



MARKET REPORT  
TREASURE VALLEY

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Q3  
2020

MARKET REPORT  
TREASURE VALLEY



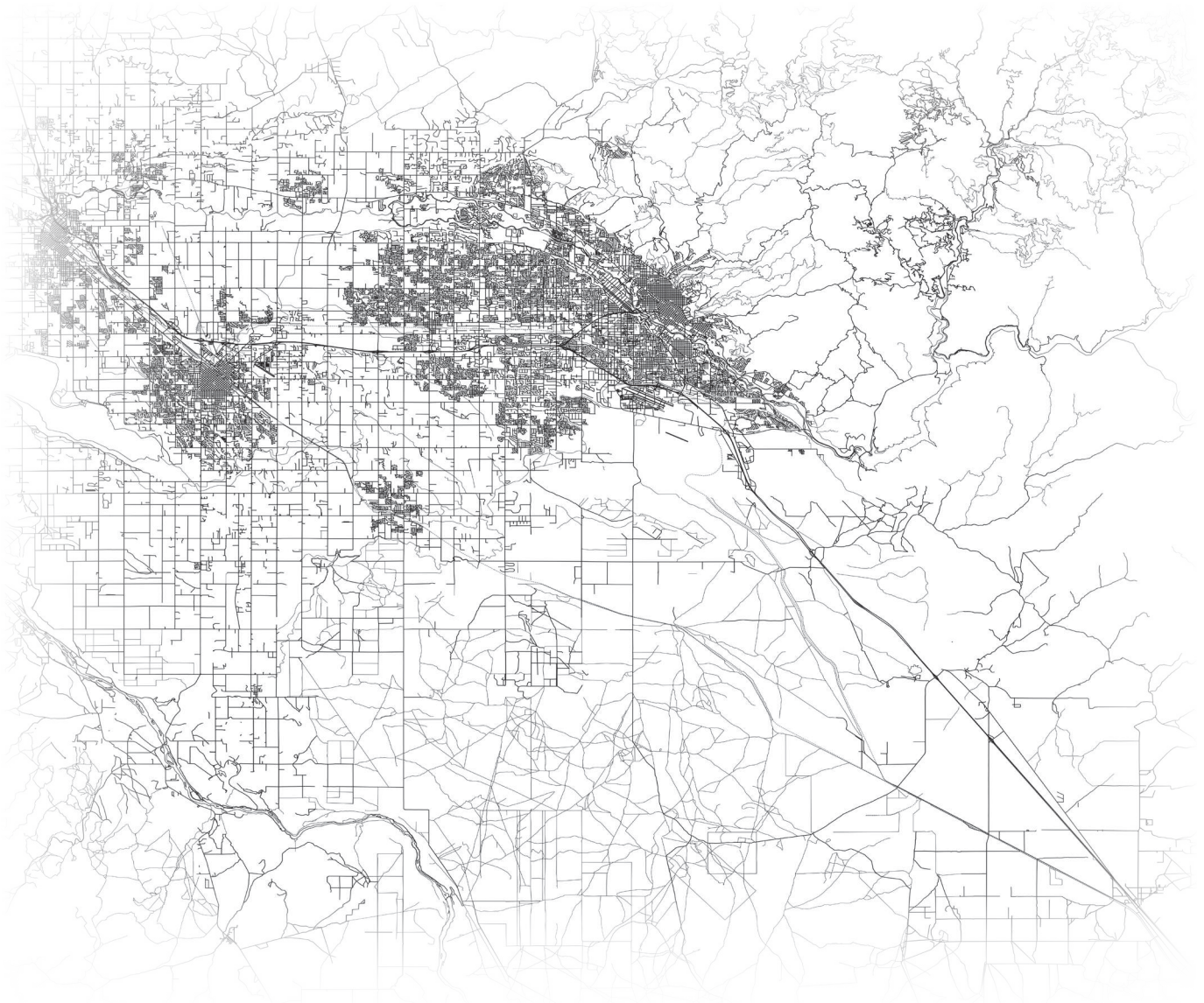
Primary Mortgage Market Survey<sup>®</sup>  
U.S. weekly average mortgage rates as of 09/17/2020



## MORTGAGE RATE PREDICTIONS

The year-long slide in mortgage rates seems to be ending as rates have flattened over the last month and the economic rebound has slowed. But with near record low rates, buyer demand remains robust with strong first-time buyers coming into the market. The demand is particularly strong in more affordable regions of the country such as the Midwest, where home prices are accelerating at the highest rates over the last two decades.

*Rate prediction report provided by Mortgage Professional America and David Hershman of the Hershman Group and OriginationPro.*



## EXISTING HOMES

MEDIAN  
SOLD PRICE



\$376,750  
14.6%

HOMES  
SOLD



2913  
15.7%

AVG DAYS  
ON MARKET



18  
-22.6%

MONTHS OF  
INVENTORY



0.2  
-398.3%

## NEW CONSTRUCTION

MEDIAN  
SOLD PRICE



\$417,635  
6.1%

HOMES  
SOLD



1301  
28.5%

AVG DAYS  
ON MARKET



63  
4.2%

MONTHS OF  
INVENTORY



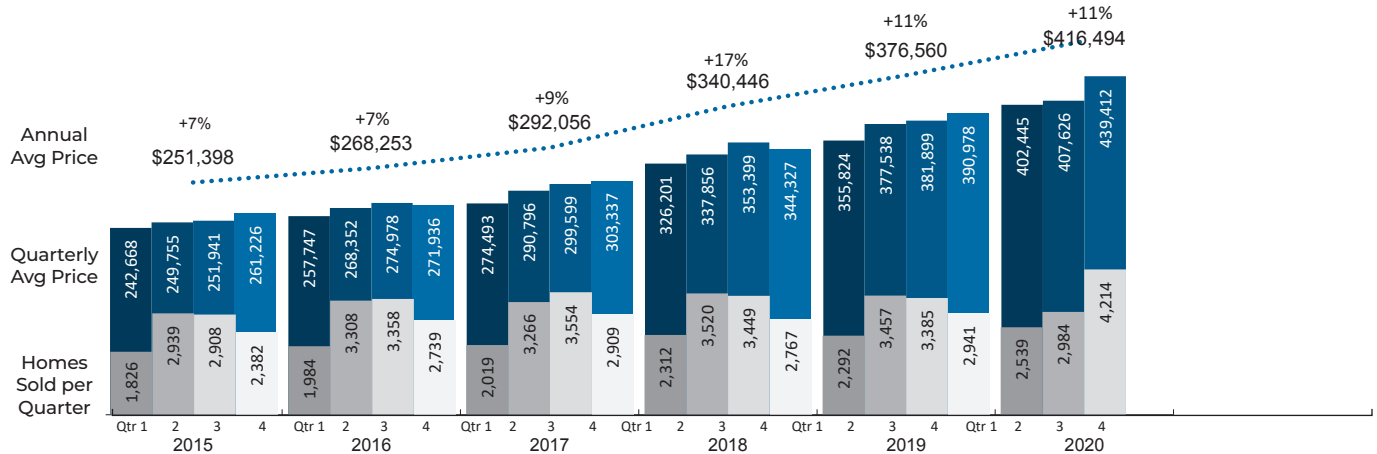
0.7  
-306.0%

EXISTING HOMES VS. NEW CONSTRUCTION | SINGLE FAMILY & CONDOS  
COMPARED TO Q3 2019. \*DATA SOURCED FROM IMLS OCTOBER 1, 2020

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NOT FOR DUPLICATION

# ADA COUNTY

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$430,971	\$376,750	0.2	\$203	18	99.7%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	15	81	0.6	33	125,576	122,520	97.6%	1,103	111
\$200 - \$249K	1	102	0.0	13	234,577	243,887	104.0%	1,136	215
\$250 - \$299K	13	474	0.1	8	281,965	286,690	101.7%	1,354	212
\$300 - \$349K	18	580	0.1	12	328,323	329,260	100.3%	1,639	201
\$350 - \$399K	29	455	0.2	15	377,836	378,330	100.1%	2,061	184
\$400 - \$499K	28	551	0.2	18	448,245	446,353	99.6%	2,348	190
\$500 - \$599K	21	281	0.2	25	551,376	546,496	99.1%	2,784	196
\$600 - \$799K	35	244	0.4	34	687,572	678,829	98.7%	3,186	213
\$800 - \$999K	16	78	0.6	34	893,059	876,842	98.2%	3,692	237
\$1M - 1.5M	16	55	0.9	54	1,215,196	1,188,116	97.8%	4,557	261
\$1.5M - 2M	2	7	0.9	103	1,730,714	1,713,571	99.0%	5,688	301
>2M	4	5	2.4	55	2,197,400	2,148,000	97.8%	5,432	395

