



# Canyon County – Single-Family Homes

## October 2019 Market Statistics

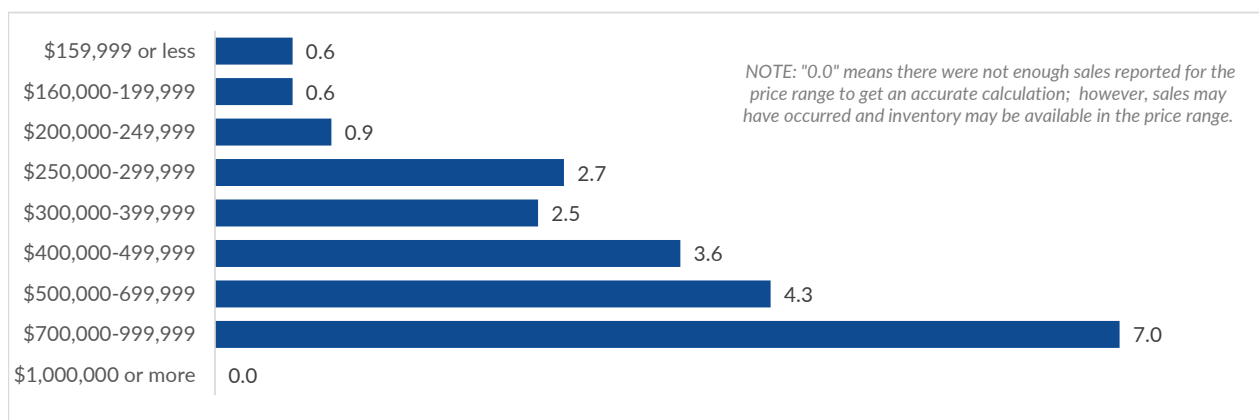
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of November 15, 2019\*

\*Due to a delay from the vendor, the October 2019 statistics were generated manually on November 15, 2019, a few days later than normal. These may be adjusted and re-released at a later date.

Key Metrics	Oct 2018	Oct 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	419	457	9.1%	4,170	4,476	7.3%
Median Sales Price	\$220,000	\$259,900	18.1%	\$215,000	\$245,000	14.0%
Days on Market	27	33	22.2%	34	34	0.0%
Pending Sales	563	638	13.3%	--	--	--
Inventory	786	859	9.3%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

