



January 2019 Housing and Economic Report

ADA COUNTY, IDAHO

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Ada County – Existing/Resale

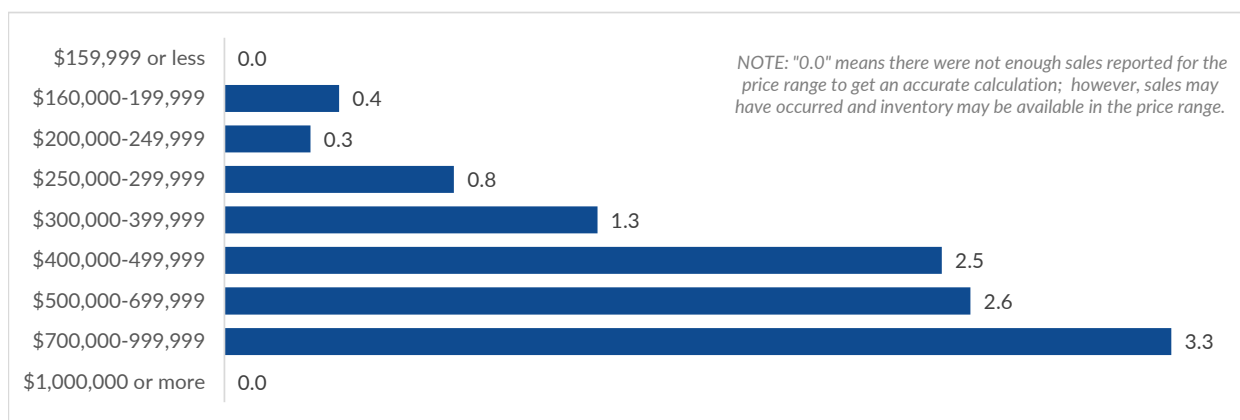
January 2019 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2019

Key Metrics	Jan 2018	Jan 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	442	360	-18.6%	442	360	-18.6%
Median Sales Price	\$257,000	\$286,450	11.5%	\$257,000	\$286,450	11.5%
Days on Market	39	41	5.1%	39	41	5.1%
Pending Sales	619	561	-9.4%	--	--	--
Inventory	474	502	5.9%	--	--	--
Months Supply of Inventory	0.9	1.2	33.3%	--	--	--

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.

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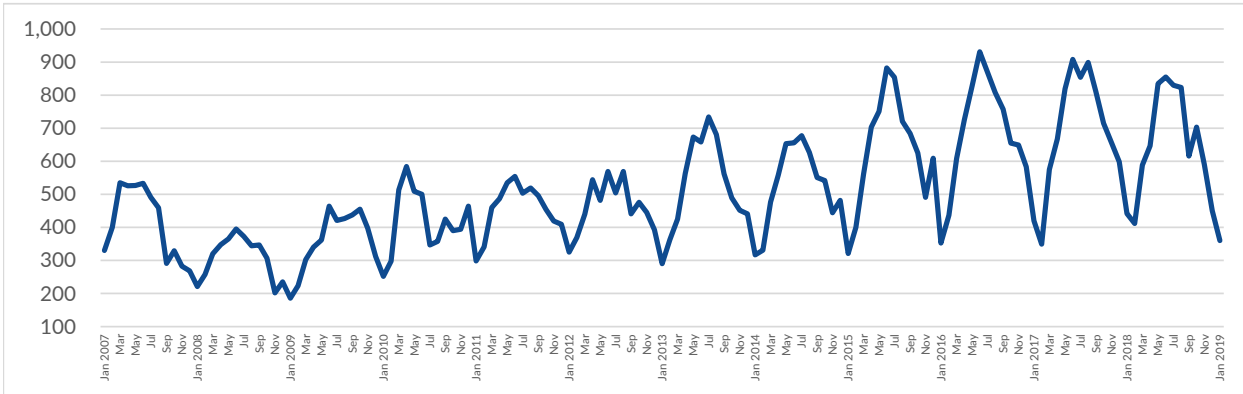
Ada County – Existing/Resale

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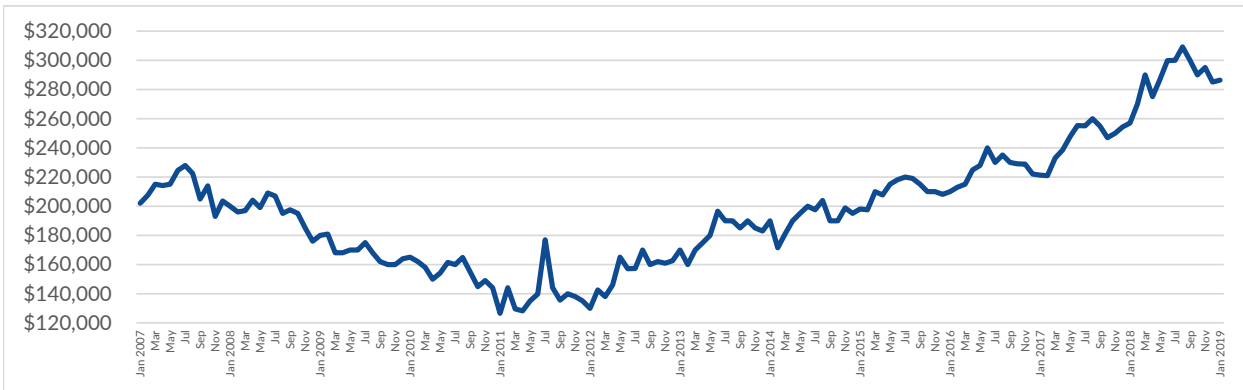
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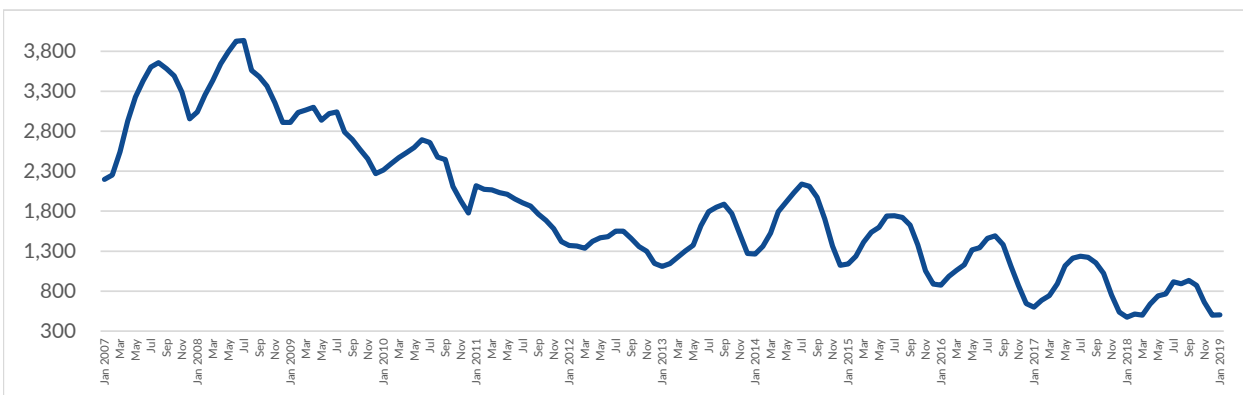
Closed Sales High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 360