## NEW CONSTRUCTION

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$458,313	\$417,635	0.7	\$202	63	99.8%

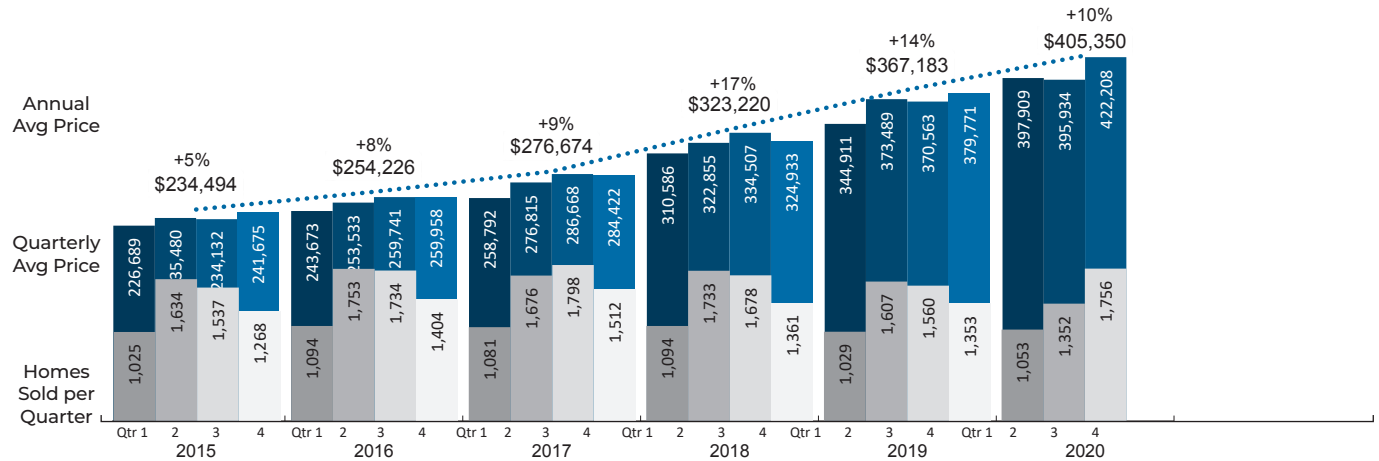
PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	4	3	4.0	74	119,333	122,360	102.5%	1,379	89
\$200 - \$299K	1	72	0.0	49	285,874	293,377	102.6%	1,524	193
\$300 - \$399K	120	472	0.8	63	352,659	350,786	99.5%	1,910	184
\$400 - \$599K	131	600	0.7	64	485,300	483,050	99.5%	2,415	200
\$600 - \$1M	43	138	0.9	58	711,442	711,880	100.1%	3,050	233
>1M	17	16	3.2	109	1,290,986	1,320,893	102.3%	3,720	355

<sup>1</sup> Months of Inventory = Active Listings / Average # closed sales each month over past 12 months | CRITERIA: Single Family, less than 2 acres, Condo, Townhouse; min 1 Bed, 1 Bath



# BOISE

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$407,985	\$356,750	0.3	\$214	18	99.6%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	13	59	0.7	37	129,701	125,938	97.1%	1,073	117
\$200 - \$249K	-	63	-	11	233,199	236,907	101.6%	1,086	218
\$250 - \$299K	8	268	0.1	8	282,356	287,717	101.9%	1,295	222
\$300 - \$349K	9	333	0.1	13	329,319	330,313	100.3%	1,546	214
\$350 - \$399K	15	211	0.2	14	376,442	377,331	100.2%	2,007	188
\$400 - \$499K	18	252	0.2	16	446,627	444,386	99.5%	2,197	202
\$500 - \$599K	10	115	0.3	23	553,326	546,411	98.8%	2,588	211
\$600 - \$799K	24	107	0.7	41	691,164	676,352	97.9%	2,955	229
\$800 - \$999K	13	30	1.3	31	893,713	875,647	98.0%	3,291	266
\$1M - 1.5M	10	21	1.4	51	1,219,614	1,192,066	97.7%	4,019	297
\$1.5M - 2M	1	3	1.0	59	1,776,667	1,806,667	101.7%	4,860	372
>2M	2	2	3.0	118	2,200,000	2,150,000	97.7%	4,892	439

## NEW CONSTRUCTION

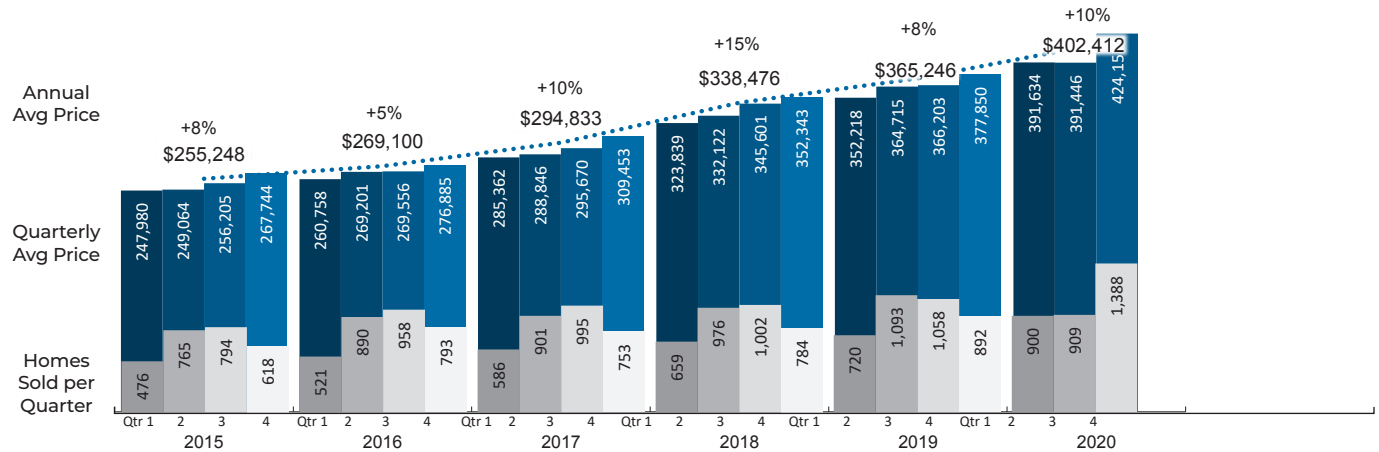
### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$493,517	\$446,995	1.0	\$219	61	100.0%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	4	3	4.0	74	119,333	122,360	102.5%	1,379	89
\$200 - \$299K	-	26	-	60	280,095	287,351	102.6%	1,412	203
\$300 - \$399K	18	71	0.8	53	352,552	351,456	99.7%	1,898	185
\$400 - \$599K	38	132	0.9	58	485,682	482,089	99.3%	2,247	215
\$600 - \$1M	25	51	1.5	62	704,519	703,043	99.8%	3,051	230
>1M	15	9	5.0	174	1,258,682	1,313,831	104.4%	3,404	386

# MERIDIAN

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$419,705	\$385,050	0.1	\$185	17	99.8%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	2	8	0.8	37	116,324	108,600	93.4%	1,267	86
\$200 - \$249K	-	9	-	43	231,166	242,110	104.7%	1,241	195
\$250 - \$299K	2	97	0.1	7	284,853	288,145	101.2%	1,407	205
\$300 - \$349K	6	187	0.1	11	327,525	327,854	100.1%	1,717	191
\$350 - \$399K	5	160	0.1	15	377,596	377,636	100.0%	2,122	178
\$400 - \$499K	8	195	0.1	19	449,765	448,313	99.7%	2,541	176
\$500 - \$599K	7	96	0.2	24	552,950	551,098	99.7%	3,084	179
\$600 - \$799K	3	54	0.2	33	666,143	658,580	98.9%	3,570	184
\$800 - \$999K	2	5	1.2	28	914,558	910,480	99.6%	4,363	209
\$1M - 1.5M	1	5	0.6	87	1,190,800	1,151,600	96.7%	4,855	237
\$1.5M - 2M	-	-	-	-	-	-	-	-	-
>2M	-	2	-	5	2,194,000	2,195,000	100.0%	5,185	423

