



Ada County – Single-Family Homes

March 2016 Market Statistics

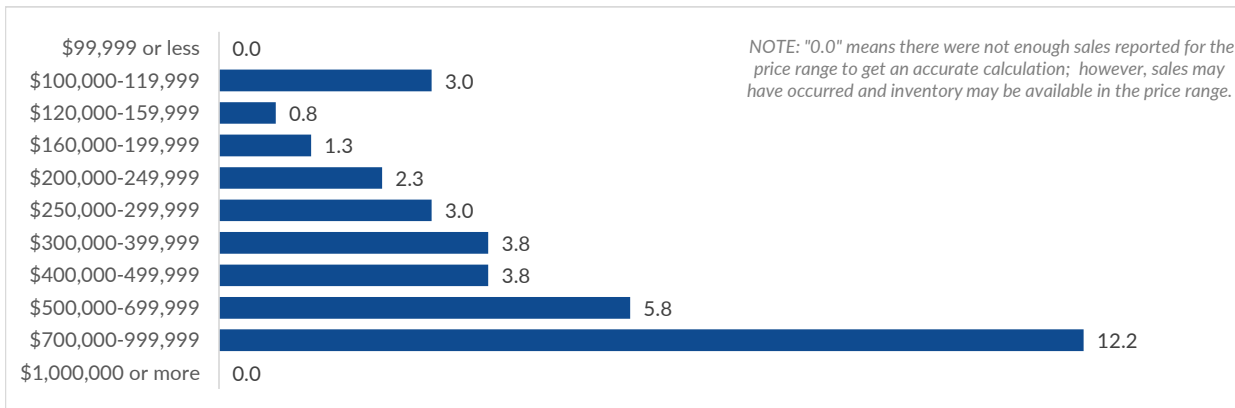
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of April 11, 2016

Key Metrics

	Mar 2015	Mar 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	694	788	13.5%	1,628	1,824	12.0%
Median Sales Price	\$222,900	\$234,950	5.4%	\$223,950	\$235,500	5.2%
Days on Market	65	56	-13.8%	67	59	-11.9%
Pending Sales	1,280	1,590	24.2%	--	--	--
Inventory	2,175	1,796	-17.4%	--	--	--
Months Supply of Inventory	3.6	2.6	-27.8%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

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; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.

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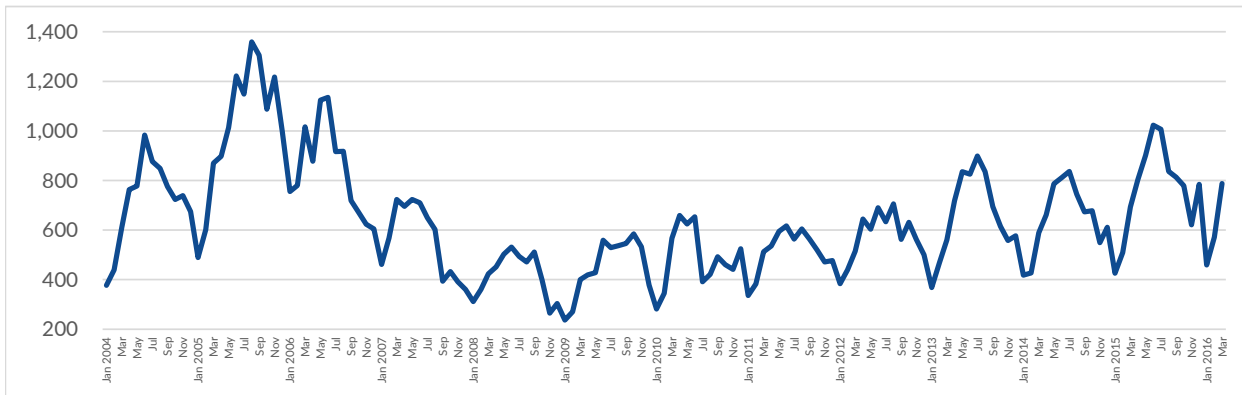
Ada County – Single-Family Homes

