

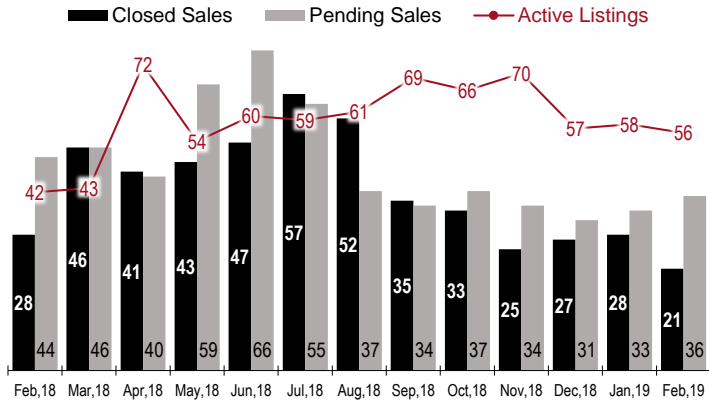
# Market Dynamics

## Existing Home Market

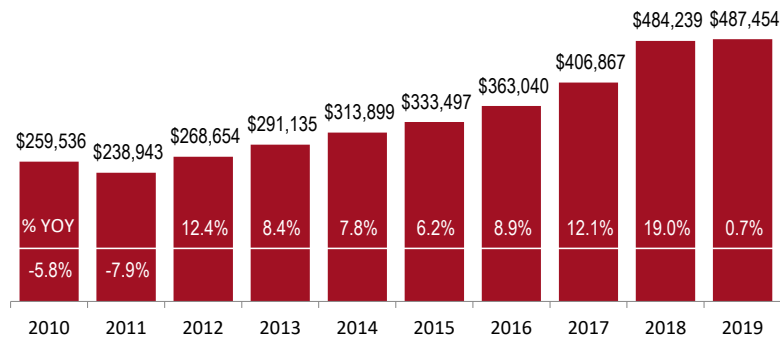
Area: 100, N Boise

Report Month: February, 2019

### 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	-	2	12	-	189,020	187,146	99.0%	856	218.65	7	-
200 - 249K	1	3	29	0.4	236,444	239,607	101.3%	1,069	224.22	12	-
250 - 299K	2	3	49	0.5	282,059	282,404	100.1%	1,157	244.01	16	-
300 - 349K	4	3	55	0.9	323,331	321,422	99.4%	1,360	236.31	15	-
350 - 399K	4	1	59	0.8	385,564	379,557	98.4%	1,735	218.78	25	-
400 - 499K	16	5	100	1.9	459,791	450,115	97.9%	2,040	220.62	26	-
500 - 599K	8	5	58	1.7	557,639	546,139	97.9%	2,586	211.21	28	-
600 - 799K	13	8	48	3.3	706,048	693,885	98.3%	3,126	221.94	40	-
800 - 999K	3	3	23	1.6	904,103	881,278	97.5%	3,718	237.05	51	-
>1M	5	3	21	2.9	1,500,281	1,383,069	92.2%	4,549	304.06	147	-
<b>Total</b>	<b>56</b>	<b>36</b>	<b>456</b>	<b>1.5</b>							<b>-</b>
<b>Average Price</b>	<b>\$623,855</b>	<b>\$603,566</b>	<b>\$487,454</b>	<b>-</b>	<b>\$499,159</b>	<b>\$487,454</b>	<b>97.7%</b>	<b>2,099</b>	<b>\$232</b>	<b>30</b>	

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**REALTY BOISE**

Report Date: Mar 4, 2019

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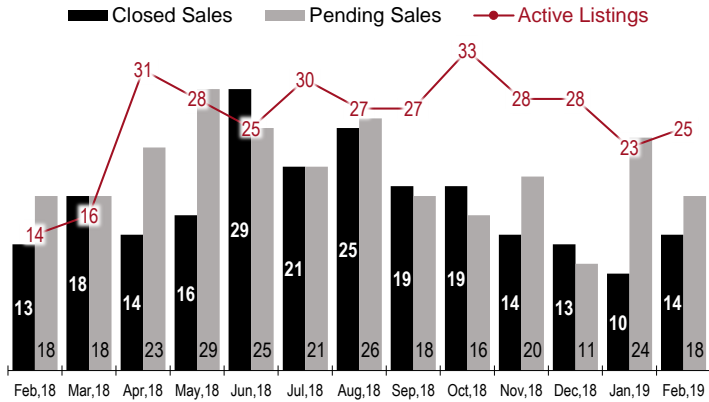
# Market Dynamics

## Existing Home Market

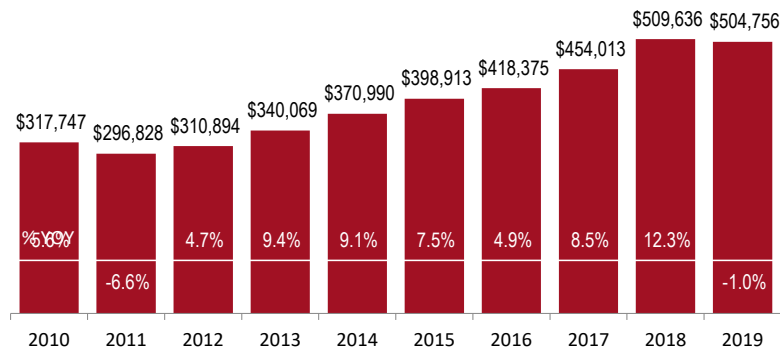
Area: 200, NE Boise

Report Month: February, 2019

### 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	-	139,000	139,000	100.0%	490	283.67	83	-
150 - 199K	-	-	1	-	174,900	174,900	100.0%	496	352.62	2	-
200 - 249K	-	-	1	-	220,000	231,000	105.0%	916	252.18	-	-
250 - 299K	-	-	6	-	292,317	276,000	94.4%	1,427	193.44	31	-
300 - 349K	2	1	18	1.3	335,089	339,539	101.3%	1,629	208.48	19	-
350 - 399K	3	4	40	0.9	382,152	373,652	97.8%	1,784	209.43	29	-
400 - 499K	8	6	75	1.3	457,752	454,814	99.4%	2,278	199.64	20	-
500 - 599K	4	4	29	1.7	565,068	554,351	98.1%	2,752	201.47	24	-
600 - 799K	2	2	32	0.8	709,479	697,719	98.3%	3,259	214.10	35	-
800 - 999K	1	-	6	2.0	974,380	896,300	92.0%	3,975	225.51	26	-
>1M	5	1	6	10.0	1,467,000	1,333,475	90.9%	5,640	236.45	232	-
<b>Total</b>	<b>25</b>	<b>18</b>	<b>215</b>	<b>1.4</b>							<b>-</b>
<b>Average Price</b>	<b>\$713,142</b>	<b>\$512,116</b>	<b>\$504,756</b>	<b>-</b>	<b>\$514,960</b>	<b>\$504,756</b>	<b>98.0%</b>	<b>2,437</b>	<b>\$207</b>	<b>31</b>	

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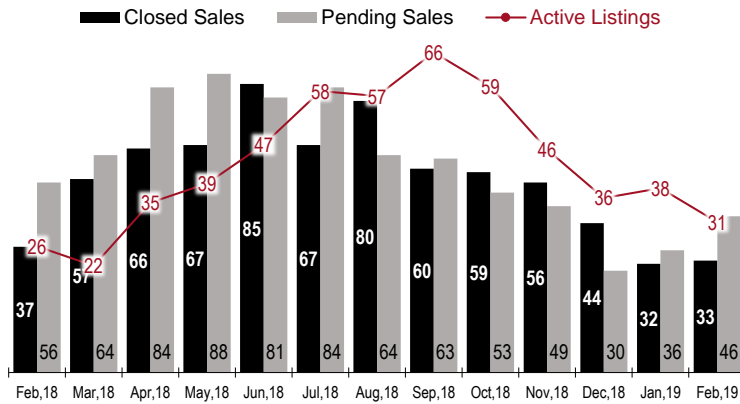
# Market Dynamics