## NEW CONSTRUCTION

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$430,545	\$399,945	0.6	\$192	67	99.5%

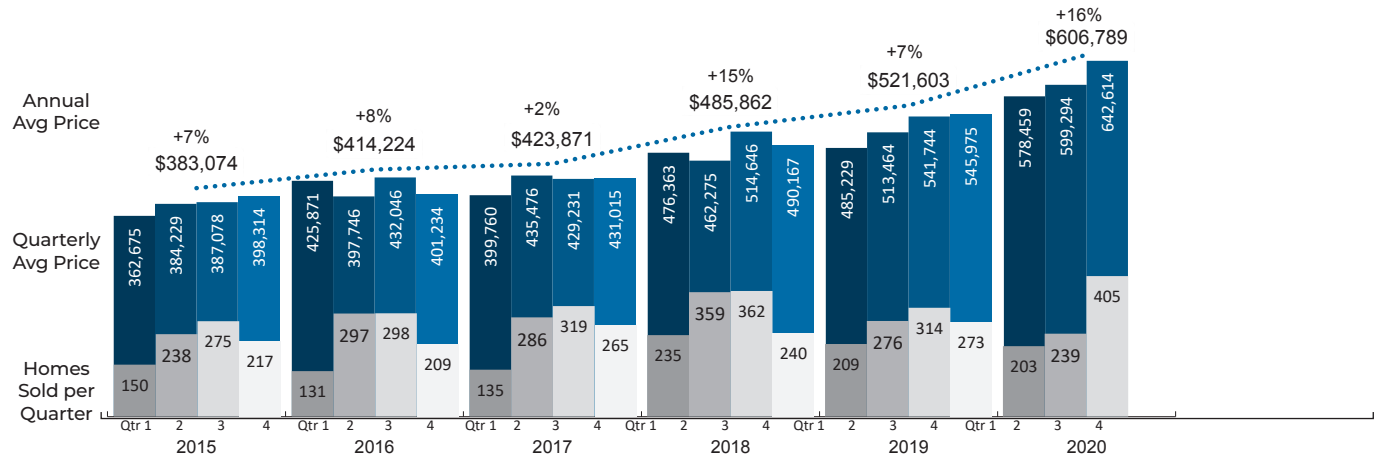
PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	-	-	-	-	-	-	-	-
\$200 - \$299K	1	9	0.3	75	297,215	309,201	104.0%	1,462	211
\$300 - \$399K	69	263	0.8	68	353,817	350,912	99.2%	1,878	187
\$400 - \$599K	43	268	0.5	67	485,216	483,321	99.6%	2,515	192
\$600 - \$1M	4	29	0.4	64	672,660	674,423	100.3%	3,134	215
>1M	-	1	-	56	1,375,000	1,250,000	90.9%	4,416	283

<sup>1</sup> Months of Inventory = Active Listings / Average # closed sales each month over past 12 months | CRITERIA: Single Family, less than 2 acres, Condo, Townhouse; min 1 Bed, 1 Bath



# EAGLE

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$655,853	\$580,000	0.3	\$220	27	99.2%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	3	-	9	146,267	144,833	99.0%	1,056	137
\$200 - \$249K	1	4	0.8	6	218,200	219,500	100.6%	1,111	198
\$250 - \$299K	-	5	-	11	276,760	280,600	101.4%	1,258	223
\$300 - \$349K	-	7	-	4	331,229	346,686	104.7%	1,518	228
\$350 - \$399K	4	23	0.5	16	385,665	389,996	101.1%	1,940	201
\$400 - \$499K	-	53	-	20	451,668	450,714	99.8%	2,250	200
\$500 - \$599K	4	47	0.3	30	547,347	541,950	99.0%	2,713	200
\$600 - \$799K	7	65	0.3	23	702,165	702,892	100.1%	3,239	217
\$800 - \$999K	1	38	0.1	38	884,647	870,474	98.4%	3,773	231
\$1M - 1.5M	5	27	0.6	43	1,228,589	1,203,037	97.9%	4,853	248
\$1.5M - 2M	1	2	1.5	103	1,842,500	1,795,000	97.4%	6,735	267
>2M	2	1	6.0	30	2,199,000	2,050,000	93.2%	7,006	293

## NEW CONSTRUCTION

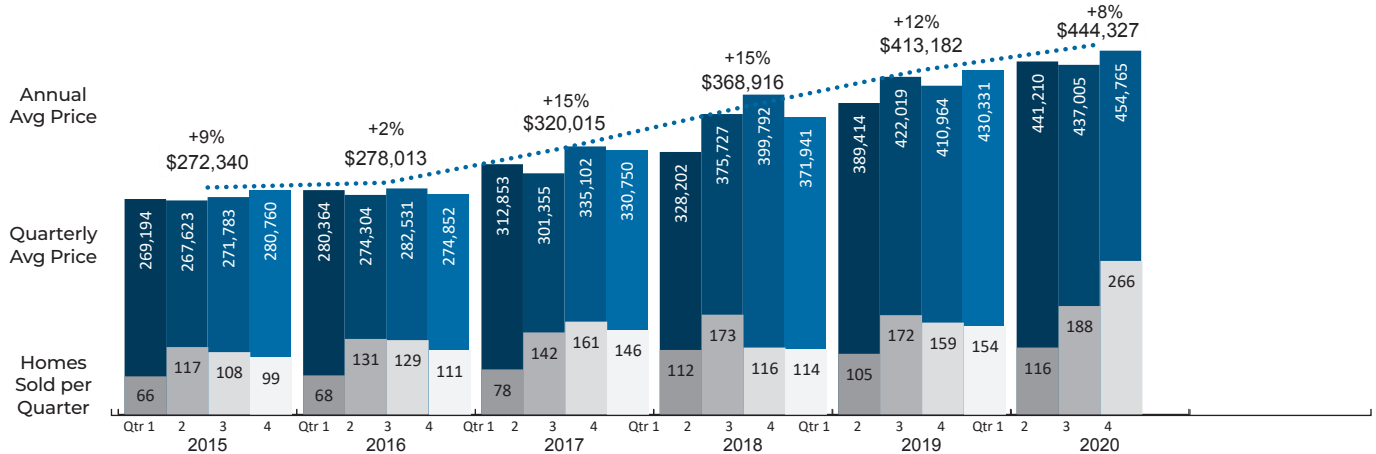
### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$614,608	\$586,500	0.7	\$239	62	99.5%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	-	-	-	-	-	-	-	-
\$200 - \$299K	-	3	-	75	291,990	298,990	102.4%	1,573	190
\$300 - \$399K	-	11	-	114	359,249	355,492	99.0%	1,698	209
\$400 - \$599K	19	59	1.0	63	498,100	488,821	98.1%	2,231	219
\$600 - \$1M	11	51	0.6	55	747,603	748,851	100.2%	3,048	246
>1M	2	6	1.0	21	1,325,440	1,343,300	101.3%	4,078	329

# STAR

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$471,394	\$432,450	0.1	\$190	24	99.4%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	2	-	5	244,700	249,000	101.8%	1,222	204
\$200 - \$249K	-	12	-	14	275,025	278,308	101.2%	1,524	183
\$250 - \$299K	-	14	-	8	320,636	321,843	100.4%	1,624	198
\$300 - \$349K	2	18	0.3	11	382,885	385,942	100.8%	2,129	181
\$350 - \$399K	-	30	-	33	450,307	447,713	99.4%	2,498	179
\$400 - \$499K	-	12	-	33	534,766	534,124	99.9%	2,640	202
\$500 - \$599K	-	11	-	37	672,309	668,118	99.4%	3,125	214
\$600 - \$799K	-	6	-	36	912,967	873,983	95.7%	4,684	187
\$800 - \$999K	-	3	-	18	1,081,333	1,062,000	98.2%	5,636	188
\$1M - 1.5M	-	-	-	-	-	-	-	-	-
\$1.5M - 2M	-	-	-	-	-	-	-	-	-
>2M	-	-	-	-	-	-	-	-	-