Historical Trends between January 2004 and March 2016

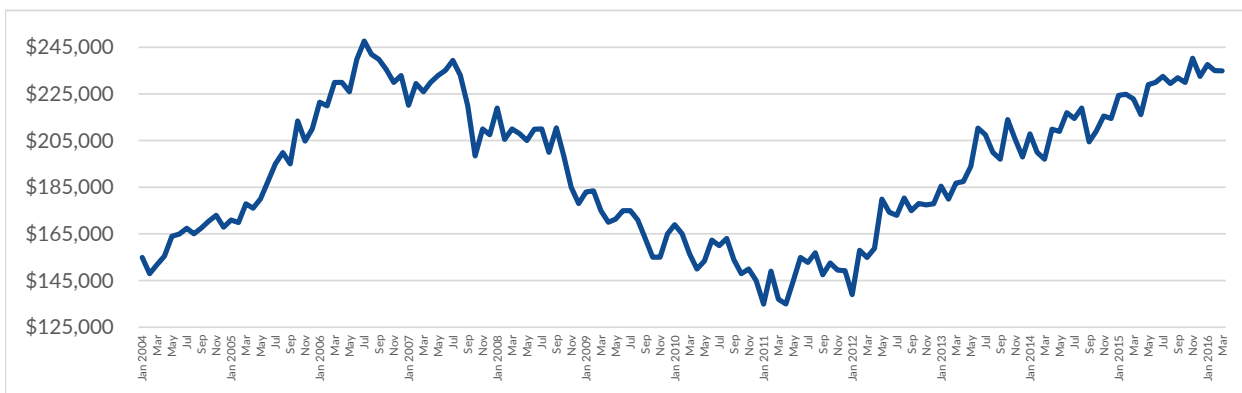
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Data from the Intermountain MLS as of April 11, 2016

Closed Sales High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 788



Median Sales Price High: \$247,700 in Jul 2006 | Low: \$134,900 in Jan 2011 | Current Month: \$234,950



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,664 in Jan 2013 | Current Month: 1,796





Ada County – Existing/Resale

March 2016 Market Statistics for Single-Family Homes

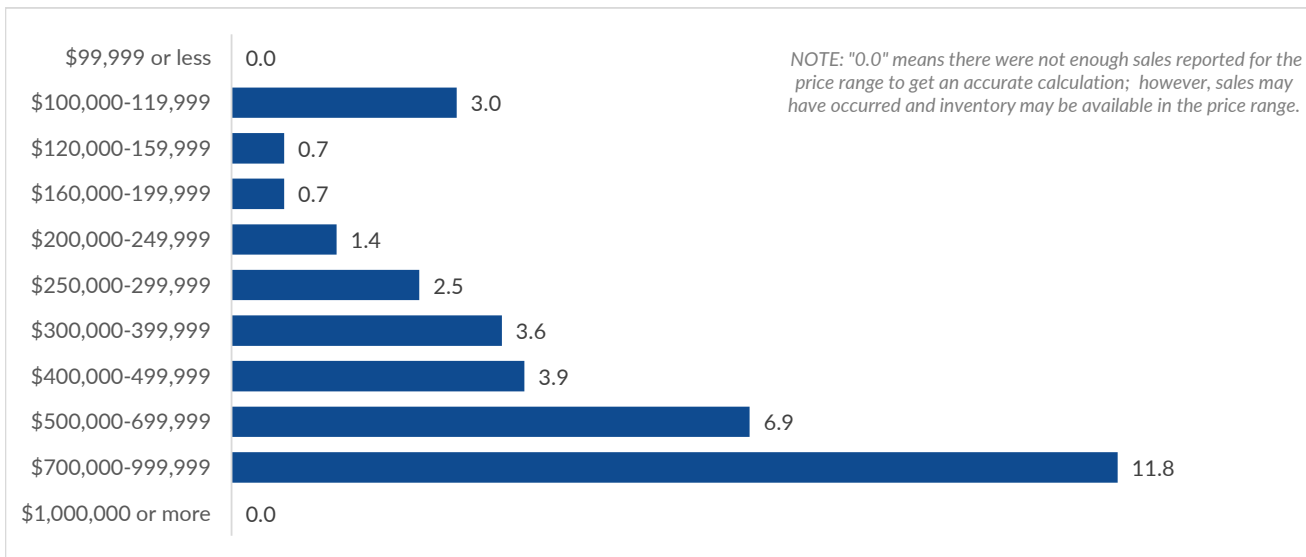
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of April 11, 2016

Key Metrics

	Mar 2015	Mar 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	562	607	8.0%	1,281	1,398	9.1%
Median Sales Price	\$210,000	\$215,000	2.4%	\$203,000	\$214,900	5.9%
Days on Market	54	42	-22.2%	59	49	-16.9%
Pending Sales	958	1,055	10.1%	--	--	--
Inventory	1,413	1,062	-24.8%	--	--	--
Months Supply of Inventory	3.0	2.0	-33.3%	--	--	--

Months Supply of Existing/Resale Inventory by Price Range



Explanation of Metrics

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; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.



