

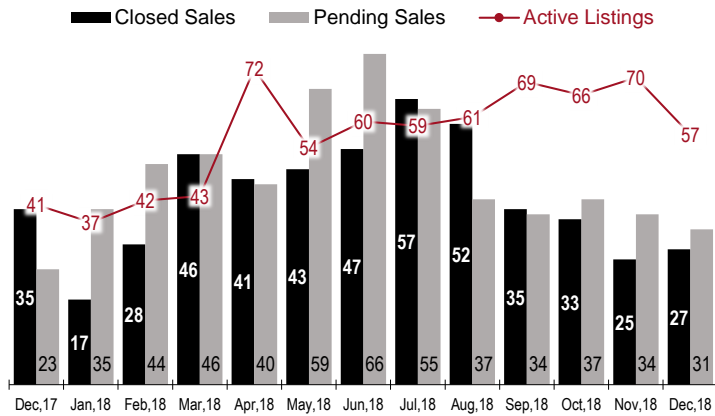
# Market Dynamics

## Existing Home Market

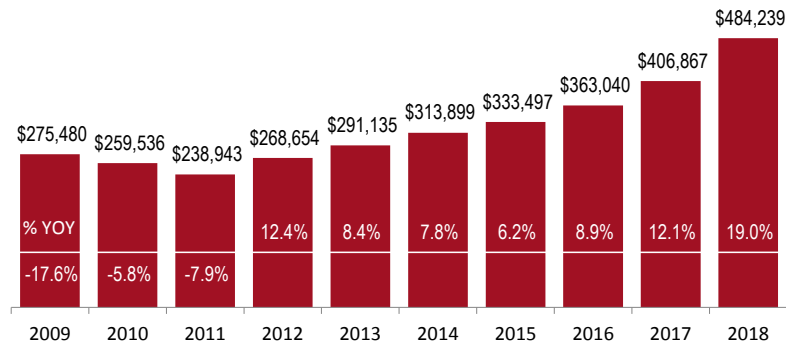
Area: 100, N Boise

Report Month: December, 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	2	10	1.2	187,329	185,075	98.8%	869	213.07	6	-
200 - 249K	1	3	28	0.4	235,603	238,304	101.1%	1,032	230.91	13	-
250 - 299K	2	5	52	0.5	277,652	281,418	101.4%	1,140	246.81	17	-
300 - 349K	6	4	50	1.4	324,726	322,086	99.2%	1,370	235.16	20	-
350 - 399K	7	4	59	1.4	386,391	378,841	98.0%	1,756	215.79	28	-
400 - 499K	6	4	103	0.7	459,995	449,957	97.8%	2,019	222.91	27	-
500 - 599K	6	3	60	1.2	557,337	546,107	98.0%	2,638	207.00	29	-
600 - 799K	17	2	47	4.3	706,020	694,376	98.4%	3,181	218.27	42	-
800 - 999K	6	1	22	3.3	904,596	881,664	97.5%	3,713	237.42	54	-
>1M	5	3	19	3.2	1,517,947	1,380,289	90.9%	4,497	306.90	150	-
<b>Total</b>	<b>57</b>	<b>31</b>	<b>452</b>	<b>1.5</b>							<b>-</b>
<b>Average Price</b>	<b>\$687,640</b>	<b>\$513,898</b>	<b>\$484,239</b>	<b>-</b>	<b>\$496,431</b>	<b>\$484,239</b>	<b>97.5%</b>	<b>2,100</b>	<b>\$231</b>	<b>32</b>	

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**REALTYBOISE**

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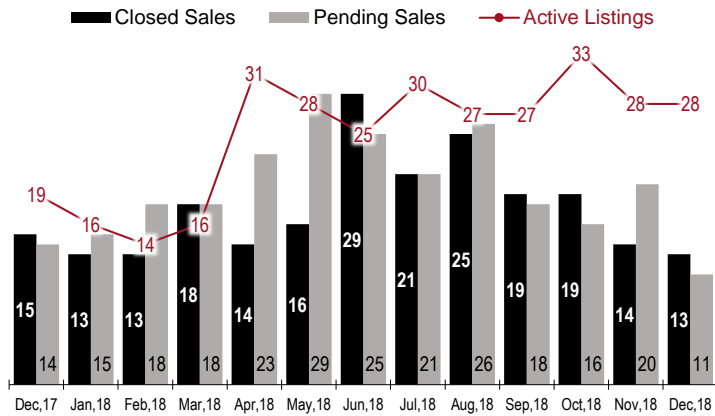
# Market Dynamics

## Existing Home Market

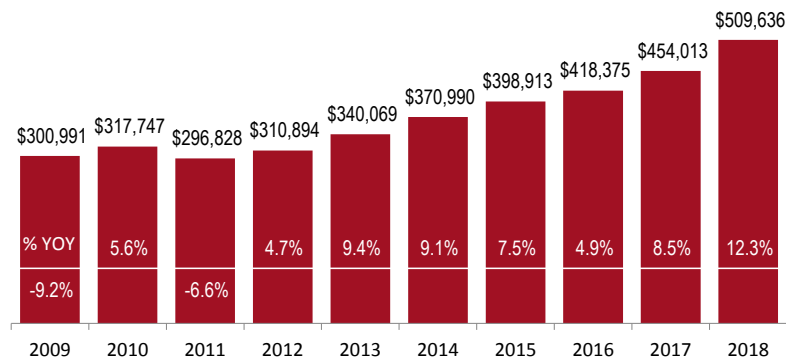
Area: 200, NE Boise

Report Month: December, 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	-	-	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	4	1	19	2.5	333,768	339,852	101.8%	1,662	204.54	12	-
350 - 399K	7	3	38	2.2	379,676	373,879	98.5%	1,884	198.46	24	-
400 - 499K	7	3	77	1.1	457,646	454,087	99.2%	2,304	197.12	20	-
500 - 599K	3	1	30	1.2	564,618	550,449	97.5%	2,880	191.14	30	-
600 - 799K	4	3	30	1.6	708,244	695,904	98.3%	3,368	206.59	40	-
800 - 999K	-	-	8	-	972,336	892,643	91.8%	4,026	221.73	34	-
>1M	3	-	6	6.0	1,467,000	1,333,475	90.9%	5,640	236.45	232	-
<b>Total</b>	<b>28</b>	<b>11</b>	<b>215</b>	<b>1.6</b>							<b>-</b>
<b>Average Price</b>	<b>\$621,544</b>	<b>\$494,163</b>	<b>\$509,636</b>	<b>-</b>	<b>\$520,640</b>	<b>\$509,636</b>	<b>97.9%</b>	<b>2,524</b>	<b>\$202</b>	<b>32</b>	

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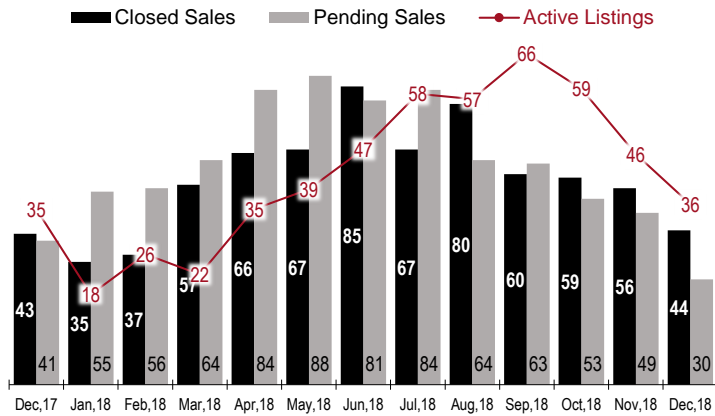
# Market Dynamics

