



City Statistics – Single-Family Homes

February 2022 Market Statistics

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Ada County	Closed Sales			Median Sales Price		
	Feb 2021	Feb 2022	% Chg	Feb 2020 thru Feb 2021	Feb 2021 thru Feb 2022	% Chg
Boise	202	256	26.7%	\$444,551	\$522,526	17.5%
Eagle	48	48	0.0%	\$754,837	\$935,183	23.9%
Garden City	5	8	60.0%	\$350,455	\$403,388	15.1%
Kuna	69	64	-7.2%	\$419,894	\$489,713	16.6%
Meridian	226	211	-6.6%	\$439,988	\$549,948	25.0%
Star*	53	56	5.7%	\$467,897	\$541,689	15.8%

Canyon County	Closed Sales			Median Sales Price		
	Feb 2021	Feb 2022	% Chg	Feb 2020 thru Feb 2021	Feb 2021 thru Feb 2022	% Chg
Caldwell	78	135	73.1%	\$336,957	\$391,661	16.2%
Melba	--	1	--	\$485,000	\$373,633	-23.0%
Middleton	24	44	83.3%	\$381,625	\$522,759	37.0%
Nampa	184	235	27.7%	\$354,044	\$435,838	23.1%
Parma	6	8	33.3%	\$280,300	\$472,167	68.5%
Wilder	5	1	-80.0%	\$375,000	\$540,000	44.0%

Elmore County	Closed Sales			Median Sales Price		
	Feb 2021	Feb 2022	% Chg	Feb 2020 thru Feb 2021	Feb 2021 thru Feb 2022	% Chg
Glenns Ferry	1	--	--	\$221,633	\$295,000	33.1%
Mountain Home	6	14	133.3%	\$222,250	\$359,351	61.7%

Gem County	Closed Sales			Median Sales Price		
	Feb 2021	Feb 2022	% Chg	Feb 2020 thru Feb 2021	Feb 2021 thru Feb 2022	% Chg
Emmett	22	22	0.0%	\$302,420	\$476,886	57.7%

Explanation of Metrics and Notes on Data Sources and Methodology

* Denotes that Star, Idaho is located in both Ada and Canyon counties. 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.