

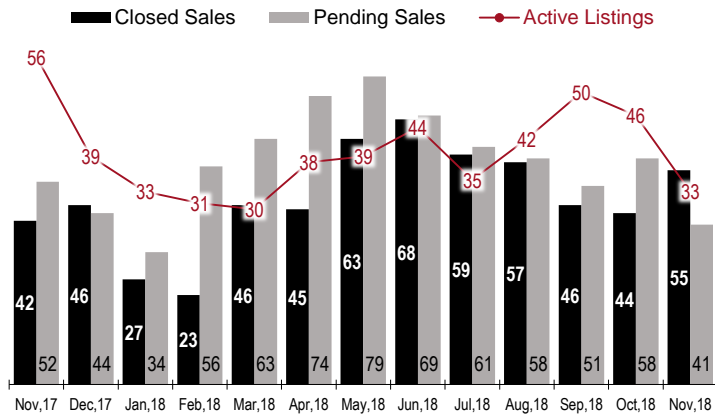
Market Dynamics

Existing Home Market

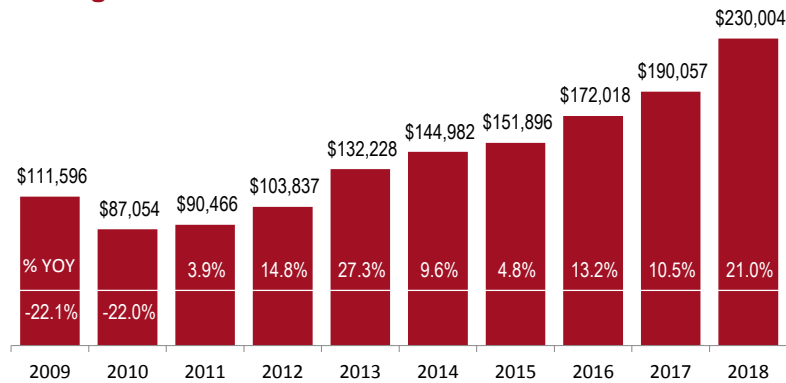
Area: 1250, NE Nampa

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	12	-	\$95,947	\$88,931	92.7%	944	\$94.26	42	8.3%
100 - 150K	1	2	56	0.2	136,346	135,890	99.7%	1,168	116.32	19	5.4%
150 - 199K	2	15	205	0.1	182,097	182,556	100.3%	1,378	132.52	11	1.5%
200 - 249K	6	14	171	0.4	224,348	222,413	99.1%	1,707	130.33	15	0.6%
250 - 299K	11	3	54	2.4	276,744	274,414	99.2%	2,174	126.22	29	1.9%
300 - 349K	2	2	28	0.9	328,582	318,607	97.0%	2,424	131.43	31	-
350 - 399K	4	2	15	3.2	388,938	378,195	97.2%	2,656	142.40	62	-
400 - 499K	2	1	20	1.2	471,700	451,385	95.7%	2,984	151.27	52	-
500 - 599K	2	-	11	2.2	562,891	533,991	94.9%	3,093	172.67	72	-
600 - 799K	3	-	7	5.1	700,583	692,908	98.9%	4,865	142.42	34	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	33	41	579	0.7							1.6%
Average Price	\$352,170	\$222,714	\$230,004	-	\$232,930	\$230,004	98.7%	1,725	\$133	21	

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Report Date: Dec 4, 2018

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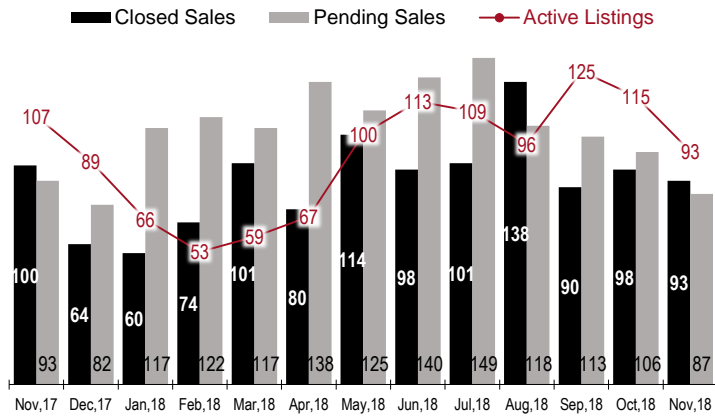
Market Dynamics