Ada County – Existing/Resale

March 2016 Market Statistics for Single-Family Homes

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Data from the Intermountain MLS as of April 11, 2016

Activity by MLS Area	Closed Sales			Median Sales Price		
	Mar 2015	Mar 2016	% Chg	Mar 2015	Mar 2016	% Chg
Boise N (0100)	41	33	-19.5%	\$317,500	\$331,000	4.3%
Boise NE (0200)	12	14	16.7%	\$359,900	\$409,950	13.9%
Boise SE (0300)	56	42	-25.0%	\$220,700	\$253,000	14.6%
Boise Bench (0400)	46	50	8.7%	\$159,500	\$181,350	13.7%
Boise S (0500)	20	25	25.0%	\$189,502	\$226,000	19.3%
Boise SW-Meridian (0550)	42	72	71.4%	\$222,450	\$203,950	-8.3%
Boise W (0600)	32	35	9.4%	\$197,000	\$173,000	-12.2%
Boise W-Garden City (0650)	56	57	1.8%	\$185,323	\$193,000	4.1%
Garden City (0700)	4	4	0.0%	\$113,500	\$173,950	53.3%
Boise NW (0800)	41	38	-7.3%	\$249,900	\$262,950	5.2%
Eagle (0900)	40	35	-12.5%	\$332,000	\$441,000	32.8%
Star (0950)	16	21	31.3%	\$215,650	\$220,000	2.0%
Meridian SE (1000)	14	18	28.6%	\$233,500	\$253,500	8.6%
Meridian SW (1010)	13	4	-69.2%	\$278,000	\$255,391	-8.1%
Meridian NE (1020)	36	46	27.8%	\$216,500	\$247,450	14.3%
Meridian NW (1030)	67	71	6.0%	\$195,000	\$207,500	6.4%
Kuna (1100)	26	42	61.5%	\$161,250	\$159,950	-0.8%

Notes on Data Sources and Methodology

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Ada County – New Construction

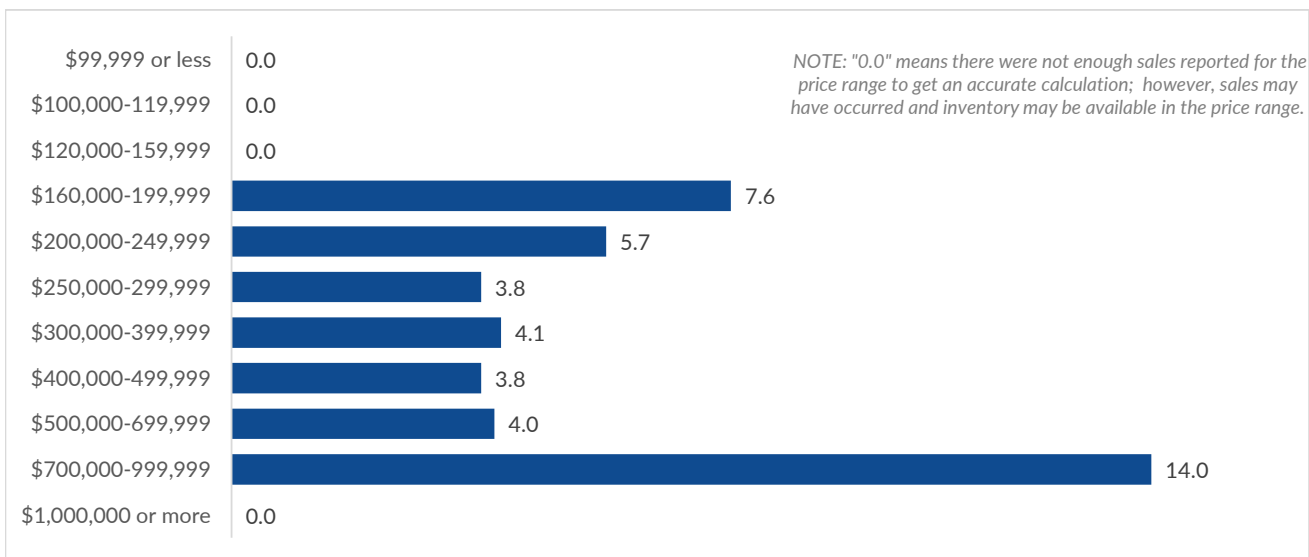
March 2016 Market Statistics for Single-Family Homes