### 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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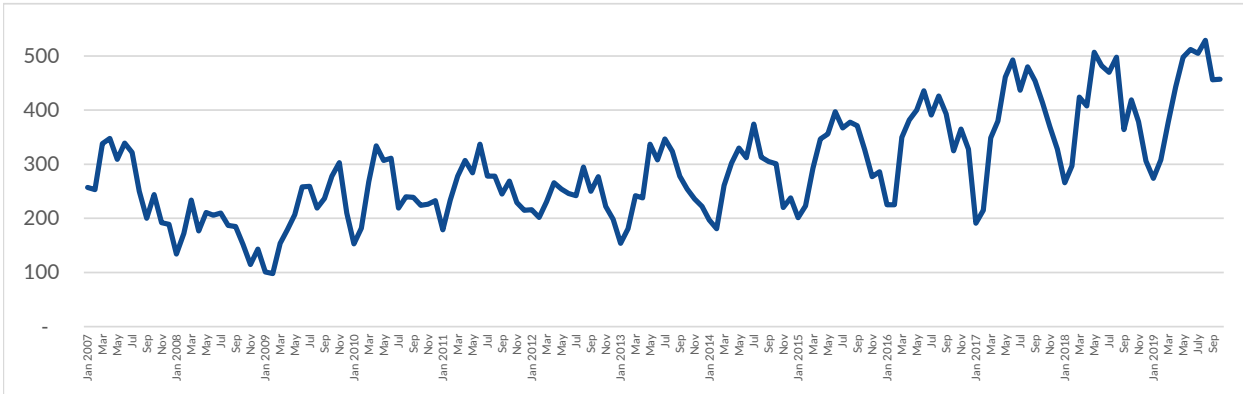
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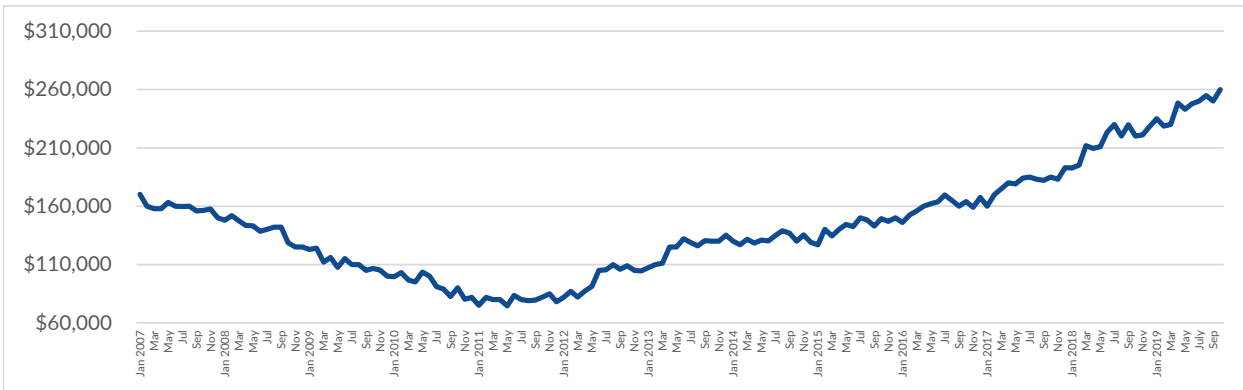
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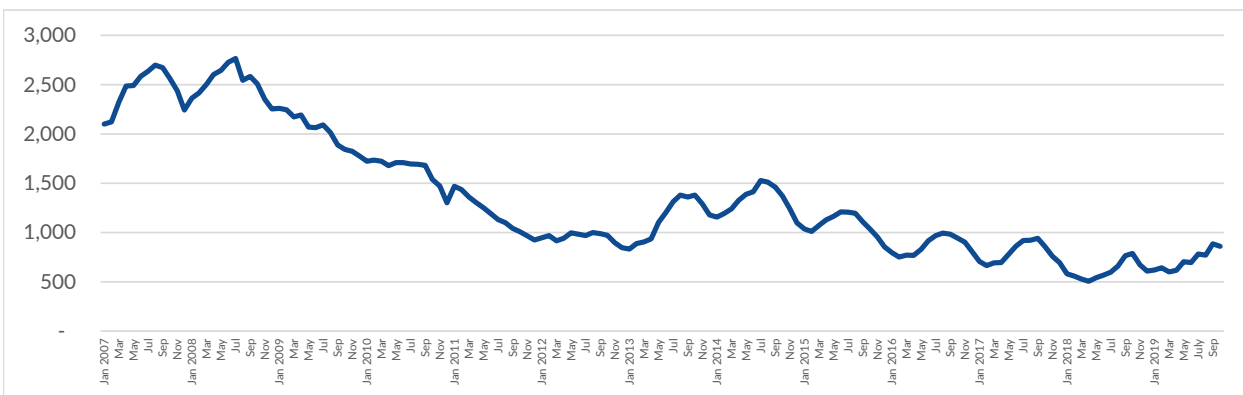
**Closed Sales** High: 663 in Aug 2005 (chart only goes to 2007) | Low: 98 in Feb 2009 | Current Month: 457