## Existing Home Market

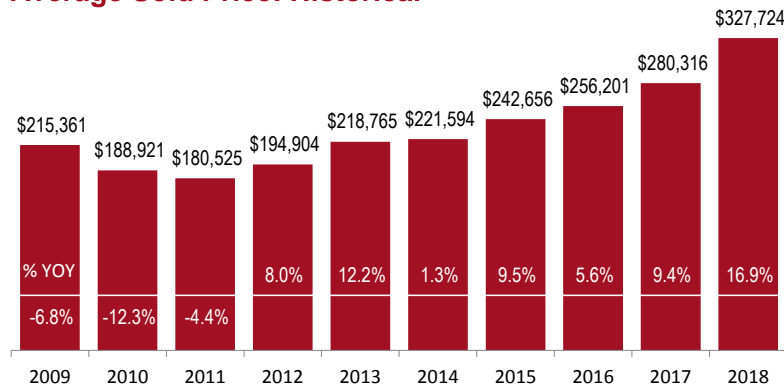
Area: 300, SE Boise

Report Month: December, 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	-	57	0.4	181,431	181,361	100.0%	1,058	171.38	19	-
200 - 249K	4	8	144	0.3	232,811	232,119	99.7%	1,206	192.43	12	0.7%
250 - 299K	4	6	182	0.3	277,313	274,779	99.1%	1,481	185.59	18	-
300 - 349K	3	8	114	0.3	328,207	322,376	98.2%	1,789	180.22	20	-
350 - 399K	7	3	75	1.1	381,716	375,495	98.4%	2,185	171.85	22	-
400 - 499K	7	3	67	1.3	453,404	448,861	99.0%	2,449	183.26	24	1.5%
500 - 599K	3	2	26	1.4	556,001	554,672	99.8%	2,788	198.98	12	-
600 - 799K	3	-	31	1.2	710,618	693,055	97.5%	3,185	217.59	37	-
800 - 999K	1	-	6	2.0	935,778	926,500	99.0%	4,895	189.29	38	-
>1M	2	-	3	8.0	1,183,305	1,145,672	96.8%	4,485	255.46	17	-
<b>Total</b>	<b>36</b>	<b>30</b>	<b>713</b>	<b>0.6</b>							<b>0.3%</b>
<b>Average Price</b>	<b>\$457,875</b>	<b>\$327,960</b>	<b>\$327,724</b>	<b>-</b>	<b>\$331,346</b>	<b>\$327,724</b>	<b>98.9%</b>	<b>1,757</b>	<b>\$187</b>	<b>19</b>	

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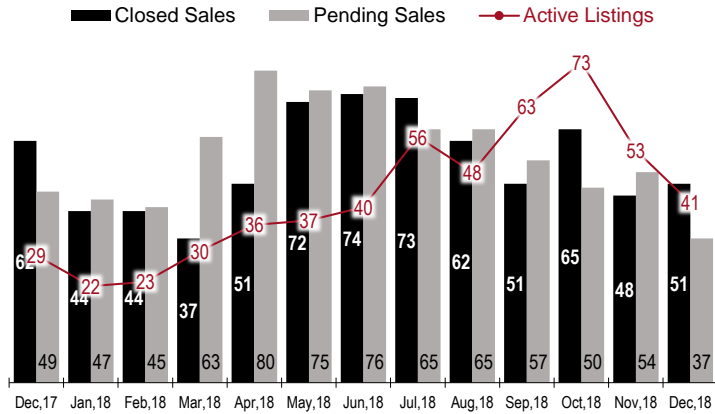
# Market Dynamics

## Existing Home Market

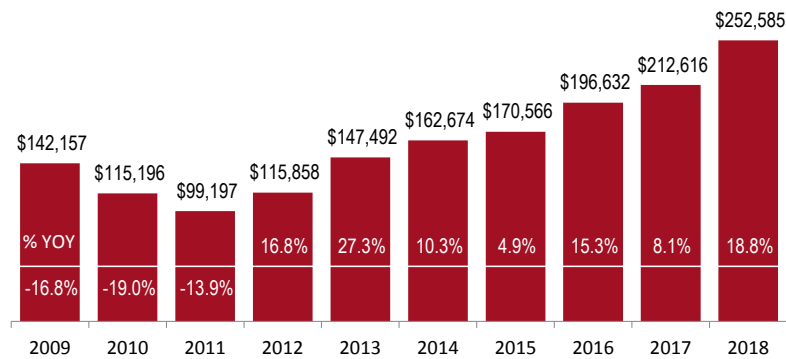
Area: 400, Bench

Report Month: December, 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	-	\$92,500	\$92,500	100.0%	900	\$102.78	-	-
100 - 150K	-	2	41	-	127,699	128,859	100.9%	957	134.62	31	4.9%
150 - 199K	5	7	142	0.4	183,470	184,707	100.7%	1,067	173.19	15	0.7%
200 - 249K	13	17	248	0.6	226,265	226,002	99.9%	1,378	164.06	15	0.4%
250 - 299K	13	9	129	1.2	275,914	273,000	98.9%	1,819	150.07	18	-
300 - 349K	4	2	50	1.0	328,025	321,910	98.1%	2,043	157.59	27	-
350 - 399K	2	-	19	1.3	383,468	373,016	97.3%	2,499	149.27	44	-
400 - 499K	-	-	16	-	461,903	451,717	97.8%	2,978	151.70	29	-
500 - 599K	2	-	8	3.0	572,725	545,113	95.2%	2,961	184.10	77	-
600 - 799K	1	-	12	1.0	707,441	683,461	96.6%	3,582	190.80	43	-
800 - 999K	1	-	3	4.0	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	-
<b>Total</b>	<b>41</b>	<b>37</b>	<b>670</b>	<b>0.7</b>							<b>0.6%</b>
<b>Average Price</b>	<b>\$311,409</b>	<b>\$236,219</b>	<b>\$252,585</b>	<b>-</b>	<b>\$254,993</b>	<b>\$252,585</b>	<b>99.1%</b>	<b>1,559</b>	<b>\$162</b>	<b>20</b>	

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**REALTYBOISE**

Report Date: Jan 4, 2019

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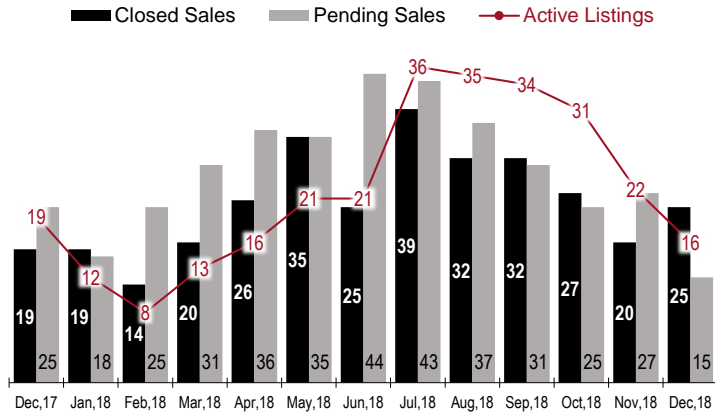
# Market Dynamics