## Existing Home Market

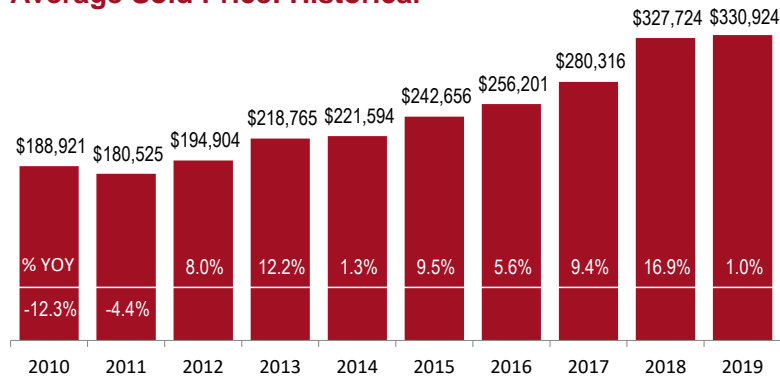
Area: 300, SE Boise

Report Month: February, 2019

### 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	1	8	1.5	131,950	135,238	102.5%	841	160.83	19	-
150 - 199K	2	2	48	0.5	182,354	183,098	100.4%	1,067	171.65	20	2.1%
200 - 249K	-	7	140	-	232,661	231,928	99.7%	1,185	195.67	12	0.7%
250 - 299K	4	11	174	0.3	277,211	275,132	99.3%	1,456	188.95	17	-
300 - 349K	6	8	109	0.7	329,713	323,511	98.1%	1,786	181.18	23	-
350 - 399K	1	5	87	0.1	380,401	374,850	98.5%	2,172	172.56	20	-
400 - 499K	7	8	73	1.2	455,481	450,073	98.8%	2,427	185.45	24	1.4%
500 - 599K	6	2	28	2.6	555,276	553,240	99.6%	2,806	197.16	21	-
600 - 799K	3	-	31	1.2	711,728	693,976	97.5%	3,186	217.83	38	-
800 - 999K	-	1	3	-	964,450	952,000	98.7%	4,893	194.58	7	-
>1M	1	1	3	4.0	1,183,305	1,145,672	96.8%	4,485	255.46	17	-
<b>Total</b>	<b>31</b>	<b>46</b>	<b>704</b>	<b>0.5</b>							<b>0.4%</b>
<b>Average Price</b>	<b>\$458,016</b>	<b>\$363,534</b>	<b>\$330,924</b>	<b>-</b>	<b>\$334,624</b>	<b>\$330,924</b>	<b>98.9%</b>	<b>1,761</b>	<b>\$188</b>	<b>19</b>	

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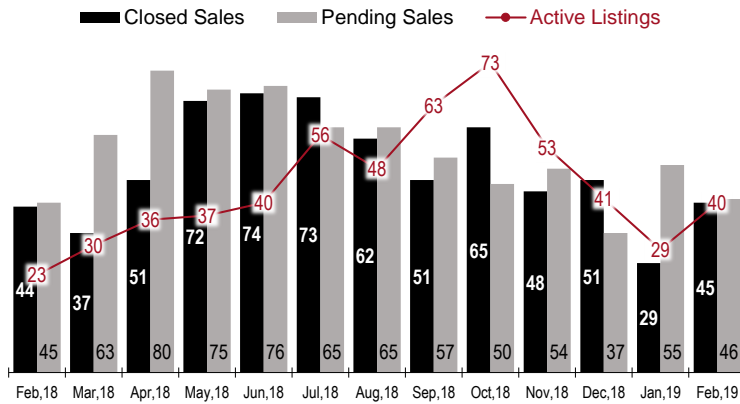
# Market Dynamics

## Existing Home Market

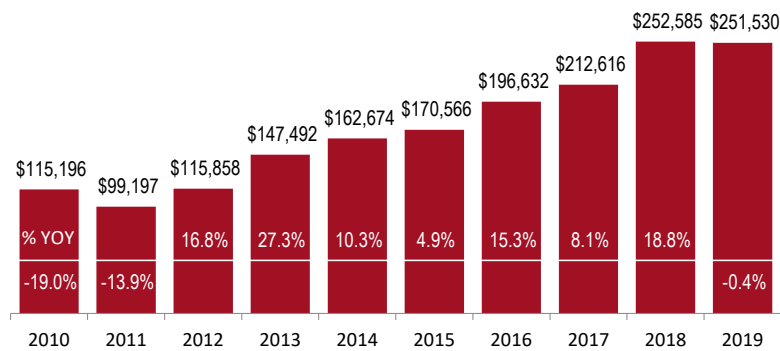
Area: 400, Bench

Report Month: February, 2019

### 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	-	-	39	-	128,366	130,544	101.7%	956	136.61	30	5.1%
150 - 199K	4	6	123	0.4	183,571	185,079	100.8%	1,041	177.84	16	-
200 - 249K	8	19	254	0.4	226,227	226,438	100.1%	1,352	167.46	13	0.4%
250 - 299K	7	10	131	0.6	275,590	272,285	98.8%	1,764	154.35	19	-
300 - 349K	2	8	54	0.4	327,794	321,676	98.1%	2,075	155.00	26	-
350 - 399K	5	1	20	3.0	384,145	374,365	97.5%	2,440	153.43	40	-
400 - 499K	1	2	14	0.9	459,008	448,174	97.6%	2,812	159.38	14	-
500 - 599K	5	-	8	7.5	572,725	545,113	95.2%	2,961	184.10	77	-
600 - 799K	4	-	8	6.0	698,625	673,488	96.4%	3,914	172.05	31	-
800 - 999K	2	-	2	12.0	827,450	832,500	100.6%	2,560	325.26	17	-
>1M	1	-	1	12.0	1,250,000	1,140,000	91.2%	3,982	286.29	21	-
<b>Total</b>	<b>40</b>	<b>46</b>	<b>654</b>	<b>0.7</b>							<b>0.5%</b>
<b>Average Price</b>	<b>\$416,520</b>	<b>\$263,337</b>	<b>\$251,530</b>	<b>-</b>	<b>\$253,547</b>	<b>\$251,530</b>	<b>99.2%</b>	<b>1,536</b>	<b>\$164</b>	<b>19</b>	

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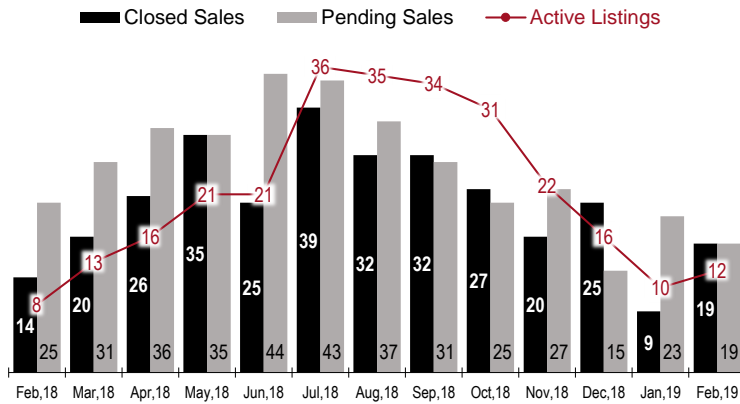
# Market Dynamics