Median Sales Price High: \$309,200 in Aug 2018 | Low: \$126,500 in Jan 2011 | Current Month: \$286,450



Inventory of Homes for Sale High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 502





Ada County – New Construction

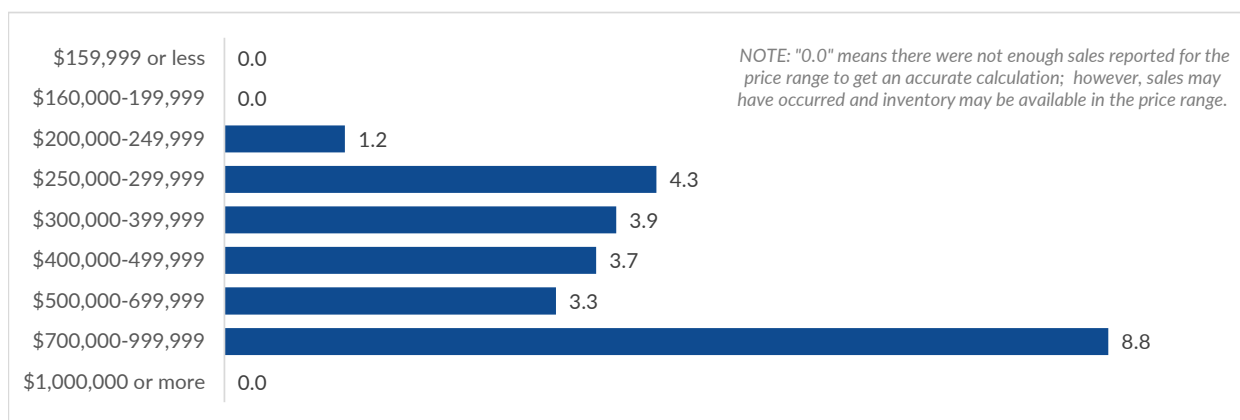
January 2019 Market Statistics

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Data from the Intermountain MLS as of February 11, 2019

Key Metrics	Jan 2018	Jan 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	175	218	24.6%	175	218	24.6%
Median Sales Price	\$384,359	\$373,789	-2.8%	\$362,890	\$373,786	3.0%
Days on Market	49	62	26.5%	49	62	26.5%
Pending Sales	757	722	-4.6%	--	--	--
Inventory	739	886	19.9%	--	--	--
Months Supply of Inventory	3.8	3.9	2.6%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

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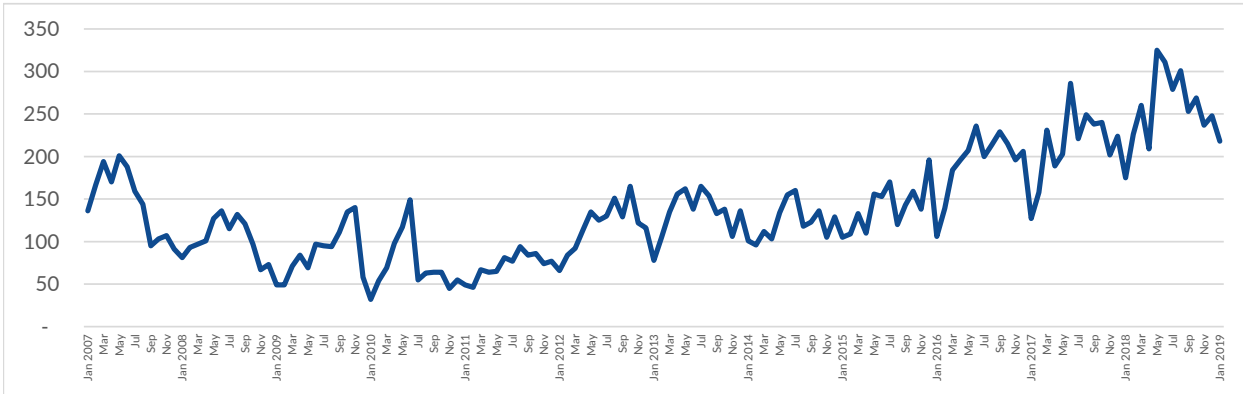
Ada County – New Construction