Existing Home Market

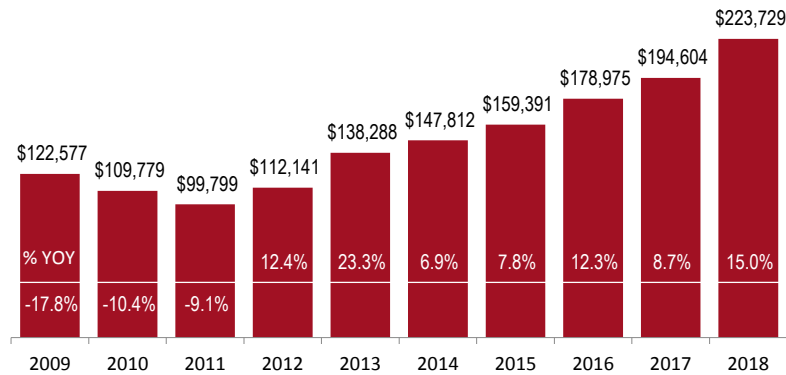
Area: 1260, S Nampa

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	-	12	1.0	\$93,775	\$83,419	89.0%	990	\$84.23	30	-
100 - 150K	3	5	112	0.3	135,711	133,602	98.4%	1,138	117.43	18	2.7%
150 - 199K	12	25	412	0.3	178,372	178,394	100.0%	1,395	127.92	16	0.7%
200 - 249K	23	27	252	1.1	227,724	225,655	99.1%	1,765	127.84	20	0.8%
250 - 299K	16	11	166	1.2	277,206	272,750	98.4%	2,235	122.06	29	0.6%
300 - 349K	17	10	89	2.3	331,741	321,933	97.0%	2,508	128.38	50	-
350 - 399K	5	3	37	1.6	384,246	369,216	96.1%	2,923	126.30	49	2.7%
400 - 499K	9	5	25	4.3	449,596	438,164	97.5%	3,246	135.00	53	-
500 - 599K	6	-	6	12.0	581,467	553,703	95.2%	3,886	142.48	15	-
600 - 799K	1	1	1	12.0	675,000	593,000	87.9%	4,628	128.13	109	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	93	87	1,112	1.0							0.9%
Average Price	\$301,470	\$253,834	\$223,729	-	\$226,945	\$223,729	98.6%	1,772	\$126	24	

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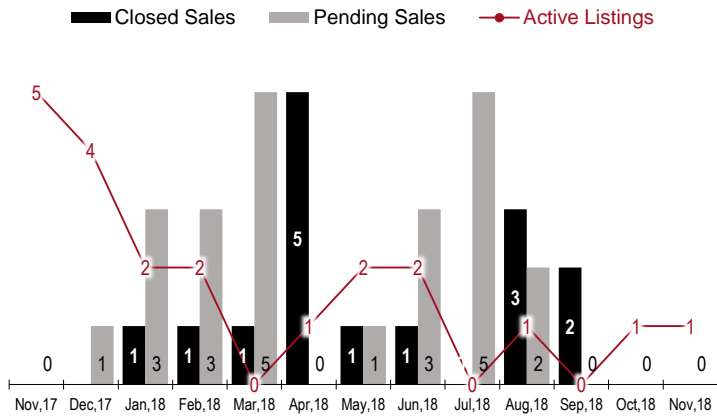
Market Dynamics

Existing Home Market

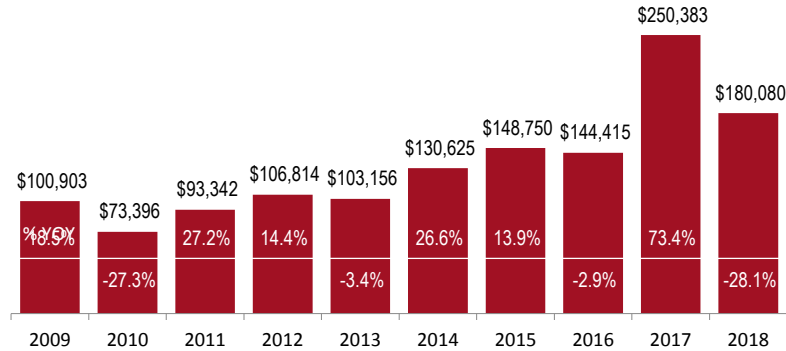
Area: 1265, Melba

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	-	\$49,900	\$35,500	71.1%	704	\$50.43	49	-
100 - 150K	-	-	3	-	133,967	134,333	100.3%	1,163	115.47	15	-
150 - 199K	1	-	5	2.4	176,040	169,740	96.4%	1,340	126.67	36	-
200 - 249K	-	-	3	-	221,000	209,500	94.8%	1,906	109.92	8	-
250 - 299K	-	-	3	-	281,633	261,833	93.0%	2,140	122.35	81	-
300 - 349K	-	-	-	-	-	-	-	-	-	-	-
350 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	1	-	15	0.8							-
Average Price	\$156,000		\$180,080	-	\$189,327	\$180,080	95.1%	1,535	\$117	36	

