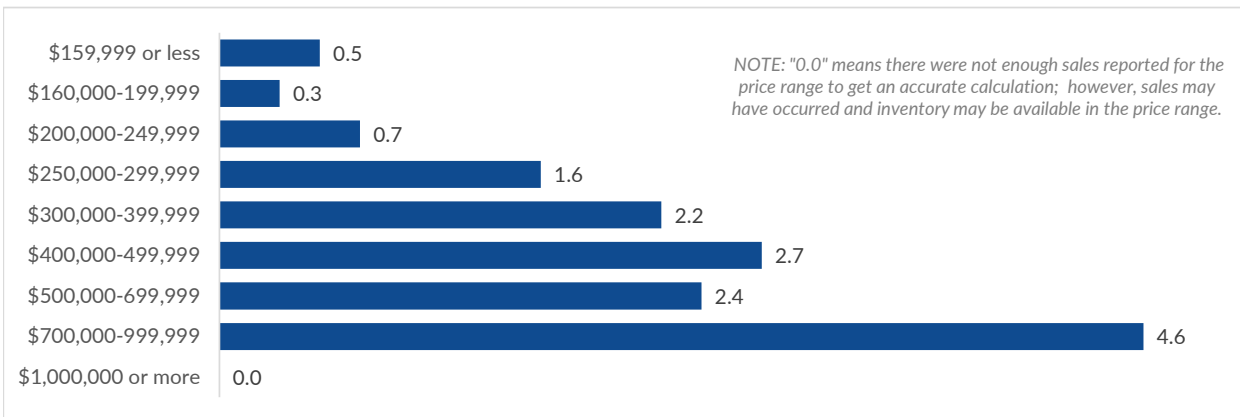
October 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of November 11, 2018

Key Metrics	Oct 2017	Oct 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	955	972	1.8%	9,161	9,511	3.8%
Median Sales Price	\$268,000	\$321,398	19.9%	\$265,000	\$311,000	17.4%
Days on Market	35	31	-11.4%	37	32	-13.5%
Pending Sales	1,470	1,333	-9.3%	--	--	--
Inventory	1,841	1,816	-1.4%	--	--	--
Months Supply of Inventory	1.9	2.0	5.3%	--	--	--

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. 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. || Copyright © 2018 Boise Regional REALTORS®



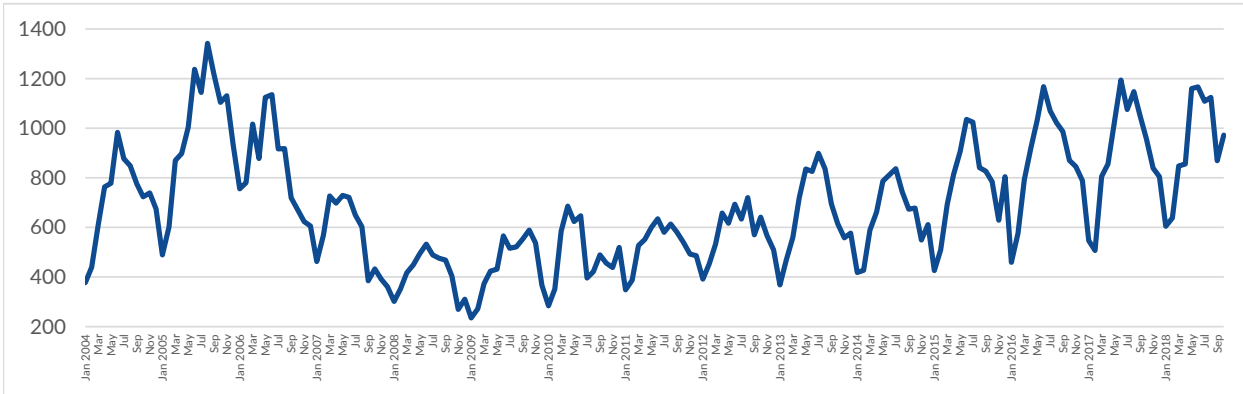
Ada County – Single-Family Homes

October 2018 Market Statistics

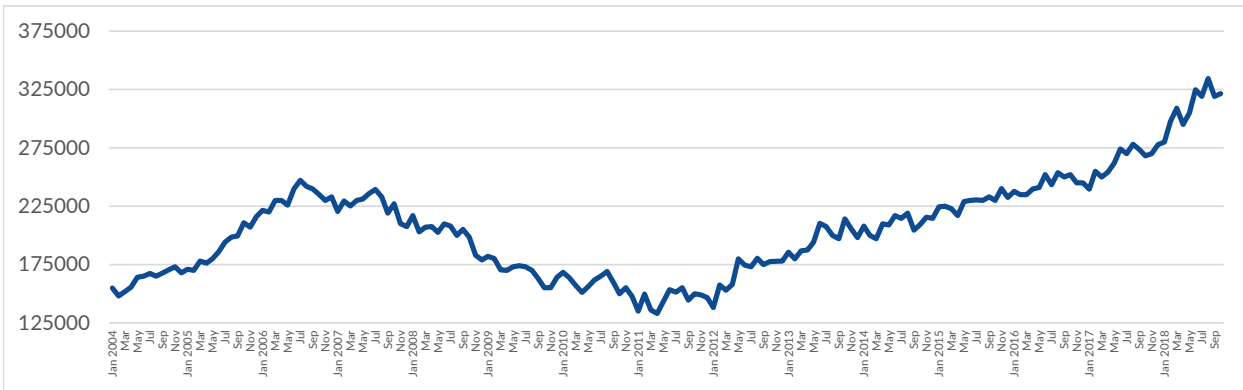
Copyright © 2018 Boise Regional REALTORS®

Data from the Intermountain MLS as of November 11, 2018

Closed Sales High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 972



Median Sales Price High: \$334,400 in Aug 2018 | Low: \$133,000 in Apr 2011 | Current Month: \$321,398



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,816