## NEW CONSTRUCTION

### ANNUAL AVERAGES

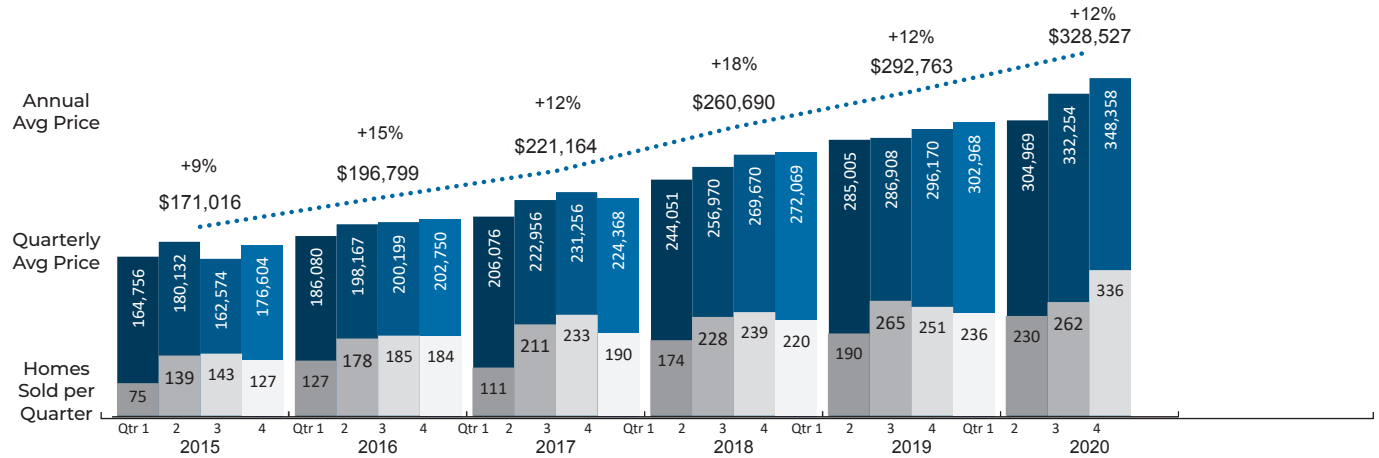
Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$443,399	\$444,900	0.5	\$197	55	100.6%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	-	-	-	-	-	-	-	-
\$200 - \$299K	-	9	-	57	283,486	303,169	106.9%	1,637	185
\$300 - \$399K	11	56	0.6	54	344,761	345,806	100.3%	1,928	179
\$400 - \$599K	13	85	0.5	59	500,803	502,480	100.3%	2,488	202
\$600 - \$1M	3	8	1.1	30	653,962	656,577	100.4%	2,698	243
>1M	-	-	-	-	-	-	-	-	-

<sup>1</sup> Months of Inventory = Active Listings / Average # closed sales each month over past 12 months | CRITERIA: Single Family, less than 2 acres, Condo, Townhouse; min 1 Bed, 1 Bath

# KUNA

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$326,027	\$300,000	0.1	\$175	10	100.6%

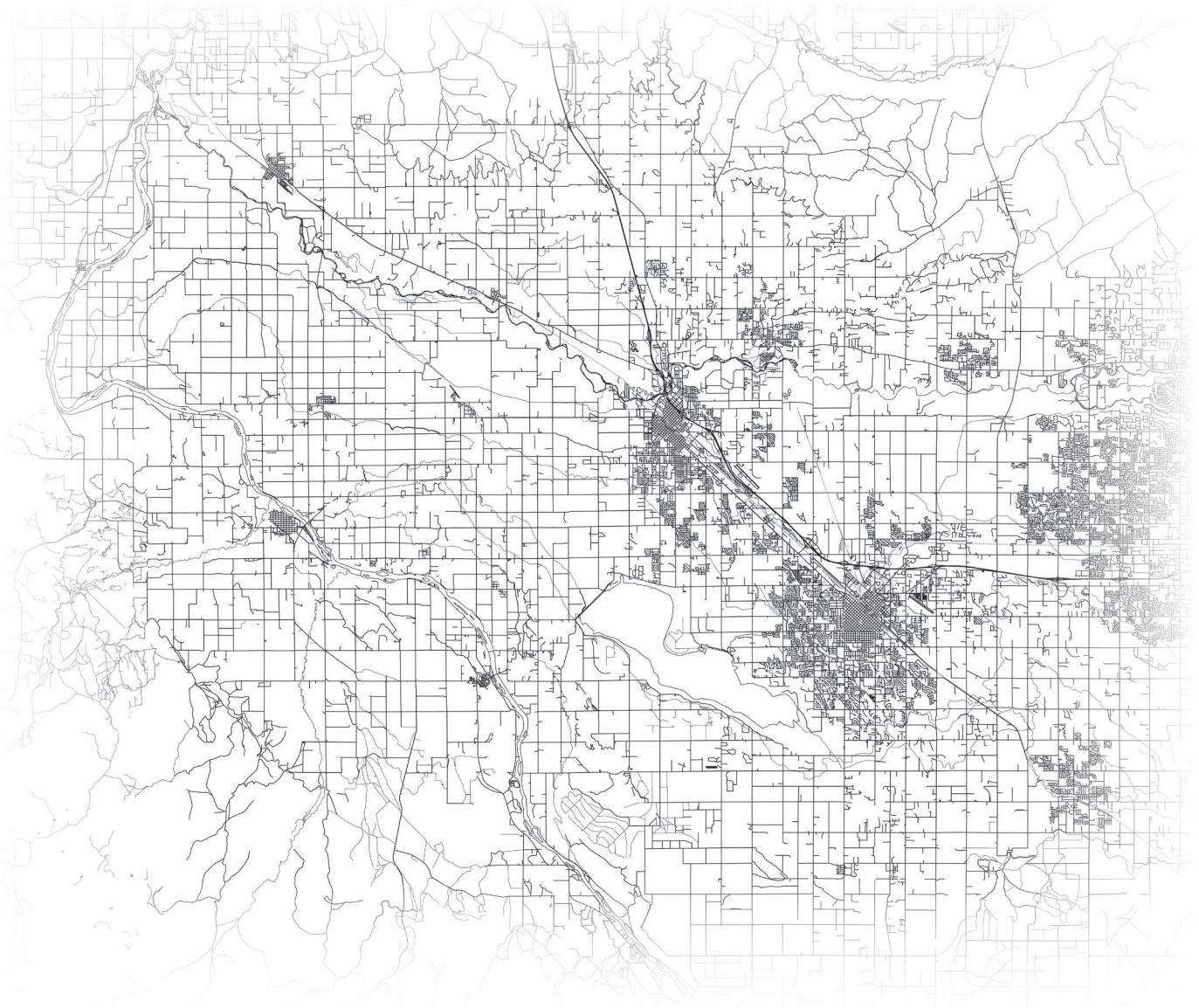
PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	3	-	1	179,950	193,833	107.7%	1,403	138
\$200 - \$249K	-	21	-	4	241,367	248,871	103.1%	1,098	227
\$250 - \$299K	2	78	0.1	6	278,151	282,672	101.6%	1,479	191
\$300 - \$349K	1	34	0.1	10	325,368	326,929	100.5%	2,121	154
\$350 - \$399K	3	33	0.3	18	378,697	376,445	99.4%	2,291	164
\$400 - \$499K	2	12	0.5	8	447,858	447,712	100.0%	2,808	159
\$500 - \$599K	-	3	-	29	517,967	512,667	99.0%	3,237	158
\$600 - \$799K	-	5	-	24	691,100	662,816	95.9%	3,682	180
\$800 - \$999K	-	-	-	-	-	-	-	-	-
\$1M - 1.5M	-	-	-	-	-	-	-	-	-
\$1.5M - 2M	-	-	-	-	-	-	-	-	-
>2M	-	-	-	-	-	-	-	-	-

## NEW CONSTRUCTION

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$377,068	\$377,020	0.8	\$177	57	100.0%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	-	-	-	-	-	-	-	-
\$200 - \$299K	-	25	-	22	287,928	289,750	100.6%	1,616	179
\$300 - \$399K	20	67	0.9	57	352,656	351,741	99.7%	2,073	170
\$400 - \$599K	18	55	1.0	72	446,942	447,612	100.1%	2,419	185
\$600 - \$1M	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-