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Key Metrics

	Mar 2015	Mar 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	133	181	36.1%	347	426	22.8%
Median Sales Price	\$282,405	\$296,000	4.8%	\$300,000	\$297,450	-0.8%
Days on Market	111	101	-9.0%	95	89	-6.3%
Pending Sales	322	535	66.1%	--	--	--
Inventory	762	734	-3.7%	--	--	--
Months Supply of Inventory	6.5	4.7	-27.7%	--	--	--

Months Supply of New Construction Inventory by Price Range



Explanation of Metrics

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; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.



Ada County – New Construction

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Activity by MLS Area

	Closed Sales			Median Sales Price		
	Mar 2015	Mar 2016	% Chg	Mar 2015	Mar 2016	% Chg
Boise N (0100)	2	1	-50.0%	\$317,500	\$649,900	104.7%
Boise NE (0200)	7	13	85.7%	\$387,500	\$404,900	4.5%
Boise SE (0300)	5	7	40.0%	\$300,000	\$310,990	3.7%
Boise Bench (0400)	4	3	-25.0%	\$210,150	\$202,500	-3.6%
Boise S (0500)	--	1	--	--	\$265,000	--
Boise SW-Meridian (0550)	15	15	0.0%	\$240,000	\$255,958	6.6%
Boise W (0600)	5	2	-60.0%	\$177,000	\$224,636	26.9%
Boise W-Garden City (0650)	2	3	50.0%	\$175,245	\$260,000	48.4%
Garden City (0700)	--	1	--	--	\$246,306	--
Boise NW (0800)	7	11	57.1%	\$249,900	\$350,676	40.3%
Eagle (0900)	28	22	-21.4%	\$396,450	\$375,700	-5.2%
Star (0950)	11	14	27.3%	\$282,900	\$320,900	13.4%
Meridian SE (1000)	16	13	-18.8%	\$277,445	\$349,900	26.1%
Meridian SW (1010)	--	6	--	--	\$327,907	--
Meridian NE (1020)	6	18	200.0%	\$305,445	\$263,450	-13.7%
Meridian NW (1030)	20	31	55.0%	\$269,701	\$345,500	28.1%
Kuna (1100)	6	20	233.3%	\$186,490	\$199,950	7.2%

Notes on Data Sources and Methodology

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Canyon County – Single-Family Homes

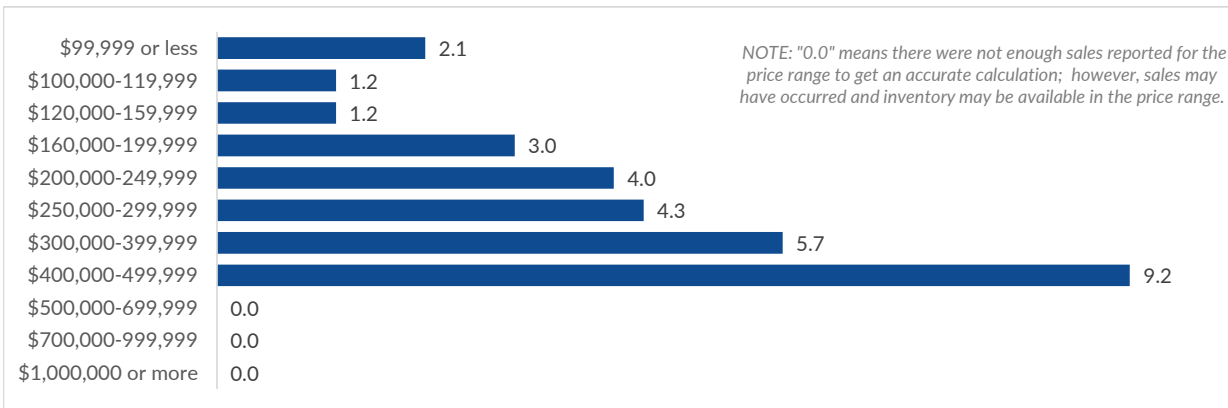
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Data from the Intermountain MLS as of April 11, 2016