## Existing Home Market

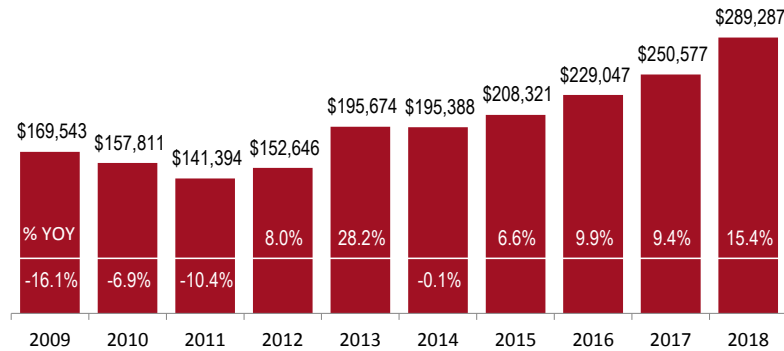
Area: 500, South Boise

Report Month: December, 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	-	-	3	-	133,467	133,600	100.1%	775	172.46	14	-
150 - 199K	1	1	19	0.6	180,398	178,789	99.1%	1,263	141.58	26	-
200 - 249K	3	3	100	0.4	231,991	229,689	99.0%	1,497	153.47	17	1.0%
250 - 299K	5	1	63	1.0	277,050	273,356	98.7%	1,863	146.70	14	-
300 - 349K	2	5	66	0.4	331,099	325,771	98.4%	2,252	144.66	28	1.5%
350 - 399K	3	2	39	0.9	385,889	373,973	96.9%	2,478	150.89	32	-
400 - 499K	2	3	20	1.2	463,687	444,993	96.0%	3,188	139.57	47	-
500 - 599K	-	-	4	-	536,550	530,167	98.8%	4,024	131.74	14	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>16</b>	<b>15</b>	<b>314</b>	<b>0.6</b>							<b>0.6%</b>
<b>Average Price</b>	<b>\$311,488</b>	<b>\$349,667</b>	<b>\$289,287</b>	<b>-</b>	<b>\$294,146</b>	<b>\$289,287</b>	<b>98.3%</b>	<b>1,967</b>	<b>\$147</b>	<b>22</b>	

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**REALTYBOISE**

Report Date: Jan 4, 2019

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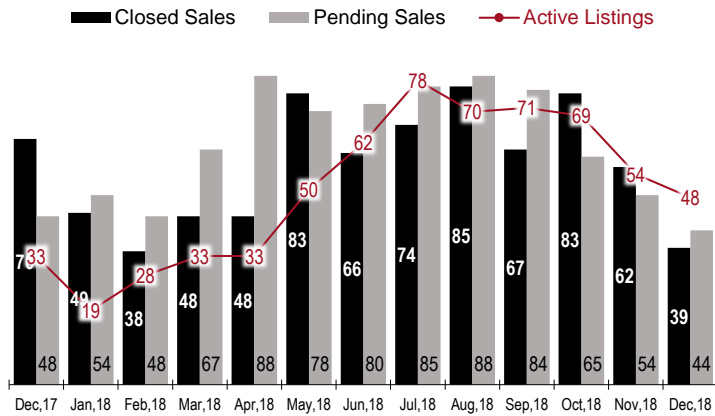
# Market Dynamics

## Existing Home Market

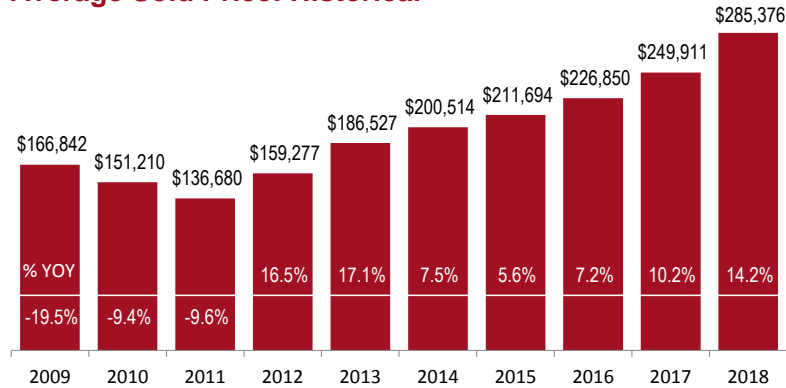
Area: 550, SW Boise - Meridian

Report Month: December, 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	-	142,550	144,850	101.6%	1,002	144.56	5	-
150 - 199K	1	2	44	0.3	186,732	187,842	100.6%	1,204	156.04	10	2.3%
200 - 249K	9	16	231	0.5	232,577	231,155	99.4%	1,553	148.82	13	-
250 - 299K	10	14	217	0.6	279,497	276,800	99.0%	1,988	139.22	20	1.8%
300 - 349K	16	6	125	1.5	331,006	323,553	97.7%	2,283	141.74	26	0.8%
350 - 399K	4	2	72	0.7	378,691	372,984	98.5%	2,525	147.71	28	-
400 - 499K	3	4	34	1.1	458,601	445,529	97.1%	2,973	149.85	44	-
500 - 599K	4	-	8	6.0	561,393	549,100	97.8%	3,694	148.64	46	-
600 - 799K	-	-	5	-	676,358	638,333	94.4%	4,252	150.12	15	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>48</b>	<b>44</b>	<b>744</b>	<b>0.8</b>							<b>0.8%</b>
<b>Average Price</b>	<b>\$340,587</b>	<b>\$287,039</b>	<b>\$285,376</b>	<b>-</b>	<b>\$289,222</b>	<b>\$285,376</b>	<b>98.7%</b>	<b>1,974</b>	<b>\$145</b>	<b>20</b>	

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Report Date: Jan 4, 2019

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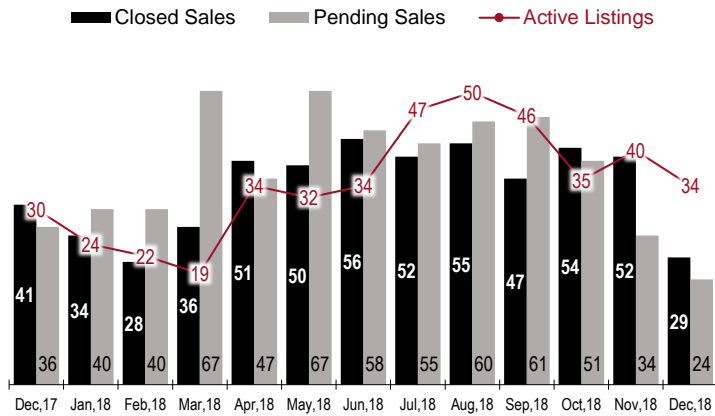
# Market Dynamics

## Existing Home Market

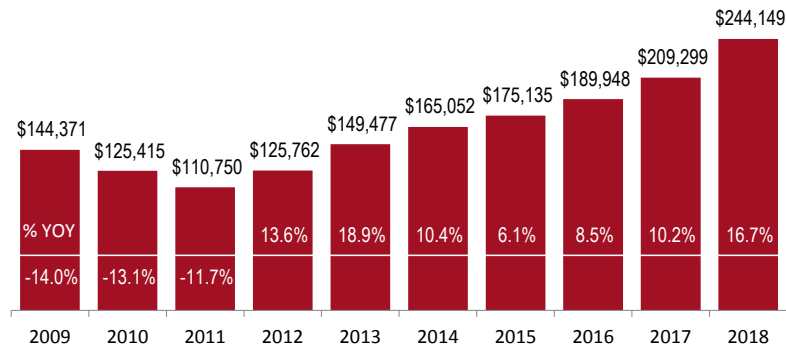
Area: 600, West Boise

Report Month: December, 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	1	1	12	1.0	138,417	134,558	97.2%	908	148.14	24	-
150 - 199K	2	6	131	0.2	182,977	183,304	100.2%	1,196	153.31	18	0.8%
200 - 249K	9	10	207	0.5	229,493	226,656	98.8%	1,515	149.66	15	1.0%
250 - 299K	9	1	114	0.9	275,882	272,981	98.9%	2,125	128.48	23	-
300 - 349K	5	3	37	1.6	331,892	321,870	97.0%	2,469	130.35	23	-
350 - 399K	3	1	24	1.5	382,417	371,988	97.3%	2,692	138.19	31	-
400 - 499K	3	-	14	2.6	451,610	442,854	98.1%	3,445	128.54	31	-
500 - 599K	-	2	3	-	551,000	530,000	96.2%	3,760	140.96	20	-
600 - 799K	-	-	1	-	829,900	725,000	87.4%	3,490	207.74	35	-
800 - 999K	2	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>34</b>	<b>24</b>	<b>546</b>	<b>0.7</b>							<b>0.5%</b>
<b>Average Price</b>	<b>\$329,406</b>	<b>\$261,838</b>	<b>\$244,149</b>	<b>-</b>	<b>\$247,546</b>	<b>\$244,149</b>	<b>98.6%</b>	<b>1,732</b>	<b>\$141</b>	<b>19</b>	