## EXISTING HOMES

MEDIAN  
SOLD PRICE



\$275,000  
14.5%

HOMES  
SOLD



1115  
-2.3%

AVG DAYS  
ON MARKET



17  
-19.6%

MONTHS OF  
INVENTORY



0.2  
-398.5%

## NEW CONSTRUCTION

MEDIAN  
SOLD PRICE



\$329,245  
16.4%

HOMES  
SOLD



689  
42.5%

AVG DAYS  
ON MARKET



60  
-1.5%

MONTHS OF  
INVENTORY



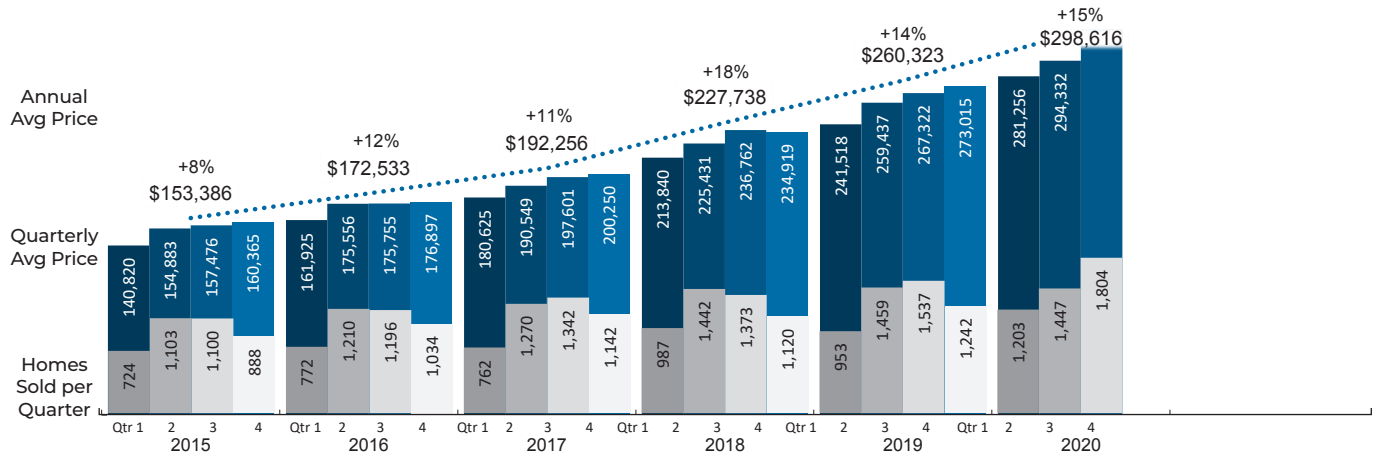
0.3  
-832.6%

EXISTING HOMES VS. NEW CONSTRUCTION | SINGLE FAMILY & CONDOS  
COMPARED TO Q3 2019. \*DATA SOURCED FROM IMLS OCTOBER 1, 2020

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# CANYON COUNTY

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$304,348	\$275,000	0.2	\$163	17	99.8%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	14	95	0.4	17	159,020	160,982	101.2%	1,119	144
\$200 - \$249K	8	272	0.1	6	230,740	234,575	101.7%	1,321	178
\$250 - \$299K	12	337	0.1	9	271,376	273,830	100.9%	1,662	165
\$300 - \$349K	9	169	0.2	21	326,247	322,965	99.0%	2,203	147
\$350 - \$399K	9	94	0.3	29	376,373	371,782	98.8%	2,474	150
\$400 - \$499K	15	75	0.6	29	440,193	433,662	98.5%	2,686	161
\$500 - \$599K	4	34	0.4	78	554,276	541,754	97.7%	3,066	177
\$600 - \$799K	5	33	0.5	45	683,400	667,576	97.7%	3,522	190
\$800 - \$999K	2	4	1.5	57	869,825	832,375	95.7%	4,100	203
\$1M - 1.5M	1	2	1.5	22	1,097,500	1,068,500	97.4%	5,011	213
\$1.5M - 2M	-	-	-	-	-	-	-	-	-
>2M	-	-	-	-	-	-	-	-	-

## NEW CONSTRUCTION

### ANNUAL AVERAGES

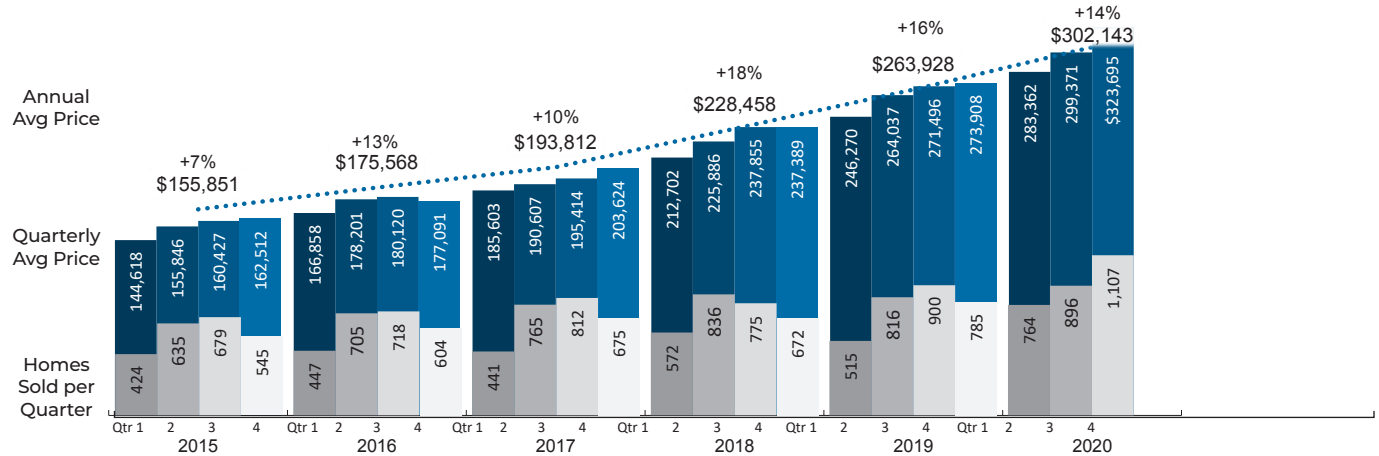
Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$346,015	\$329,245	0.3	\$169	60	99.8%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	-	-	-	-	-	-	-	-
\$200 - \$299K	2	218	0.0	47	268,558	272,174	101.3%	1,629	167
\$300 - \$399K	55	338	0.5	72	345,174	341,297	98.9%	2,154	158
\$400 - \$599K	16	120	0.4	52	460,328	460,661	100.1%	2,424	190
\$600 - \$1M	1	13	0.2	50	648,068	648,658	100.1%	2,913	223
>1M	-	-	-	-	-	-	-	-	-



# NAMPA

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$306,301	\$278,000	0.2	\$165	14	100.3%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	7	54	0.4	16	158,259	160,954	101.7%	1,097	147
\$200 - \$249K	4	154	0.1	5	231,150	235,603	101.9%	1,322	178
\$250 - \$299K	8	194	0.1	7	271,361	275,388	101.5%	1,614	171
\$300 - \$349K	6	108	0.2	15	325,871	323,394	99.2%	2,108	153
\$350 - \$399K	5	56	0.3	23	373,948	372,843	99.7%	2,387	156
\$400 - \$499K	8	46	0.5	37	438,104	429,829	98.1%	2,697	159
\$500 - \$599K	1	21	0.1	23	552,738	554,030	100.2%	3,332	166
\$600 - \$799K	2	20	0.3	57	679,260	663,255	97.6%	3,673	181
\$800 - \$999K	2	2	3.0	63	904,700	874,750	96.7%	4,317	203
\$1M - 1.5M	1	-	-	-	-	-	-	-	-
\$1.5M - 2M	-	-	-	-	-	-	-	-	-
>2M	-	-	-	-	-	-	-	-	-

## NEW CONSTRUCTION

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$348,900	\$334,900	0.3	\$169	60	99.7%