January 2019 Market Statistics

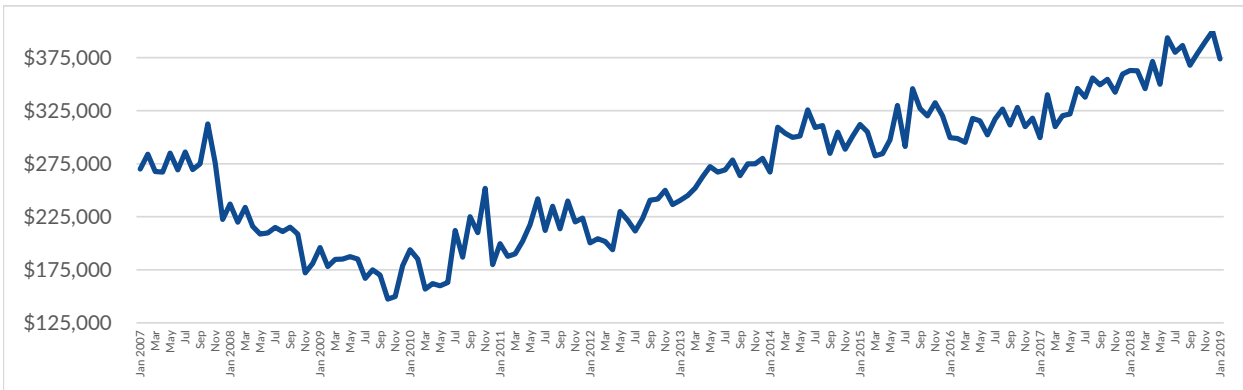
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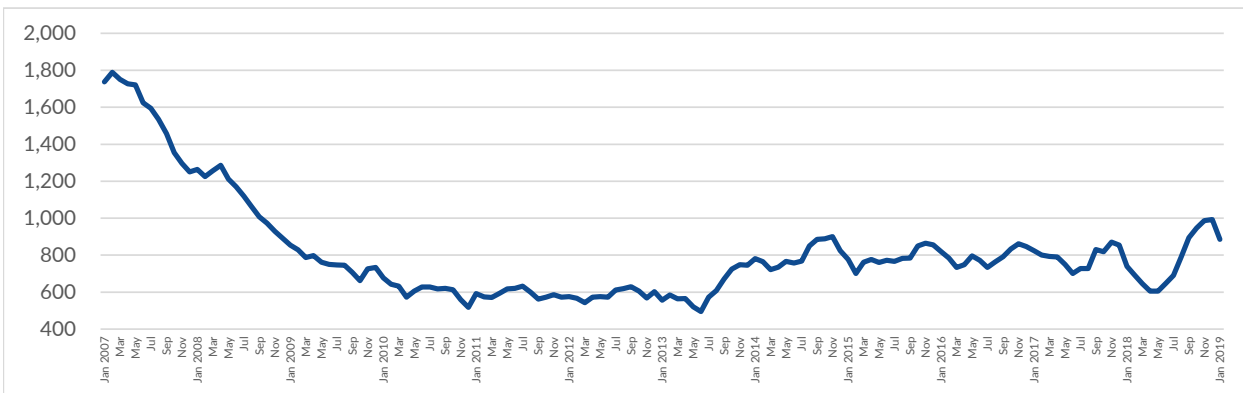
Closed Sales High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 218



Median Sales Price High: \$393,705 in Jun 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$373,786



Inventory High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 886





Ada County – Single-Family Homes

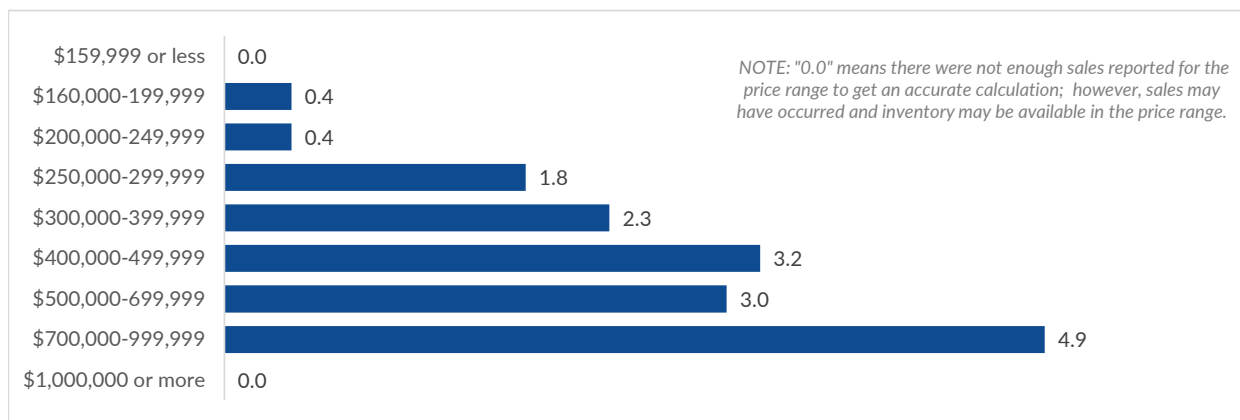
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Key Metrics	Jan 2018	Jan 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	617	578	-6.3%	617	578	-6.3%
Median Sales Price	\$279,263	\$318,000	13.9%	\$279,263	\$318,000	13.9%
Days on Market	42	49	16.7%	42	49	16.7%
Pending Sales	1,376	1,283	-6.8%	--	--	--
Inventory	1,213	1,388	14.4%	--	--	--
Months Supply of Inventory	1.7	2.2	29.4%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

