



# Canyon County – Existing/Resale

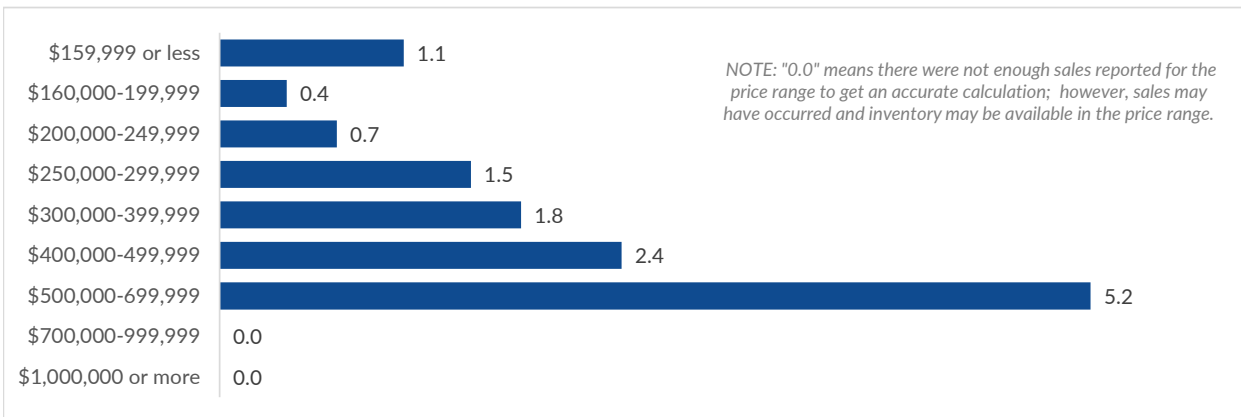
## December 2018 Market Statistics

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Data from the Intermountain MLS as of January 11, 2019

Key Metrics	Dec 2017	Dec 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	265	227	-14.3%	3,696	3,855	4.3%
Median Sales Price	\$179,000	\$208,500	16.5%	\$172,000	\$204,000	18.6%
Days on Market	39	35	-10.3%	32	27	-15.6%
Pending Sales	323	292	-9.6%	--	--	--
Inventory	303	282	-6.9%	--	--	--
Months Supply of Inventory	1.3	1.0	-23.1%	--	--	--

### 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](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 © 2019 Boise Regional REALTORS®