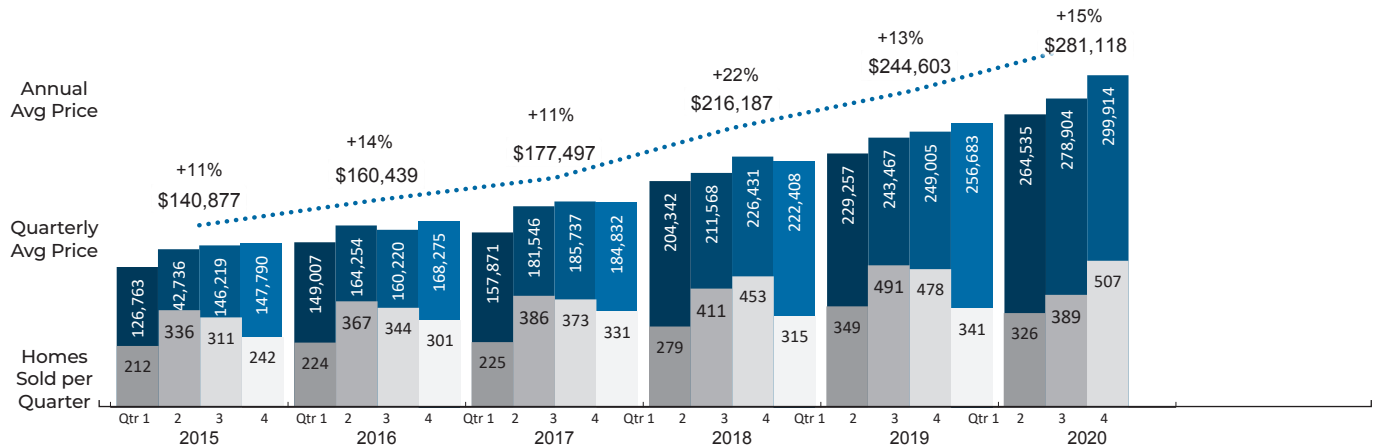
PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	-	-	-	-	-	-	-	-
\$200 - \$299K	1	115	0.0	52	268,979	273,006	101.5%	1,586	172
\$300 - \$399K	23	249	0.3	69	344,795	341,012	98.9%	2,127	160
\$400 - \$599K	14	82	0.5	46	457,190	456,621	99.9%	2,454	186
\$600 - \$1M	1	6	0.5	71	652,562	658,725	100.9%	3,062	215
>1M	-	-	-	-	-	-	-	-	-

<sup>1</sup> Months of Inventory = Active Listings / Average # closed sales each month over past 12 months | CRITERIA: Single Family, less than 2 acres, Condo, Townhouse; min 1 Bed, 1 Bath



# CALDWELL

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$283,567	\$265,000	0.2	\$157	17	99.6%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	3	27	0.3	18	157,344	158,380	100.7%	1,062	149
\$200 - \$249K	3	94	0.1	7	230,858	233,061	101.0%	1,299	179
\$250 - \$299K	4	108	0.1	11	270,632	270,765	100.0%	1,759	154
\$300 - \$349K	2	44	0.1	36	325,247	320,901	98.7%	2,465	130
\$350 - \$399K	2	25	0.2	38	378,000	367,044	97.1%	2,578	142
\$400 - \$499K	4	11	1.1	16	434,736	433,618	99.7%	2,507	173
\$500 - \$599K	2	4	1.5	59	577,445	581,050	100.6%	2,736	212
\$600 - \$799K	2	6	1.0	17	707,967	682,500	96.4%	3,437	199
\$800 - \$999K	-	1	-	9	849,900	830,000	97.7%	3,718	223
\$1M - 1.5M	-	-	-	-	-	-	-	-	-
\$1.5M - 2M	-	-	-	-	-	-	-	-	-
>2M	-	-	-	-	-	-	-	-	-

## NEW CONSTRUCTION

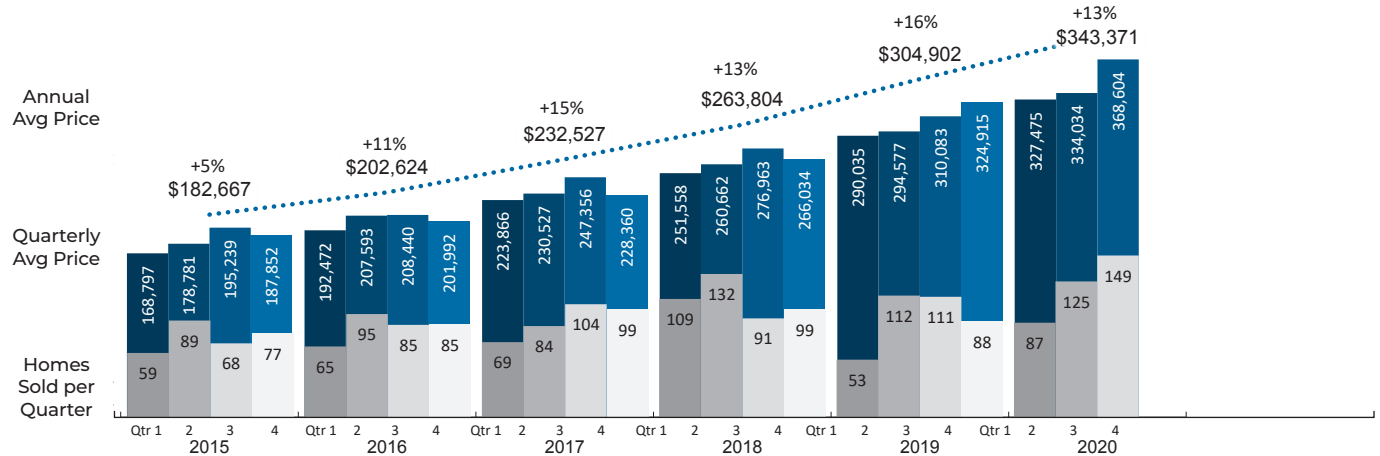
### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$327,888	\$304,490	0.5	\$162	58	100.2%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	-	-	-	-	-	-	-	-
\$200 - \$299K	-	90	-	37	268,007	271,619	101.3%	1,693	160
\$300 - \$399K	32	72	1.3	87	341,135	336,625	98.7%	2,285	147
\$400 - \$599K	1	21	0.1	56	476,137	480,876	101.0%	2,372	203
\$600 - \$1M	-	4	-	16	633,500	633,500	100.0%	2,677	237
>1M	-	-	-	-	-	-	-	-	-

# MIDDLETON

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$358,175	\$318,750	0.1	\$172	19	99.2%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	2	5	1.2	6	162,920	167,180	102.6%	952	176
\$200 - \$249K	1	14	0.2	12	226,343	232,908	102.9%	1,264	184
\$250 - \$299K	-	27	-	11	275,776	277,456	100.6%	1,624	171
\$300 - \$349K	-	13	-	19	333,592	330,454	99.1%	2,246	147
\$350 - \$399K	1	9	0.3	24	387,622	377,094	97.3%	2,551	148
\$400 - \$499K	-	19	-	18	448,874	444,763	99.1%	2,698	165
\$500 - \$599K	-	8	-	55	541,638	516,975	95.4%	2,593	199
\$600 - \$799K	1	7	0.4	37	674,171	667,129	99.0%	3,163	211
\$800 - \$999K	-	-	-	-	-	-	-	-	-
\$1M - 1.5M	-	-	-	-	-	-	-	-	-
\$1.5M - 2M	-	-	-	-	-	-	-	-	-
>2M	-	-	-	-	-	-	-	-	-

## NEW CONSTRUCTION

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$391,237	\$391,000	0.1	\$186	67	99.7%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	-	-	-	-	-	-	-	-
\$200 - \$299K	-	11	-	76	275,674	275,497	99.9%	1,616	170
\$300 - \$399K	-	17	-	49	368,958	368,553	99.9%	2,033	181
\$400 - \$599K	1	17	0.2	78	457,467	456,712	99.8%	2,367	193
\$600 - \$1M	-	2	-	81	678,725	664,075	97.8%	3,084	215
>1M	-	-	-	-	-	-	-	-	-

<sup>1</sup> Months of Inventory = Active Listings / Average # closed sales each month over past 12 months | CRITERIA: Single Family, less than 2 acres, Condo, Townhouse; min 1 Bed, 1 Bath