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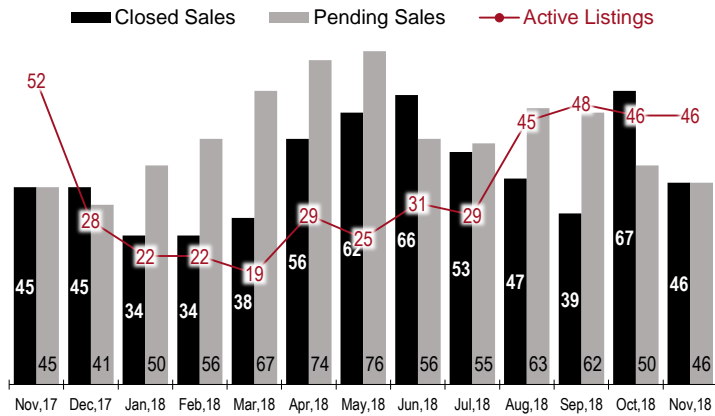
Market Dynamics

Existing Home Market

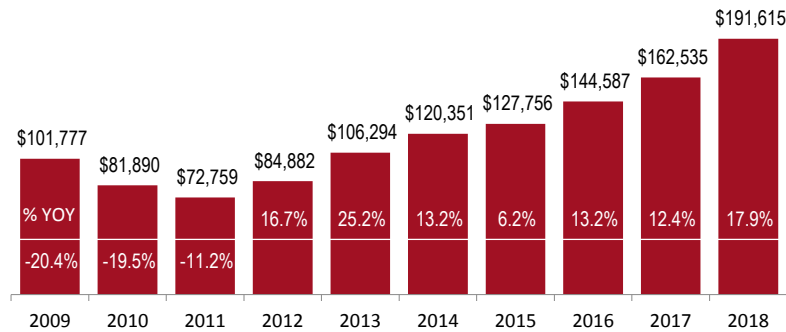
Area: 1270, NW Nampa

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	-	14	1.7	\$76,021	\$79,965	105.2%	1,153	\$69.36	18	14.3%
100 - 150K	2	10	106	0.2	133,562	133,455	99.9%	1,319	101.21	20	6.6%
150 - 199K	15	28	262	0.7	179,414	178,566	99.5%	1,457	122.53	14	0.8%
200 - 249K	19	4	151	1.5	225,985	223,161	98.8%	1,922	116.11	19	-
250 - 299K	6	4	38	1.9	270,565	267,008	98.7%	2,539	105.17	18	-
300 - 349K	1	-	7	1.7	322,671	320,143	99.2%	2,378	134.64	10	-
350 - 399K	1	-	2	6.0	404,950	380,000	93.8%	2,781	136.67	151	-
400 - 499K	-	-	3	-	448,300	429,333	95.8%	2,729	157.32	8	-
500 - 599K	-	-	3	-	573,300	538,333	93.9%	4,207	127.97	135	-
600 - 799K	-	-	1	-	680,500	680,500	100.0%	4,572	148.84	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	46	46	587	0.9							1.9%
Average Price	\$219,459	\$181,705	\$191,615	-	\$193,267	\$191,615	99.1%	1,656	\$116	18	

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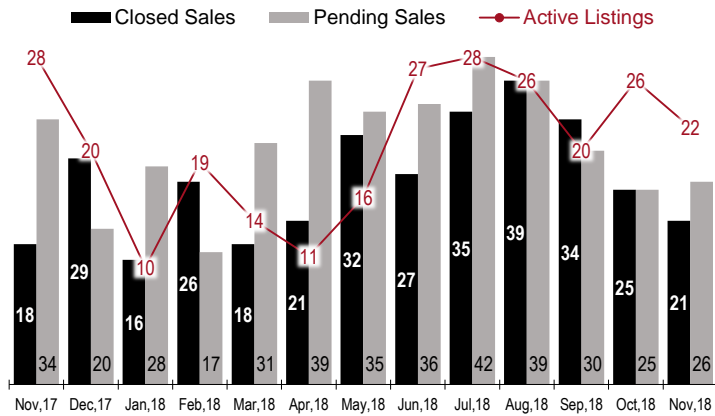
Market Dynamics