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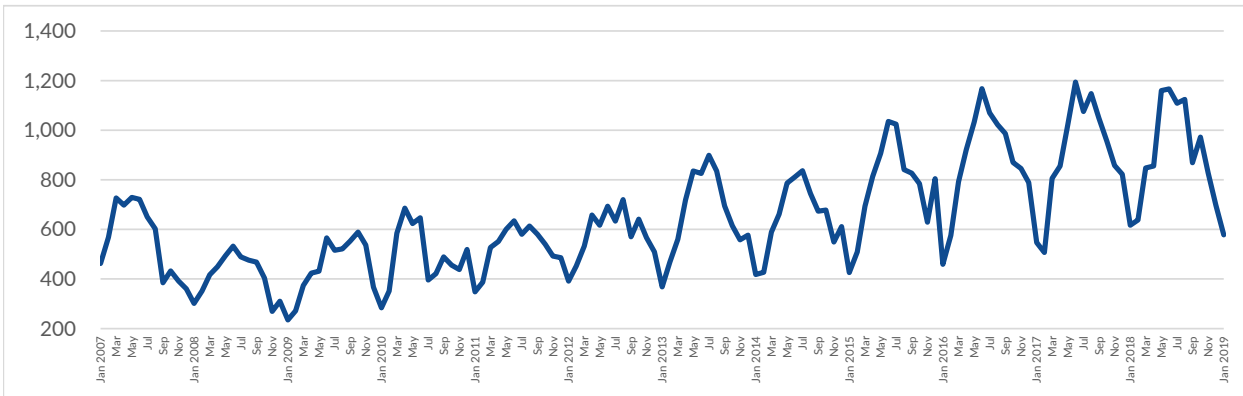
Ada County – Single-Family Homes

January 2019 Market Statistics

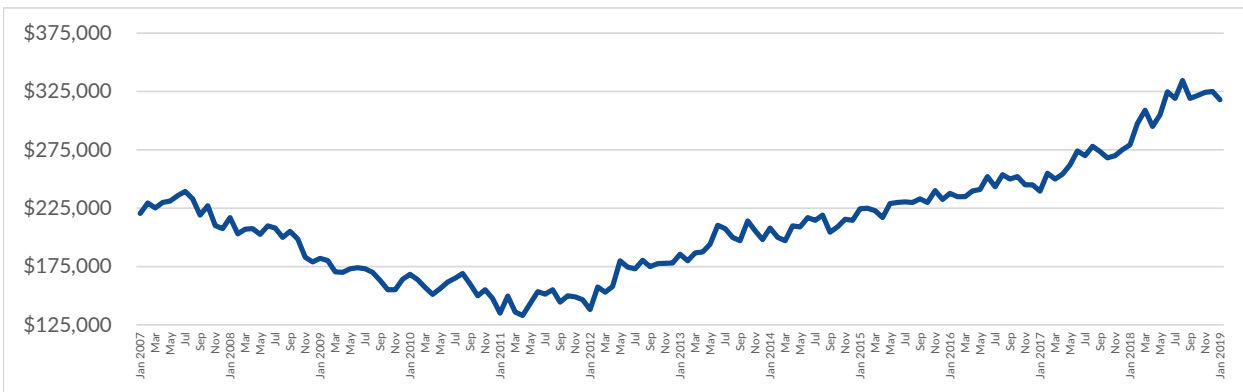
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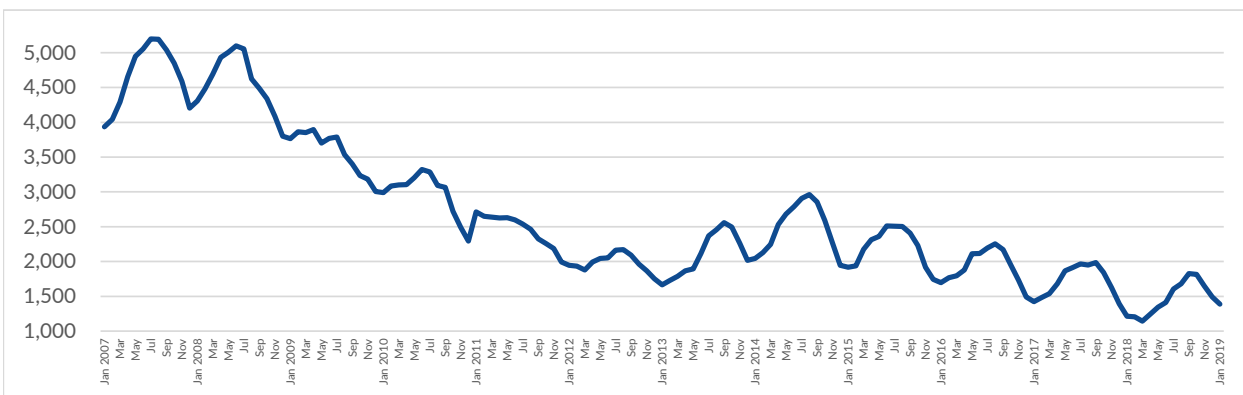
Closed Sales High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 578



Median Sales Price High: \$334,400 in Aug 2018 | Low: \$133,000 in Apr 2011 | Current Month: \$318,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,388





City Statistics – Single-Family Homes

January 2019 Market Report

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

Ada County

	Closed Sales			Median Sales Price		
	Jan 2018	Jan 2019	% Chg	Jan 2017 to Jan 2018	Jan 2018 to Jan 2019	% Chg
Boise	276	256	-7.2%	\$257,109	\$297,300	15.6%
Eagle	76	61	-19.7%	\$489,839	\$515,830	5.3%
Garden City	5	6	20.0%	\$173,260	\$222,000	28.1%
Kuna	53	51	-3.8%	\$222,900	\$269,990	21.1%
Meridian	175	188	7.4%	\$289,900	\$319,758	10.3%
Star	26	28	7.7%	\$277,395	\$402,000	44.9%