**Median Sales Price** High: \$254,900 in Aug 2019 | Low: \$74,500 in May 2011 | Current Month: \$259,900



**Inventory of Homes for Sale** High: 2,765 in Jul 2008 | Low: 505 in Apr 2018 | Current Month: 859





# Canyon County – Existing/Resale

## October 2019 Market Statistics

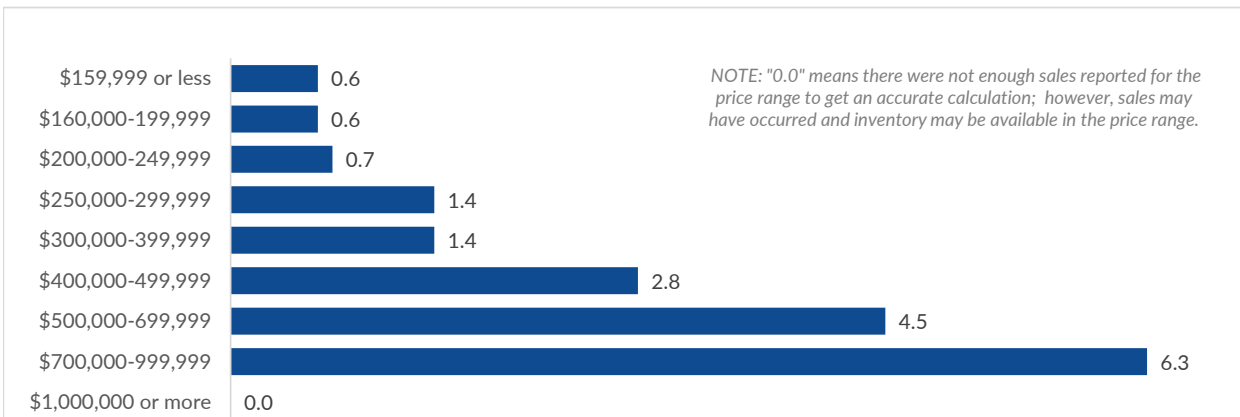
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Key Metrics	Oct 2018	Oct 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	349	322	-7.7%	3,310	3,287	-0.7%
Median Sales Price	\$209,900	\$243,250	15.9%	\$203,000	\$234,000	15.3%
Days on Market	24	22	-8.3%	26	23	-11.5%
Pending Sales	347	358	3.2%	--	--	--
Inventory	470	401	-14.7%	--	--	--
Months Supply of Inventory	1.4	1.2	-14.3%	--	--	--

### Months Supply of Inventory by Price Range



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

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# Canyon County – Existing/Resale

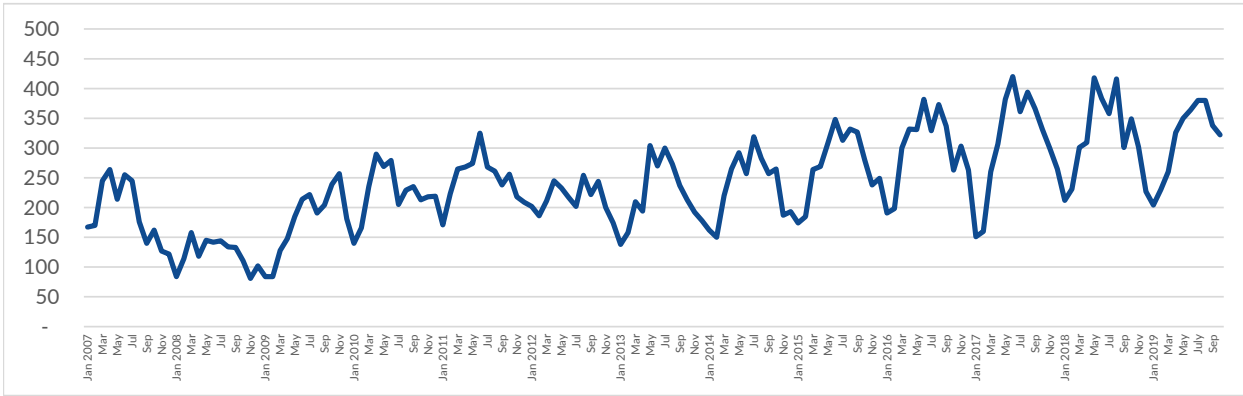
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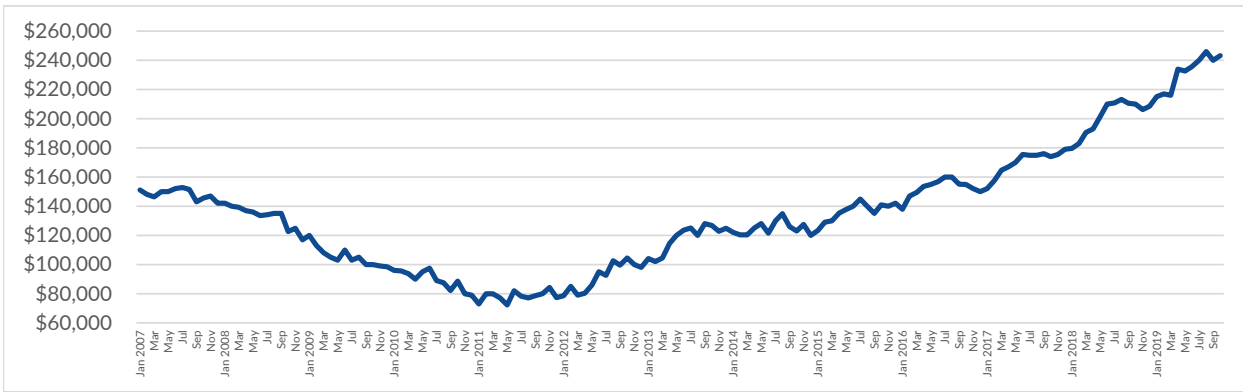
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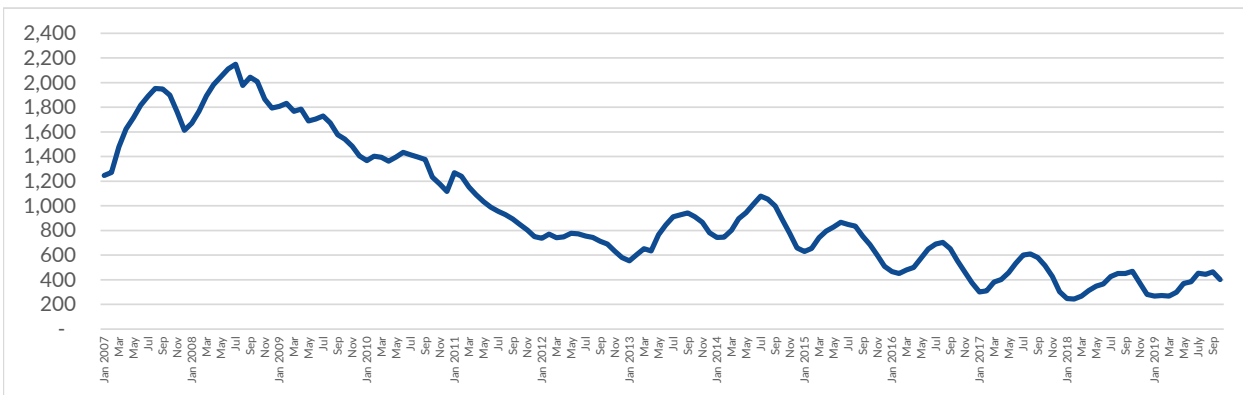
**Closed Sales** High: 473 in Aug 2005 (chart only goes to 2007) | Low: 81 in Nov 2008 | Current Month: 322