## Existing Home Market

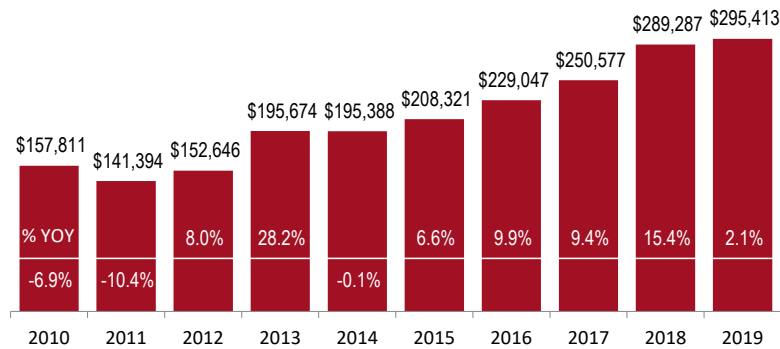
Area: 500, South Boise

Report Month: February, 2019

### 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	-	149,900	149,900	100.0%	474	316.24	6	-
150 - 199K	1	-	15	0.8	180,924	177,040	97.9%	1,203	147.17	22	-
200 - 249K	-	3	94	-	232,983	231,384	99.3%	1,480	156.38	15	-
250 - 299K	4	5	62	0.8	278,506	274,647	98.6%	1,877	146.33	13	-
300 - 349K	5	8	71	0.8	331,921	325,373	98.0%	2,276	142.95	27	1.4%
350 - 399K	1	3	39	0.3	383,943	372,063	96.9%	2,457	151.41	30	-
400 - 499K	1	-	23	0.5	461,081	443,121	96.1%	3,222	137.55	44	-
500 - 599K	-	-	4	-	536,550	530,167	98.8%	4,024	131.74	14	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>12</b>	<b>19</b>	<b>309</b>	<b>0.5</b>							<b>0.3%</b>
<b>Average Price</b>	<b>\$314,950</b>	<b>\$313,532</b>	<b>\$295,413</b>	<b>-</b>	<b>\$300,874</b>	<b>\$295,413</b>	<b>98.2%</b>	<b>2,011</b>	<b>\$147</b>	<b>21</b>	

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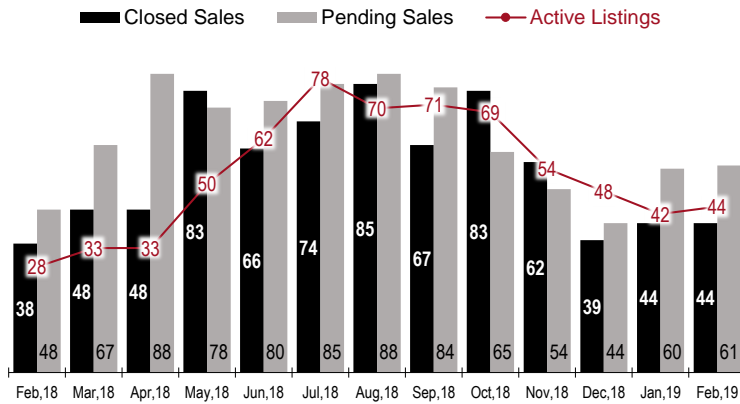
# Market Dynamics

## Existing Home Market

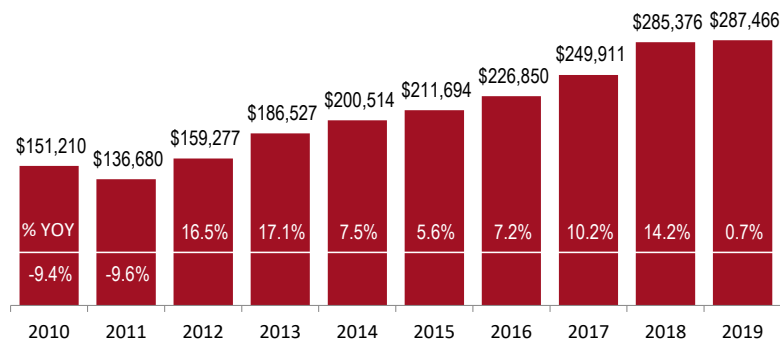
Area: 550, SW Boise - Meridian

Report Month: February, 2019

### 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	-	144,357	146,114	101.2%	989	147.68	5	-
150 - 199K	-	1	33	-	187,618	189,210	100.8%	1,158	163.36	10	6.1%
200 - 249K	2	15	237	0.1	233,377	231,301	99.1%	1,523	151.87	14	0.4%
250 - 299K	13	22	219	0.7	279,315	276,094	98.8%	1,963	140.63	19	1.4%
300 - 349K	14	11	128	1.3	331,356	324,414	97.9%	2,270	142.94	25	0.8%
350 - 399K	5	5	73	0.8	379,502	373,812	98.5%	2,516	148.59	25	-
400 - 499K	7	6	34	2.5	459,082	447,473	97.5%	2,948	151.78	34	-
500 - 599K	2	1	9	2.7	585,219	543,588	92.9%	2,779	195.62	57	-
600 - 799K	-	-	5	-	676,358	638,333	94.4%	4,252	150.12	15	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>44</b>	<b>61</b>	<b>745</b>	<b>0.7</b>							<b>0.9%</b>
<b>Average Price</b>	<b>\$355,757</b>	<b>\$302,288</b>	<b>\$287,466</b>	<b>-</b>	<b>\$291,682</b>	<b>\$287,466</b>	<b>98.6%</b>	<b>1,961</b>	<b>\$147</b>	<b>20</b>	

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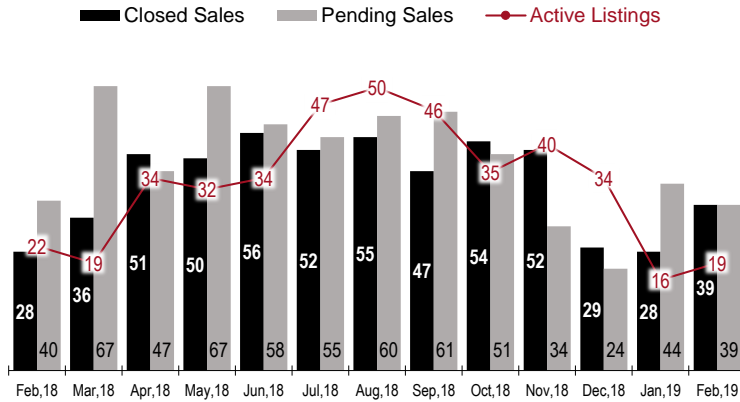
# Market Dynamics

## Existing Home Market

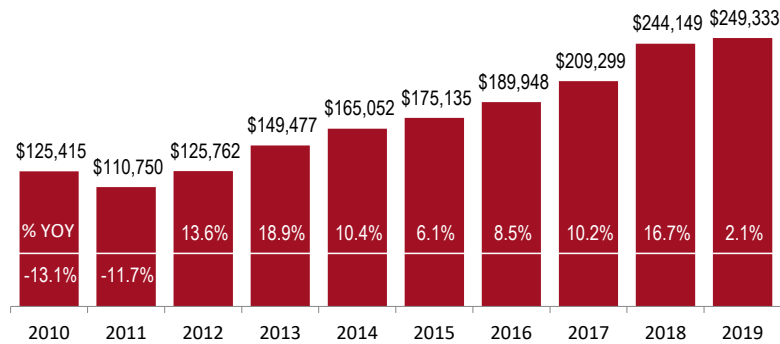
Area: 600, West Boise

Report Month: February, 2019

### 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	-	\$94,200	\$93,618	99.4%	738	\$126.85	-	-
100 -150K	-	-	13	-	135,454	132,100	97.5%	811	162.85	18	-
150 - 199K	1	6	115	0.1	183,272	184,623	100.7%	1,167	158.24	9	0.9%
200 - 249K	5	14	215	0.3	229,755	226,731	98.7%	1,471	154.10	15	0.9%
250 - 299K	5	9	120	0.5	276,653	272,984	98.7%	2,069	131.91	23	-
300 - 349K	2	6	42	0.6	329,357	321,893	97.7%	2,399	134.16	20	-
350 - 399K	2	3	27	0.9	376,589	368,833	97.9%	2,561	144.00	26	-
400 - 499K	2	1	13	1.8	449,510	443,952	98.8%	3,447	128.78	25	-
500 - 599K	1	-	5	2.4	545,225	530,300	97.3%	3,740	141.78	43	-
600 - 799K	1	-	1	12.0	829,900	725,000	87.4%	3,490	207.74	35	-
800 - 999K	-	-	1	-	995,000	875,000	87.9%	4,711	185.74	47	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>19</b>	<b>39</b>	<b>554</b>	<b>0.4</b>							<b>0.5%</b>
<b>Average Price</b>	<b>\$329,537</b>	<b>\$267,908</b>	<b>\$249,333</b>	<b>-</b>	<b>\$252,700</b>	<b>\$249,333</b>	<b>98.7%</b>	<b>1,720</b>	<b>\$145</b>	<b>18</b>	