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**REALTYBOISE**

Report Date: Jan 4, 2019

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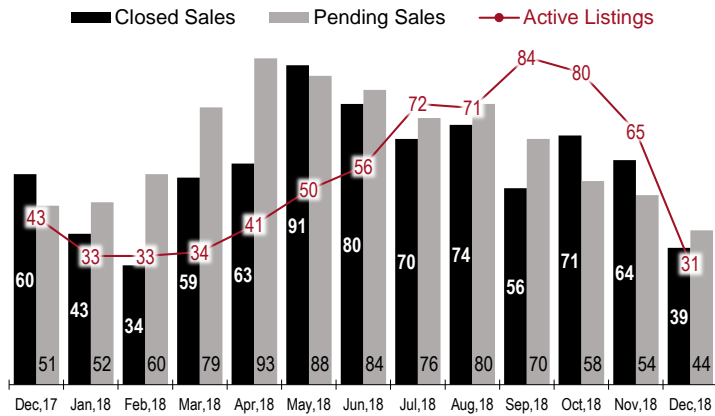
# Market Dynamics

## Existing Home Market

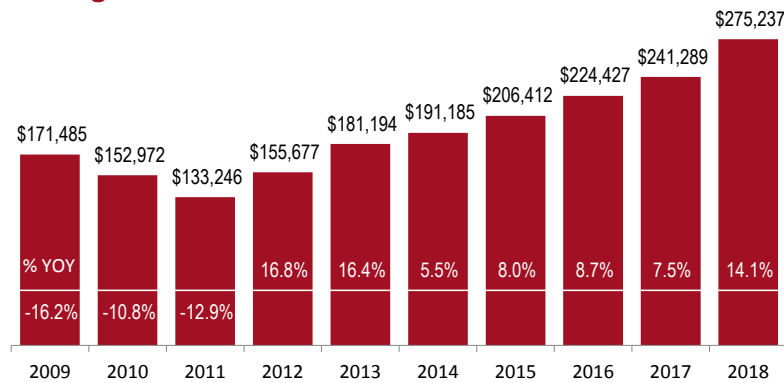
Area: 650, W Boise - Garden City

Report Month: December, 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	-	151,250	138,888	91.8%	948	146.58	38	-
150 - 199K	1	-	64	0.2	187,567	187,762	100.1%	1,292	145.35	12	6.3%
200 - 249K	3	12	266	0.1	230,929	229,461	99.4%	1,486	154.46	15	0.8%
250 - 299K	10	14	220	0.5	276,981	273,843	98.9%	1,963	139.48	16	0.5%
300 - 349K	9	11	88	1.2	329,230	322,929	98.1%	2,402	134.47	40	2.3%
350 - 399K	5	3	56	1.1	382,900	371,396	97.0%	2,833	131.09	31	-
400 - 499K	2	1	34	0.7	456,279	446,811	97.9%	3,317	134.72	41	-
500 - 599K	-	2	11	-	578,162	551,582	95.4%	4,672	118.07	63	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>31</b>	<b>44</b>	<b>745</b>	<b>0.5</b>							<b>1.3%</b>
<b>Average Price</b>	<b>\$334,392</b>	<b>\$319,568</b>	<b>\$275,237</b>	<b>-</b>	<b>\$279,207</b>	<b>\$275,237</b>	<b>98.6%</b>	<b>1,954</b>	<b>\$141</b>	<b>21</b>	

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**REALTYBOISE**

Report Date: Jan 4, 2019

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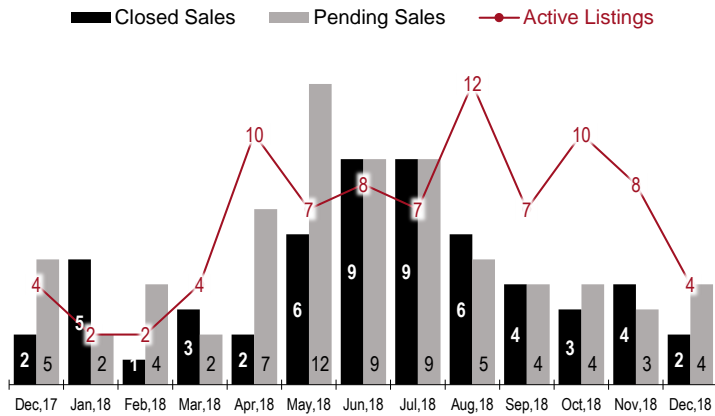
# Market Dynamics

## Existing Home Market

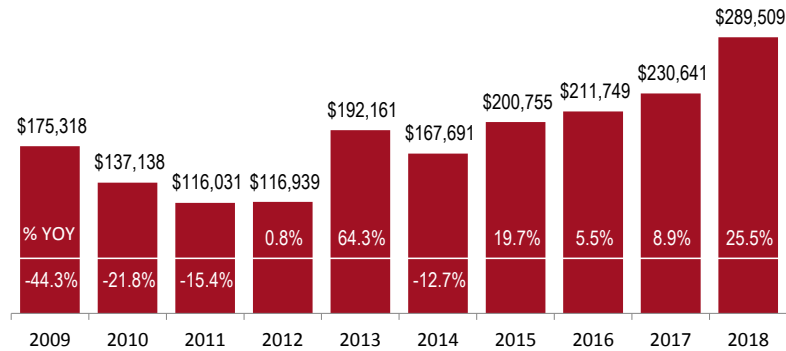
Area: 700, Garden City

Report Month: December, 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	-	1	11	-	226,309	224,168	99.1%	1,318	170.06	19	-
250 - 299K	2	2	9	2.7	274,361	269,661	98.3%	1,711	157.58	27	-
300 - 349K	-	-	5	-	335,380	329,960	98.4%	1,869	176.58	18	-
350 - 399K	1	-	6	2.0	382,250	371,500	97.2%	2,073	179.25	35	-
400 - 499K	-	1	3	-	458,725	442,450	96.5%	2,052	215.59	18	-
500 - 599K	-	-	5	-	546,300	550,138	100.7%	2,799	196.58	25	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>4</b>	<b>4</b>	<b>54</b>	<b>0.9</b>							<b>1.9%</b>
<b>Average Price</b>	<b>\$264,150</b>	<b>\$311,175</b>	<b>\$289,509</b>	<b>-</b>	<b>\$291,769</b>	<b>\$289,509</b>	<b>99.2%</b>	<b>1,633</b>	<b>\$177</b>	<b>25</b>	

