

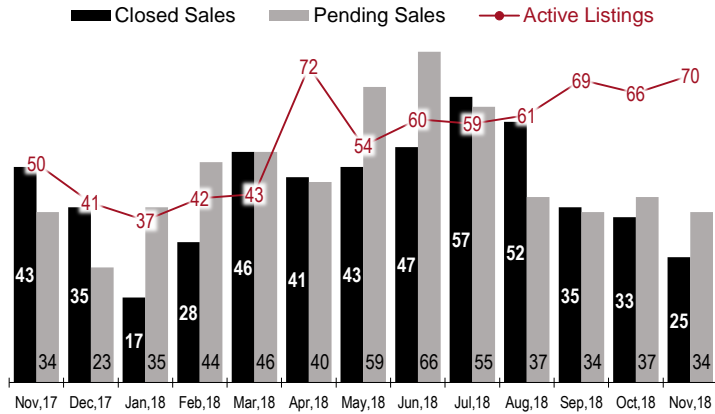
Market Dynamics

Existing Home Market

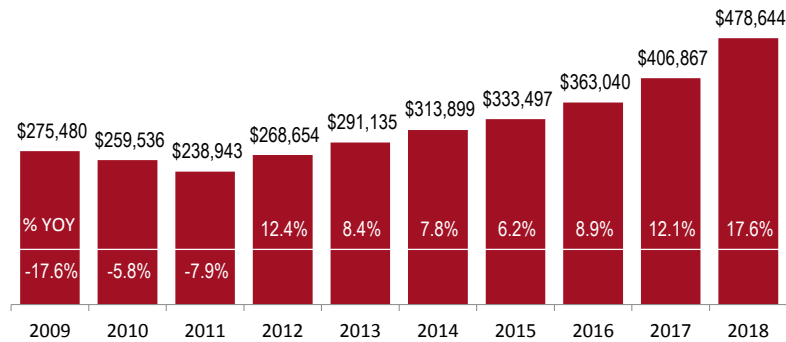
Area: 100, N Boise

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	2	-	149,900	158,000	105.4%	756	208.99	2	-
150 - 199K	1	3	7	1.7	189,184	189,179	100.0%	828	228.56	6	-
200 - 249K	2	1	32	0.8	235,247	237,297	100.9%	1,047	226.65	13	-
250 - 299K	4	2	55	0.9	277,398	281,172	101.4%	1,144	245.84	17	-
300 - 349K	5	5	57	1.1	327,325	321,442	98.2%	1,420	226.40	22	-
350 - 399K	7	3	59	1.4	385,628	378,586	98.2%	1,778	212.89	27	-
400 - 499K	11	4	102	1.3	458,342	449,564	98.1%	2,016	223.02	26	-
500 - 599K	7	7	55	1.5	555,982	543,938	97.8%	2,669	203.78	23	-
600 - 799K	20	1	53	4.5	707,132	695,553	98.4%	3,179	218.79	40	-
800 - 999K	4	4	20	2.4	907,692	884,883	97.5%	3,674	240.82	56	-
>1M	9	4	18	6.0	1,532,833	1,390,306	90.7%	4,467	311.24	156	-
Total	70	34	460	1.8							-
Average Price	\$687,922	\$598,420	\$478,644	-	\$490,661	\$478,644	97.6%	2,087	\$229	31	

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REALTYBOISE

Report Date: Dec 4, 2018

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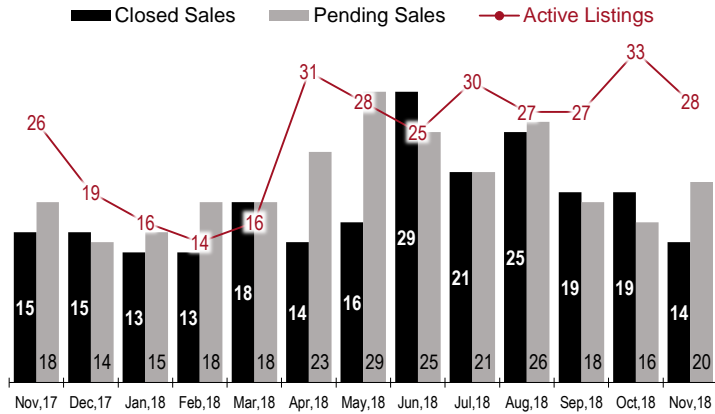
Market Dynamics

Existing Home Market

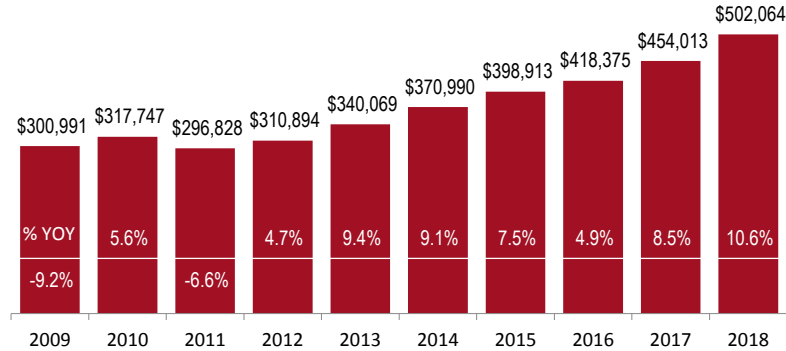
Area: 200, NE Boise

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	-	-	-	-	-	-	-	-	-
150 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 249K	-	-	2	-	242,500	238,000	98.1%	998	238.48	14	-
250 - 299K	-	-	6	-	292,317	276,000	94.4%	1,427	193.44	31	-
300 - 349K	4	1	23	2.1	330,350	335,337	101.5%	1,701	197.11	22	-
350 - 399K	6	3	40	1.8	379,413	372,558	98.2%	1,901	195.97	26	-
400 - 499K	5	8	74	0.8	457,857	454,268	99.2%	2,317	196.04	20	-
500 - 599K	3	2	31	1.2	563,975	549,861	97.5%	2,902	189.46	31	-
600 - 799K	6	5	28	2.6	708,624	697,669	98.5%	3,463	201.48	39	-
800 - 999K	2	1	7	3.4	973,975	892,250	91.6%	4,031	221.35	36	-
>1M	2	-	6	4.0	1,467,000	1,333,475	90.9%	5,640	236.45	232	-
Total	28	20	217	1.5							-
Average Price	\$588,048	\$530,254	\$502,064	-	\$513,033	\$502,064	97.9%	2,519	\$199	33	

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REALTYBOISE

Report Date: Dec 4, 2018

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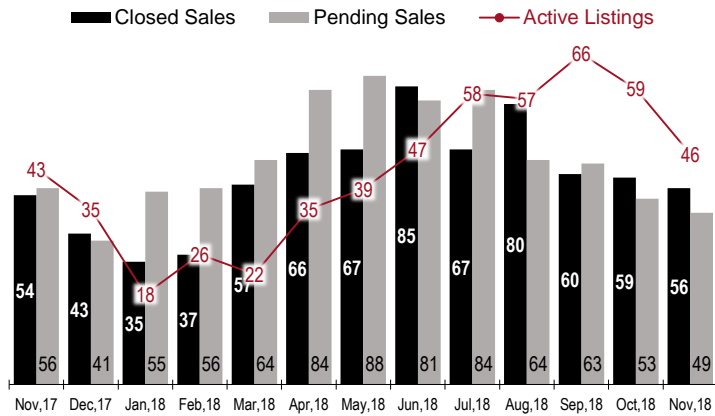
Market Dynamics