Key Metrics	Mar 2015	Mar 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	293	356	21.5%	717	807	12.6%
Median Sales Price	\$134,500	\$156,150	16.1%	\$134,000	\$152,400	13.7%
Days on Market	68	55	-19.1%	72	57	-20.8%
Pending Sales	577	622	7.8%	--	--	--
Inventory	1,072	772	-28.0%	--	--	--
Months Supply of Inventory	4.2	2.7	-35.7%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

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; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.

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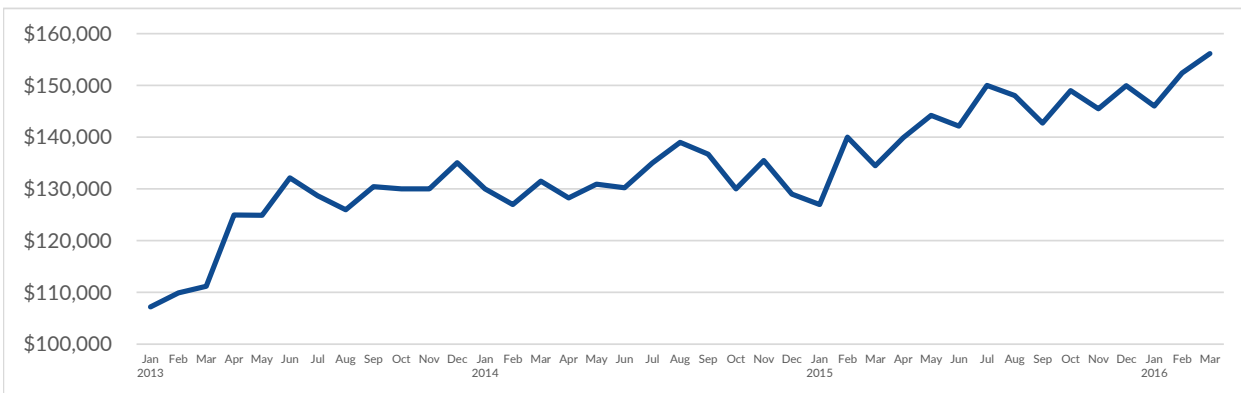
Historical Trends between January 2013* and March 2016

* Boise Regional REALTORS® began compiling Canyon County stats in 2013, therefore longer historical comparisons are not currently available. The highs and lows noted are only for the timeframe shown and not reflective of activity since the mid-2000s. Data from the Intermountain MLS as of April 11, 2016.

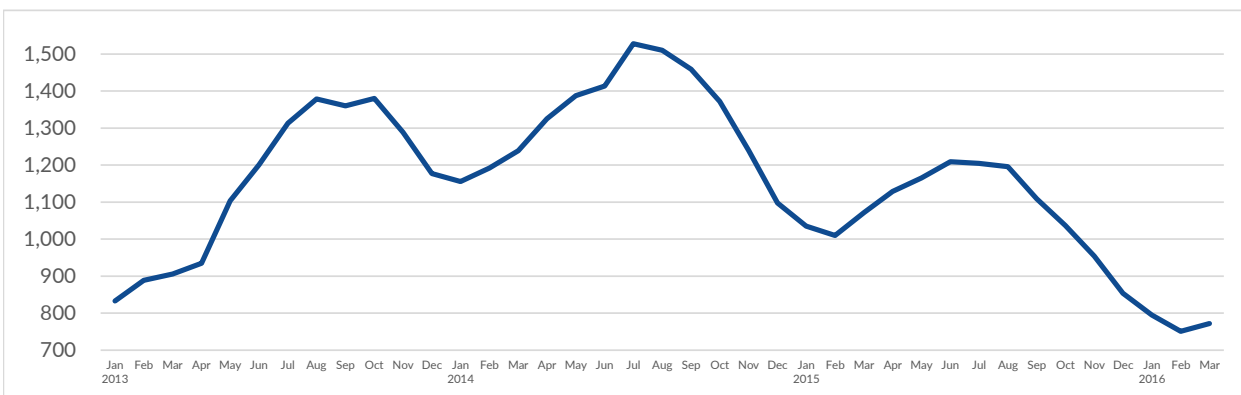
Closed Sales High: 392 in Jun 2015 | Low: 154 in Jan 2013 | Current Month: 356