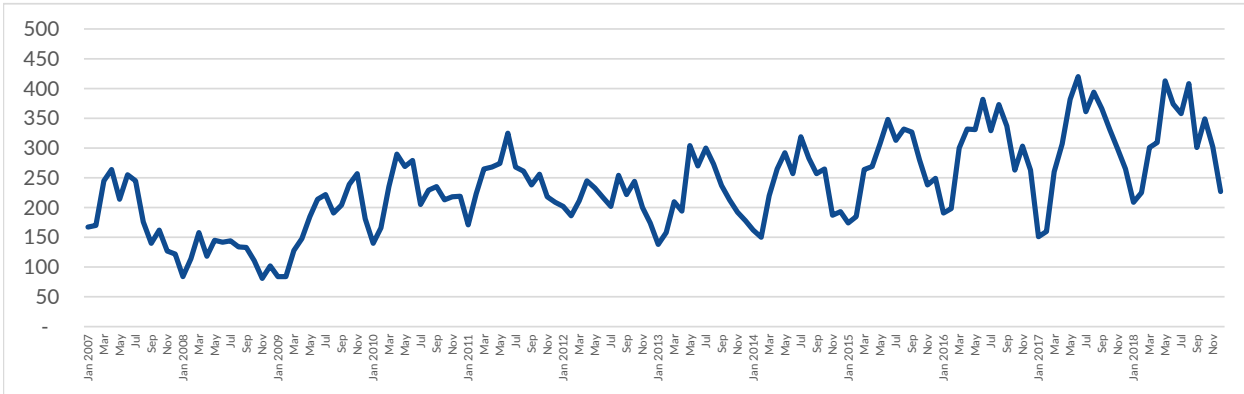
# Canyon County – Existing/Resale

## December 2018 Market Statistics

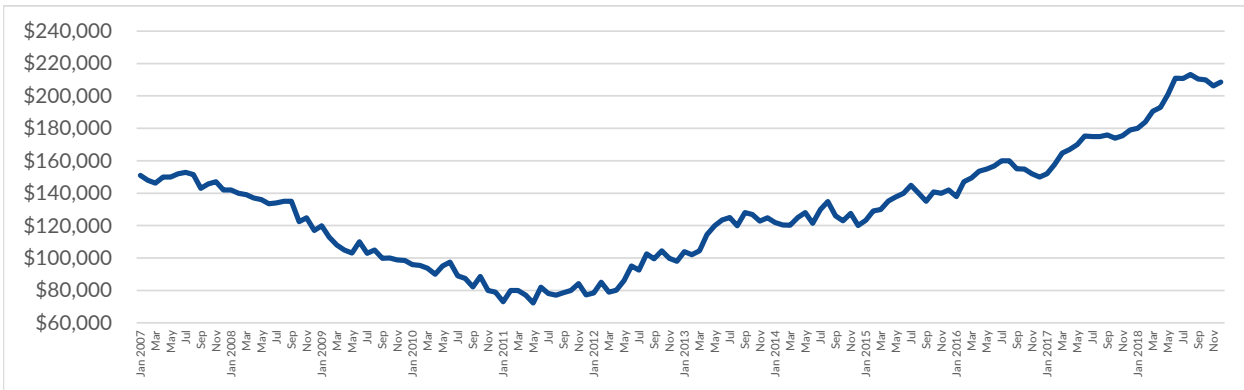
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Data from the Intermountain MLS as of January 11, 2019

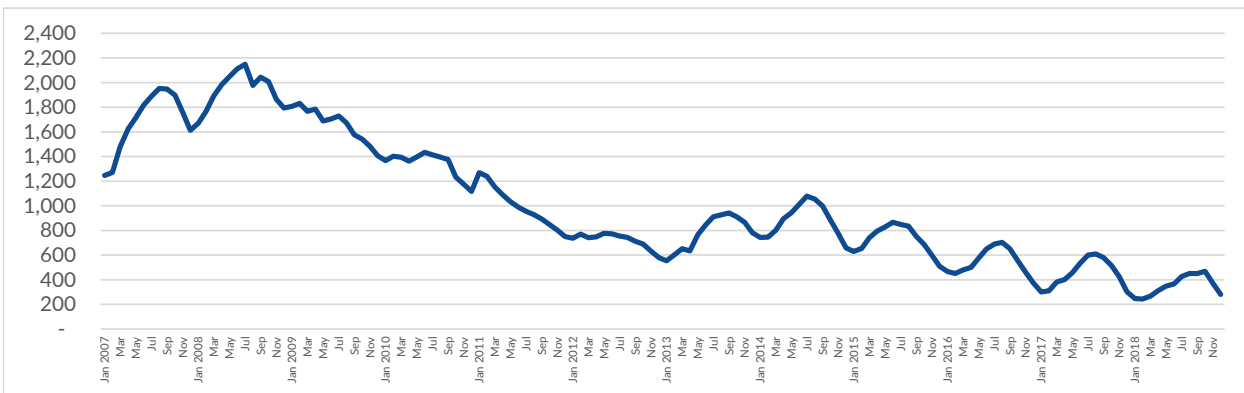
**Closed Sales** High: 473 in Aug 2005 (chart only goes to 2007) | Low: 81 in Nov 2008 | Current Month: 227



