



City Statistics – Single-Family Homes

January 2021 Market Statistics

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Ada County	Closed Sales			Median Sales Price		
	Jan 2020	Jan 2021	% Chg	Jan 2019 thru Jan 2020	Jan 2020 thru Jan 2021	% Chg
Boise	289	216	-25.3%	\$334,249	\$381,698	14.2%
Eagle	72	65	-9.7%	\$512,010	\$616,098	20.3%
Garden City	4	6	50.0%	\$329,622	\$339,075	2.9%
Kuna	59	74	25.4%	\$282,935	\$339,958	20.2%
Meridian	278	176	-36.7%	\$349,453	\$390,869	11.9%
Star	38	48	26.3%	\$403,273	\$441,709	9.5%

Canyon County	Closed Sales			Median Sales Price		
	Jan 2020	Jan 2021	% Chg	Jan 2019 thru Jan 2020	Jan 2020 thru Jan 2021	% Chg
Caldwell	95	82	-13.7%	\$234,018	\$285,200	21.9%
Melba	4	5	25.0%	\$331,818	\$378,436	14.0%
Middleton	23	25	8.7%	\$293,176	\$356,113	21.5%
Nampa	214	207	-3.3%	\$253,995	\$302,799	19.2%
Parma	2	3	50.0%	\$212,295	\$309,558	45.8%
Wilder	1	3	200.0%	\$284,840	\$299,217	5.0%

Elmore County	Closed Sales			Median Sales Price		
	Jan 2020	Jan 2021	% Chg	Jan 2019 thru Jan 2020	Jan 2020 thru Jan 2021	% Chg
Glenns Ferry	0	2	--	\$144,710	\$203,560	40.7%
Mountain Home	41	31	-24.4%	\$191,335	\$237,066	23.9%

Gem County	Closed Sales			Median Sales Price		
	Jan 2020	Jan 2021	% Chg	Jan 2019 thru Jan 2020	Jan 2020 thru Jan 2021	% Chg
Emmett	15	25	66.7%	\$242,118	\$307,406	27.0%

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. Further, past performance may not be indicative of future results. 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.