Existing Home Market

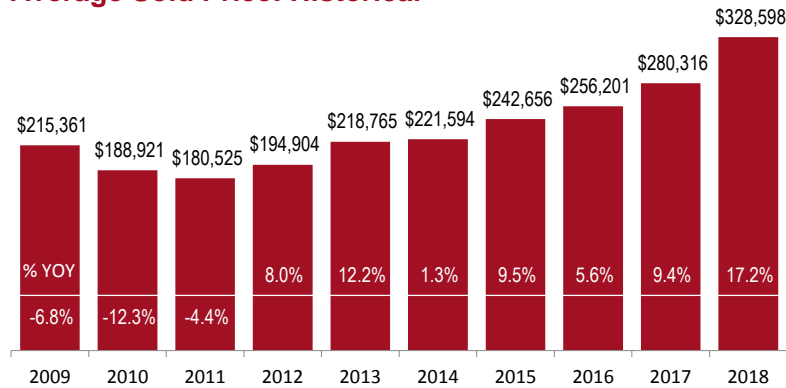
Area: 300, SE Boise

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	8	-	131,950	135,238	102.5%	841	160.83	19	-
150 - 199K	2	4	63	0.4	183,214	182,998	99.9%	1,087	168.37	18	-
200 - 249K	7	7	146	0.6	232,449	231,591	99.6%	1,237	187.17	13	1.4%
250 - 299K	9	12	176	0.6	277,114	274,825	99.2%	1,489	184.60	16	-
300 - 349K	8	16	101	1.0	328,786	323,415	98.4%	1,808	178.83	19	-
350 - 399K	4	6	78	0.6	381,459	375,092	98.3%	2,189	171.32	23	1.3%
400 - 499K	6	3	73	1.0	452,928	447,655	98.8%	2,423	184.75	25	1.4%
500 - 599K	5	1	27	2.2	557,676	553,296	99.2%	2,807	197.14	17	-
600 - 799K	3	-	32	1.1	710,484	693,127	97.6%	3,178	218.12	38	-
800 - 999K	1	-	6	2.0	935,778	926,500	99.0%	4,895	189.29	38	-
>1M	1	-	3	4.0	1,183,305	1,145,672	96.8%	4,485	255.46	17	-
Total	46	49	713	0.8							0.6%
Average Price	\$405,637	\$315,442	\$328,598	-	\$332,289	\$328,598	98.9%	1,774	\$185	19	

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REALTYBOISE

Report Date: Dec 4, 2018

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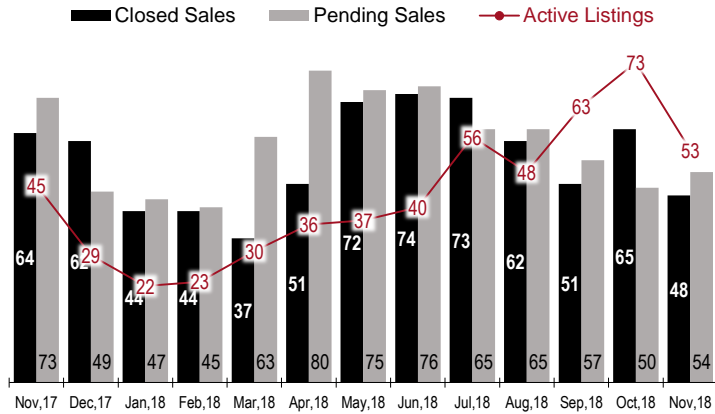
Market Dynamics

Existing Home Market

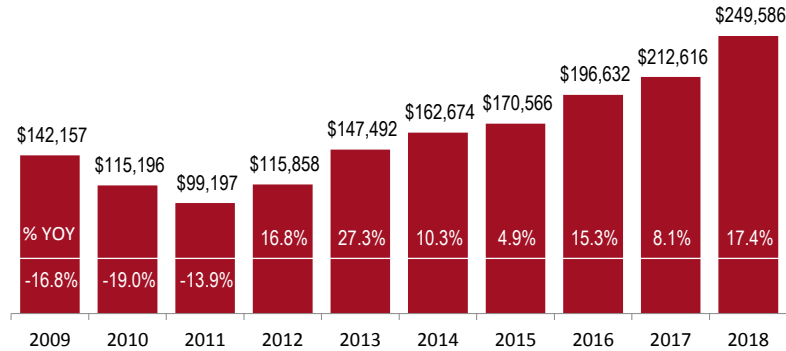
Area: 400, Bench

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	2	-	\$96,200	\$92,500	96.2%	891	\$103.82	4	-
100 - 150K	4	2	42	1.1	128,382	130,183	101.4%	953	136.61	32	4.8%
150 - 199K	9	8	162	0.7	183,459	183,976	100.3%	1,115	165.02	17	0.6%
200 - 249K	15	23	243	0.7	225,927	225,457	99.8%	1,404	160.55	15	0.4%
250 - 299K	16	13	124	1.5	276,947	273,682	98.8%	1,848	148.07	18	-
300 - 349K	4	5	48	1.0	327,736	321,950	98.2%	2,062	156.17	28	-
350 - 399K	1	-	22	0.5	381,332	371,464	97.4%	2,551	145.61	41	-
400 - 499K	-	-	19	-	464,031	453,134	97.7%	2,935	154.38	27	-
500 - 599K	2	-	7	3.4	572,692	549,483	95.9%	2,874	191.16	83	-
600 - 799K	2	2	10	2.4	709,755	683,714	96.3%	2,915	234.55	46	-
800 - 999K	-	1	3	-	837,450	841,000	100.4%	3,045	276.19	17	-
>1M	-	-	1	-	1,250,000	1,140,000	91.2%	3,982	286.29	21	-
Total	53	54	683	0.9							0.6%
Average Price	\$278,772	\$274,026	\$249,586	-	\$252,067	\$249,586	99.0%	1,570	\$159	21	

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REALTYBOISE

Report Date: Dec 4, 2018

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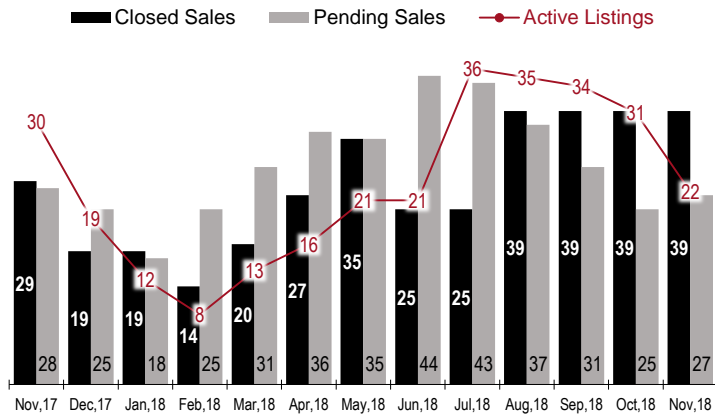
Market Dynamics