Canyon County

	Closed Sales			Median Sales Price		
	Jan 2018	Jan 2019	% Chg	Jan 2017 to Jan 2018	Jan 2018 to Jan 2019	% Chg
Caldwell	74	95	28.4%	\$185,248	\$229,000	23.6%
Melba	3	1	-66.7%	\$134,000	\$156,000	16.4%
Middleton	30	20	-33.3%	\$242,336	\$302,476	24.8%
Nampa	140	150	7.1%	\$185,000	\$236,000	27.6%
Parma	5	8	60.0%	\$195,000	\$208,950	7.2%
Wilder	7	9	28.6%	\$335,900	\$262,000	-22.0%

Elmore County

	Closed Sales			Median Sales Price		
	Jan 2018	Jan 2019	% Chg	Jan 2017 to Jan 2018	Jan 2018 to Jan 2019	% Chg
Glenns Ferry	1	4	300.0%	\$90,000	\$91,000	1.1%
Mountain Home	39	45	15.4%	\$140,000	\$175,000	25.0%

Gem County

	Closed Sales			Median Sales Price		
	Jan 2018	Jan 2019	% Chg	Jan 2017 to Jan 2018	Jan 2018 to Jan 2019	% Chg
Emmett	19	14	-26.3%	\$167,500	\$206,500	23.3%

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 © 2019 Boise Regional REALTORS®

Criteria Used for Analysis

Income:
Median Household Income
\$54,337
 Total dollars:
 \$54,337 out of \$160,944

Age:
Median Age
35.7
 Total years:
 35.7 out of 423,956.0

Population Stats:
Total Population
423,956

Segmentation:
1st Dominant Segment
Up and Coming Families

Consumer Segmentation

<p>Life Mode</p> <p>What are the people like that live in this area?</p>	<p>Ethnic Enclaves Established diversity—young, Hispanic homeowners with families</p>	<p>Urbanization</p> <p>Where do people like this usually live?</p>	<p>Suburban Periphery Affluence in the suburbs, married couple-families, longer commutes</p>
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Top Tapestry Segments	Up and Coming Families	Soccer Moms	Old and Newcomers	Set to Impress	Emerald City
% of Households	19,724 (12.5%)	15,997 (10.2%)	14,495 (9.2%)	9,635 (6.1%)	8,521 (5.4%)
% of Idaho	40,828 (6.5%)	19,325 (3.1%)	32,495 (5.2%)	26,254 (4.2%)	14,164 (2.3%)
Lifestyle Group	Ethnic Enclaves	Family Landscapes	Middle Ground	Midtown Singles	Middle Ground
Urbanization Group	Suburban Periphery	Suburban Periphery	Metro Cities	Metro Cities	Metro Cities
Residence Type	Single Family	Single Family	Multi-Units; Single Family	Multi-Unit Rentals; Single Family	Multi-Units; Single Family
Household Type	Married Couples	Married Couples	Singles	Singles	Singles
Average Household Size	3.1	2.96	2.11	2.1	2.05
Median Age	30.7	36.6	38.5	33.1	36.6
Diversity Index	72.4	48.3	50.1	64.9	48.1
Median Household Income	\$64,000	\$84,000	\$39,000	\$29,000	\$52,000
Median Net Worth	\$96,000	\$252,000	\$23,000	\$12,000	\$37,000
Median Home Value	\$174,000	\$226,000	–	–	–
Homeownership	74.1 %	85.5 %	46.4 %	28.8 %	49.6 %
Average Monthly Rent	–	–	\$850	\$750	\$1,030
Employment	Professional or Services	Professional or Management	Professional or Services	Services, Professional or Administration	Professional or Management
Education	College Degree	College Degree	College Degree	High School Graduate	College Degree
Preferred Activities	Visit theme parks, zoos. Contract for home and landscaping services.	Go jogging, biking, target shooting. Visit theme parks, zoos.	Buy frozen, convenience foods. Support environmental organizations.	Go to rock concerts, nightclubs, zoos. Shop at Walgreens.	Travel frequently. Buy, eat organic foods.
Financial	Hold student loans, mortgages	Carry high level of debt	Bank online or in person	Manage finances online	Contribute to NPR, PBS
Media	Go online to shop, bank, for entertainment	Shop, bank online	Watch movies at home	Download latest music online	Read books, magazines on tablets
Vehicle	Own late-model compact car, SUV	Own 2+ vehicles (minivans, SUVs)	View car as transportation only	Own used, imported vehicles	Take public transportation

About this segment

Up and Coming Families

This is the

#1

dominant segment for this area

In this area

12.5%

of households fall into this segment

In the United States

2.4%

of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Up and Coming Families is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

Our Neighborhood

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$174,000 and a lower vacancy rate.
- The price of affordable housing: longer commute times.

Socioeconomic Traits

- Education: 66% have some college education or degree(s).
- Hard-working labor force with a participation rate of 71% and low unemployment at 7%.
- Most households (63%) have two or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.

Market Profile

- Rely on the Internet for entertainment, information, shopping and banking.
- Prefer imported SUVs or compact cars, late models.
- Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.
- Busy with work and family; use home and landscaping services to save time.
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports, from backpacking and baseball to weight lifting and yoga.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2017. Update Frequency: Annually.

About this segment

Soccer Moms

This is the
#2
dominant segment
for this area

In this area
10.2%
of households fall
into this segment

In the United States
2.9%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Our Neighborhood

- Soccer Moms residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 36% built in the 1990s, 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 74%, and low rate vacancy at 5%.
- Median home value is \$226,000.
- Most households are married couples with children; average household size is 2.96.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county

Market Profile

- Most households own at least two vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like 4+ televisions, movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery, like bicycling, jogging, golfing, boating, and target shooting.
- Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like riding mowers and tillers.