**Median Sales Price** High: \$246,000 in Aug 2019 | Low: \$72,250 in May 2011 | Current Month: \$243,250



**Inventory of Homes for Sale** High: 2,149 in Jul 2008 | Low: 244 in Feb 2018 | Current Month: 401





# Canyon County – New Construction

## October 2019 Market Statistics

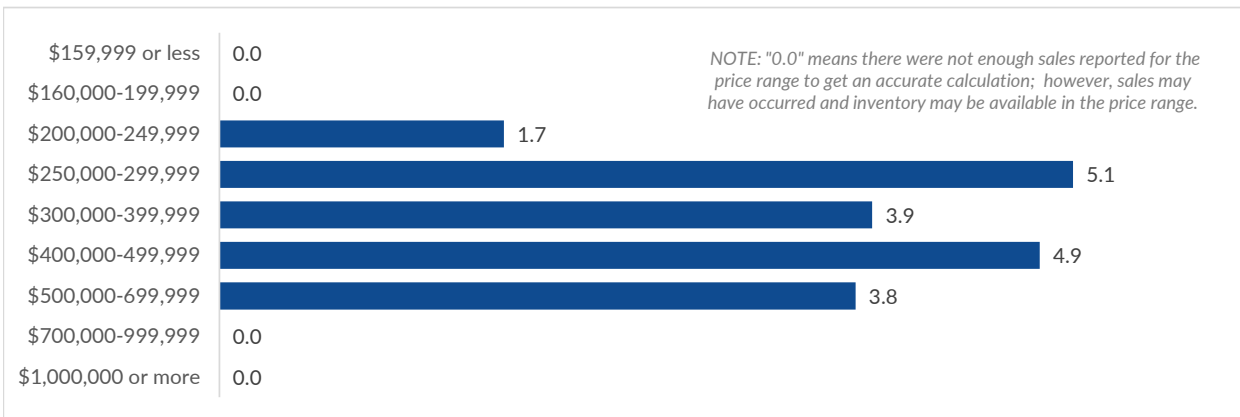
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Key Metrics	Oct 2018	Oct 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	70	135	92.9%	860	1,189	38.3%
Median Sales Price	\$279,338	\$303,061	8.5%	\$259,325	\$274,990	6.0%
Days on Market	44	58	31.8%	63	64	1.6%
Pending Sales	216	280	29.6%	--	--	--
Inventory	316	458	44.9%	--	--	--
Months Supply of Inventory	4.7	3.8	--	--	--	--

