



# City Statistics – Single-Family Homes

## July 2019 Market Report

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

Ada County	Closed Sales			Median Sales Price		
	Jul 2018	Jul 2019	% Chg	Jul 2017 to Jul 2018	Jul 2018 to Jul 2019	% Chg
Boise	513	520	1.4%	\$288,908	\$330,590	14.4%
Eagle	134	94	-29.9%	\$457,545	\$486,086	6.2%
Garden City	11	16	45.5%	\$241,072	\$333,217	38.2%
Kuna	91	107	17.6%	\$245,464	\$278,218	13.3%
Meridian	342	377	10.2%	\$313,649	\$342,583	9.2%
Star	47	49	4.3%	\$345,969	\$392,972	13.6%

Canyon County	Closed Sales			Median Sales Price		
	Jul 2018	Jul 2019	% Chg	Jul 2017 to Jul 2018	Jul 2018 to Jul 2019	% Chg
Caldwell	159	151	-5.0%	\$198,453	\$228,555	15.2%
Melba	1	5	400.0%	\$244,152	\$283,629	16.2%
Middleton	37	49	32.4%	\$252,395	\$273,338	8.3%
Nampa	281	288	2.5%	\$214,844	\$248,290	15.6%
Parma	7	3	-57.1%	\$184,247	\$209,695	13.8%
Wilder	3	8	166.7%	\$264,788	\$272,071	2.8%

Elmore County	Closed Sales			Median Sales Price		
	Jul 2018	Jul 2019	% Chg	Jul 2017 to Jul 2018	Jul 2018 to Jul 2019	% Chg
Glenns Ferry	3	2	-33.3%	\$136,678	\$156,553	14.5%
Mountain Home	48	67	39.6%	\$160,275	\$184,314	15.0%

Gem County	Closed Sales			Median Sales Price		
	Jul 2018	Jul 2019	% Chg	Jul 2017 to Jul 2018	Jul 2018 to Jul 2019	% Chg
Emmett	32	20	-37.5%	\$189,350	\$238,399	25.9%

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