## EXISTING HOMES

MEDIAN  
SOLD PRICE



\$220,000  
12.1%

HOMES  
SOLD



144  
-13.9%

AVG DAYS  
ON MARKET



29  
-15.4%

MONTHS OF  
INVENTORY



0.4  
-80.0%

## NEW CONSTRUCTION

MEDIAN  
SOLD PRICE



\$292,856  
17.7%

HOMES  
SOLD



15  
80.0%

AVG DAYS  
ON MARKET



104  
-54.3%

MONTHS OF  
INVENTORY



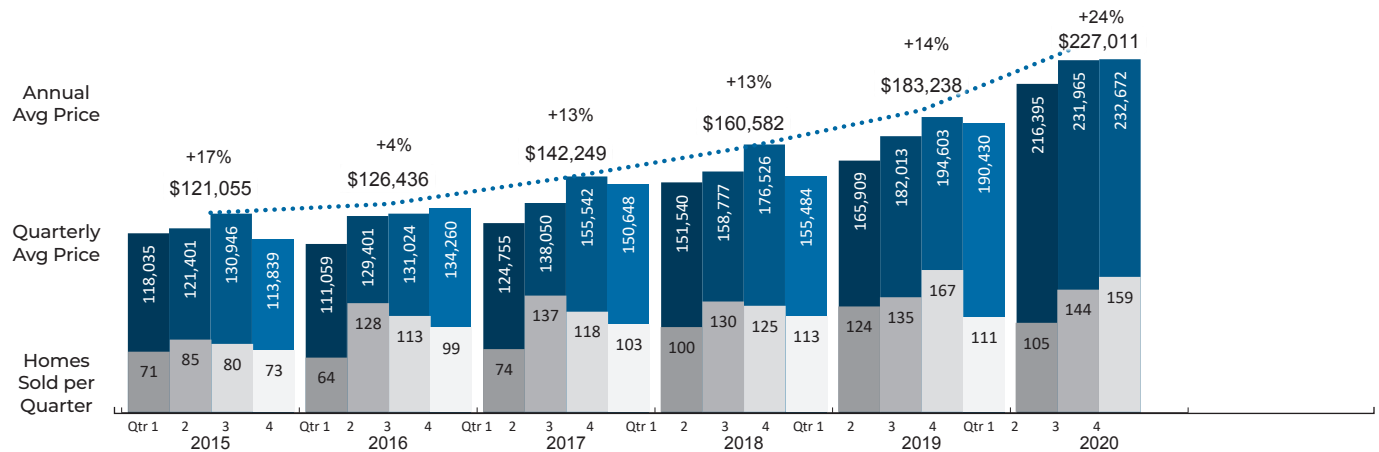
0.0  
0.0%

EXISTING HOMES VS. NEW CONSTRUCTION | SINGLE FAMILY & CONDOS  
COMPARED TO Q3 2019. \*DATA SOURCED FROM IMLS OCTOBER 1, 2020

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# ELMORE COUNTY

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$226,269	\$220,000	0.4	\$134	29	98.2%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	4	54	0.2	41	158,570	156,555	98.7%	1,244	126
\$200 - \$249K	3	45	0.2	5	226,971	225,573	99.4%	1,614	140
\$250 - \$299K	2	25	0.2	30	273,500	266,561	97.5%	2,067	129
\$300 - \$349K	5	11	1.4	22	330,336	322,186	97.5%	2,518	128
\$350 - \$399K	2	6	1.0	73	374,467	353,150	94.3%	2,437	145
\$400 - \$499K	-	1	-	3	429,900	426,000	99.1%	2,930	145
\$500 - \$599K	2	1	6.0	73	570,000	550,000	96.5%	3,237	170
\$600 - \$799K	-	1	-	123	689,900	675,000	97.8%	2,984	226
\$800 - \$999K	1	-	-	-	-	-	-	-	-
\$1M - 1.5M	-	-	-	-	-	-	-	-	-
\$1.5M - 2M	-	-	-	-	-	-	-	-	-
>2M	-	-	-	-	-	-	-	-	-

## NEW CONSTRUCTION

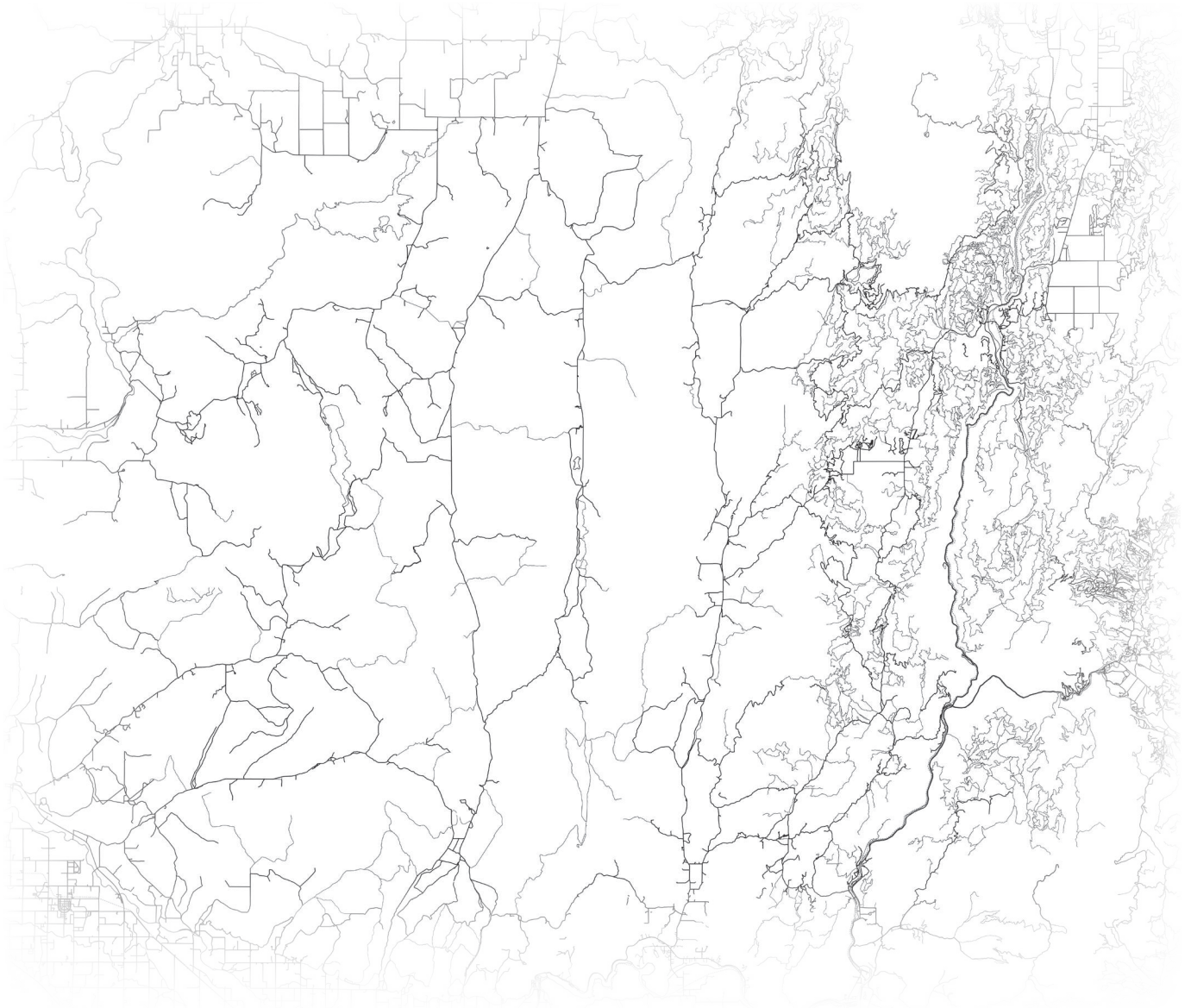
### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$294,142	\$292,856	0.0	\$147	104	103.2%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	-	-	-	-	-	-	-	-
\$200 - \$299K	-	10	-	123	263,692	280,965	106.6%	1,846	152
\$300 - \$399K	-	5	-	66	327,536	320,496	97.9%	2,318	138
\$400 - \$599K	-	-	-	-	-	-	-	-	-
\$600 - \$1M	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-