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Report Date: Mar 4, 2019

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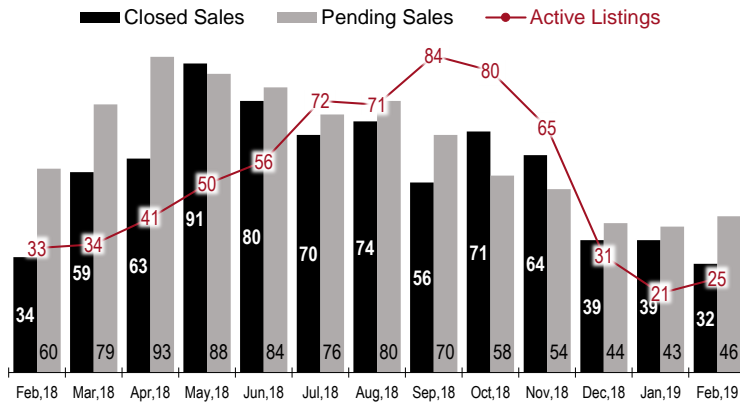
# Market Dynamics

## Existing Home Market

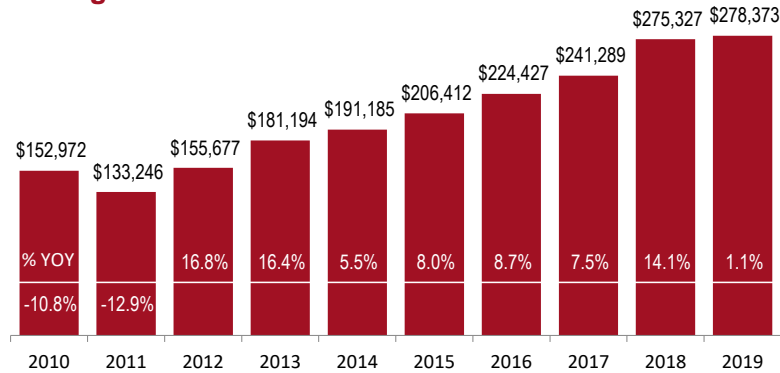
Area: 650, W Boise - Garden City

Report Month: February, 2019

### 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	-	165,000	152,050	92.2%	934	162.79	16	-
150 - 199K	-	1	51	-	187,853	188,691	100.4%	1,263	149.38	11	3.9%
200 - 249K	-	11	254	-	230,617	229,779	99.6%	1,435	160.16	13	1.2%
250 - 299K	4	15	233	0.2	277,933	274,584	98.8%	1,955	140.47	19	0.4%
300 - 349K	9	7	98	1.1	331,849	323,891	97.6%	2,356	137.48	40	2.0%
350 - 399K	7	9	58	1.4	383,245	372,655	97.2%	2,816	132.34	28	-
400 - 499K	4	1	29	1.7	453,972	447,641	98.6%	3,225	138.79	31	-
500 - 599K	-	1	11	-	576,156	549,382	95.4%	4,714	116.55	56	9.1%
600 - 799K	1	1	2	6.0	594,728	603,500	101.5%	4,661	129.49	11	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>25</b>	<b>46</b>	<b>738</b>	<b>0.4</b>							<b>1.2%</b>
<b>Average Price</b>	<b>\$373,808</b>	<b>\$315,908</b>	<b>\$278,373</b>	<b>-</b>	<b>\$282,306</b>	<b>\$278,373</b>	<b>98.6%</b>	<b>1,943</b>	<b>\$143</b>	<b>21</b>	

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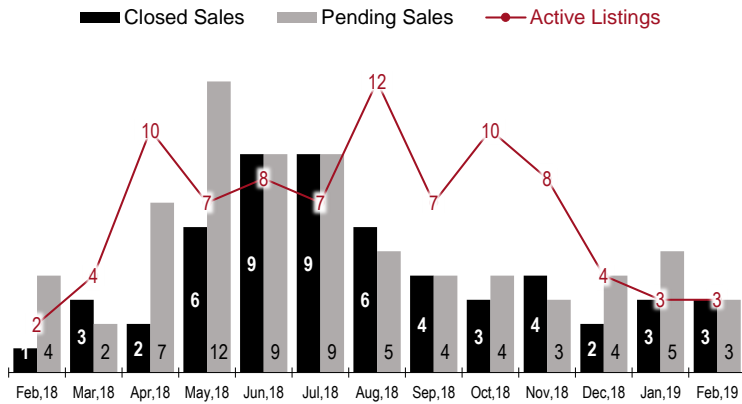
# Market Dynamics

## Existing Home Market

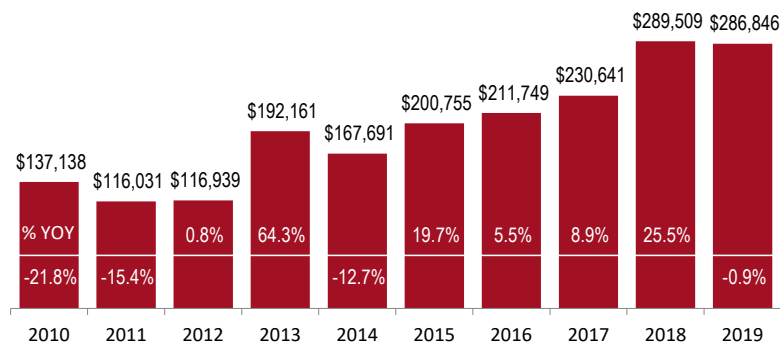
Area: 700, Garden City

Report Month: February, 2019

### 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	-	\$96,800	\$86,000	88.8%	916	\$93.89	91	-
100 -150K	-	-	3	-	136,117	138,633	101.8%	885	156.71	52	33.3%
150 - 199K	-	2	10	-	183,770	183,480	99.8%	1,074	170.82	21	-
200 - 249K	-	1	10	-	228,950	229,595	100.3%	1,293	177.57	22	-
250 - 299K	2	-	12	2.0	272,829	267,496	98.0%	1,659	161.27	27	-
300 - 349K	-	-	5	-	335,380	329,960	98.4%	1,869	176.58	18	-
350 - 399K	1	-	6	2.0	389,750	373,500	95.8%	2,022	184.75	44	-
400 - 499K	-	-	2	-	462,450	442,450	95.7%	2,034	217.58	19	-
500 - 599K	-	-	5	-	546,300	550,138	100.7%	2,799	196.58	25	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>3</b>	<b>3</b>	<b>54</b>	<b>0.7</b>							<b>1.9%</b>
<b>Average Price</b>	<b>\$315,000</b>	<b>\$216,600</b>	<b>\$286,846</b>	<b>-</b>	<b>\$289,672</b>	<b>\$286,846</b>	<b>99.0%</b>	<b>1,604</b>	<b>\$179</b>	<b>27</b>	