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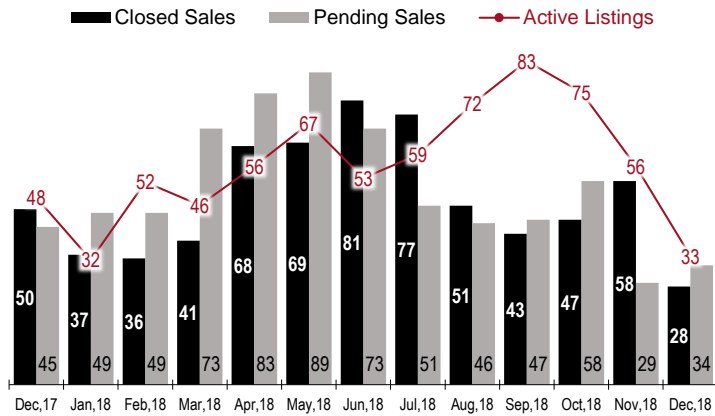
# Market Dynamics

## Existing Home Market

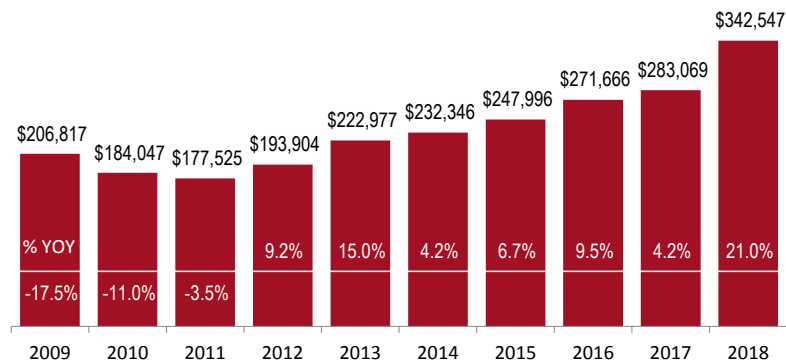
Area: 800, NW Boise

Report Month: December, 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	-	134,633	134,475	99.9%	992	135.63	4	-
150 - 199K	-	1	33	-	189,533	189,602	100.0%	1,074	176.56	24	-
200 - 249K	3	4	146	0.2	233,690	232,793	99.6%	1,317	176.71	14	-
250 - 299K	4	9	130	0.4	276,772	274,202	99.1%	1,627	168.56	17	-
300 - 349K	5	7	93	0.6	329,359	324,289	98.5%	1,931	167.97	24	-
350 - 399K	3	3	69	0.5	383,382	375,077	97.8%	2,305	162.74	30	1.4%
400 - 499K	6	7	82	0.9	457,518	447,173	97.7%	2,706	165.25	34	-
500 - 599K	3	3	41	0.9	556,603	543,892	97.7%	3,225	168.66	49	-
600 - 799K	4	-	27	1.8	717,127	696,851	97.2%	3,979	175.15	53	-
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	-
<b>Total</b>	<b>33</b>	<b>34</b>	<b>636</b>	<b>0.6</b>							<b>0.2%</b>
<b>Average Price</b>	<b>\$594,332</b>	<b>\$356,678</b>	<b>\$342,547</b>	<b>-</b>	<b>\$348,960</b>	<b>\$342,547</b>	<b>98.2%</b>	<b>2,024</b>	<b>\$169</b>	<b>26</b>	

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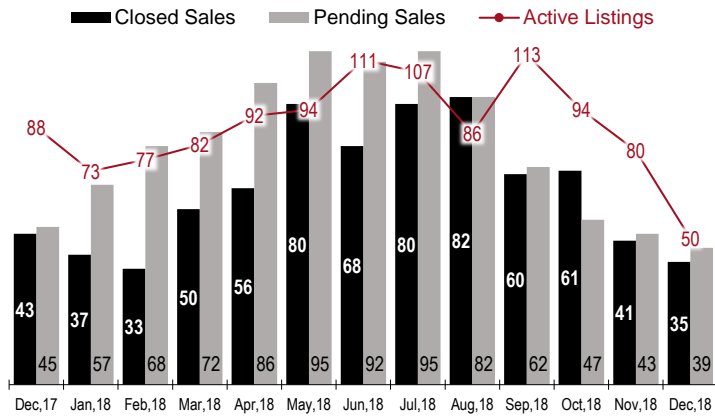
# Market Dynamics

## Existing Home Market

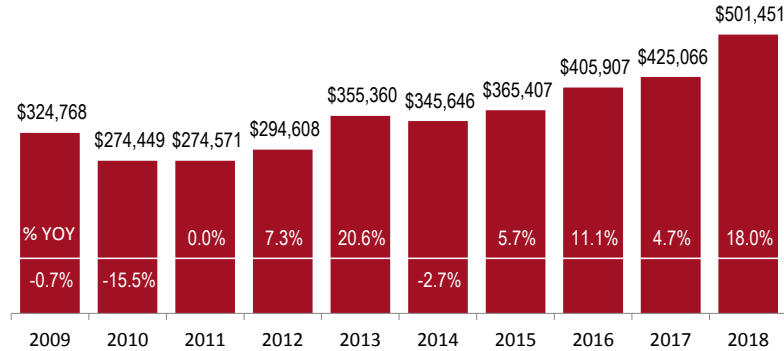
Area: 900, Eagle

Report Month: December, 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	-	139,900	143,000	102.2%	960	148.96	1	-
150 - 199K	-	1	15	-	174,933	167,835	95.9%	1,012	165.88	15	6.7%
200 - 249K	3	-	35	1.0	236,794	235,572	99.5%	1,444	163.11	26	-
250 - 299K	5	5	70	0.9	283,190	277,254	97.9%	1,683	164.75	22	2.9%
300 - 349K	2	7	73	0.3	331,797	324,141	97.7%	2,006	161.56	27	-
350 - 399K	6	3	84	0.9	387,103	374,751	96.8%	2,449	153.02	47	1.2%
400 - 499K	6	11	130	0.6	460,998	447,829	97.1%	2,826	158.49	40	-
500 - 599K	7	5	91	0.9	566,587	551,161	97.3%	3,197	172.40	43	-
600 - 799K	9	3	113	1.0	719,109	696,281	96.8%	3,855	180.63	62	0.9%
800 - 999K	5	3	45	1.3	921,540	889,431	96.5%	4,832	184.07	76	-
>1M	7	1	26	3.2	1,322,811	1,241,170	93.8%	6,054	205.02	82	-
<b>Total</b>	<b>50</b>	<b>39</b>	<b>684</b>	<b>0.9</b>							<b>0.7%</b>
<b>Average Price</b>	<b>\$674,932</b>	<b>\$497,786</b>	<b>\$501,451</b>	<b>-</b>	<b>\$517,939</b>	<b>\$501,451</b>	<b>96.8%</b>	<b>2,911</b>	<b>\$172</b>	<b>43</b>	

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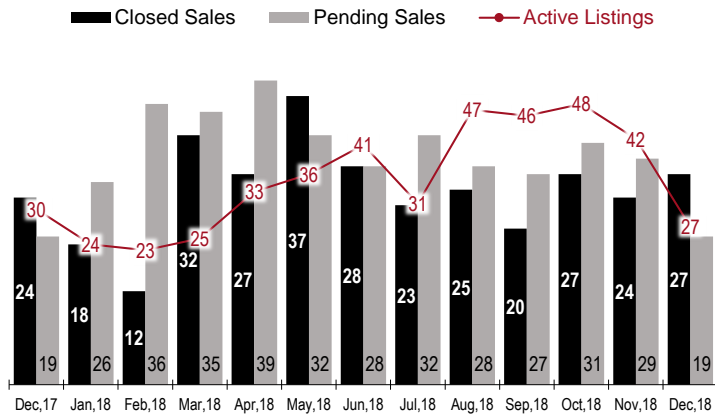
# Market Dynamics

