

SE, SW Meridian, Boise SW Meridian New Construction Subdivision Market Report

MLS Areas: 1000, 1010, 550

Price Point: Starting at \$400,000

Data: MLS 1-1-2021 to June 21th, 2021

Includes: New, Under Construction & To Be Built / SF, SFACR & TWHSE

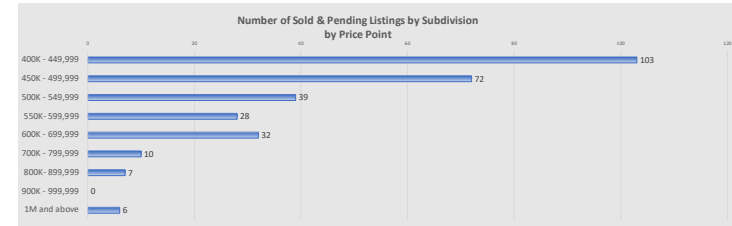


NEW CONSTRUCTION - INVENTORY ON HAND						
Price Point	Sold / Pending Homes	Avg. Sales per Week	Avg. Sales per Month	Active Listings	WEEKS of Inventory	MONTHS of Inventory
400K - 449,999	115	4.8	30.9	1	0.2	0.0
400K - 449,999	65	2.7	11.8	0	0.0	0.0
450K - 499,999	90	3.8	16.4	1	0.3	0.1
450K - 499,999	63	2.6	11.5	1	0.4	0.1
500K - 549,999	54	2.3	9.8	2	0.9	0.2
500K - 549,999	38	1.6	6.9	1	0.6	0.1
550K - 599,999	39	1.6	7.1	0	0.0	0.0
550K - 599,999	28	1.2	5.1	0	0.0	0.0
600K - 699,000	51	2.1	9.3	0	0.0	0.0
600K - 699,000	50	2.1	9.1	0	0.0	0.0
700K - 799,000	20	0.8	3.6	3	3.6	0.8
800K - 899,999	15	0.6	2.7	6	9.6	2.2
900K - 999,000	1	0.0	0.2	1	24.0	5.5
1M and above	7	0.3	1.3	3	10.3	2.4
Total Sold	392			17		

* Includes CBH and Hubble



NUMBER OF SOLD & PENDING LISTINGS BY SUBDIVISION											
Price Point	Baserrt	Century Farm	Charlesworth (Hubble)	Charter Points	Gran Prado (CBH)	Movado Greens	Movado Village	Orchard Creek (Toll/Coleman)	Shelburne	Sky Mesa	TOTAL
400K - 449,999	16	21	21	9	13	6	8	9			103
450K - 499,999	14	11	11	4	4	9	7	12			72
500K - 549,999	1	2	2	6			8	17	2	1	39
550K - 599,999	1	2	2	3			2	14	2	2	28
600K - 699,999				1			1	7	19	4	32
700K - 799,999									3	7	10
800K - 899,999										7	7
900K - 999,999											0
1M and above										6	6
Total Sold	32	36	36	23	17	15	26	59	26	27	297



BREAKDOWN BY SUBDIVISION SOLD & PENDING BY PRICE POINT										
Price Point	Baserrt	Century Farm	Charlesworth (Hubble)	Charter Points	Gran Prado (CBH)	Movado Greens	Movado Village	Orchard Creek (Toll/Coleman)	Shelburne	Sky Mesa
400K - 449,999	50%	58%	58%	39%	76%	40%	31%	15%		
450K - 499,999	44%	31%	31%	17%	24%	60%	27%	20%		
500K - 549,999	3%	6%	6%	26%			31%	29%	8%	4%
550K - 599,999	3%	6%	6%	13%			8%	24%	8%	7%
600K - 699,999				4%			4%	12%	73%	15%
700K - 799,999									12%	26%
800K - 899,999										26%
900K - 999,999										
1M and up										22%

Price Point	Baserrt				Century Farm				Charlesworth (Hubble)				Charter Points				Gran Prado (CBH)								
	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage					
400K - 449,999	1,944		229	0.14	2.4	2,245	190	0.10	2.0	1,677	252	0.10	2.0	2,060	223	0.12	2.2	1,994	217	0.14	2.5				
450K - 499,999	2,343		208	0.16	2.5	2,259	212	0.09	2.0					1,981	242	0.15	2.5	2,451	193	0.18	3.0				
500K - 549,999	2,258		226	0.21	3.0	2,334	233	0.10	2.0					2,621	202	0.17	3.0								
550K - 599,999	2,968		188	0.21	2.0	2,233	251	0.11	2.0					3,318	174	0.21	2.7								
600K - 699,999														3,435	177	0.23	3.0								
700K - 799,999																									
800K - 899,999																									
900K - 999,999																									
1M and up																									
AVERAGES	2,378	\$	213	0.18	2.5	2,267	\$	222	0.10	2.0	1,677	\$	252	0.10	2.0	2,683	\$	204	0.18	2.7	2,223	\$	205	0.16	2.7

Lowest Avg. \$/SF: 1,677; Highest Avg. \$/SF: 3,435

Price Point	Movado Greens				Movado Village				Orchard Creek (Toll/Coleman)				Shelburne				Sky Mesa								
	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage					
400K - 449,999	1,671		260	0.1	2.0	1,546	283	0.09	2.0	2,374	182	0.16	2.8												
450K - 499,999	1,841		257	0.1	2.0	1,525	310	0.09	2.0	2,312	212	0.16	3.0												
500K - 549,999						1,807	284	0.09	2.0	2,173	248	0.17	2.7	1,988	267	0.19	3.0	2,587	209	0.22	3.0				
550K - 599,999						1,890	297	0.09	2.0	2,393	246	0.17	3.2	2,278	248	0.19	3.0	2,683	219	0.22	3.0				
600K - 699,999						1,890	334	0.09	2.0	2,480	257	0.22	3.4	2,655	245	0.21	3.3	3,026	217	0.26	3.5				
700K - 799,999														2,666	289	0.20	3.3	3,099	247	0.25	3.7				
800K - 899,999																		3,276	258	0.30	3.7				
900K - 999,999																		3,854	284	0.35	4.0				
1M and up																									
AVERAGES	1,756	\$	258	0.08	2.0	1,732	\$	301	0.09	2.0	2,346	\$	229	0.18	3.03	2,397	\$	262	0.19	3.1	3,087	\$	239	0.27	3.5

Smallest Lot Size: 0.08; Highest Avg. \$/SF: 3,854; Highest Lot Size: 4.0; Largest Garage Size: 4.0