**Median Sales Price** High: \$213,250 in Aug 2018 | Low: \$72,250 in May 2011 | Current Month: \$208,500



**Inventory of Homes for Sale** High: 2,149 in Jul 2008 | Low: 244 in Feb 2018 | Current Month: 282





# Canyon County – New Construction

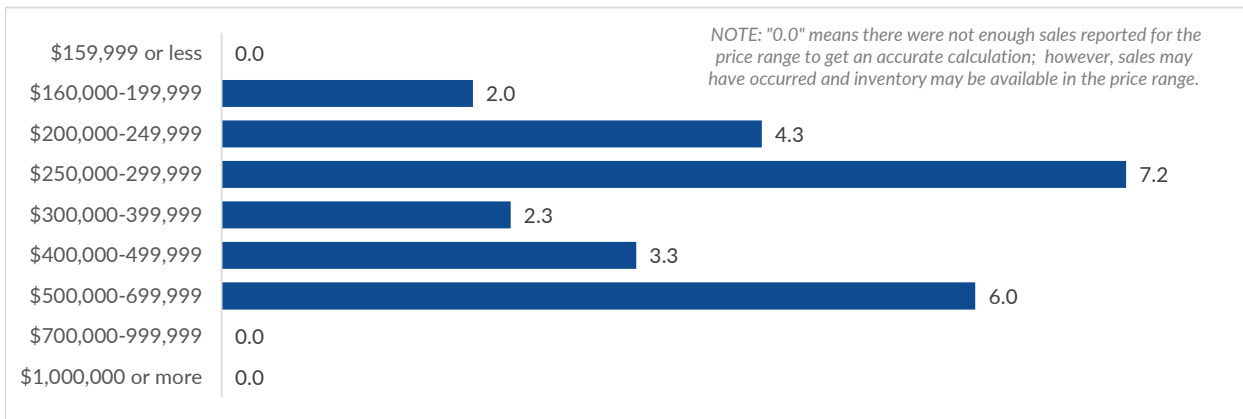
## December 2018 Market Statistics

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Key Metrics	Dec 2017	Dec 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	63	79	25.4%	875	1,018	16.3%
Median Sales Price	\$250,900	\$278,990	11.2%	\$236,990	\$262,881	10.9%
Days on Market	60	58	-3.3%	68	61	-10.3%
Pending Sales	222	206	-7.2%	--	--	--
Inventory	392	326	-16.8%	--	--	--
Months Supply of Inventory	6.2	4.2	-32.3%	--	--	--

### Months Supply of Inventory by Price Range



### Explanation of Metrics and Notes on Data Sources and Methodology

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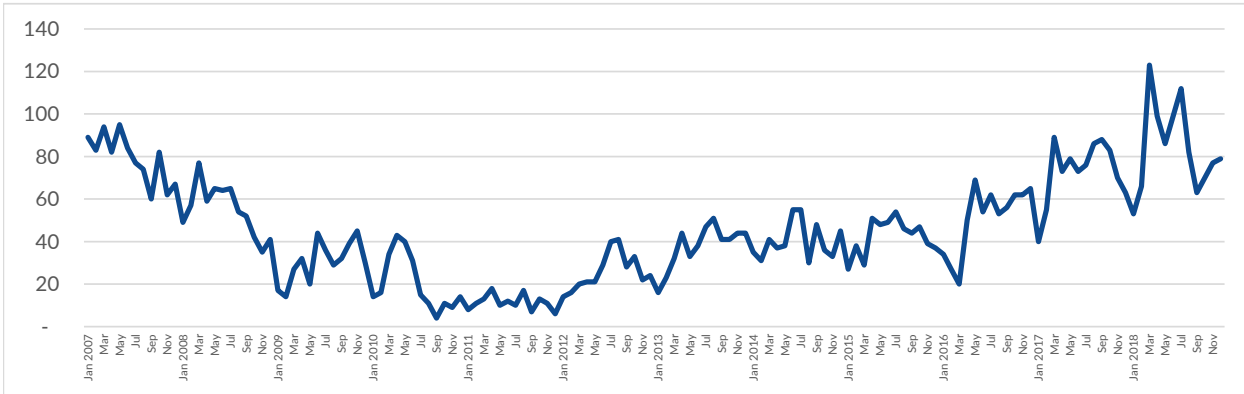
# Canyon County – New Construction

## December 2018 Market Statistics

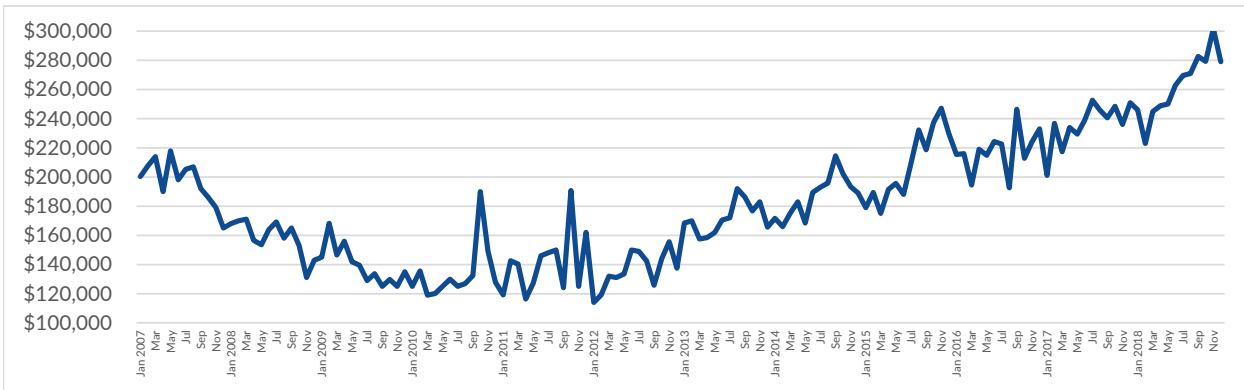
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Data from the Intermountain MLS as of January 11, 2019

