



City Statistics – Single-Family Homes

February 2021 Market Statistics

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Ada County	Closed Sales			Median Sales Price		
	Feb 2020	Feb 2021	% Chg	Feb 2019 thru Feb 2020	Feb 2020 thru Feb 2021	% Chg
Boise	263	198	-24.7%	\$359,739	\$444,474	23.6%
Eagle	56	45	-19.6%	\$554,529	\$754,433	36.0%
Garden City	7	8	14.3%	\$261,818	\$449,614	71.7%
Kuna	79	65	-17.7%	\$303,468	\$419,389	38.2%
Meridian	280	207	-26.1%	\$361,263	\$437,635	21.1%
Star	35	45	28.6%	\$457,323	\$472,275	3.3%

Canyon County	Closed Sales			Median Sales Price		
	Feb 2020	Feb 2021	% Chg	Feb 2019 thru Feb 2020	Feb 2020 thru Feb 2021	% Chg
Caldwell	89	71	-20.2%	\$244,785	\$338,442	38.3%
Melba	1	--	--	\$290,900	--	--
Middleton	28	23	-17.9%	\$360,659	\$382,489	6.1%
Nampa	234	169	-27.8%	\$261,298	\$354,315	35.6%
Parma	5	5	0.0%	\$312,071	\$283,063	-9.3%
Wilder	5	4	-20.0%	\$318,167	\$364,285	14.5%

Elmore County	Closed Sales			Median Sales Price		
	Feb 2020	Feb 2021	% Chg	Feb 2019 thru Feb 2020	Feb 2020 thru Feb 2021	% Chg
Glenns Ferry	1	1	0.0%	\$174,000	\$221,633	27.4%
Mountain Home	36	41	13.9%	\$191,990	\$265,521	38.3%

Gem County	Closed Sales			Median Sales Price		
	Feb 2020	Feb 2021	% Chg	Feb 2019 thru Feb 2020	Feb 2020 thru Feb 2021	% Chg
Emmett	13	16	23.1%	\$290,357	\$278,951	-3.9%

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.