Existing Home Market

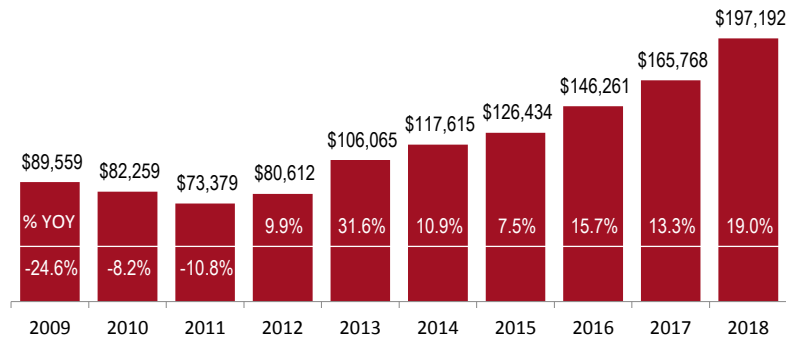
Area: 1275, NW Caldwell

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	-	-	5	-	\$80,760	\$75,100	93.0%	1,040	\$72.20	20	-
100 - 150K	2	4	49	0.5	135,573	134,170	99.0%	1,265	106.08	22	2.0%
150 - 199K	6	8	156	0.5	180,098	179,527	99.7%	1,530	117.37	16	1.3%
200 - 249K	7	9	78	1.1	224,195	221,462	98.8%	2,026	109.29	17	1.3%
250 - 299K	4	3	19	2.5	280,368	269,629	96.2%	2,444	110.31	26	5.3%
300 - 349K	-	1	5	-	344,160	324,390	94.3%	2,864	113.27	63	-
350 - 399K	-	1	5	-	385,560	341,600	88.6%	3,005	113.68	87	-
400 - 499K	1	-	3	4.0	461,667	431,667	93.5%	3,014	143.20	40	-
500 - 599K	1	-	2	6.0	567,400	545,000	96.1%	3,309	164.73	9	-
600 - 799K	1	-	1	12.0	625,000	625,000	100.0%	5,026	124.35	12	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	22	26	323	0.8							1.5%
Average Price	\$270,840	\$221,383	\$197,192	-	\$200,464	\$197,192	98.4%	1,735	\$114	20	

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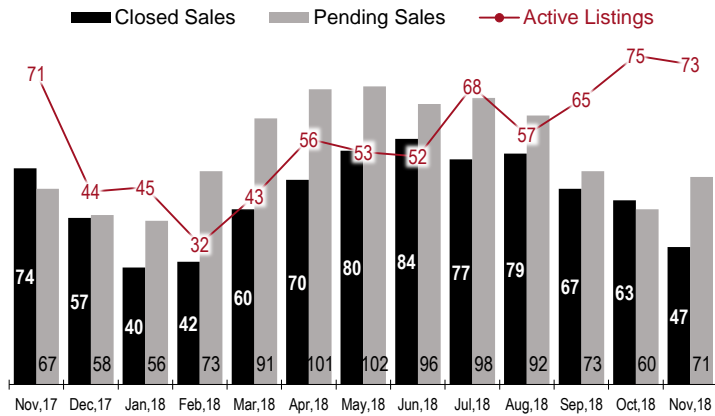
Market Dynamics

Existing Home Market

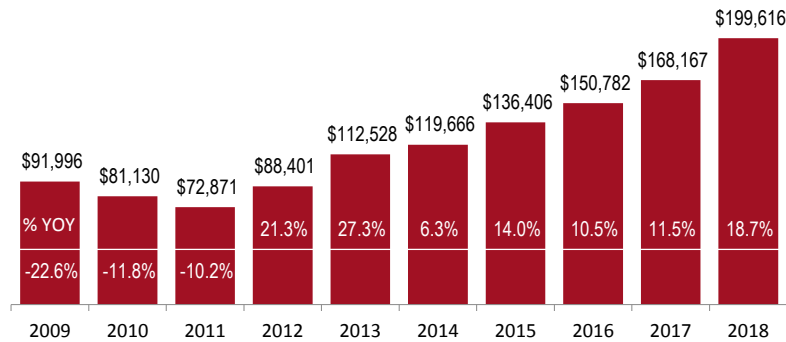
Area: 1280, SW Caldwell

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	1	21	0.6	\$87,369	\$76,061	87.1%	1,037	\$73.33	42	4.8%
100 - 150K	8	9	111	0.9	136,062	132,821	97.6%	1,315	101.04	27	3.6%
150 - 199K	8	35	380	0.3	176,372	175,843	99.7%	1,431	122.90	16	1.1%
200 - 249K	19	13	127	1.8	225,802	223,431	98.9%	2,022	110.49	24	-
250 - 299K	21	7	56	4.5	283,035	273,843	96.8%	2,358	116.11	36	-
300 - 349K	8	4	37	2.6	328,778	318,395	96.8%	2,596	122.65	41	-
350 - 399K	1	1	14	0.9	379,757	370,574	97.6%	2,998	123.59	41	-
400 - 499K	4	1	16	3.0	459,575	446,594	97.2%	3,308	135.01	53	6.3%
500 - 599K	2	-	1	24.0	545,000	520,000	95.4%	3,500	148.57	120	-
600 - 799K	1	-	2	6.0	733,450	600,000	81.8%	5,848	102.61	158	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	73	71	765	1.1							1.3%
Average Price	\$273,792	\$208,842	\$199,616	-	\$203,049	\$199,616	98.3%	1,708	\$117	24	