Existing Home Market

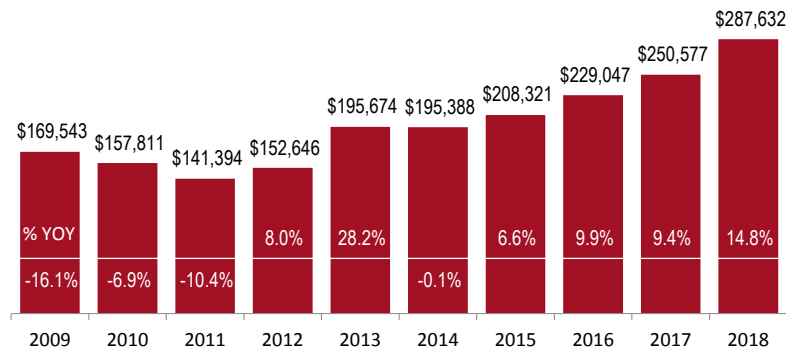
Area: 500, South Boise

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	5	-	132,080	131,360	99.5%	929	141.43	8	-
150 - 199K	1	1	22	0.5	183,476	181,814	99.1%	1,272	142.91	25	-
200 - 249K	3	11	92	0.4	231,431	228,941	98.9%	1,522	150.37	17	1.1%
250 - 299K	5	5	61	1.0	277,220	272,665	98.4%	1,873	145.58	15	-
300 - 349K	6	5	68	1.1	331,211	325,674	98.3%	2,262	143.95	31	1.5%
350 - 399K	4	3	37	1.3	385,562	374,999	97.3%	2,485	150.90	30	-
400 - 499K	3	2	20	1.8	463,110	449,416	97.0%	3,283	136.89	37	-
500 - 599K	-	-	3	-	533,600	515,250	96.6%	4,045	127.40	16	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	22	27	308	0.9							0.6%
Average Price	\$338,318	\$291,370	\$287,632	-	\$292,654	\$287,632	98.3%	1,978	\$145	23	

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REALTYBOISE

Report Date: Dec 4, 2018

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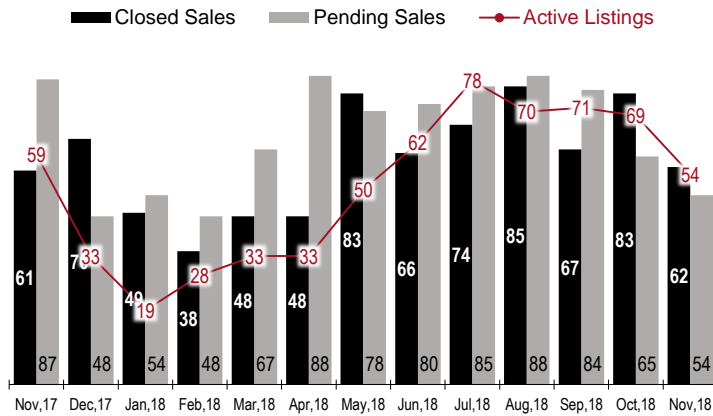
Market Dynamics

Existing Home Market

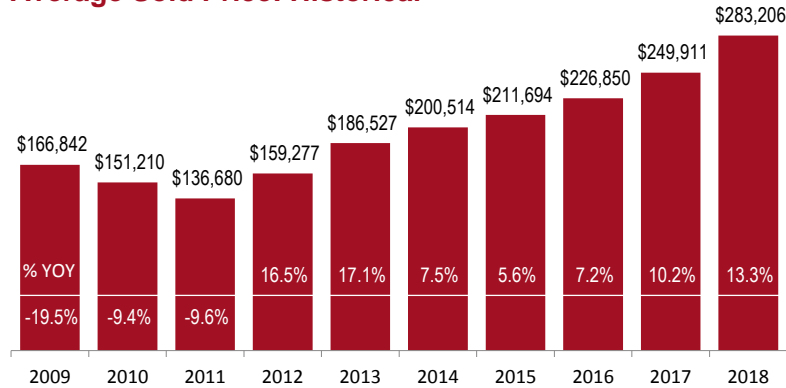
Area: 550, SW Boise - Meridian

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	9	-	144,478	145,978	101.0%	1,003	145.59	7	-
150 - 199K	2	-	53	0.5	187,530	187,250	99.9%	1,261	148.48	13	1.9%
200 - 249K	11	12	244	0.5	232,861	231,057	99.2%	1,583	145.95	14	-
250 - 299K	13	20	225	0.7	278,934	275,995	98.9%	2,029	136.00	22	1.8%
300 - 349K	15	12	126	1.4	330,837	323,406	97.8%	2,291	141.15	27	0.8%
350 - 399K	6	8	69	1.0	378,578	373,060	98.5%	2,516	148.29	27	-
400 - 499K	5	2	34	1.8	455,412	444,737	97.7%	3,047	145.98	56	-
500 - 599K	1	-	10	1.2	561,194	551,063	98.2%	3,789	145.42	40	-
600 - 799K	-	-	5	-	676,358	638,333	94.4%	4,252	150.12	15	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	54	54	775	0.8							0.8%
Average Price	\$329,128	\$304,376	\$283,206	-	\$287,164	\$283,206	98.6%	1,986	\$143	21	

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REALTYBOISE

Report Date: Dec 4, 2018

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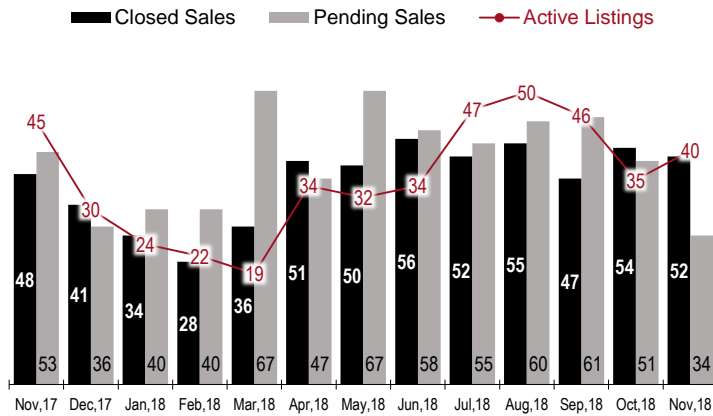
Market Dynamics

Existing Home Market

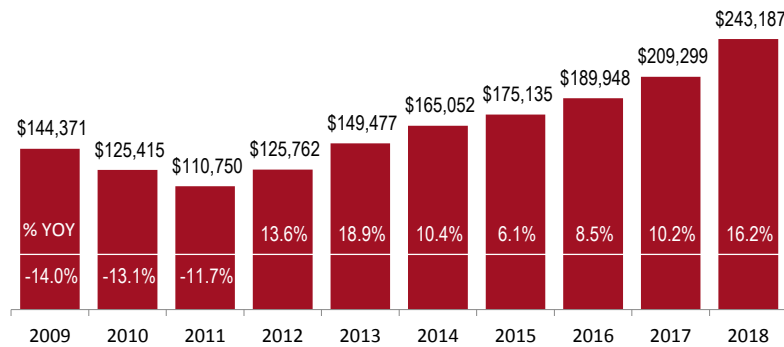
Area: 600, West Boise

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	3	-	\$106,100	\$94,412	89.0%	772	\$122.29	26	-
100 - 150K	2	-	11	2.2	140,091	137,155	97.9%	895	153.26	21	-
150 - 199K	4	5	145	0.3	183,551	183,311	99.9%	1,218	150.51	18	0.7%
200 - 249K	13	15	201	0.8	229,911	227,137	98.8%	1,524	149.00	15	1.0%
250 - 299K	9	7	116	0.9	276,226	273,462	99.0%	2,170	125.99	24	-
300 - 349K	3	6	38	0.9	329,274	320,737	97.4%	2,415	132.81	21	-
350 - 399K	3	-	25	1.4	383,080	370,428	96.7%	2,683	138.06	30	-
400 - 499K	3	-	13	2.8	446,989	439,267	98.3%	3,578	122.78	37	-
500 - 599K	-	1	3	-	551,000	530,000	96.2%	3,760	140.96	20	-
600 - 799K	1	-	1	12.0	829,900	725,000	87.4%	3,490	207.74	35	-
800 - 999K	2	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	40	34	556	0.9							0.5%
Average Price	\$316,440	\$256,203	\$243,187	-	\$246,573	\$243,187	98.6%	1,741	\$140	20	