Socioeconomic Traits

- Education: 37.7% college graduates, more than 70% with some college education.
- Low unemployment at 5.9%; high labor force participation rate at 72%; 2 out of 3 households include 2+ workers.
- Connected, with a host of wireless devices from iPods to tablets—anything that enables convenience, like banking, paying bills or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first and second mortgages and auto loans

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About this segment

Old and Newcomers

This is the
#3
dominant segment
for this area

In this area
9.2%
of households fall
into this segment

In the United States
2.3%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

The Old and Newcomers market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

Our Neighborhood

- Metropolitan city dwellers.
- Predominantly single households, with a mix of married couples (no children); average household size lower at 2.11.
- 54% renter occupied; average rent, \$800.
- 45% of housing units are single-family dwellings; 44% are multi-unit buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

Socioeconomic Traits

- Unemployment is lower at 7.8%, with an average labor force participation rate of 62.6%, despite the increasing number of retired workers.
- 30% of households are currently receiving Social Security.
- 28% have a college degree, 33% have some college education, 10% are still enrolled in college.
- Consumers are price aware and coupon clippers, but open to impulse buys.
- They are attentive to environmental concerns.
- They are more comfortable with the latest technology than buying a car.

Market Profile

- Residents are strong supporters of environmental organizations.
- They prefer cell phones to landlines.
- Entertainment features the Internet (dating sites and games), movies at home, country music and newspapers.
- Vehicles are basically just a means of transportation.
- Food features convenience, frozen and fast food.
- They do banking as likely in person as online.

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About this segment

Set to Impress

This is the
#4
dominant segment
for this area

In this area
6.1%
of households fall
into this segment

In the United States
1.4%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Set to Impress is depicted by medium to large multi-unit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and more than half of the homes are non-family households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.

Our Neighborhood

- Residents are better educated and mobile.
- Unemployment is higher, although many are still enrolled in college.
- They always have an eye out for a sale and will stock up when the price is right.
- They prefer name brands, but will buy generic when it is a better deal.
- Quick meals on the run are a reality of life.
- They're image-conscious consumers who dress to impress and often make impulse buys.
- They maintain close relationships with family.

Socioeconomic Traits

- Apartment complexes represented by multiple multi-unit structures are often nestled in neighborhoods with single-family homes or businesses.
- Renters make up nearly three quarters of all households.
- They're found mostly in urban areas, but also in suburbs.
- Single-person households make up over 40% of all households.
- It is easy enough to walk or bike to work for many residents.

Market Profile

- They listen to a variety of the latest music and download music online.
- Majority have cell phones only, no landlines.
- They use the Internet for social media and managing finances.
- They own used, imported vehicles.
- They shop at Walgreens.
- They enjoy leisure activities including going to rock concerts, night clubs and the zoo.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2017. Update Frequency: Annually.

About this segment Emerald City

This is the
#5
dominant segment
for this area

In this area
5.4%
of households fall
into this segment

In the United States
1.4%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the U.S. median come primarily from wages and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym. Many embrace the "foodie" culture and enjoy cooking adventurous meals using local and organic foods. Music and art are major sources of enjoyment. They travel frequently, both personally and for business.

Our Neighborhood

- There are mostly older, established neighborhoods with homes built before 1960; around 30% built before 1940.
- Just over half of all homes are renter occupied.
- Single-person and non-family types make up over half of all households.
- Median home value and average rent are slightly above the U.S. levels; around half of owned homes are worth \$150,000-\$300,000.

Socioeconomic Traits

- Well educated, these consumers research products carefully before making purchases.
- They buy natural, green and environmentally friendly products.
- Very conscious of nutrition, they regularly buy and eat organic foods.
- Cell phones and text messaging are a huge part of everyday life.
- They place importance on learning new things to keep life fresh and variable.
- They are interested in the fine arts and especially enjoy listening to music.

Market Profile

- Liberal segment that contributes to NPR and PBS.
- Shop at Trader Joe's and Whole Foods
- Budget time—utilize home cleaning services so there's time for yoga.
- Use the web for professional networking, blogging and online dating.
- Read magazines and books on a tablet, sometimes while exercising at home.
- Go to art galleries and make art at home.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2017. Update Frequency: Annually.

Ada County, Idaho: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2017, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ Ada County



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Ada County

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



2017
2022 (Projected)

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



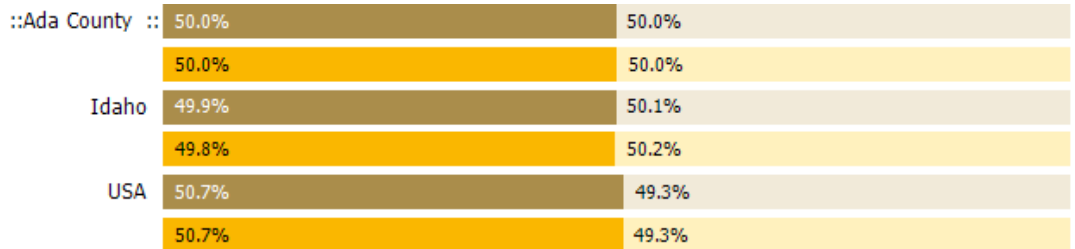
2017
2022 (Projected)

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Women 2017
Men 2017
Women 2022 (Projected)
Men 2022 (Projected)