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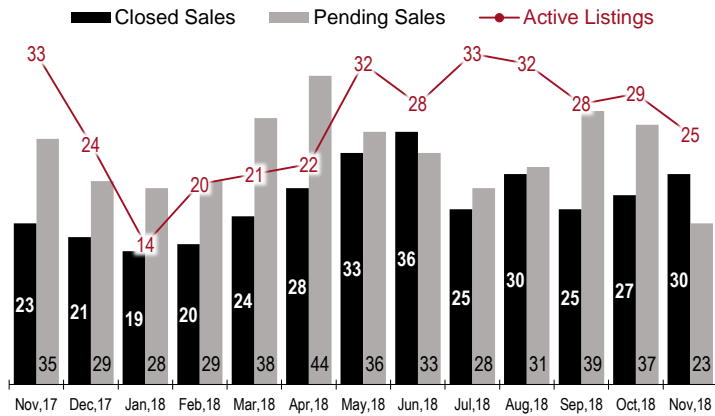
Market Dynamics

Existing Home Market

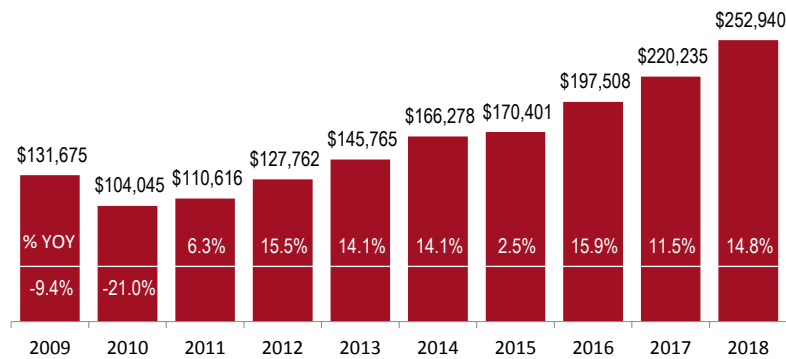
Area: 1285, Middleton

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	28	-	136,696	131,222	96.0%	1,113	117.88	27	3.6%
150 - 199K	3	6	72	0.5	180,500	178,048	98.6%	1,359	130.97	19	2.8%
200 - 249K	7	2	96	0.9	230,272	224,040	97.3%	1,873	119.59	26	-
250 - 299K	2	9	54	0.4	274,761	269,619	98.1%	2,217	121.62	22	-
300 - 349K	5	3	19	3.2	343,227	327,876	95.5%	2,528	129.71	32	-
350 - 399K	-	-	21	-	385,719	370,557	96.1%	2,529	146.54	46	-
400 - 499K	5	1	21	2.9	454,280	439,193	96.7%	2,960	148.36	51	-
500 - 599K	2	1	6	4.0	553,933	537,557	97.0%	3,734	143.98	12	-
600 - 799K	1	-	3	4.0	646,833	640,000	98.9%	3,911	163.64	19	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	25	23	320	0.9							0.9%
Average Price	\$338,908	\$268,125	\$252,940	-	\$259,975	\$252,940	97.3%	1,956	\$129	28	

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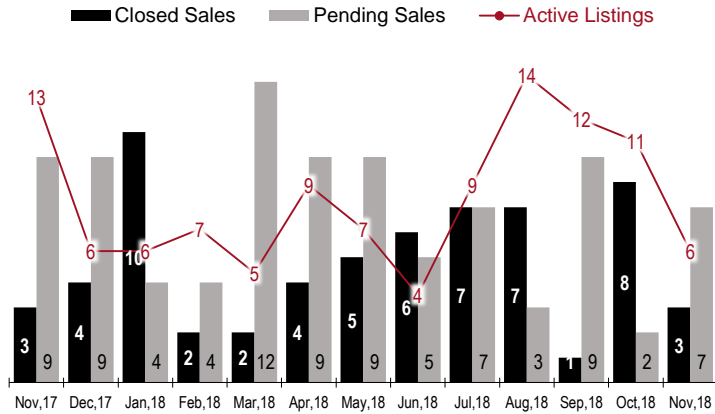
Market Dynamics