<sup>1</sup> Months of Inventory = Active Listings / Average # closed sales each month over past 12 months | CRITERIA: Single Family, less than 2 acres, Condo, Townhouse; min 1 Bed, 1 Bath





## EXISTING HOMES

MEDIAN  
SOLD PRICE



\$300,000  
29.3%

HOMES  
SOLD



61  
9.8%

AVG DAYS  
ON MARKET



26  
15.6%

MONTHS OF  
INVENTORY



0.4  
-315.9%

## NEW CONSTRUCTION

MEDIAN  
SOLD PRICE



\$294,381  
18.5%

HOMES  
SOLD



10  
-10.0%

AVG DAYS  
ON MARKET



135  
56.9%

MONTHS OF  
INVENTORY



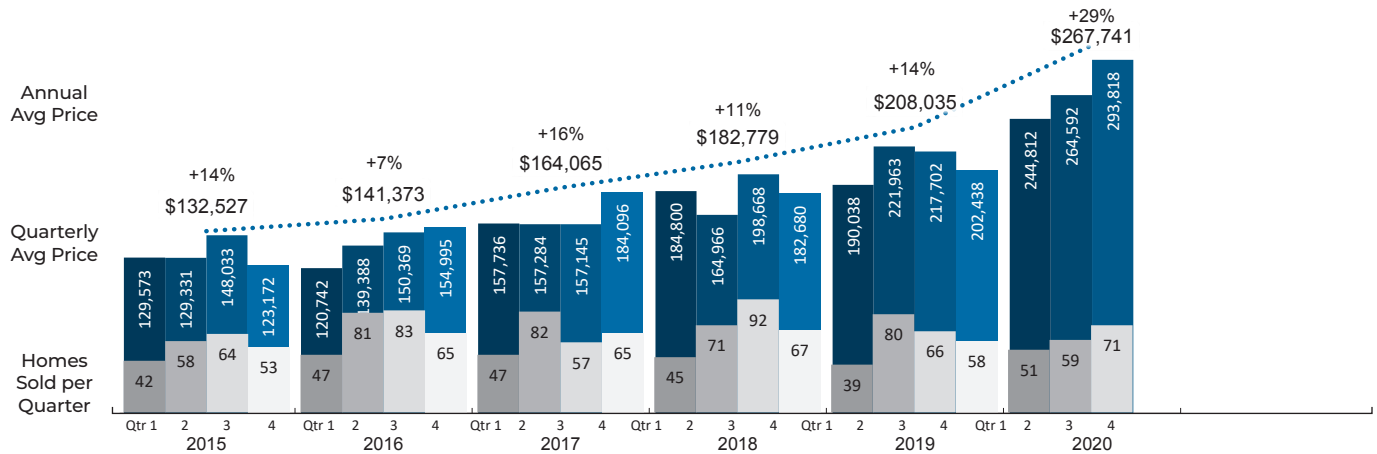
3.9  
65.0%

EXISTING HOMES VS. NEW CONSTRUCTION | SINGLE FAMILY & CONDOS  
COMPARED TO Q3 2019. \*DATA SOURCED FROM IMLS OCTOBER 1, 2020

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# GEM COUNTY

## COMBINED MARKET



## EXISTING HOMES

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$295,030	\$300,000	0.4	\$172	26	99.4%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	3	8	1.1	71	127,513	125,025	98.0%	1,127	111
\$200 - \$249K	1	10	0.3	4	230,010	236,330	102.7%	1,197	197
\$250 - \$299K	2	13	0.5	17	286,346	287,977	100.6%	1,853	155
\$300 - \$349K	-	13	-	20	319,285	317,446	99.4%	1,819	175
\$350 - \$399K	-	10	-	39	369,760	366,580	99.1%	1,994	184
\$400 - \$499K	1	6	0.5	19	447,317	427,000	95.5%	2,320	184
\$500 - \$599K	-	1	-	2	535,000	535,000	100.0%	2,173	246
\$600 - \$799K	1	-	-	-	-	-	-	-	-
\$800 - \$999K	-	-	-	-	-	-	-	-	-
\$1M - 1.5M	-	-	-	-	-	-	-	-	-
\$1.5M - 2M	-	-	-	-	-	-	-	-	-
>2M	-	-	-	-	-	-	-	-	-

## NEW CONSTRUCTION

### ANNUAL AVERAGES

Avg Sold Price	Med Sold Price	Mths of Inventory	Price per SqFt	Avg DOM	Avg Discount
\$286,426	\$294,381	3.9	\$166	135	95.6%

PRICE RANGE	# ACTIVE	# SOLD	MONTHS <sup>1</sup>	CDOM	PRICES		DISCOUNT	SqFt	\$/SqFt
\$1000's	AS OF: 09/30/20	07/01/20 - 09/30/20	OF INVENTORY	AVG	ORIG \$	SOLD \$	SOLD \$ / ORIG \$	AVG	SOLD \$ / SqFt
<\$200K	-	2	-	393	96,000	97,000	101.0%	1,190	82
\$200 - \$299K	2	3	2.0	14	261,421	270,291	103.4%	1,511	179
\$300 - \$399K	7	4	5.3	121	342,621	339,846	99.2%	1,796	189
\$400 - \$599K	4	-	-	-	-	-	-	-	-
\$600 - \$1M	-	1	-	35	649,995	500,000	76.9%	3,200	156
>1M	-	-	-	-	-	-	-	-	-

<sup>1</sup> Months of Inventory = Active Listings / Average # closed sales each month over past 12 months | CRITERIA: Single Family, less than 2 acres, Condo, Townhouse; min 1 Bed, 1 Bath



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## 3661 W Sella Ct • Eagle, ID 83616

\$1,275,000 | MATT BAUSCHER

Escape to a private & manicured property on 2 pristine acres in Cavallo Estates. Single level w/ large garages w/ 44' RV bay- 16' ceilings, epoxy flooring, 220V, dump station & more. Gourmet kitchen w/ breakfast bar, high end appliances w/ double ovens, granite counters & pantry. Split bedroom floor plan w/ Jack & Jill bedrooms. Spa like master features tray ceilings, soaker tub, walk-in closet w/ built-ins.



## 6489 W Hollilynn • Boise, ID 83709

\$2,250,000 | KATIE MCFERRIN

This European masterpiece sits on 10+ elevated acres with vast adjoining wilderness. Amazingly close to airport & downtown with panoramic views. This luxurious, gated private estate in highly sought after area can't be duplicated. Perfect for lavish entertaining, the grand open layout and gourmet kitchen & butler's pantry boasts every imaginable amenity.



## 2291 E Boise Avenue • Boise, ID 83706

\$1,550,000 | MATT WESTON

Your Forever Home in one of the best "lifestyle" areas Boise has to offer by Sustainable Homes LLC. Rare & private .60 acre estate lot with pool & amazing outdoor living areas! Dream kitchen, towering ceilings, beam accents, huge windows, & so much more! Bown Crossing & the Greenbelt are right across the street for morning coffee, spa treatments, or your favorite happy hour!





## 1175 Big Salmon Rd • Riggins, ID 83549

\$7,200,000 | NIKELE WOOD

This panoramic 1400 acre ranch is located adjacent to the bustling town of Riggins, Idaho on the Little Salmon River. It stretches more than 5 miles up the Main Salmon River approx 6 miles of river front. The steep terrain has created a haven for wild game of all sizes. The area is known for its whitewater adventuring, fishing, hunting, hiking & privacy.



## 3760 S Harris Ranch Ave • Boise, ID 83716

\$975,000 | PHIL MOUNT

Casual sophistication in this better-than-new urban contemporary home built by Zach Evans. Soaring ceilings & expansive views to the nature preserve & mountains from the East-facing back of the home. Wide-panel white oak flooring, extensive cabinetry, Bosch appliances & quartz counters look smart. Bedrooms all feature en-suite baths w/ stunning fixtures & tile.



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<sup>1</sup> Months of Inventory = Active Listings / Average # closed sales each month over past 12 months

**CRITERIA:**

Single Family, less than 2 acres, Condo, Townhouse; min 1 Bed, 1 Bath

**SOURCE:**

InterMountain MLS; Statistics provided considered accurate and reliable,  
but not guaranteed by Amherst Madison Real Estate Advisors