Ada County, Idaho: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



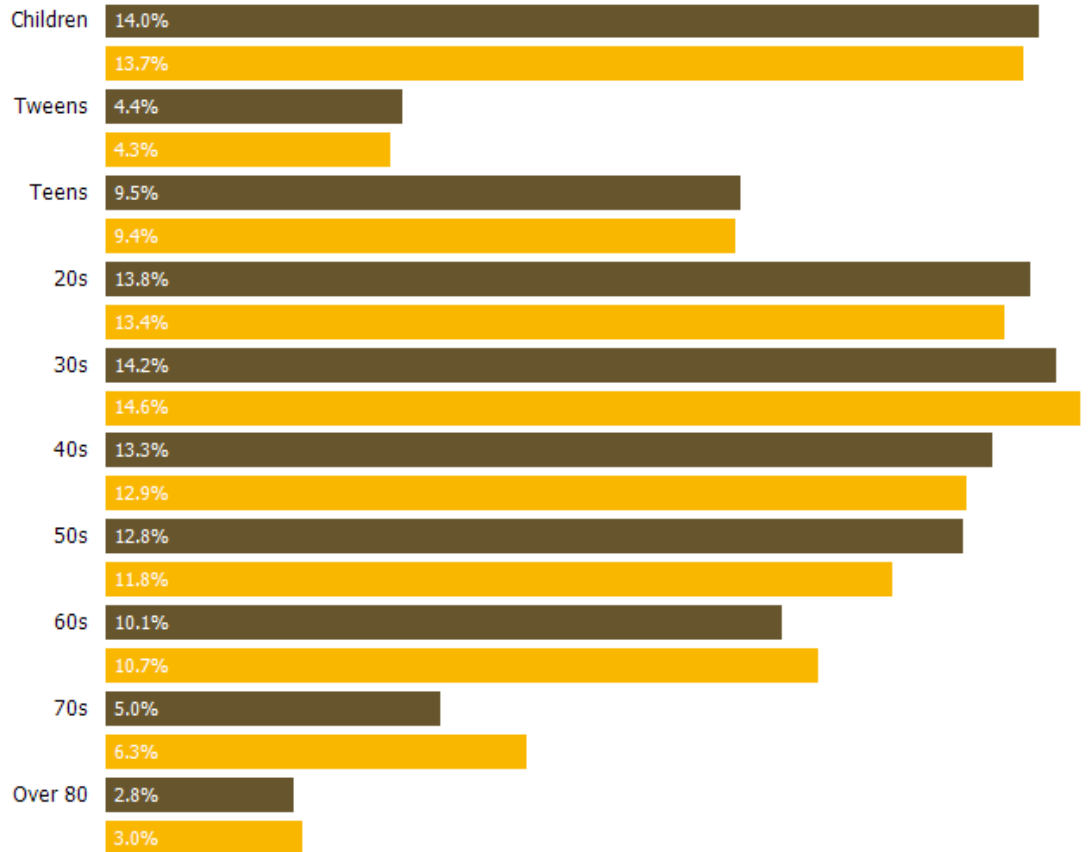
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



Ada County, Idaho: Marital Status Comparison

Married / Unmarried Adults Ratio



This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Married



This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

Never Married



This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

Widowed



This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

Divorced



This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

Ada County, Idaho: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



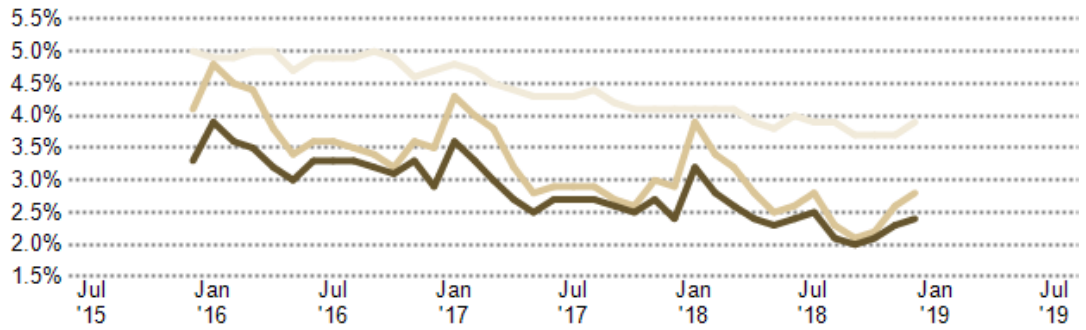
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Ada County
- Idaho
- USA