Existing Home Market

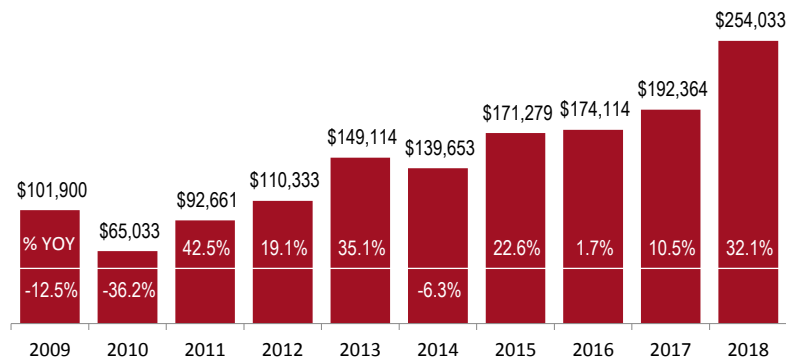
Area: 1290, Canyon Other

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	6	-	\$92,050	\$81,500	88.5%	1,062	\$76.72	38	16.7%
100 - 150K	-	-	4	-	138,700	131,491	94.8%	1,364	96.40	39	-
150 - 199K	3	3	15	2.4	185,773	180,753	97.3%	1,590	113.66	21	-
200 - 249K	1	2	7	1.7	234,225	235,786	100.7%	1,873	125.88	31	14.3%
250 - 299K	1	-	7	1.7	284,329	281,714	99.1%	2,408	116.98	34	-
300 - 349K	1	-	8	1.5	334,813	321,363	96.0%	2,377	135.18	26	-
350 - 399K	-	-	5	-	379,300	373,755	98.5%	2,741	136.38	35	-
400 - 499K	-	1	6	-	435,780	424,917	97.5%	2,832	150.05	47	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	1	-	749,900	650,000	86.7%	8,026	80.99	163	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	6	7	59	1.2							3.4%
Average Price	\$259,917	\$227,243	\$254,033	-	\$262,087	\$254,033	96.9%	2,091	\$121	37	

Report Date: Dec 4, 2018

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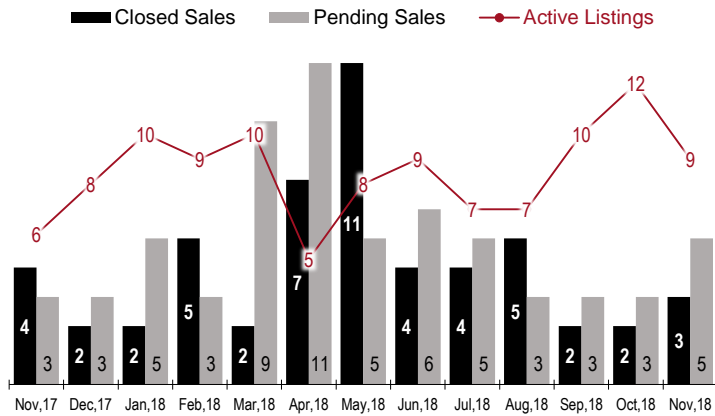
Market Dynamics

Existing Home Market

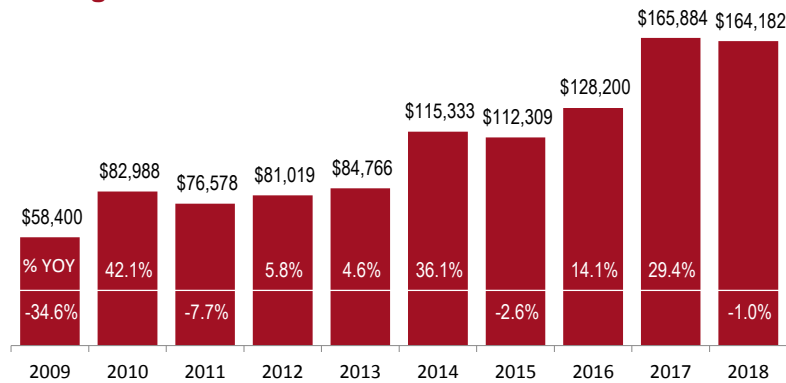
Area: 1292, Parma

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	-	7	5.1	\$80,517	\$68,457	85.0%	1,576	\$43.43	86	14.3%
100 - 150K	-	-	15	-	129,137	124,682	96.6%	1,485	83.97	45	-
150 - 199K	1	1	16	0.8	180,738	181,994	100.7%	1,890	96.30	30	6.3%
200 - 249K	2	2	6	4.0	220,783	215,450	97.6%	1,990	108.27	23	-
250 - 299K	1	1	3	4.0	274,267	272,000	99.2%	2,737	99.38	33	-
300 - 349K	-	1	1	-	349,900	349,900	100.0%	4,626	75.64	3	-
350 - 399K	1	-	1	12.0	350,000	325,000	92.9%	2,748	118.27	58	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	1	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	9	5	49	2.2							4.1%
Average Price	\$243,633	\$269,580	\$164,182	-	\$168,161	\$164,182	97.6%	1,859	\$88	42	