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REALTYBOISE

Report Date: Dec 4, 2018

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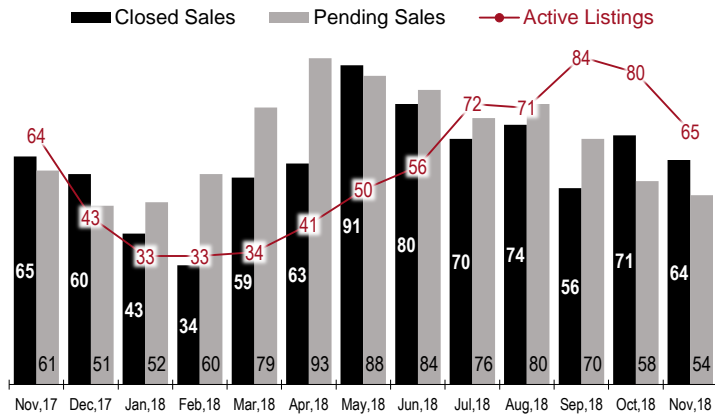
Market Dynamics

Existing Home Market

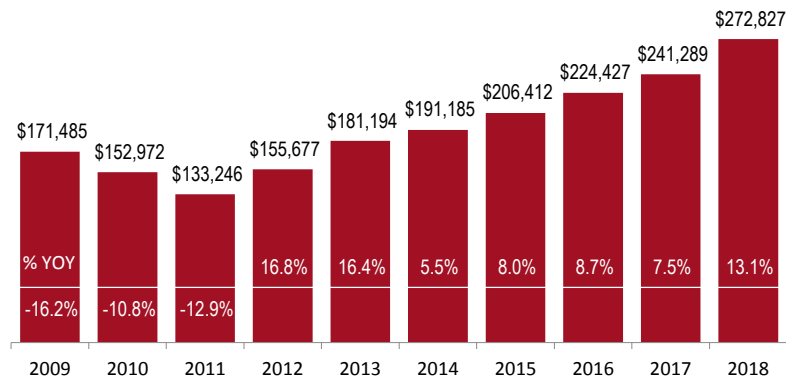
Area: 650, W Boise - Garden City

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	5	-	150,980	143,710	95.2%	1,024	140.29	31	-
150 - 199K	1	1	76	0.2	187,625	186,712	99.5%	1,302	143.40	14	3.9%
200 - 249K	10	13	277	0.4	230,615	229,490	99.5%	1,504	152.58	15	0.7%
250 - 299K	16	26	215	0.9	277,029	273,628	98.8%	1,982	138.09	18	0.5%
300 - 349K	20	6	91	2.6	328,542	321,798	97.9%	2,414	133.33	40	2.2%
350 - 399K	10	5	56	2.1	381,989	371,439	97.2%	2,850	130.35	31	-
400 - 499K	4	1	33	1.5	456,732	447,461	98.0%	3,327	134.48	41	-
500 - 599K	2	1	11	2.2	578,162	551,582	95.4%	4,672	118.07	63	9.1%
600 - 799K	2	1	2	12.0	594,728	603,500	101.5%	4,661	129.49	11	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	65	54	766	1.0							1.2%
Average Price	\$342,933	\$300,709	\$272,827	-	\$276,706	\$272,827	98.6%	1,952	\$140	22	

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REALTYBOISE

Report Date: Dec 4, 2018

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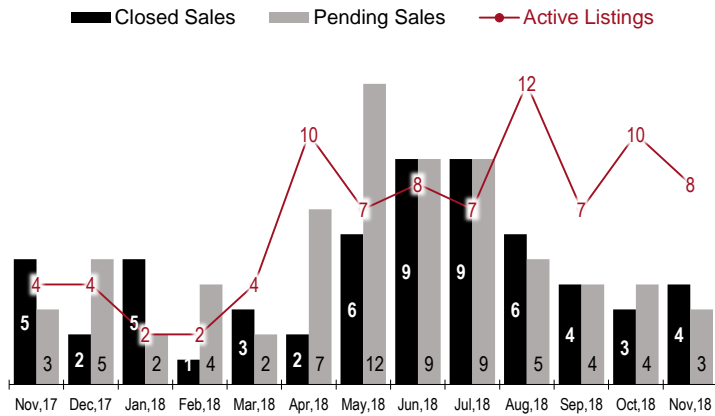
Market Dynamics

Existing Home Market

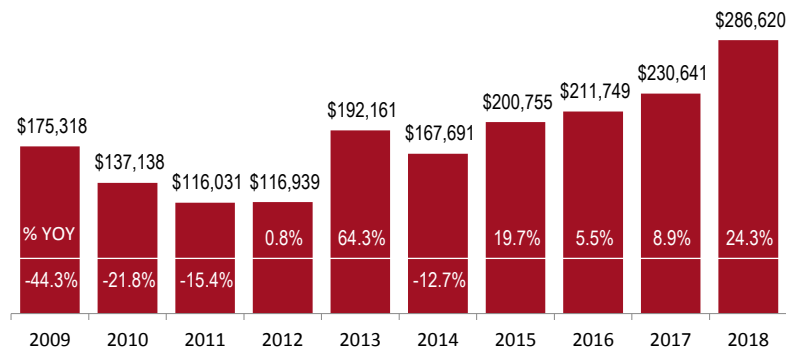
Area: 700, Garden City

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	1	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	3	-	136,117	138,633	101.8%	885	156.71	52	33.3%
150 - 199K	-	-	12	-	184,375	183,725	99.6%	1,126	163.17	23	-
200 - 249K	-	-	11	-	226,309	224,168	99.1%	1,318	170.06	19	-
250 - 299K	5	1	9	6.7	274,361	269,661	98.3%	1,711	157.58	27	-
300 - 349K	-	1	5	-	338,380	334,960	99.0%	1,819	184.12	12	-
350 - 399K	1	-	7	1.7	380,486	371,143	97.5%	2,113	175.66	30	-
400 - 499K	1	-	3	4.0	458,725	442,450	96.5%	2,052	215.59	18	-
500 - 599K	-	1	4	-	546,917	556,867	101.8%	2,779	200.40	23	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	8	3	54	1.8							1.9%
Average Price	\$295,788	\$387,933	\$286,620	-	\$288,452	\$286,620	99.4%	1,618	\$177	24	