### Months Supply of Inventory by Price Range



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

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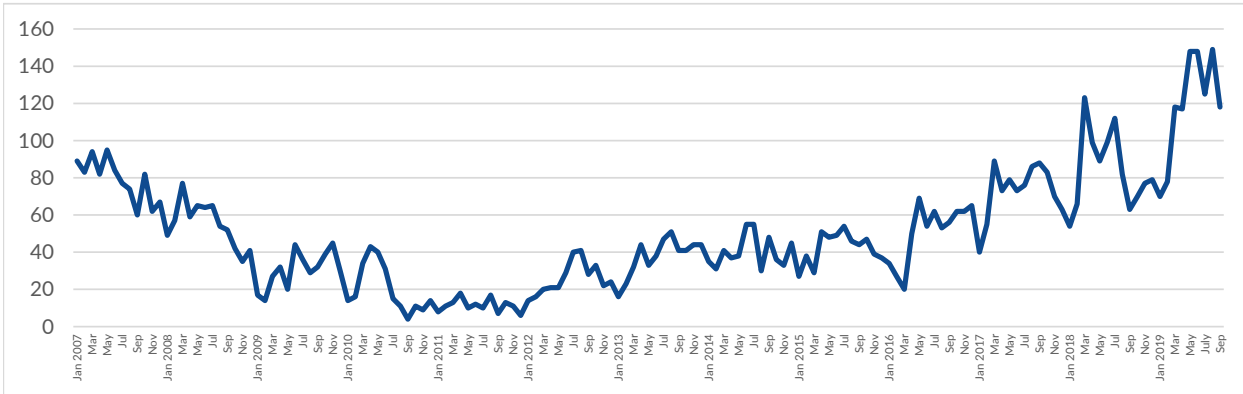
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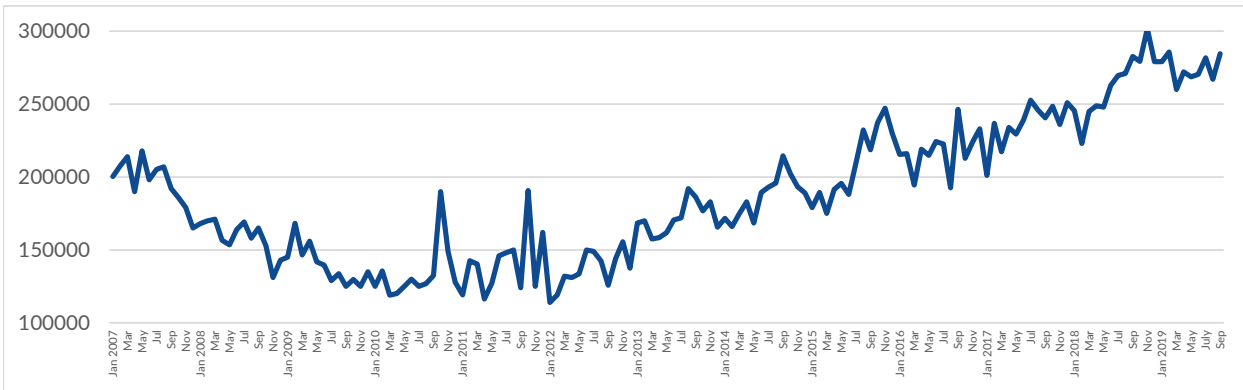
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**Closed Sales** High: 213 in Nov 2005 (chart only goes to 2007) | Low: 4 in Sep 2010 | Current Month: 135



**Median Sales Price** High: \$301,690 in Nov 2018 | Low: \$113,995 in Jan 2012 | Current Month: \$303,061



**Inventory of Homes for Sale** High: 854 in Jan 2007 | Low: 147 in Sep 2011 | Current Month: 458