## Existing Home Market

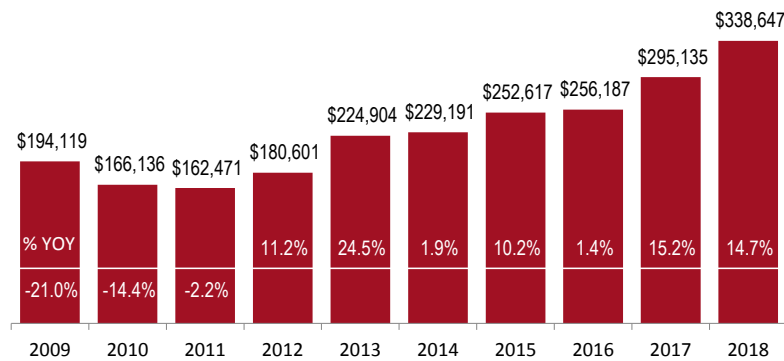
Area: 950, Star

Report Month: December, 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	-	1	11	-	188,563	188,455	99.9%	1,179	159.79	14	9.1%
200 - 249K	1	4	67	0.2	230,386	226,729	98.4%	1,601	141.66	17	-
250 - 299K	3	2	66	0.5	283,257	277,860	98.1%	2,149	129.28	30	1.5%
300 - 349K	2	3	46	0.5	328,492	322,817	98.3%	2,399	134.56	27	-
350 - 399K	4	3	32	1.5	383,573	375,256	97.8%	2,628	142.77	42	-
400 - 499K	7	4	39	2.2	454,118	444,521	97.9%	2,698	164.78	42	-
500 - 599K	2	2	21	1.1	565,388	549,911	97.3%	3,254	168.98	32	-
600 - 799K	5	-	12	5.0	707,825	693,676	98.0%	4,485	154.65	72	-
800 - 999K	3	-	2	18.0	862,000	825,000	95.7%	4,890	168.71	30	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>27</b>	<b>19</b>	<b>300</b>	<b>1.1</b>							<b>0.7%</b>
<b>Average Price</b>	<b>\$518,033</b>	<b>\$353,158</b>	<b>\$338,647</b>	<b>-</b>	<b>\$345,856</b>	<b>\$338,647</b>	<b>97.9%</b>	<b>2,325</b>	<b>\$146</b>	<b>31</b>	

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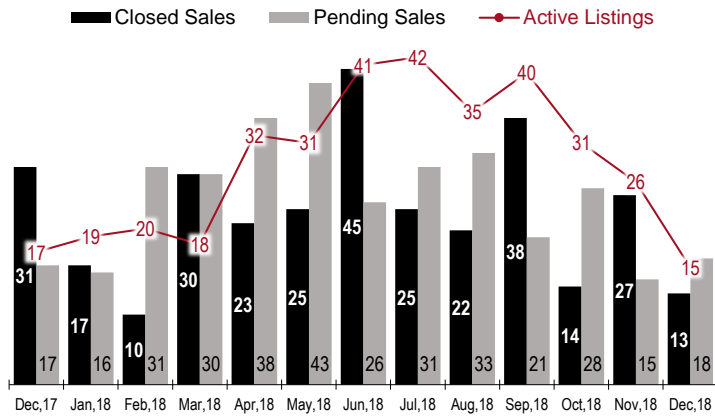
# Market Dynamics

## Existing Home Market

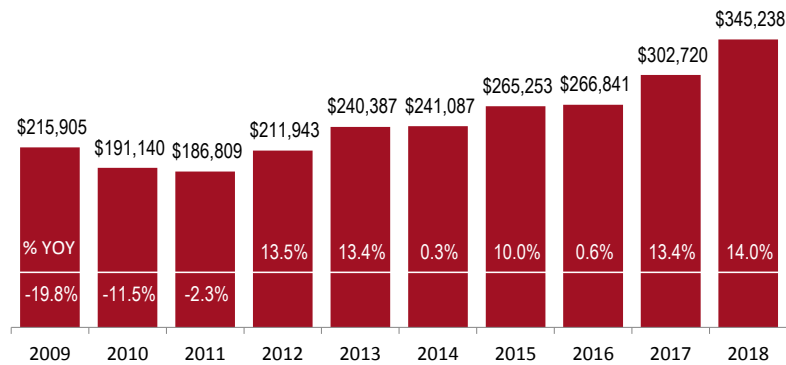
Area: 1000, SE Meridian

Report Month: December, 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	1	2	21	0.6	235,552	236,157	100.3%	1,541	153.21	11	-
250 - 299K	4	8	76	0.6	282,014	277,343	98.3%	1,926	144.01	18	-
300 - 349K	5	2	65	0.9	330,851	324,696	98.1%	2,308	140.66	22	1.5%
350 - 399K	1	3	60	0.2	385,250	374,165	97.1%	2,650	141.20	39	-
400 - 499K	3	2	57	0.6	463,417	451,466	97.4%	3,187	141.66	36	-
500 - 599K	-	-	4	-	568,150	563,150	99.1%	3,868	145.58	34	-
600 - 799K	-	-	3	-	789,925	683,125	86.5%	4,642	147.16	46	-
800 - 999K	1	1	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>15</b>	<b>18</b>	<b>288</b>	<b>0.6</b>							<b>0.3%</b>
<b>Average Price</b>	<b>\$392,760</b>	<b>\$340,244</b>	<b>\$345,238</b>	<b>-</b>	<b>\$353,043</b>	<b>\$345,238</b>	<b>97.8%</b>	<b>2,428</b>	<b>\$142</b>	<b>27</b>	

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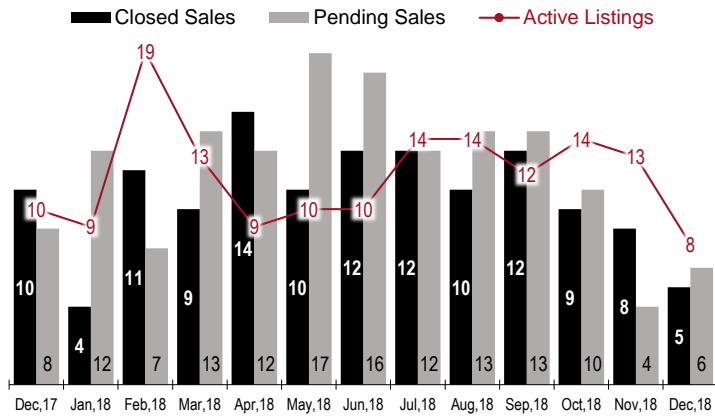
# Market Dynamics

