



# City Statistics – Single-Family Homes

## February 2020 Market Report

Report provided by Boise Regional REALTORS® based on data from the Intermountain MLS and Realtors Property Resource® as of March 11, 2020.

Ada County	Closed Sales			Median Sales Price		
	Feb 2019	Feb 2020	% Chg	Feb 2018 to Feb 2019	Feb 2019 to Feb 2020	% Chg
Boise	315	220	-30.2%	\$307,606	\$357,209	16.1%
Eagle	60	40	-33.3%	\$474,456	\$561,847	18.4%
Garden City	7	7	0.0%	\$235,000	\$261,458	11.3%
Kuna	76	56	-26.3%	\$267,755	\$296,680	10.8%
Meridian	224	238	6.3%	\$323,028	\$362,018	12.1%
Star	24	28	16.7%	\$373,642	\$463,244	24.0%

Canyon County	Closed Sales			Median Sales Price		
	Feb 2019	Feb 2020	% Chg	Feb 2018 to Feb 2019	Feb 2019 to Feb 2020	% Chg
Caldwell	115	82	-28.7%	\$220,159	\$244,811	11.2%
Melba	2	1	-50.0%	\$199,933	\$278,900	39.5%
Middleton	20	25	25.0%	\$274,931	\$366,302	33.2%
Nampa	174	207	19.0%	\$233,013	\$261,625	12.3%
Parma	3	5	66.7%	\$213,327	\$312,071	46.3%
Wilder	5	5	0.0%	\$286,250	\$318,167	11.2%

Elmore County	Closed Sales			Median Sales Price		
	Feb 2019	Feb 2020	% Chg	Feb 2018 to Feb 2019	Feb 2019 to Feb 2020	% Chg
Glenns Ferry	1	1	0.0%	\$98,500	\$174,000	76.6%
Mountain Home	39	32	-17.9%	\$181,964	\$190,884	4.9%

Gem County	Closed Sales			Median Sales Price		
	Feb 2019	Feb 2020	% Chg	Feb 2018 to Feb 2019	Feb 2019 to Feb 2020	% Chg
Emmett	14	14	0.0%	\$215,321	\$287,390	33.5%

### 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 geographies 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/agentsearch. || Copyright © 2020 Boise Regional REALTORS®