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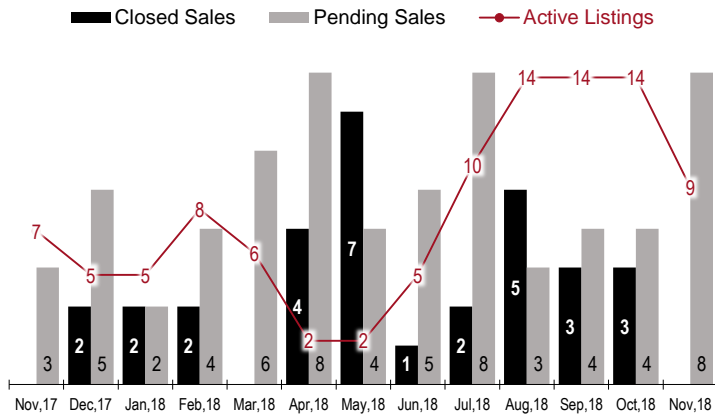
Market Dynamics

Existing Home Market

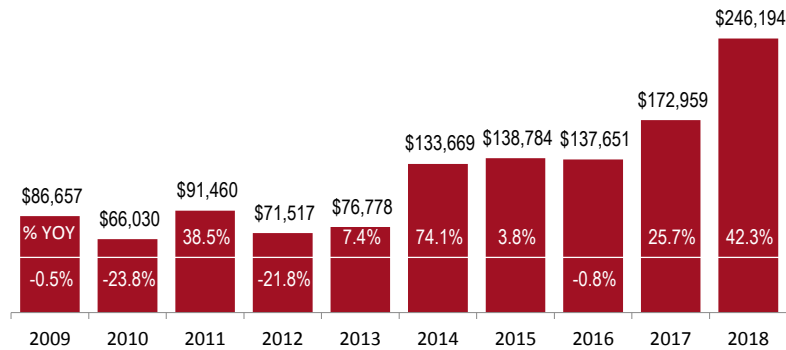
Area: 1293, Wilder

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	-	-	4	-	\$91,225	\$91,000	99.8%	1,106	\$82.32	52	-
100 - 150K	1	1	11	1.1	141,627	136,518	96.4%	1,444	94.52	46	9.1%
150 - 199K	3	1	2	18.0	170,000	154,500	90.9%	1,658	93.21	38	-
200 - 249K	1	1	1	12.0	242,900	235,000	96.7%	3,130	75.08	29	-
250 - 299K	2	-	4	6.0	291,200	282,950	97.2%	2,059	137.44	41	-
300 - 349K	1	5	5	2.4	333,060	325,360	97.7%	2,140	152.05	40	-
350 - 399K	1	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	2	-	472,400	457,503	96.8%	3,230	141.64	70	-
500 - 599K	-	-	2	-	524,950	524,950	100.0%	3,760	139.61	158	-
600 - 799K	-	-	1	-	750,000	745,000	99.3%	4,179	178.27	57	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	9	8	32	3.4							3.1%
Average Price	\$236,353	\$282,741	\$246,194	-	\$252,516	\$246,194	97.5%	1,995	\$123	53	

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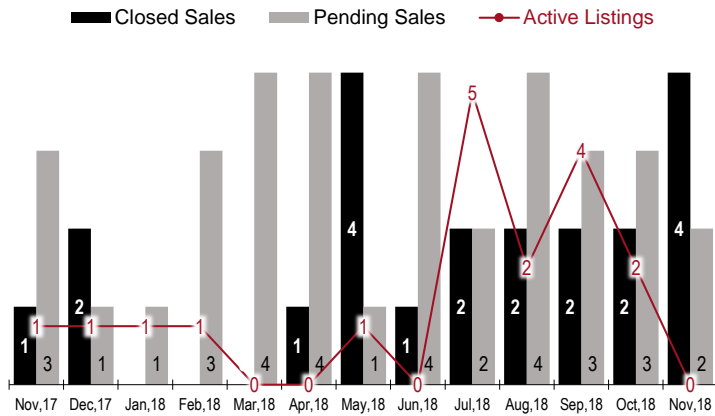
Market Dynamics

