



City Statistics – Single-Family Homes

October 2021 Market Statistics

Copyright © 2021 Boise Regional REALTORS® based on data from Intermountain MLS and the REALTORS® Property Resource as of November 8, 2021

Ada County	Closed Sales			Median Sales Price		
	Oct 2020	Oct 2021	% Chg	Oct 2019 thru Oct 2020	Oct 2020 thru Oct 2021	% Chg
Boise	494	422	-14.6%	\$371,910	\$488,880	31.5%
Eagle	116	95	-18.1%	\$600,862	\$851,531	41.7%
Garden City	10	8	-20.0%	\$324,504	\$424,868	30.9%
Kuna	104	109	4.8%	\$326,797	\$447,073	36.8%
Meridian	368	270	-26.6%	\$382,385	\$511,083	33.7%
Star	64	63	-1.6%	\$442,848	\$529,650	19.6%

Canyon County	Closed Sales			Median Sales Price		
	Oct 2020	Oct 2021	% Chg	Oct 2019 thru Oct 2020	Oct 2020 thru Oct 2021	% Chg
Caldwell	194	156	-19.6%	\$276,232	\$388,210	40.5%
Melba	4	4	0.0%	\$358,407	\$545,038	52.1%
Middleton	43	40	-7.0%	\$353,302	\$461,694	30.7%
Nampa	302	329	8.9%	\$294,550	\$404,561	37.3%
Parma	5	8	60.0%	\$290,555	\$411,103	41.5%
Wilder	5	8	60.0%	\$267,577	\$438,632	63.9%

Elmore County	Closed Sales			Median Sales Price		
	Oct 2020	Oct 2021	% Chg	Oct 2019 thru Oct 2020	Oct 2020 thru Oct 2021	% Chg
Glenns Ferry	3	1	-66.7%	\$200,635	\$236,663	18.0%
Mountain Home	45	47	4.4%	\$226,078	\$305,667	35.2%

Gem County	Closed Sales			Median Sales Price		
	Oct 2020	Oct 2021	% Chg	Oct 2019 thru Oct 2020	Oct 2020 thru Oct 2021	% Chg
Emmett	32	30	-6.3%	\$314,500	\$374,718	19.1%

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.