## Existing Home Market

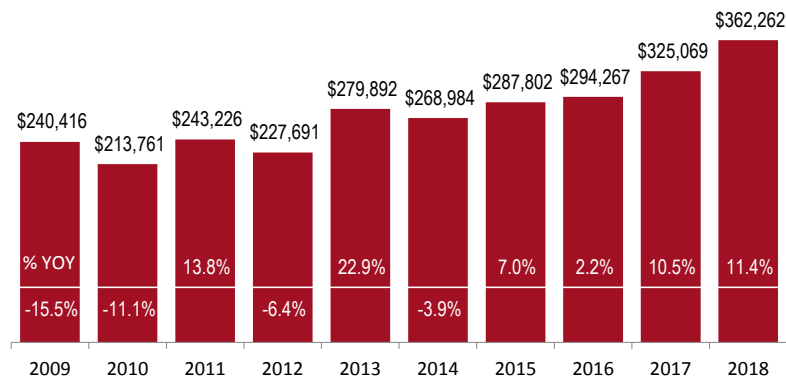
Area: 1010, SW Meridian

Report Month: December, 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	-	-	6	-	192,698	192,633	100.0%	1,220	157.90	36	-
200 - 249K	-	2	16	-	228,571	226,869	99.3%	1,477	153.58	10	-
250 - 299K	1	1	16	0.8	288,875	280,494	97.1%	1,903	147.41	28	-
300 - 349K	1	1	21	0.6	335,727	327,019	97.4%	2,356	138.82	37	-
350 - 399K	-	-	24	-	383,267	374,979	97.8%	2,710	138.36	36	-
400 - 499K	1	2	17	0.7	448,040	438,713	97.9%	3,068	142.98	63	-
500 - 599K	2	-	10	2.4	566,958	551,283	97.2%	3,766	146.39	37	-
600 - 799K	1	-	7	1.7	673,900	643,792	95.5%	4,181	153.96	23	-
800 - 999K	2	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>8</b>	<b>6</b>	<b>117</b>	<b>0.8</b>							<b>-</b>
<b>Average Price</b>	<b>\$595,475</b>	<b>\$335,450</b>	<b>\$362,262</b>	<b>-</b>	<b>\$370,212</b>	<b>\$362,262</b>	<b>97.9%</b>	<b>2,484</b>	<b>\$146</b>	<b>31</b>	

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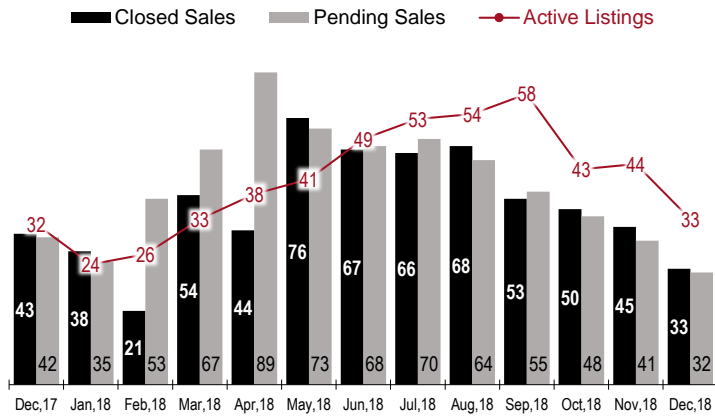
# Market Dynamics

## Existing Home Market

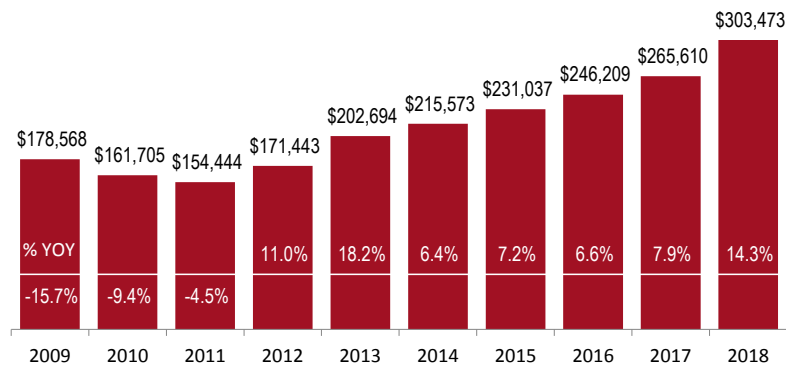
Area: 1020, NE Meridian

Report Month: December, 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	-	\$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	-	20	0.6	183,315	182,190	99.4%	1,201	151.66	18	-
200 - 249K	5	5	178	0.3	232,478	231,959	99.8%	1,443	160.78	11	1.1%
250 - 299K	8	12	153	0.6	276,297	273,627	99.0%	1,825	149.92	15	-
300 - 349K	7	6	102	0.8	332,293	328,068	98.7%	2,310	142.02	19	1.0%
350 - 399K	4	7	79	0.6	380,556	373,934	98.3%	2,594	144.16	25	-
400 - 499K	7	2	61	1.4	453,245	445,084	98.2%	3,006	148.09	23	-
500 - 599K	1	-	10	1.2	555,679	541,771	97.5%	3,704	146.28	35	-
600 - 799K	-	-	5	-	705,563	695,363	98.6%	3,934	176.77	39	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>33</b>	<b>32</b>	<b>614</b>	<b>0.6</b>							<b>0.7%</b>
<b>Average Price</b>	<b>\$330,915</b>	<b>\$317,372</b>	<b>\$303,473</b>	<b>-</b>	<b>\$307,090</b>	<b>\$303,473</b>	<b>98.8%</b>	<b>2,030</b>	<b>\$150</b>	<b>17</b>	

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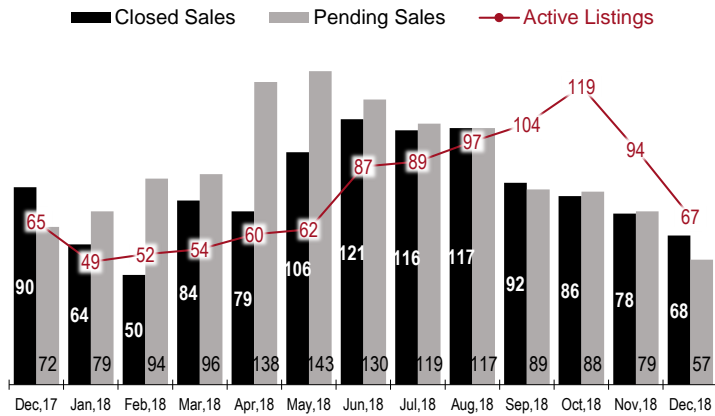
# Market Dynamics

## Existing Home Market

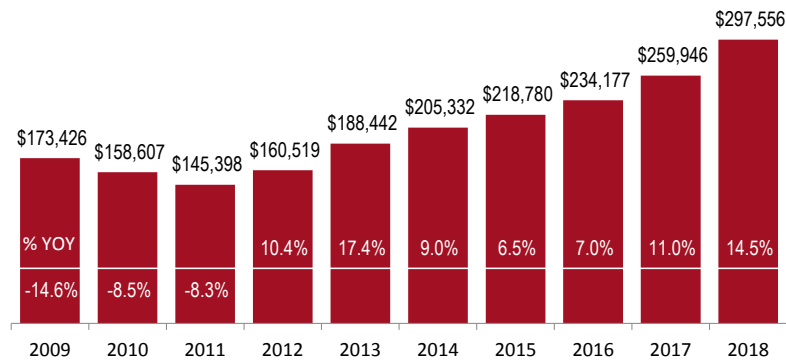
Area: 1030, NW Meridian

Report Month: December, 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	-	141,325	141,313	100.0%	1,122	125.98	16	-
150 - 199K	3	3	57	0.6	185,938	188,520	101.4%	1,239	152.15	17	5.3%
200 - 249K	7	25	319	0.3	231,180	230,470	99.7%	1,460	157.86	13	0.9%
250 - 299K	12	15	266	0.5	277,608	275,303	99.2%	1,894	145.32	19	0.4%
300 - 349K	14	2	171	1.0	327,158	322,848	98.7%	2,252	143.36	21	-
350 - 399K	12	5	120	1.2	381,234	373,678	98.0%	2,667	140.10	32	0.8%
400 - 499K	13	5	95	1.6	458,222	450,074	98.2%	3,030	148.54	32	-
500 - 599K	1	1	22	0.5	571,829	545,252	95.4%	3,535	154.25	80	4.5%
600 - 799K	1	-	2	6.0	677,400	662,000	97.7%	3,968	166.86	20	-
800 - 999K	1	-	1	12.0	979,900	875,000	89.3%	3,504	249.71	23	-
>1M	3	1	1	36.0	1,298,000	1,250,000	96.3%	4,254	293.84	97	-
<b>Total</b>	<b>67</b>	<b>57</b>	<b>1,062</b>	<b>0.8</b>							<b>0.8%</b>
<b>Average Price</b>	<b>\$416,582</b>	<b>\$302,248</b>	<b>\$297,556</b>	<b>-</b>	<b>\$301,063</b>	<b>\$297,556</b>	<b>98.8%</b>	<b>2,011</b>	<b>\$148</b>	<b>21</b>	