Median Sales Price High: \$156,150 in Mar 2016 | Low: \$107,202 in Jan 2013 | Current Month: \$156,150



Inventory of Homes for Sale High: 1,528 in Jul 2014 | Low: 751 in Feb 2016 | Current Month: 772





Canyon County – Existing/Resale

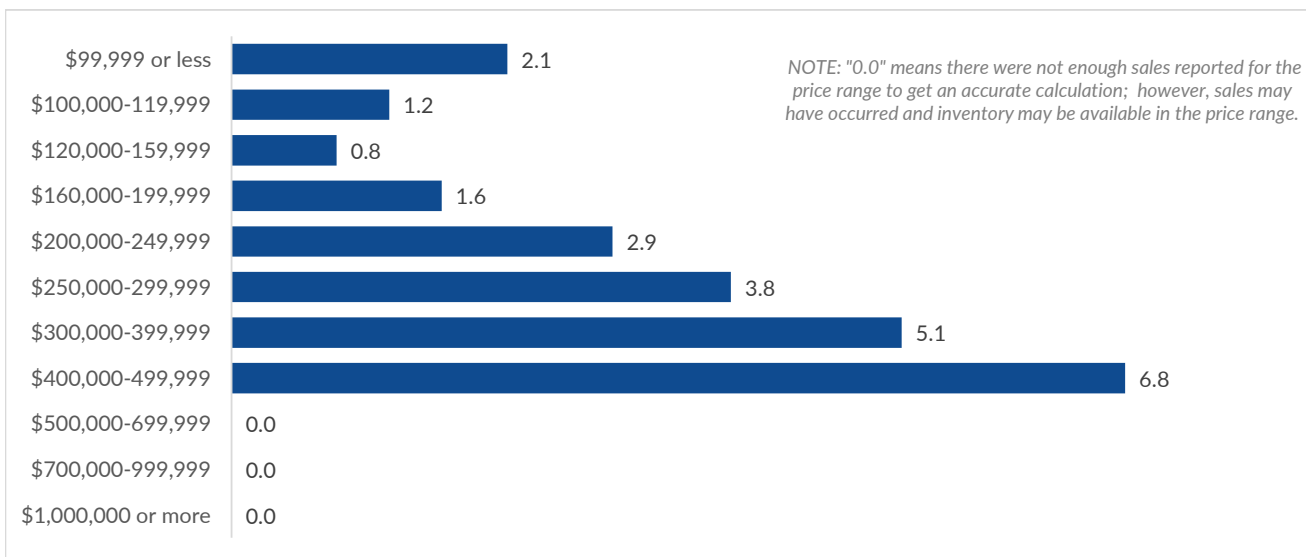
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Key Metrics

	Mar 2015	Mar 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	459	305	-33.6%	623	695	11.6%
Median Sales Price	\$129,984	\$149,900	15.3%	\$128,000	\$145,000	13.3%
Days on Market	58	47	-19.0%	65	54	-16.9%
Pending Sales	459	492	7.2%	--	--	--
Inventory	741	480	-35.2%	--	--	--
Months Supply of Inventory	3.3	1.9	-42.4%	--	--	--

Months Supply of Existing/Resale Inventory by Price Range



Explanation of Metrics

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; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.



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Activity by MLS Area

	Closed Sales			Median Sales Price		
	Mar 2015	Mar 2016	% Chg	Mar 2015	Mar 2016	% Chg
Nampa NE (1250)	36	50	38.9%	\$132,450	\$153,950	16.2%
Nampa S (1260)	82	83	1.2%	\$142,950	\$156,500	9.5%
Melba (1265)	5	2	-60.0%	\$105,000	\$285,250	171.7%
Nampa NW (1270)	34	53	55.9%	\$126,250	\$145,000	14.9%
Caldwell NW (1275)	25	19	-24.0%	\$125,000	\$136,000	8.8%
Caldwell SW (1280)	41	56	36.6%	\$114,000	\$139,900	22.7%
Middleton (1285)	23	23	0.0%	\$137,308	\$167,000	21.6%
Parma (1292)	6	10	66.7%	\$166,950	\$153,000	-8.4%
Wilder (1293)	2	3	50.0%	\$120,475	\$126,000	4.6%
Greenleaf (1294)	3	--	--	\$77,500	--	--