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REALTYBOISE

Report Date: Dec 4, 2018

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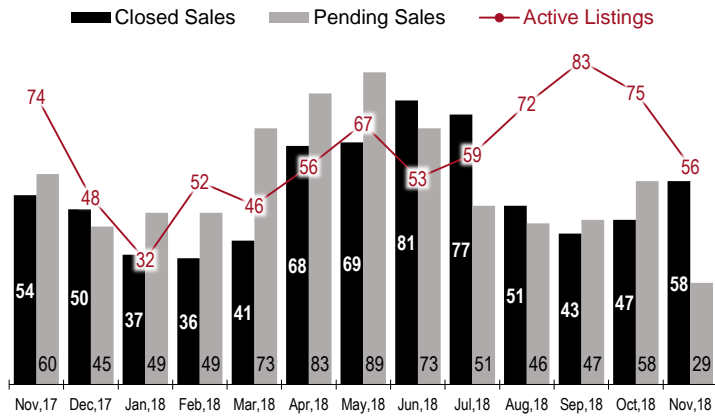
Market Dynamics

Existing Home Market

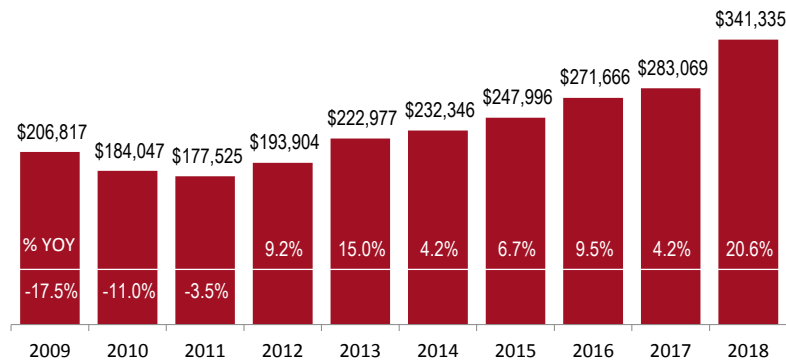
Area: 800, NW Boise

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	7	-	133,254	131,836	98.9%	978	134.74	8	-
150 - 199K	-	1	41	-	190,100	188,592	99.2%	1,113	169.42	23	-
200 - 249K	4	9	148	0.3	232,368	231,461	99.6%	1,323	175.00	14	-
250 - 299K	6	5	130	0.6	277,787	274,788	98.9%	1,653	166.26	18	-
300 - 349K	10	4	97	1.2	330,319	324,572	98.3%	1,956	165.90	26	-
350 - 399K	6	2	74	1.0	383,691	374,992	97.7%	2,331	160.85	32	2.7%
400 - 499K	13	8	79	2.0	457,289	445,882	97.5%	2,724	163.71	36	-
500 - 599K	7	-	44	1.9	557,924	544,323	97.6%	3,247	167.62	52	-
600 - 799K	5	-	29	2.1	720,369	696,537	96.7%	4,003	174.01	57	-
800 - 999K	-	-	8	-	928,696	845,825	91.1%	4,728	178.92	73	-
>1M	5	-	1	60.0	1,299,900	1,240,000	95.4%	7,191	172.44	129	-
Total	56	29	658	1.0							0.3%
Average Price	\$522,890	\$332,207	\$341,335	-	\$348,430	\$341,335	98.0%	2,038	\$167	27	

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Report Date: Dec 4, 2018

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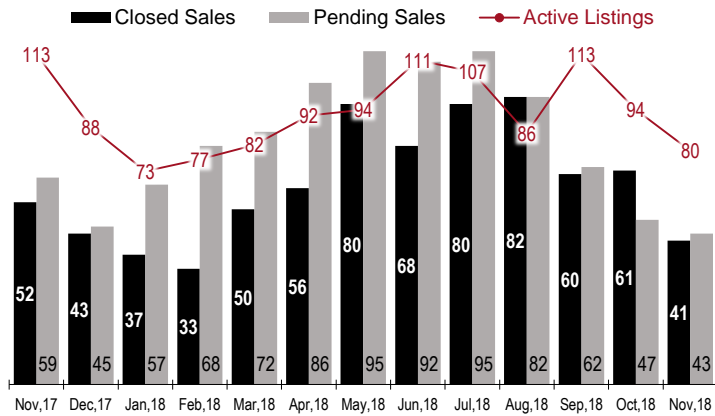
Market Dynamics

Existing Home Market

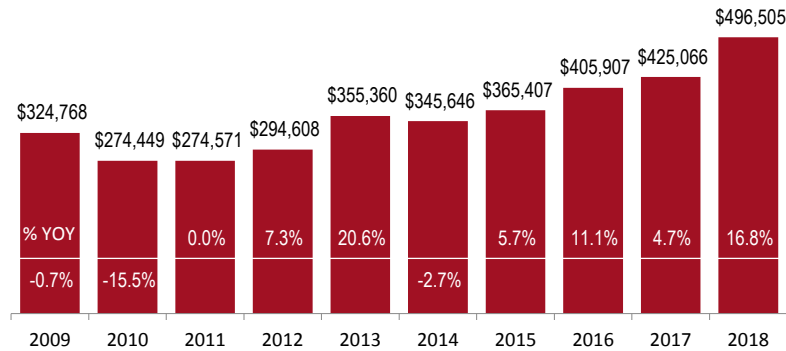
Area: 900, Eagle

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	4	-	133,950	135,613	101.2%	960	141.26	1	-
150 - 199K	-	1	14	-	171,357	167,324	97.6%	1,029	162.66	10	7.1%
200 - 249K	1	2	39	0.3	236,438	234,915	99.4%	1,472	159.57	31	-
250 - 299K	5	2	74	0.8	283,594	276,392	97.5%	1,710	161.66	27	2.7%
300 - 349K	12	8	73	2.0	330,909	323,411	97.7%	2,036	158.81	27	-
350 - 399K	9	5	85	1.3	387,407	374,400	96.6%	2,468	151.70	51	1.2%
400 - 499K	12	7	132	1.1	462,833	447,651	96.7%	2,841	157.59	43	0.8%
500 - 599K	11	10	88	1.5	567,313	552,248	97.3%	3,228	171.10	43	-
600 - 799K	13	5	113	1.4	719,129	696,296	96.8%	3,846	181.06	61	0.9%
800 - 999K	7	2	45	1.9	924,031	890,371	96.4%	4,883	182.35	81	-
>1M	10	1	25	4.8	1,321,523	1,239,525	93.8%	6,121	202.49	87	-
Total	80	43	692	1.4							0.9%
Average Price	\$659,225	\$488,674	\$496,505	-	\$513,307	\$496,505	96.7%	2,910	\$171	45	

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Report Date: Dec 4, 2018

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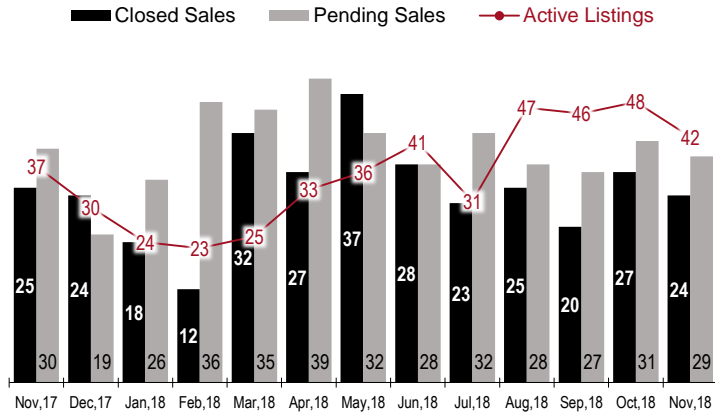
Market Dynamics