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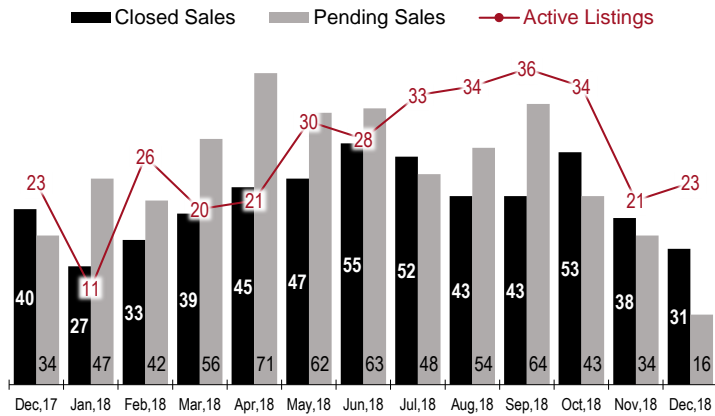
# Market Dynamics

## Existing Home Market

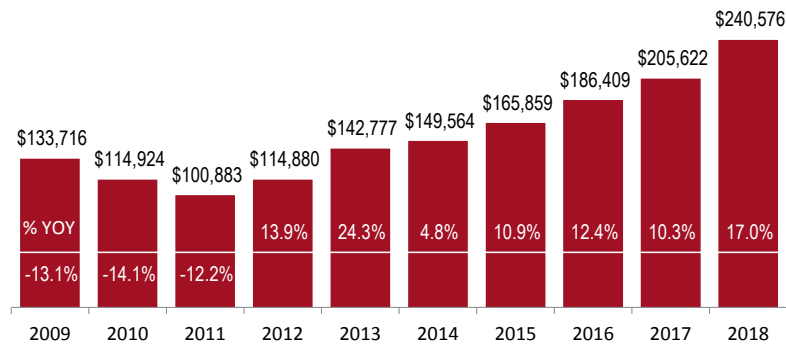
Area: 1100, Kuna

Report Month: December, 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	-	-	7	-	147,927	137,714	93.1%	1,473	93.52	39	-
150 - 199K	1	3	126	0.1	188,573	188,589	100.0%	1,279	147.48	14	3.2%
200 - 249K	5	8	218	0.3	225,433	223,465	99.1%	1,600	139.64	16	0.5%
250 - 299K	8	3	100	1.0	275,992	270,992	98.2%	2,126	127.47	23	2.0%
300 - 349K	6	1	25	2.9	328,783	320,967	97.6%	2,495	128.63	35	-
350 - 399K	-	-	14	-	386,221	379,438	98.2%	2,741	138.43	31	-
400 - 499K	3	1	10	3.6	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	-	-	2	-	721,200	659,500	91.4%	4,627	142.53	70	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>23</b>	<b>16</b>	<b>507</b>	<b>0.5</b>							<b>1.4%</b>
<b>Average Price</b>	<b>\$294,782</b>	<b>\$247,413</b>	<b>\$240,576</b>	<b>-</b>	<b>\$243,683</b>	<b>\$240,576</b>	<b>98.7%</b>	<b>1,760</b>	<b>\$137</b>	<b>19</b>	

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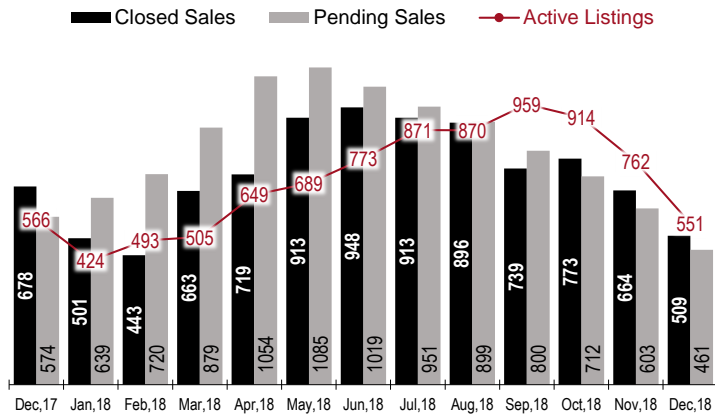
# Market Dynamics

## Existing Home Market

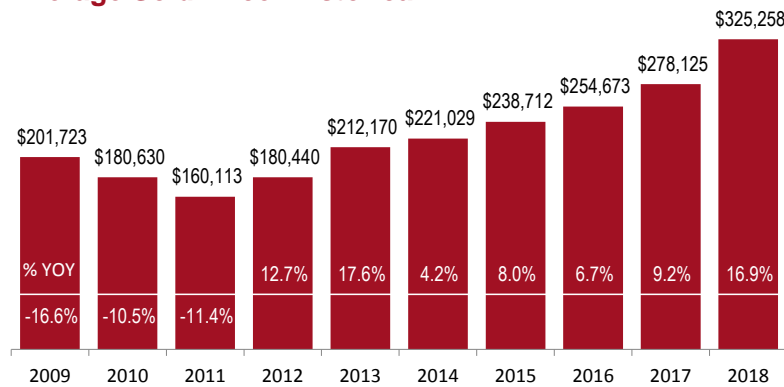
Area: Ada County

Report Month: December, 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	2.0	\$94,283	\$90,106	95.6%	858	\$104.98	15	16.7%
100 - 150K	1	3	114	0.1	136,616	134,966	98.8%	996	135.57	24	2.6%
150 - 199K	18	27	748	0.3	185,069	185,385	100.2%	1,174	157.92	16	2.1%
200 - 249K	67	120	2,236	0.4	230,554	229,293	99.5%	1,455	157.54	14	0.6%
250 - 299K	100	107	1,869	0.6	277,949	274,879	98.9%	1,848	148.74	19	0.6%
300 - 349K	91	69	1,150	0.9	329,676	324,058	98.3%	2,149	150.81	25	0.5%
350 - 399K	69	42	870	1.0	382,926	374,384	97.8%	2,456	152.42	32	0.3%
400 - 499K	76	53	859	1.1	458,082	448,582	97.9%	2,745	163.40	32	0.1%
500 - 599K	34	21	358	1.1	562,329	548,699	97.6%	3,197	171.64	40	0.6%
600 - 799K	46	9	299	1.8	713,531	693,634	97.2%	3,682	188.39	53	0.3%
800 - 999K	23	5	95	2.9	916,817	885,427	96.6%	4,433	199.75	66	-
>1M	25	5	57	5.3	1,393,577	1,290,593	92.6%	5,361	240.74	117	-
<b>Total</b>	<b>551</b>	<b>461</b>	<b>8,661</b>	<b>0.8</b>							<b>0.7%</b>
<b>Average Price</b>	<b>\$459,923</b>	<b>\$340,869</b>	<b>\$325,258</b>	<b>-</b>	<b>\$330,987</b>	<b>\$325,258</b>	<b>98.3%</b>	<b>2,033</b>	<b>\$160</b>	<b>24</b>	

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