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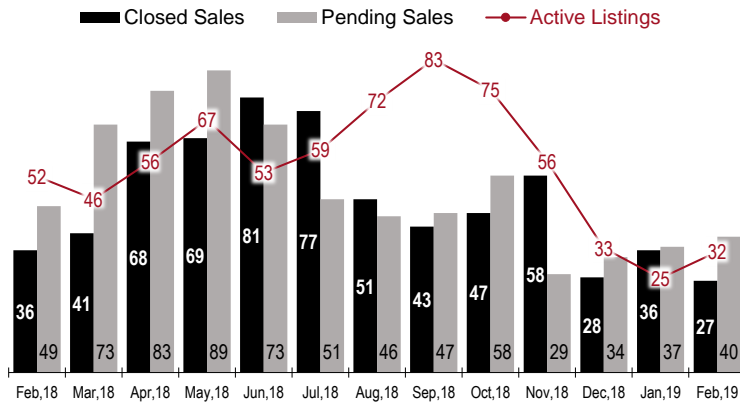
# Market Dynamics

## Existing Home Market

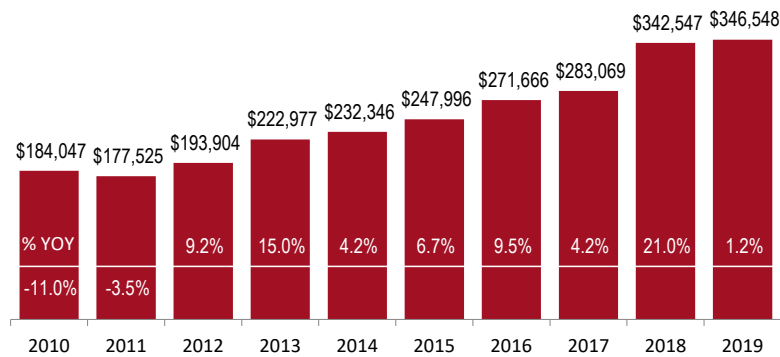
Area: 800, NW Boise

Report Month: February, 2019

### 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	-	133,725	135,550	101.4%	1,072	126.48	2	-
150 - 199K	-	3	29	-	189,662	191,502	101.0%	1,068	179.38	19	-
200 - 249K	2	6	138	0.2	234,554	233,372	99.5%	1,307	178.57	16	-
250 - 299K	2	15	128	0.2	275,657	274,548	99.6%	1,567	175.22	15	0.8%
300 - 349K	2	2	97	0.2	330,560	325,553	98.5%	1,913	170.18	25	-
350 - 399K	1	6	68	0.2	383,188	377,448	98.5%	2,258	167.17	25	-
400 - 499K	12	2	86	1.7	458,662	447,948	97.7%	2,650	169.03	32	-
500 - 599K	3	1	42	0.9	557,779	545,675	97.8%	3,215	169.71	49	-
600 - 799K	4	3	26	1.8	714,562	696,655	97.5%	3,893	178.96	47	-
800 - 999K	1	-	7	1.7	928,733	850,658	91.6%	4,606	184.70	67	-
>1M	5	2	1	60.0	1,299,900	1,240,000	95.4%	7,191	172.44	129	-
<b>Total</b>	<b>32</b>	<b>40</b>	<b>626</b>	<b>0.6</b>							<b>0.2%</b>
<b>Average Price</b>	<b>\$641,929</b>	<b>\$384,902</b>	<b>\$346,548</b>	<b>-</b>	<b>\$352,392</b>	<b>\$346,548</b>	<b>98.3%</b>	<b>2,006</b>	<b>\$173</b>	<b>25</b>	

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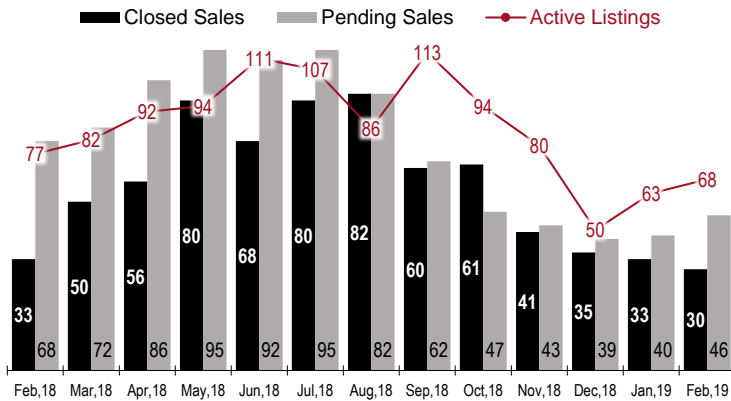
# Market Dynamics

## Existing Home Market

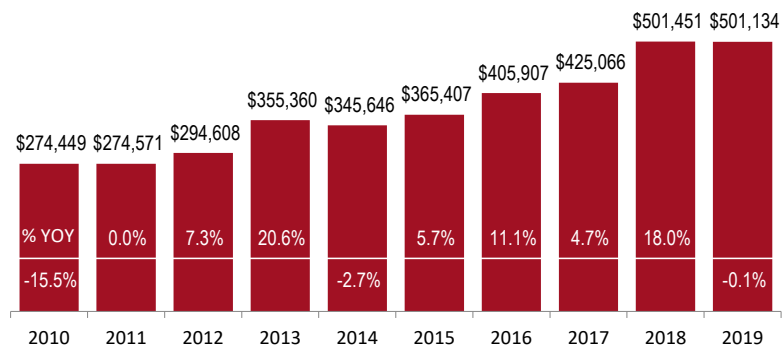
Area: 900, Eagle

Report Month: February, 2019

### 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	-	139,900	143,000	102.2%	960	148.96	1	-
150 - 199K	1	-	15	0.8	172,927	165,802	95.9%	992	167.14	15	-
200 - 249K	1	3	31	0.4	235,597	235,619	100.0%	1,438	163.80	21	-
250 - 299K	4	6	68	0.7	282,754	277,492	98.1%	1,661	167.06	20	2.9%
300 - 349K	5	9	77	0.8	331,960	323,793	97.5%	1,997	162.16	30	-
350 - 399K	3	4	86	0.4	387,458	374,652	96.7%	2,418	154.95	49	1.2%
400 - 499K	12	4	130	1.1	461,273	448,543	97.2%	2,781	161.30	39	-
500 - 599K	13	5	92	1.7	564,223	551,428	97.7%	3,163	174.34	38	-
600 - 799K	15	8	104	1.7	718,416	698,430	97.2%	3,833	182.22	53	1.0%
800 - 999K	7	6	46	1.8	919,011	895,122	97.4%	4,625	193.56	62	-
>1M	7	1	26	3.2	1,317,118	1,236,362	93.9%	5,937	208.23	71	-
<b>Total</b>	<b>68</b>	<b>46</b>	<b>677</b>	<b>1.2</b>							<b>0.6%</b>
<b>Average Price</b>	<b>\$673,041</b>	<b>\$512,789</b>	<b>\$501,134</b>	<b>-</b>	<b>\$516,266</b>	<b>\$501,134</b>	<b>97.1%</b>	<b>2,872</b>	<b>\$175</b>	<b>40</b>	

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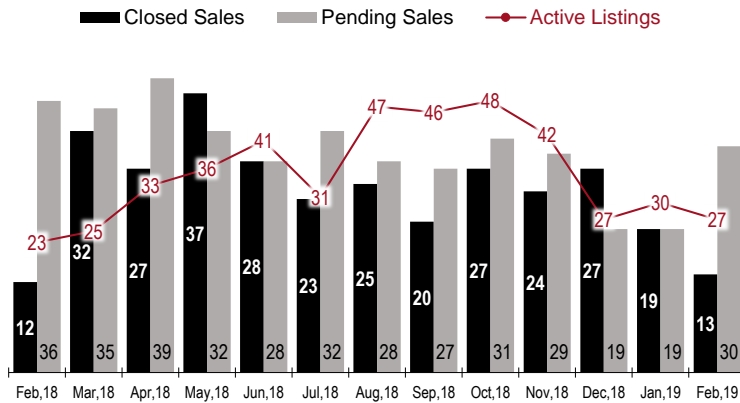
# Market Dynamics