Existing Home Market

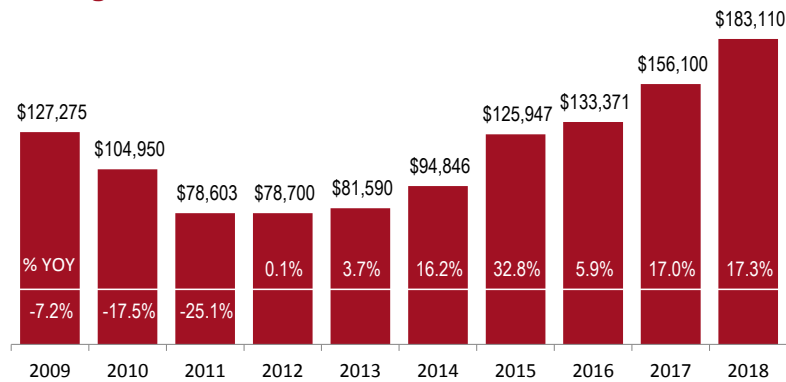
Area: 1294, Greenleaf

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	-	-	6	-	119,600	114,650	95.9%	945	121.37	25	-
150 - 199K	1	-	7	-	173,314	174,186	100.5%	1,361	128.00	18	-
200 - 249K	-	1	4	-	218,000	216,250	99.2%	2,056	105.17	17	-
250 - 299K	-	-	1	-	275,000	275,000	100.0%	1,742	157.86	18	-
300 - 349K	-	-	2	-	315,000	307,500	97.6%	2,686	114.48	11	-
350 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total		2	20	-							-
Average Price		\$217,400	\$183,110	-	\$185,390	\$183,110	98.8%	1,527	\$120	19	

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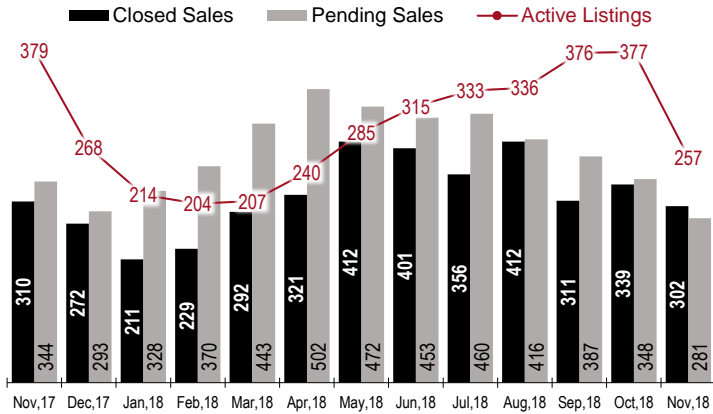
Market Dynamics

Existing Home Market

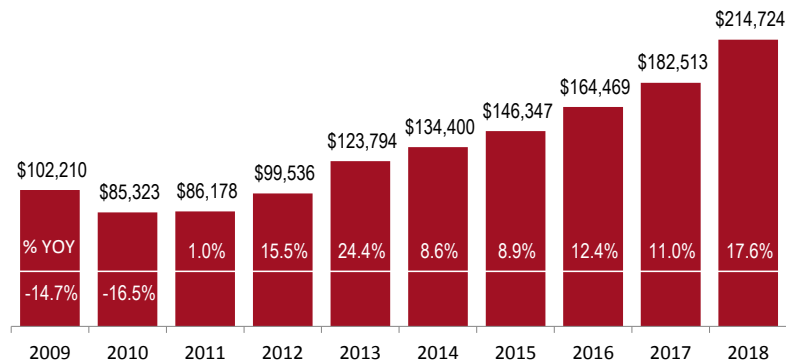
Area: Canyon County

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	5	4	82	0.7	\$86,710	\$79,612	91.8%	1,084	\$73.46	39	7.3%
100 - 150K	11	29	501	0.3	135,200	133,134	98.5%	1,246	106.81	23	4.0%
150 - 199K	38	107	1,532	0.3	178,884	178,429	99.7%	1,431	124.67	15	1.1%
200 - 249K	66	70	896	0.9	226,435	223,688	98.8%	1,857	120.47	20	0.6%
250 - 299K	55	34	405	1.6	277,417	272,195	98.1%	2,283	119.24	28	0.7%
300 - 349K	28	22	201	1.7	331,913	321,437	96.8%	2,517	127.73	41	-
350 - 399K	13	6	100	1.6	384,521	369,654	96.1%	2,801	131.96	53	1.0%
400 - 499K	21	7	96	2.6	456,539	440,896	96.6%	3,104	142.06	50	1.0%
500 - 599K	14	1	31	5.4	564,178	539,571	95.6%	3,647	147.97	79	-
600 - 799K	6	1	17	4.2	708,577	688,263	97.1%	4,805	143.24	71	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	257	281	3,861	0.8							1.4%
Average Price	\$296,727	\$226,692	\$214,724	-	\$218,151	\$214,724	98.4%	1,752	\$123	24	

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