



# City Statistics – Single-Family Homes

## December 2018 Market Report

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

### Ada County

	Closed Sales			Median Sales Price		
	Dec 2017	Dec 2018	% Chg	Dec 2016 to Dec 2017	Dec 2017 to Dec 2018	% Chg
Boise	387	308	-20.4%	\$263,000	\$295,373	12.3%
Eagle	71	71	0.0%	\$412,400	\$510,000	23.7%
Garden City	13	7	-46.2%	\$335,000	\$335,000	0.0%
Kuna	60	65	8.3%	\$210,203	\$254,990	21.3%
Meridian	252	222	-11.9%	\$287,950	\$350,200	21.6%
Star	42	42	0.0%	\$283,688	\$394,950	39.2%

### Canyon County

	Closed Sales			Median Sales Price		
	Dec 2017	Dec 2018	% Chg	Dec 2016 to Dec 2017	Dec 2017 to Dec 2018	% Chg
Caldwell	90	107	18.9%	\$168,950	\$213,990	26.7%
Melba	2	--	--	\$152,500	--	--
Middleton	33	22	-33.3%	\$219,223	\$257,864	17.6%
Nampa	199	170	-14.6%	\$199,693	\$230,500	15.4%
Parma	3	6	100.0%	\$269,450	\$304,938	13.2%
Wilder	5	2	-60.0%	\$148,000	\$318,000	114.9%

### Gem County

	Closed Sales			Median Sales Price		
	Dec 2017	Dec 2018	% Chg	Dec 2016 to Dec 2017	Dec 2017 to Dec 2018	% Chg
Emmett	21	16	-23.8%	\$239,500	\$190,000	-20.7%

### 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](http://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](http://intermountainmls.com/Agents/Searchagents.aspx). || Copyright © 2019 Boise Regional REALTORS®