## Existing Home Market

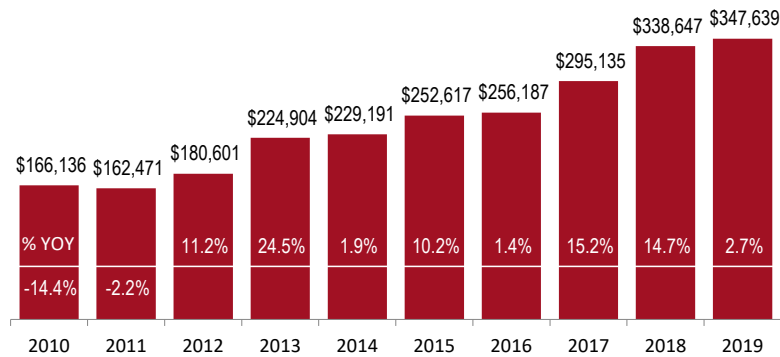
Area: 950, Star

Report Month: February, 2019

### 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	-	1	9	-	187,144	187,011	99.9%	1,154	162.02	16	11.1%
200 - 249K	1	5	58	0.2	231,381	227,281	98.2%	1,530	148.55	11	-
250 - 299K	5	5	67	0.9	281,764	276,619	98.2%	2,078	133.13	31	1.5%
300 - 349K	4	5	47	1.0	328,992	323,426	98.3%	2,370	136.48	24	-
350 - 399K	4	5	35	1.4	381,961	374,331	98.0%	2,608	143.55	42	-
400 - 499K	7	4	44	1.9	456,153	445,233	97.6%	2,691	165.46	46	-
500 - 599K	1	2	23	0.5	561,545	548,453	97.7%	3,293	166.54	42	-
600 - 799K	3	2	12	3.0	710,618	695,018	97.8%	4,472	155.41	77	-
800 - 999K	1	1	3	4.0	855,725	824,975	96.4%	4,629	178.24	31	-
>1M	1	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>27</b>	<b>30</b>	<b>302</b>	<b>1.1</b>							<b>0.7%</b>
<b>Average Price</b>	<b>\$469,274</b>	<b>\$384,833</b>	<b>\$347,639</b>	<b>-</b>	<b>\$355,192</b>	<b>\$347,639</b>	<b>97.9%</b>	<b>2,346</b>	<b>\$148</b>	<b>32</b>	

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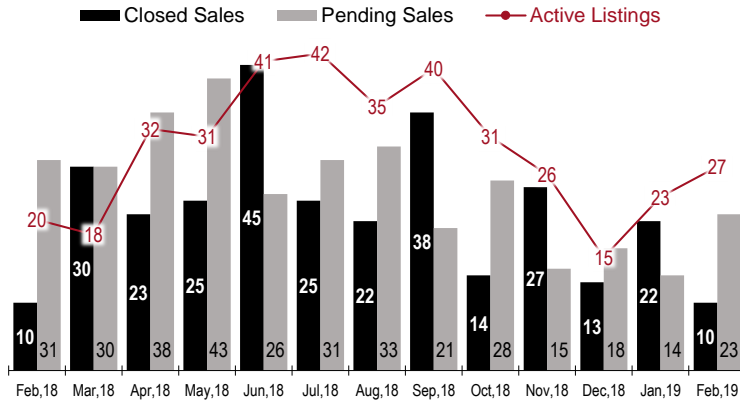
# Market Dynamics

## Existing Home Market

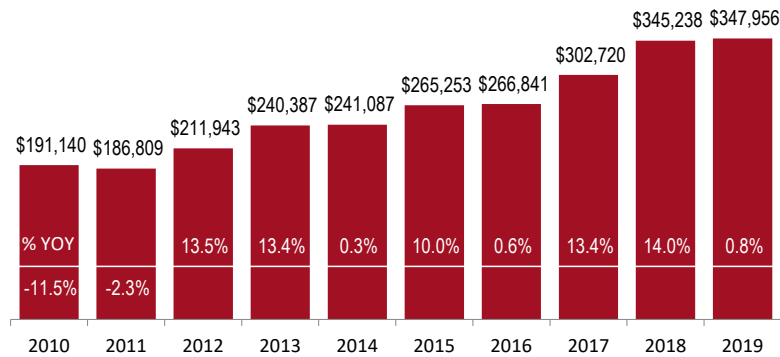
Area: 1000, SE Meridian

Report Month: February, 2019

### 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	-	-	-	-	-	-	-	-	-	-	-
200 - 249K	1	-	17	0.7	236,335	236,359	100.0%	1,447	163.37	9	-
250 - 299K	7	4	81	1.0	281,759	277,557	98.5%	1,865	148.84	17	-
300 - 349K	8	6	70	1.4	330,214	324,078	98.1%	2,291	141.47	24	1.4%
350 - 399K	4	6	56	0.9	385,149	375,068	97.4%	2,614	143.48	36	-
400 - 499K	3	5	59	0.6	461,536	450,022	97.5%	3,176	141.68	36	-
500 - 599K	1	1	5	2.4	570,950	558,613	97.8%	3,890	143.62	42	-
600 - 799K	3	-	3	12.0	789,925	683,125	86.5%	4,642	147.16	46	-
800 - 999K	-	1	1	-	797,000	815,000	102.3%	3,268	249.39	20	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>27</b>	<b>23</b>	<b>293</b>	<b>1.1</b>							<b>0.3%</b>
<b>Average Price</b>	<b>\$378,995</b>	<b>\$402,904</b>	<b>\$347,956</b>	<b>-</b>	<b>\$355,463</b>	<b>\$347,956</b>	<b>97.9%</b>	<b>2,408</b>	<b>\$144</b>	<b>26</b>	

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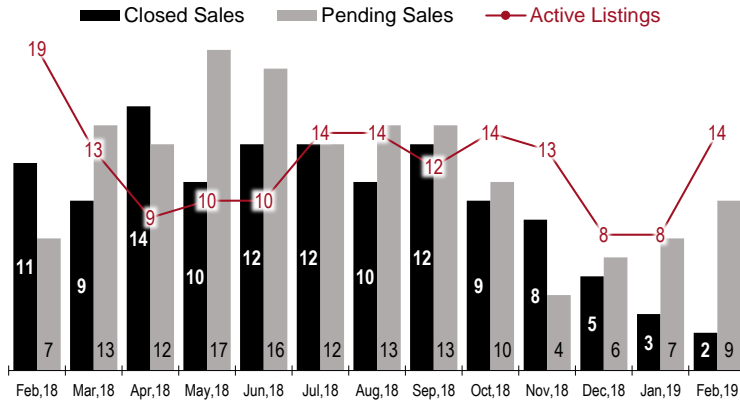
# Market Dynamics