Existing Home Market

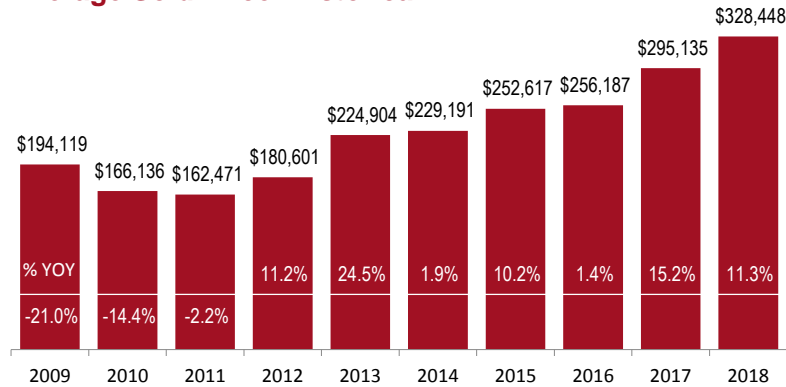
Area: 950, Star

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	4	-	163,425	138,875	85.0%	1,353	102.66	33	-
150 - 199K	-	-	12	-	187,849	188,917	100.6%	1,194	158.17	7	8.3%
200 - 249K	2	4	73	0.3	228,949	227,168	99.2%	1,650	137.68	19	-
250 - 299K	7	4	68	1.2	282,238	277,248	98.2%	2,149	129.03	29	1.5%
300 - 349K	6	3	48	1.5	328,873	322,864	98.2%	2,405	134.23	29	-
350 - 399K	4	4	28	1.7	383,284	374,639	97.7%	2,601	144.06	39	-
400 - 499K	10	9	35	3.4	454,174	445,489	98.1%	2,742	162.45	45	-
500 - 599K	4	3	17	2.8	557,190	548,953	98.5%	3,226	170.18	22	-
600 - 799K	5	2	10	6.0	693,350	673,096	97.1%	4,486	150.06	63	-
800 - 999K	3	-	2	18.0	862,000	825,000	95.7%	4,890	168.71	30	-
>1M	1	-	-	-	-	-	-	-	-	-	-
Total	42	29	297	1.7							0.7%
Average Price	\$494,242	\$404,965	\$328,448	-	\$334,516	\$328,448	98.2%	2,289	\$144	30	

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Report Date: Dec 4, 2018

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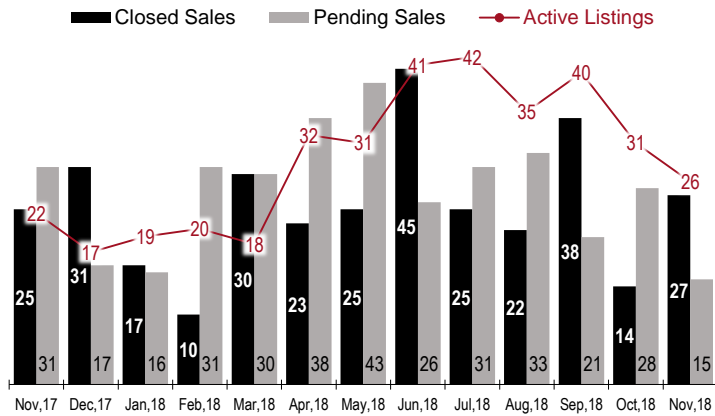
Market Dynamics

Existing Home Market

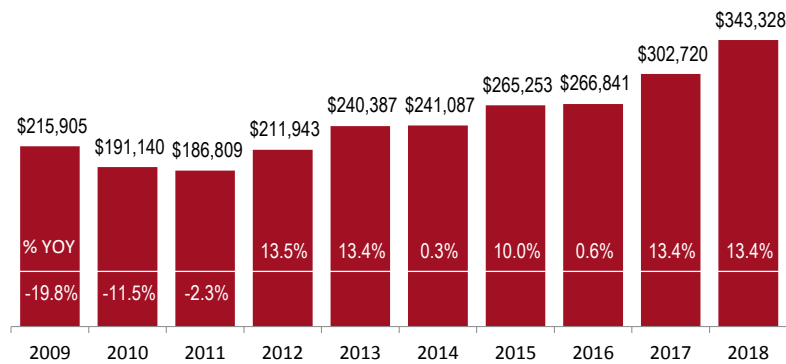
Area: 1000, SE Meridian

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	1	-	146,000	140,000	95.9%	980	142.86	2	-
150 - 199K	-	-	1	-	199,900	199,900	100.0%	1,189	168.12	1	-
200 - 249K	4	-	28	1.7	235,293	234,871	99.8%	1,606	146.25	16	-
250 - 299K	4	4	83	0.6	283,066	277,803	98.1%	1,979	140.37	19	-
300 - 349K	6	5	65	1.1	331,881	326,068	98.2%	2,337	139.52	23	1.5%
350 - 399K	3	3	60	0.6	385,587	375,058	97.3%	2,664	140.79	39	-
400 - 499K	7	2	60	1.4	463,473	450,229	97.1%	3,236	139.13	45	-
500 - 599K	-	1	5	-	574,400	569,375	99.1%	3,853	147.79	31	-
600 - 799K	-	-	3	-	789,925	683,125	86.5%	4,642	147.16	46	-
800 - 999K	2	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	26	15	306	1.0							0.3%
Average Price	\$402,619	\$361,309	\$343,328	-	\$351,190	\$343,328	97.8%	2,445	\$140	28	

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Report Date: Dec 4, 2018

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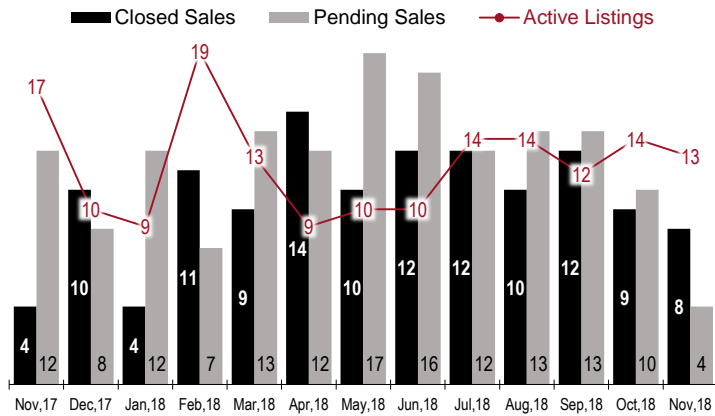
Market Dynamics