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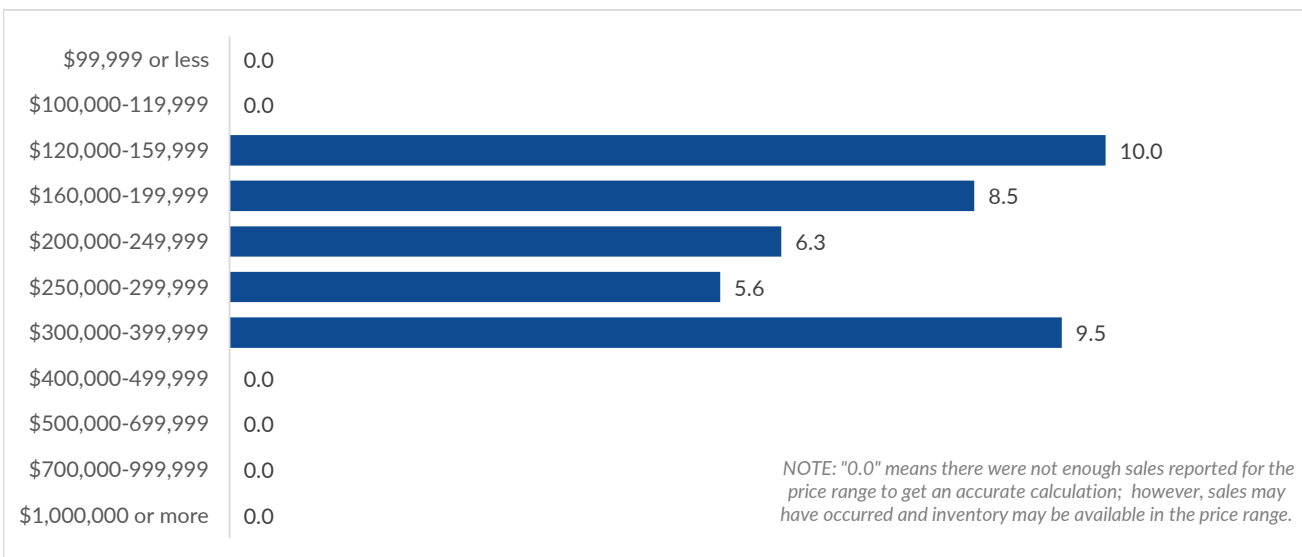
Canyon County – New Construction

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Key Metrics	Mar 2015	Mar 2016	% Chg	YTD 2015	YTD 2016	% Chg
Closed Sales	29	51	75.9%	94	112	19.1%
Median Sales Price	\$175,000	\$197,800	13.0%	\$178,750	\$204,710	14.5%
Days on Market	158	100	-36.7%	121	73	-39.7%
Pending Sales	118	130	10.2%	--	--	--
Inventory	331	292	-11.8%	--	--	--
Months Supply of Inventory	10.3	8.1	-21.4%	--	--	--

Months Supply of New Construction Inventory by Price Range



Explanation of Metrics

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	Mar 2015	Mar 2016	% Chg	Mar 2015	Mar 2016	% Chg
Nampa NE (1250)	2	8	300.0%	\$190,875	\$204,889	7.3%
Nampa S (1260)	11	20	81.8%	\$188,500	\$217,825	15.6%
Melba (1265)	--	--	--	--	--	--
Nampa NW (1270)	1	4	300.0%	\$180,990	\$185,990	2.8%
Caldwell NW (1275)	6	5	-16.7%	\$139,408	\$135,941	-2.5%
Caldwell SW (1280)	3	7	133.3%	\$178,231	\$200,000	12.2%
Middleton (1285)	5	7	40.0%	\$177,545	\$204,900	15.4%
Parma (1292)	1	--	--	\$143,500	--	--
Wilder (1293)	--	--	--	--	--	--
Greenleaf (1294)	--	--	--	--	--	--

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