**Closed Sales** High: 213 in Nov 2005 (chart only goes to 2007) | Low: 4 in Sept 2010 | Current Month: 79



**Median Sales Price** High: \$282,677 in Sept 2018 | Low: \$113,995 in Jan 2012 | Current Month: \$278,990



**Inventory of Homes for Sale** High: 854 in Jan 2007 | Low: 147 in Sept 2011 | Current Month: 326





# Canyon County – Single-Family Homes

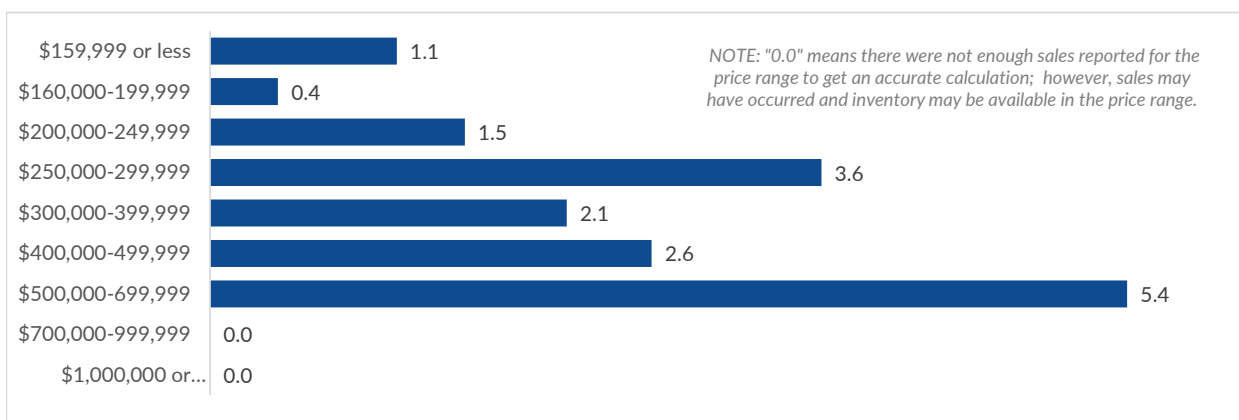
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Data from the Intermountain MLS as of January 11, 2019

Key Metrics	Dec 2017	Dec 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	328	306	-6.7%	4,571	4,873	6.6%
Median Sales Price	\$192,900	\$228,015	18.2%	\$180,000	\$216,900	20.5%
Days on Market	43	41	-4.7%	39	34	-12.8%
Pending Sales	545	498	-8.6%	--	--	--
Inventory	695	608	-12.5%	--	--	--
Months Supply of Inventory	2.0	1.8	-10.0%	--	--	--

### 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.

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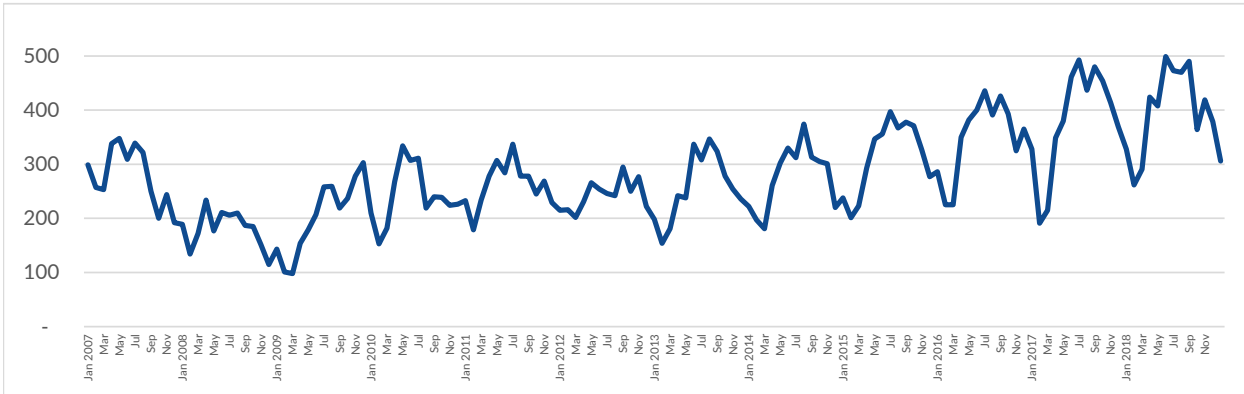
# Canyon County – Single-Family Homes

## December 2018 Market Statistics

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Data from the Intermountain MLS as of January 11, 2019

**Closed Sales** High: 663 in Aug 2005 (chart only goes to 2007) | Low: 98 in Feb 2009 | Current Month: 306



**Median Sales Price** High: \$229,945 in Jul 2018 | Low: \$74,500 in May 2011 | Current Month: \$228,015



**Inventory of Homes for Sale** High: 2,765 in Jul 2008 | Low: 505 in Apr 2018 | Current Month: 608