Existing Home Market

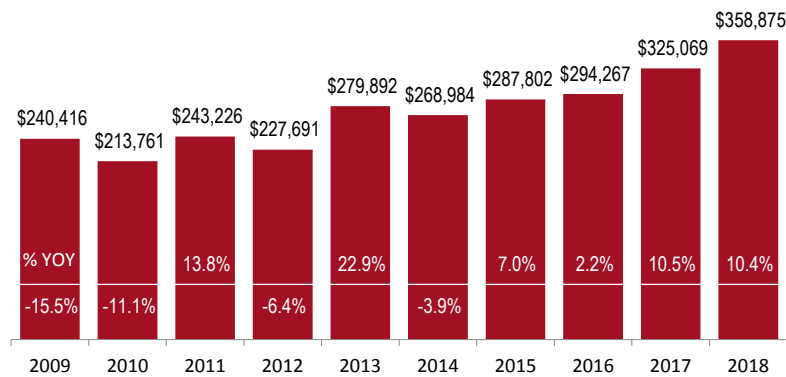
Area: 1010, SW Meridian

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	-	-	-	-	-	-	-	-	-
150 - 199K	-	-	7	-	192,313	191,543	99.6%	1,207	158.73	32	-
200 - 249K	2	-	17	1.4	229,826	228,112	99.3%	1,510	151.10	11	-
250 - 299K	1	-	16	0.8	288,569	279,250	96.8%	1,948	143.38	33	-
300 - 349K	1	1	22	0.5	334,103	325,791	97.5%	2,375	137.18	39	-
350 - 399K	-	-	27	-	383,733	373,685	97.4%	2,732	136.76	40	-
400 - 499K	4	1	17	2.8	448,040	438,713	97.9%	3,068	142.98	63	-
500 - 599K	2	1	9	2.7	576,655	551,488	95.6%	3,944	139.84	59	-
600 - 799K	1	1	6	2.0	674,680	643,550	95.4%	4,203	153.11	24	-
800 - 999K	2	-	1	24.0	919,900	830,000	90.2%	5,822	142.56	23	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	13	4	122	1.3							-
Average Price	\$518,577	\$502,225	\$358,875	-	\$368,346	\$358,875	97.4%	2,500	\$144	35	

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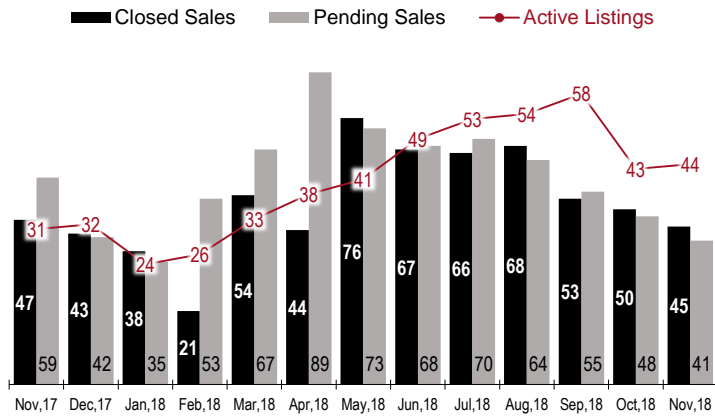
Market Dynamics

Existing Home Market

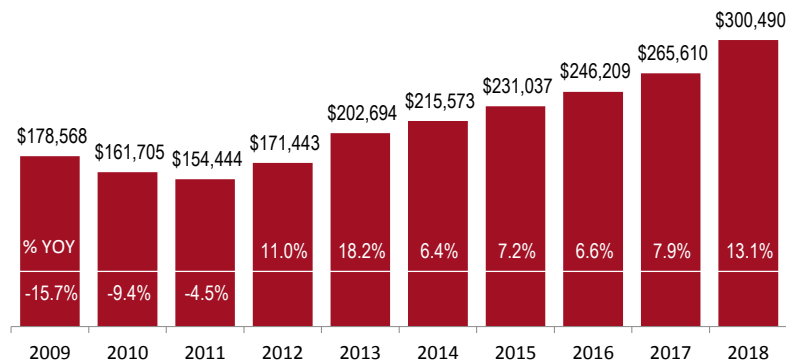
Area: 1020, NE Meridian

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	2	-	\$82,000	\$87,000	106.1%	511	\$170.25	4	50.0%
100 - 150K	-	-	6	-	143,248	136,983	95.6%	978	140.02	19	-
150 - 199K	-	-	24	-	183,421	181,925	99.2%	1,220	149.15	15	-
200 - 249K	7	8	183	0.5	232,352	231,471	99.6%	1,455	159.10	13	1.1%
250 - 299K	11	17	152	0.9	277,358	274,166	98.8%	1,867	146.86	15	-
300 - 349K	6	5	105	0.7	332,836	328,143	98.6%	2,327	141.01	21	1.9%
350 - 399K	11	5	78	1.7	380,869	373,845	98.2%	2,613	143.05	27	-
400 - 499K	6	5	59	1.2	452,267	445,396	98.5%	3,010	147.97	20	-
500 - 599K	1	-	10	1.2	555,679	541,771	97.5%	3,704	146.28	35	-
600 - 799K	1	1	4	3.0	682,450	673,817	98.7%	3,725	180.88	19	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	44	41	623	0.8							0.8%
Average Price	\$356,830	\$326,508	\$300,490	-	\$304,251	\$300,490	98.8%	2,030	\$148	18	

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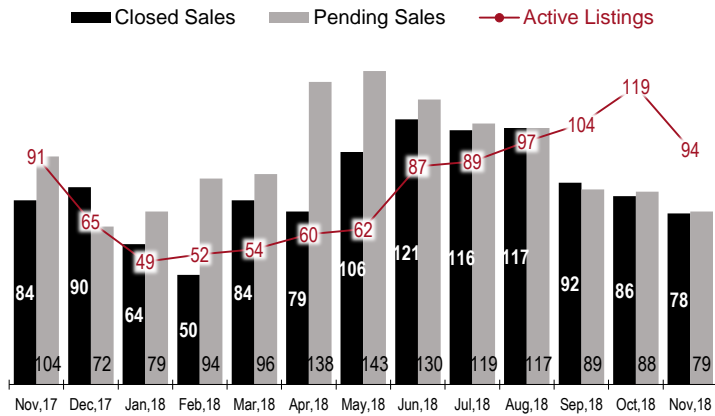
Market Dynamics

Existing Home Market

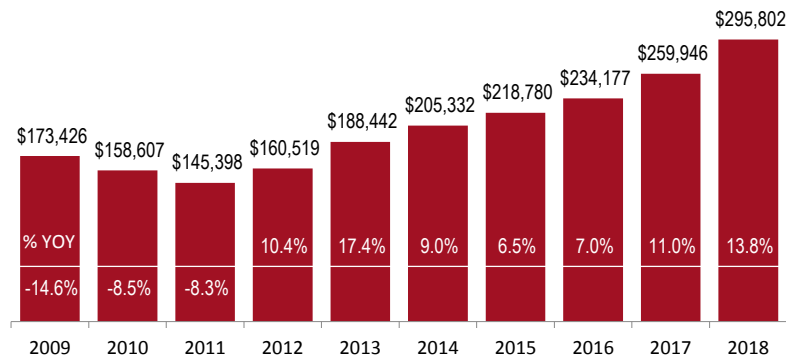
Area: 1030, NW Meridian

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$ -	\$ -	-	-	\$ -	-	-
100 - 150K	-	-	10	-	140,550	141,340	100.6%	1,210	116.84	14	-
150 - 199K	4	1	71	0.7	185,789	187,719	101.0%	1,257	149.39	18	4.2%
200 - 249K	22	32	321	0.8	230,082	229,291	99.7%	1,481	154.86	13	0.9%
250 - 299K	16	20	271	0.7	277,283	274,771	99.1%	1,921	143.03	20	0.4%
300 - 349K	17	7	171	1.2	327,217	322,739	98.6%	2,253	143.23	20	-
350 - 399K	12	9	121	1.2	381,539	374,176	98.1%	2,694	138.89	33	0.8%
400 - 499K	13	7	93	1.7	457,123	449,154	98.3%	3,043	147.62	34	-
500 - 599K	4	3	21	2.3	569,331	544,493	95.6%	3,484	156.30	78	4.8%
600 - 799K	1	-	3	4.0	718,233	689,667	96.0%	3,966	173.89	47	-
800 - 999K	1	-	1	12.0	979,900	875,000	89.3%	3,504	249.71	23	-
>1M	4	-	2	24.0	1,193,500	1,145,000	95.9%	5,395	212.23	56	-
Total	94	79	1,085	1.0							0.8%
Average Price	\$390,548	\$304,515	\$295,802	-	\$299,398	\$295,802	98.8%	2,018	\$147	22	