## Existing Home Market

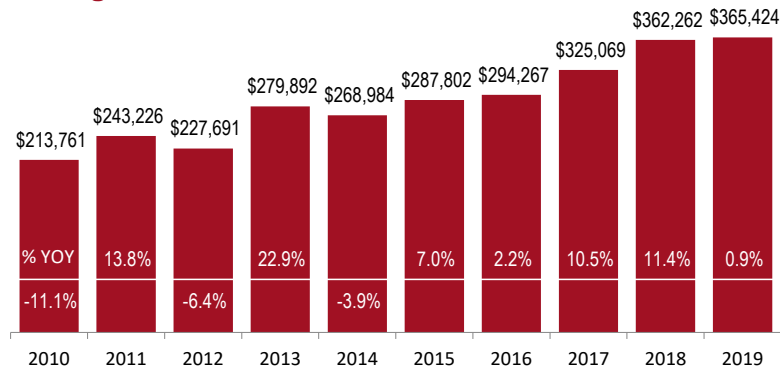
Area: 1010, SW Meridian

Report Month: February, 2019

### 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	-	-	3	-	193,263	196,967	101.9%	1,059	186.05	23	-
200 - 249K	-	-	18	-	230,108	227,404	98.8%	1,555	146.24	13	-
250 - 299K	1	-	13	0.9	293,246	280,223	95.6%	1,866	150.15	31	-
300 - 349K	1	3	18	0.7	337,205	328,633	97.5%	2,377	138.28	24	-
350 - 399K	1	1	22	0.5	384,023	374,125	97.4%	2,686	139.31	39	-
400 - 499K	8	2	17	5.6	447,190	436,735	97.7%	3,143	138.95	91	-
500 - 599K	1	1	9	1.3	561,740	552,015	98.3%	3,693	149.48	21	-
600 - 799K	-	2	7	-	673,900	643,792	95.5%	4,181	153.96	23	-
800 - 999K	2	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>14</b>	<b>9</b>	<b>107</b>	<b>1.6</b>							<b>-</b>
<b>Average Price</b>	<b>\$509,207</b>	<b>\$470,410</b>	<b>\$365,424</b>	<b>-</b>	<b>\$373,758</b>	<b>\$365,424</b>	<b>97.8%</b>	<b>2,497</b>	<b>\$146</b>	<b>28</b>	

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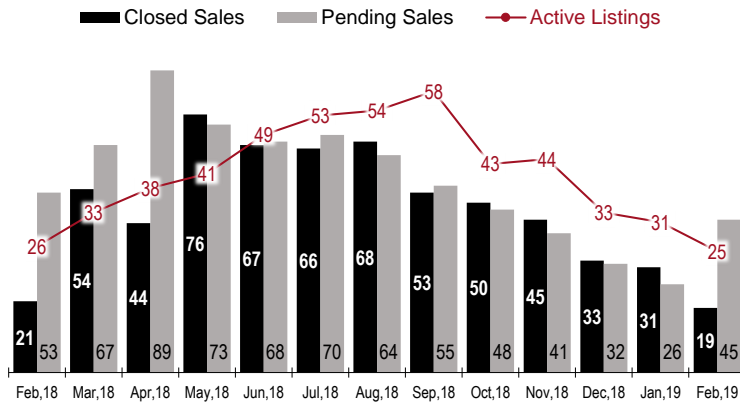
# Market Dynamics

## Existing Home Market

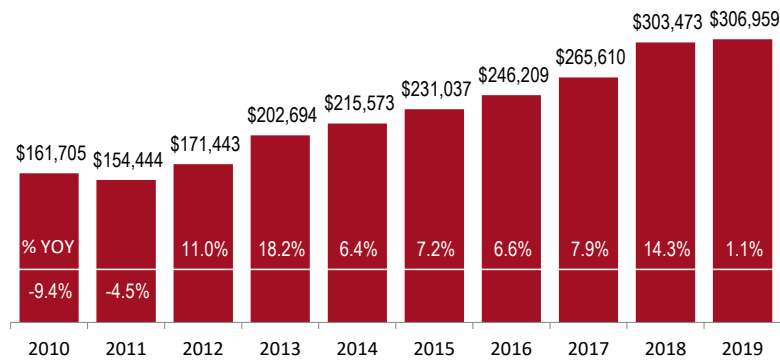
Area: 1020, NE Meridian

Report Month: February, 2019

### 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	-	\$65,000	\$75,000	115.4%	494	\$151.82	6	100.0%
100 - 150K	-	-	5	-	142,920	135,280	94.7%	956	141.51	21	-
150 - 199K	-	1	16	-	178,463	180,394	101.1%	1,176	153.44	13	-
200 - 249K	2	8	161	0.1	234,354	233,876	99.8%	1,425	164.18	10	1.2%
250 - 299K	1	14	158	0.1	276,893	274,090	99.0%	1,795	152.72	16	-
300 - 349K	7	10	107	0.8	332,361	328,003	98.7%	2,281	143.79	20	0.9%
350 - 399K	7	5	83	1.0	380,613	373,699	98.2%	2,582	144.74	26	-
400 - 499K	8	5	61	1.6	454,044	445,005	98.0%	3,008	147.93	27	-
500 - 599K	-	2	9	-	559,073	544,253	97.3%	3,610	150.75	31	-
600 - 799K	-	-	5	-	705,563	695,363	98.6%	3,934	176.77	39	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>25</b>	<b>45</b>	<b>606</b>	<b>0.5</b>							<b>0.7%</b>
<b>Average Price</b>	<b>\$368,768</b>	<b>\$321,752</b>	<b>\$306,959</b>	<b>-</b>	<b>\$310,775</b>	<b>\$306,959</b>	<b>98.8%</b>	<b>2,031</b>	<b>\$151</b>	<b>18</b>	

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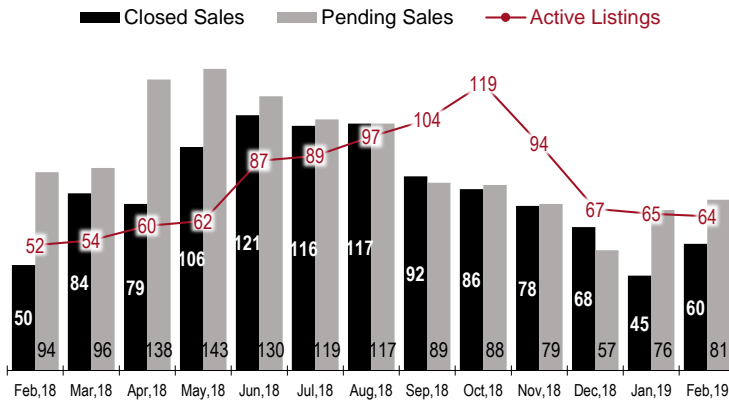
# Market Dynamics

## Existing Home Market

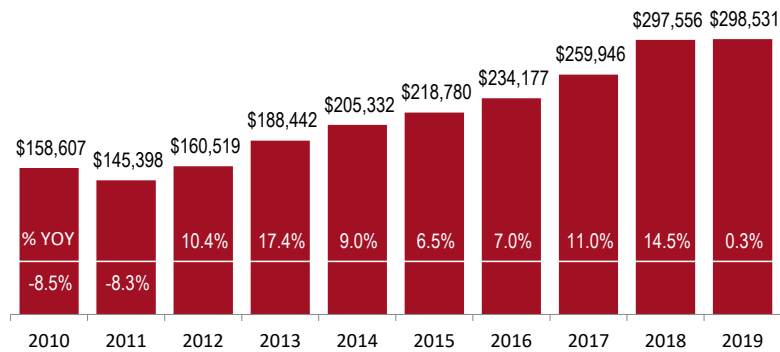
Area: 1030, NW Meridian

Report Month: February, 2019

### 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	-	\$124,900	\$97,000	77.7%	1,008	\$96.23	387	-
100 - 150K	-	-	6	-	146,783	146,333	99.7%	1,123	130.31	20	-
150 - 199K	-	1	49	-	186,150	189,033	101.5%	1,205	156.84	10	2.0%
200 - 249K	3	19	321	0.1	232,318	231,434	99.6%	1,445	160.12	14	0.6%
250 - 299K	10	25	265	0.5	277,247	275,117	99.2%	1,865	147.55	18	0.4%
300 - 349K	12	14	167	0.9	327,148	322,599	98.6%	2,236	144.27	21	-
350 - 399K	11	9	119	1.1	382,429	374,062	97.8%	2,654	140.92	33	-
400 - 499K	18	10	98	2.2	458,239	449,272	98.0%	3,024	148.57	30	-
500 - 599K	5	1	22	2.7	579,802	544,623	93.9%	3,308	164.66	80	4.5%
600 - 799K	1	1	2	6.0	677,400	662,000	97.7%	3,968	166.86	20	-
800 - 999K	-	1	1	-	979,900	875,000	89.3%	3,504	249.71	23	-
>1M	4	-	1	48.0	1,065,000	1,000,000	93.9%	5,761	173.58	524	-
<b>Total</b>	<b>64</b>	<b>81</b>	<b>1,052</b>	<b>0.7</b>							<b>0.5%</b>
<b>Average Price</b>	<b>\$452,706</b>	<b>\$325,255</b>	<b>\$298,531</b>	<b>-</b>	<b>\$302,297</b>	<b>\$298,531</b>	<b>98.8%</b>	<b>2,000</b>	<b>\$149</b>	<b>22</b>	

