



City Statistics – Single-Family Homes

November 2020 Market Statistics

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Ada County

	Closed Sales			Median Sales Price		
	Nov 2019	Nov 2020	% Chg	Jan 2019 to Nov 2019	Jan 2020 to Nov 2020	% Chg
Boise	411	329	-20.0%	\$332,474	\$374,875	12.8%
Eagle	86	65	-24.4%	\$507,344	\$605,030	19.3%
Garden City	2	6	200.0%	\$331,851	\$334,935	0.9%
Kuna	76	63	-17.1%	\$281,211	\$329,739	17.3%
Meridian	271	247	-8.9%	\$347,098	\$384,880	10.9%
Star	44	58	31.8%	\$401,660	\$441,707	10.0%

Canyon County

	Closed Sales			Median Sales Price		
	Nov 2019	Nov 2020	% Chg	Jan 2019 to Nov 2019	Jan 2020 to Nov 2020	% Chg
Caldwell	96	122	27.1%	\$232,819	\$278,714	19.7%
Melba	1	4	300.0%	\$307,113	\$349,231	13.7%
Middleton	36	23	-36.1%	\$284,615	\$354,935	24.7%
Nampa	223	213	-4.5%	\$253,380	\$296,303	16.9%
Parma	3	10	233.3%	\$211,305	\$311,886	47.6%
Wilder	3	4	33.3%	\$279,766	\$299,784	7.2%

Elmore County

	Closed Sales			Median Sales Price		
	Nov 2019	Nov 2020	% Chg	Jan 2019 to Nov 2019	Jan 2020 to Nov 2020	% Chg
Glenns Ferry	1	--	--	\$155,000	--	--
Mountain Home	35	41	17.1%	\$192,000	\$231,695	20.7%

Gem County

	Closed Sales			Median Sales Price		
	Nov 2019	Nov 2020	% Chg	Jan 2019 to Nov 2019	Jan 2020 to Nov 2020	% Chg
Emmett	18	23	27.8%	\$241,511	\$317,654	31.5%

Explanation of Metrics and Notes on Data Sources and Methodology

The sales price reported is a year-to-date 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.