

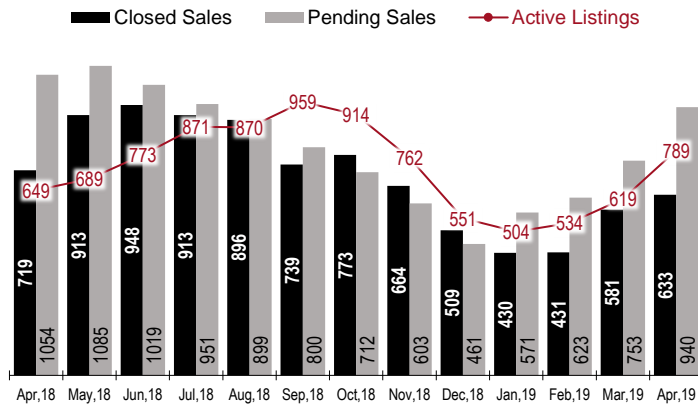
# Market Dynamics

## Existing Home Market

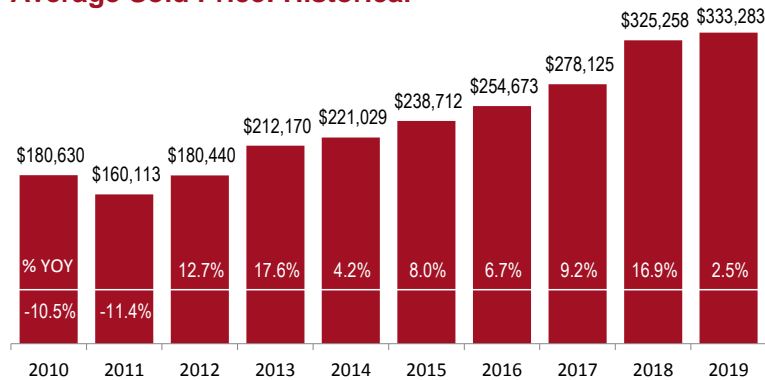
Area: Ada County

Report Month: April, 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	Inventor y	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	6	-	\$90,833	\$83,606	92.0%	1,011	\$82.72	93	-
100 - 150K	2	2	78	0.3	137,994	136,701	99.1%	961	142.19	23	3.8%
150 - 199K	7	29	529	0.2	185,587	186,019	100.2%	1,100	169.15	14	1.3%
200 - 249K	38	134	2,063	0.2	231,489	230,327	99.5%	1,400	164.48	13	0.5%
250 - 299K	101	219	1,923	0.6	278,115	274,708	98.8%	1,780	154.29	19	0.5%
300 - 349K	121	174	1,204	1.2	330,152	324,254	98.2%	2,105	154.01	24	0.3%
350 - 399K	114	103	889	1.5	382,469	374,188	97.8%	2,380	157.22	30	0.2%
400 - 499K	158	138	903	2.1	458,232	448,828	97.9%	2,694	166.63	31	0.1%
500 - 599K	81	63	368	2.6	561,297	549,036	97.8%	3,113	176.40	39	0.5%
600 - 799K	95	50	288	4.0	712,286	694,690	97.5%	3,623	191.76	46	-
800 - 999K	40	14	97	4.9	918,271	887,043	96.6%	4,276	207.46	53	-
>1M	32	14	62	6.2	1,418,950	1,331,447	93.8%	5,331	249.76	96	-
<b>Total</b>	<b>789</b>	<b>940</b>	<b>8,410</b>	<b>1.1</b>							<b>0.5%</b>
<b>Average Price</b>	<b>\$492,798</b>	<b>\$380,027</b>	<b>\$333,283</b>	<b>-</b>	<b>\$339,183</b>	<b>\$333,283</b>	<b>98.3%</b>	<b>2,017</b>	<b>\$165</b>	<b>23</b>	

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**KELLERWILLIAMS**  
**REALTYBOISE**

Report Date: May 4, 2019

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