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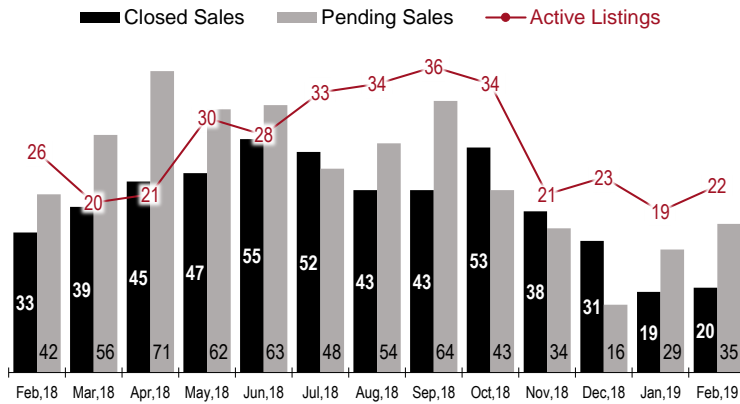
# Market Dynamics

## Existing Home Market

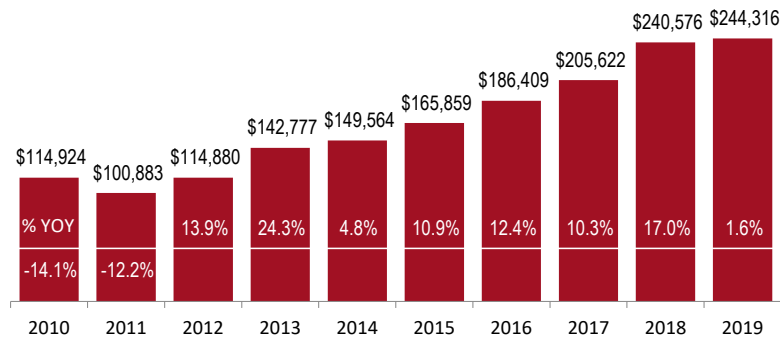
Area: 1100, Kuna

Report Month: February, 2019

### 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	-	-	5	-	140,298	134,800	96.1%	1,450	92.99	34	-
150 - 199K	1	4	102	0.1	190,583	191,691	100.6%	1,257	152.47	12	2.9%
200 - 249K	3	9	216	0.2	225,542	223,965	99.3%	1,555	144.00	13	0.5%
250 - 299K	6	12	107	0.7	275,931	270,922	98.2%	2,115	128.07	22	1.9%
300 - 349K	3	6	26	1.4	328,723	319,595	97.2%	2,431	131.48	33	-
350 - 399K	2	-	12	2.0	384,775	377,686	98.2%	2,745	137.60	35	-
400 - 499K	7	3	10	8.4	458,570	446,090	97.3%	3,172	140.62	32	-
500 - 599K	-	1	4	-	557,200	547,548	98.3%	3,827	143.07	34	-
600 - 799K	-	-	2	-	721,200	659,500	91.4%	4,627	142.53	70	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>22</b>	<b>35</b>	<b>485</b>	<b>0.5</b>							<b>1.2%</b>
<b>Average Price</b>	<b>\$340,068</b>	<b>\$283,582</b>	<b>\$244,316</b>	<b>-</b>	<b>\$247,203</b>	<b>\$244,316</b>	<b>98.8%</b>	<b>1,756</b>	<b>\$139</b>	<b>18</b>	

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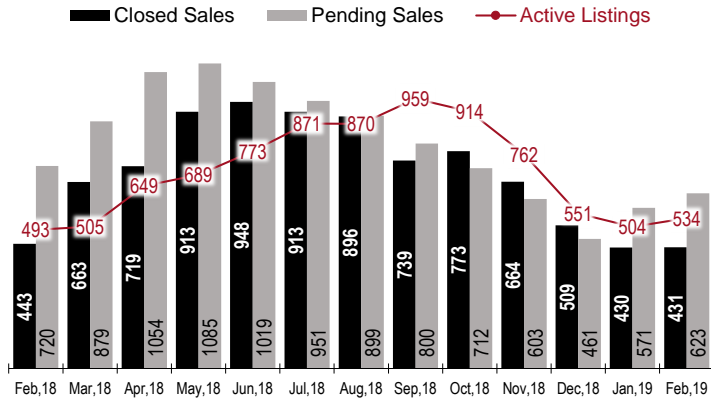
# Market Dynamics

## Existing Home Market

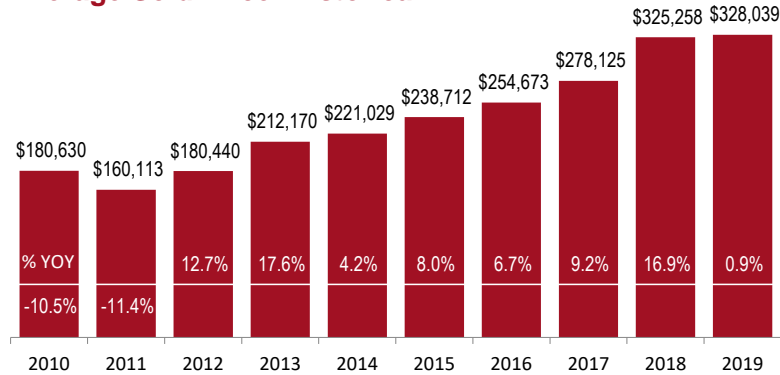
Area: Ada County

Report Month: February, 2019

### 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	2.0	\$94,167	\$89,189	94.7%	889	\$100.33	82	16.7%
100 - 150K	1	1	103	0.1	136,617	135,827	99.4%	969	140.14	23	2.9%
150 - 199K	10	30	631	0.2	185,340	186,338	100.5%	1,143	163.06	13	1.7%
200 - 249K	29	123	2,194	0.2	231,020	229,838	99.5%	1,427	161.08	13	0.6%
250 - 299K	77	156	1,893	0.5	278,050	274,879	98.9%	1,823	150.75	19	0.6%
300 - 349K	86	107	1,189	0.9	330,094	324,266	98.2%	2,135	151.88	25	0.5%
350 - 399K	62	67	890	0.8	382,815	374,536	97.8%	2,424	154.54	31	0.1%
400 - 499K	121	64	868	1.7	458,320	448,738	97.9%	2,723	164.80	31	0.1%
500 - 599K	50	27	363	1.7	561,428	548,963	97.8%	3,169	173.25	38	0.6%
600 - 799K	50	27	288	2.1	713,024	694,777	97.4%	3,656	190.02	47	0.3%
800 - 999K	18	13	93	2.3	915,987	886,770	96.8%	4,318	205.36	59	-
>1M	29	8	59	5.9	1,385,047	1,288,267	93.0%	5,324	241.97	119	-
<b>Total</b>	<b>534</b>	<b>623</b>	<b>8,577</b>	<b>0.7</b>							<b>0.6%</b>
<b>Average Price</b>	<b>\$489,929</b>	<b>\$360,496</b>	<b>\$328,039</b>	<b>-</b>	<b>\$333,653</b>	<b>\$328,039</b>	<b>98.3%</b>	<b>2,023</b>	<b>\$162</b>	<b>23</b>	

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