



City Statistics – Single-Family Homes

March 2020 Market Report

Report provided by Boise Regional REALTORS® based on data from the Intermountain MLS and Realtors Property Resource® as of April 12, 2020.

Ada County

	Closed Sales			Median Sales Price		
	Mar 2019	Mar 2020	% Chg	Mar 2018 to Mar 2019	Mar 2019 to Mar 2020	% Chg
Boise	336	353	5.1%	\$311,086	\$354,209	13.9%
Eagle	75	72	-4.0%	\$472,739	\$564,683	19.4%
Garden City	7	15	114.3%	\$266,667	\$320,370	20.1%
Kuna	78	76	-2.6%	\$270,524	\$297,964	10.1%
Meridian	300	307	2.3%	\$334,982	\$369,336	10.3%
Star	51	48	-5.9%	\$370,577	\$476,152	28.5%

Canyon County

	Closed Sales			Median Sales Price		
	Mar 2019	Mar 2020	% Chg	Mar 2018 to Mar 2019	Mar 2019 to Mar 2020	% Chg
Caldwell	130	130	0.0%	\$215,127	\$252,264	17.3%
Melba	2	5	150.0%	\$265,760	\$381,863	43.7%
Middleton	18	38	111.1%	\$263,705	\$334,902	27.0%
Nampa	148	260	75.7%	\$236,652	\$269,557	13.9%
Parma	6	7	16.7%	\$182,017	\$333,038	83.0%
Wilder	6	5	-16.7%	\$268,166	\$350,700	30.8%

Elmore County

	Closed Sales			Median Sales Price		
	Mar 2019	Mar 2020	% Chg	Mar 2018 to Mar 2019	Mar 2019 to Mar 2020	% Chg
Glenns Ferry	2	1	-50.0%	\$106,057	\$202,675	91.1%
Mountain Home	49	35	-28.6%	\$176,820	\$204,086	15.4%

Gem County

	Closed Sales			Median Sales Price		
	Mar 2019	Mar 2020	% Chg	Mar 2018 to Mar 2019	Mar 2019 to Mar 2020	% Chg
Emmett	24	22	-8.3%	\$211,326	\$258,413	22.3%

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 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®