



City Statistics – Single-Family Homes

May 2020 Market Report

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

Ada County

	Closed Sales			Median Sales Price		
	May 2019	May 2020	% Chg	May 2018 to May 2019	May 2019 to May 2020	% Chg
Boise	521	367	-29.6%	\$335,000	\$345,000	3.0%
Eagle	99	67	-32.3%	\$520,000	\$608,100	16.9%
Garden City	11	2	-81.8%	\$285,000	\$298,725	4.8%
Kuna	101	74	-26.7%	\$274,300	\$307,000	11.9%
Meridian	386	244	-36.8%	\$343,055	\$361,450	5.4%
Star	68	59	-13.2%	\$381,000	\$424,599	11.4%

Canyon County

	Closed Sales			Median Sales Price		
	May 2019	May 2020	% Chg	May 2018 to May 2019	May 2019 to May 2020	% Chg
Caldwell	168	108	-35.7%	\$239,945	\$256,298	6.8%
Melba	1	4	300.0%	\$330,000	\$415,000	25.8%
Middleton	34	21	-38.2%	\$249,950	\$329,900	32.0%
Nampa	306	253	-17.3%	\$248,040	\$285,990	15.3%
Parma	6	4	-33.3%	\$254,000	\$307,450	21.0%
Wilder	9	8	-11.1%	\$254,000	\$219,750	-13.5%

Elmore County

	Closed Sales			Median Sales Price		
	May 2019	May 2020	% Chg	May 2018 to May 2019	May 2019 to May 2020	% Chg
Glenns Ferry	2	1	-50.0%	\$206,950	\$135,000	-34.8%
Mountain Home	48	35	-27.1%	\$194,450	\$255,000	31.1%

Gem County

	Closed Sales			Median Sales Price		
	May 2019	May 2020	% Chg	May 2018 to May 2019	May 2019 to May 2020	% Chg
Emmett	38	18	-52.6%	\$233,520	\$345,000	47.7%

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®