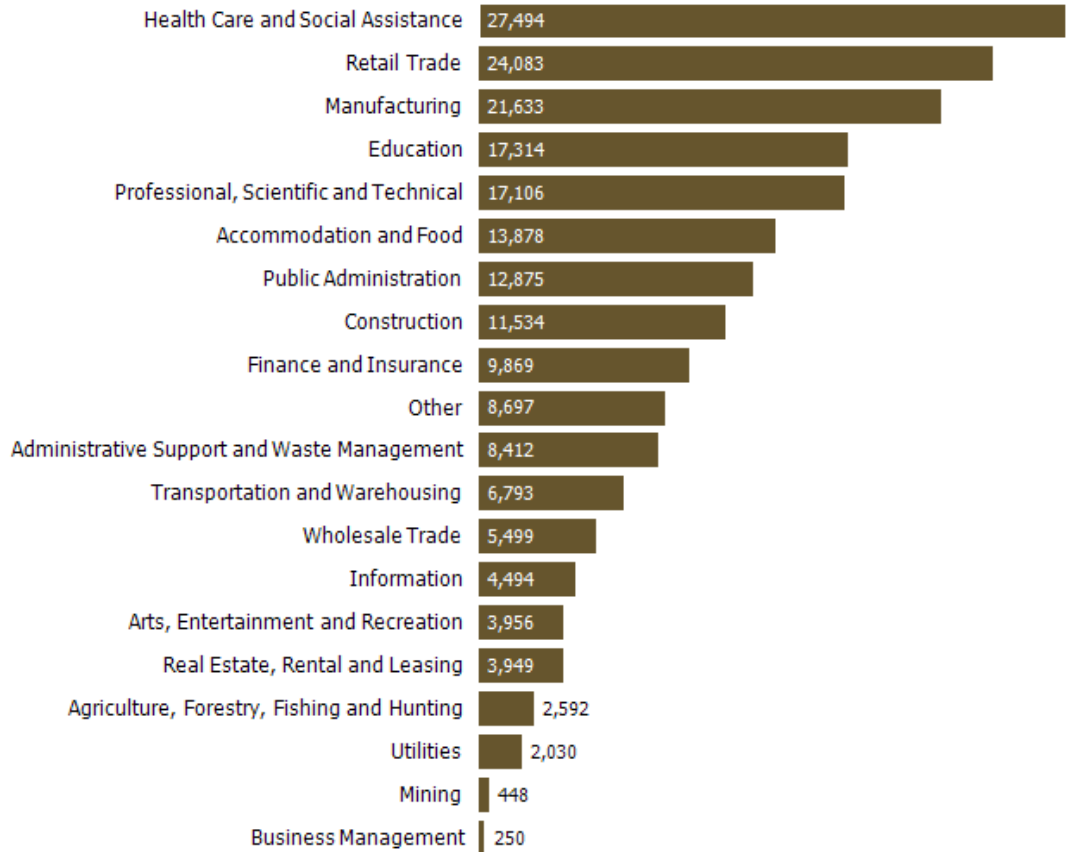


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2017

Update Frequency: Annually



Ada County, Idaho: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



Ada County, Idaho: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ Ada County



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ Ada County



Ada County, Idaho: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12-Month Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

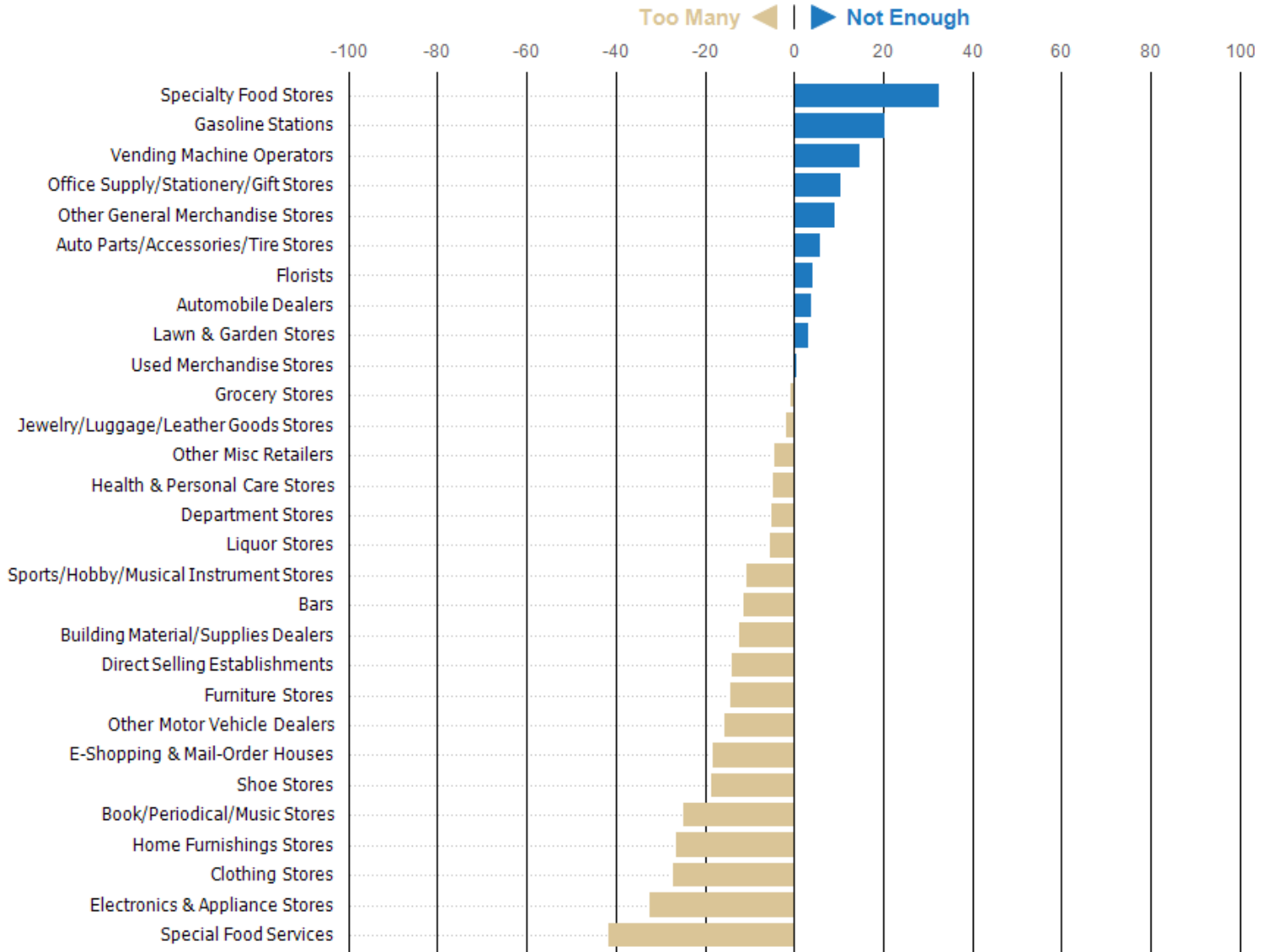


Best Retail Businesses: Ada County, Idaho

This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2017

Update Frequency: Annually



About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