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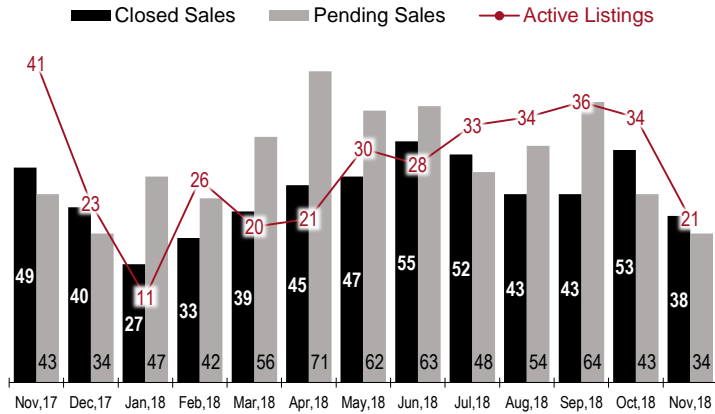
Market Dynamics

Existing Home Market

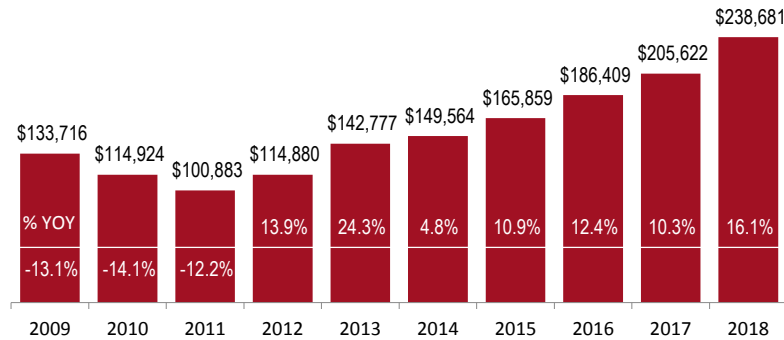
Area: 1100, Kuna

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	1	-	\$89,900	\$89,900	100.0%	1,440	\$62.43	6	-
100 - 150K	-	-	8	-	150,061	138,500	92.3%	1,454	95.25	39	-
150 - 199K	2	5	144	0.2	188,853	187,833	99.5%	1,300	144.51	15	2.8%
200 - 249K	4	19	214	0.2	225,438	223,057	98.9%	1,640	136.00	17	0.5%
250 - 299K	7	8	93	0.9	275,220	270,850	98.4%	2,128	127.26	20	2.2%
300 - 349K	5	1	25	2.4	326,783	320,527	98.1%	2,506	127.89	33	-
350 - 399K	1	1	14	0.9	384,429	376,588	98.0%	2,739	137.51	30	-
400 - 499K	2	-	10	2.4	462,060	449,580	97.3%	3,249	138.37	31	-
500 - 599K	-	-	4	-	557,200	547,548	98.3%	3,827	143.07	34	-
600 - 799K	-	-	3	-	713,050	657,000	92.1%	4,732	138.83	73	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	21	34	516	0.5							1.4%
Average Price	\$295,843	\$245,761	\$238,681	-	\$242,157	\$238,681	98.6%	1,768	\$135	20	

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Report Date: Dec 4, 2018

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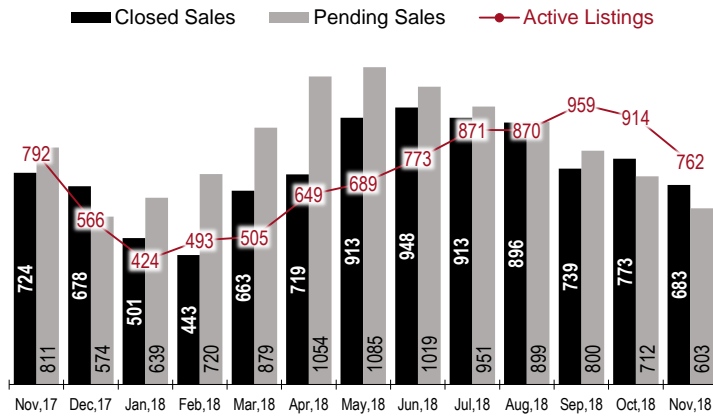
Market Dynamics

Existing Home Market

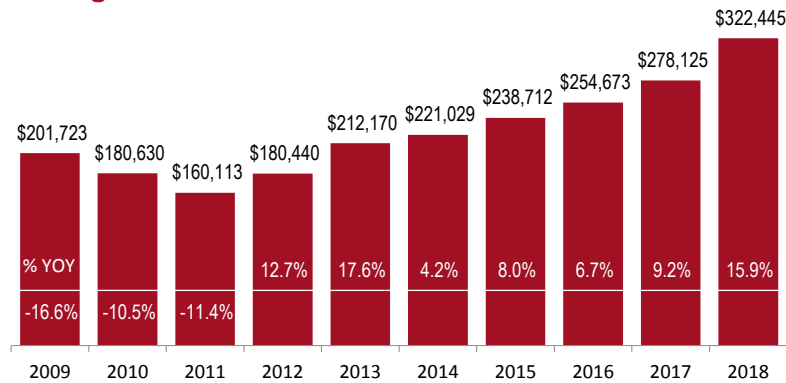
Area: Ada County

Report Month: November, 2018

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF

Minimum: 1bed, 1bath, \$2K ask price

Age: <1 yr - 80+ years

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds							
	Active	Pending	Sold	Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	1	-	8	1.5	\$95,575	\$91,517	95.8%	820	\$111.61	12	12.5%
100 - 150K	6	2	125	0.6	137,169	135,868	99.1%	1,010	134.54	23	2.4%
150 - 199K	26	30	854	0.4	185,516	185,224	99.8%	1,204	153.81	17	1.8%
200 - 249K	107	156	2,271	0.6	230,287	228,951	99.4%	1,479	154.84	15	0.6%
250 - 299K	134	146	1,874	0.9	278,104	274,821	98.8%	1,874	146.65	20	0.6%
300 - 349K	128	91	1,163	1.3	329,734	323,992	98.3%	2,163	149.82	26	0.6%
350 - 399K	88	57	880	1.2	382,838	374,213	97.7%	2,468	151.63	33	0.6%
400 - 499K	105	59	856	1.5	458,005	448,370	97.9%	2,760	162.46	33	0.2%
500 - 599K	49	31	349	1.7	562,536	548,566	97.5%	3,216	170.58	40	0.6%
600 - 799K	60	18	302	2.4	714,813	694,085	97.1%	3,683	188.45	54	0.3%
800 - 999K	26	8	93	3.4	920,312	886,706	96.3%	4,495	197.27	71	-
>1M	32	5	56	6.9	1,391,391	1,287,884	92.6%	5,405	238.27	119	-
Total	762	603	8,831	1.0							0.7%
Average Price	\$445,140	\$343,683	\$322,445	-	\$328,277	\$322,445	98.2%	2,038	\$158	25	

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Report Date: Dec 4, 2018

The information provided is derived from the Intermountain MLS. It is deemed reliable but not guaranteed.