

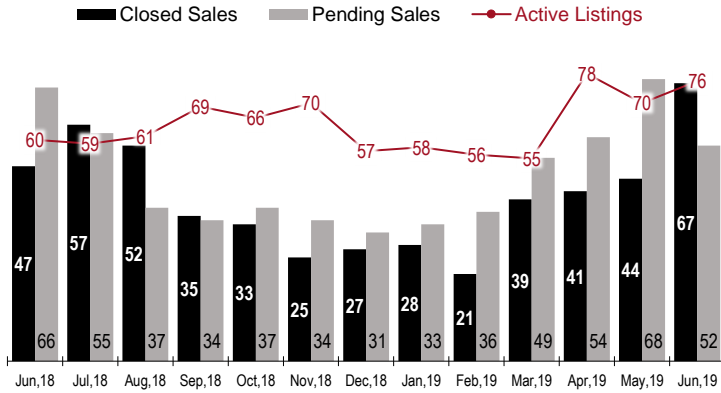
# Market Dynamics

## Existing Home Market

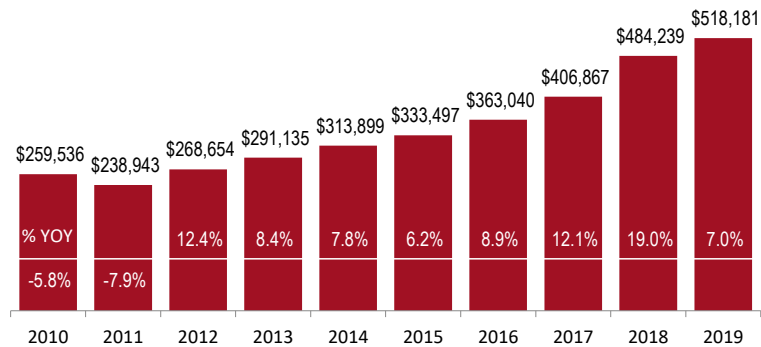
Area: 100, N Boise

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | -                | 2                | -                               | 149,900          | 158,000          | 105.4%             | 756          | 208.99       | 2         | -            |
| 150 - 199K           | -                | -                | 11               | -                               | 191,159          | 186,636          | 97.6%              | 796          | 234.57       | 16        | -            |
| 200 - 249K           | 3                | 1                | 23               | 1.6                             | 233,643          | 236,082          | 101.0%             | 983          | 240.21       | 11        | -            |
| 250 - 299K           | -                | 5                | 41               | -                               | 287,128          | 280,312          | 97.6%              | 1,057        | 265.17       | 31        | -            |
| 300 - 349K           | 7                | 8                | 51               | 1.6                             | 324,055          | 323,900          | 100.0%             | 1,261        | 256.78       | 17        | -            |
| 350 - 399K           | 8                | 4                | 56               | 1.7                             | 384,939          | 377,767          | 98.1%              | 1,565        | 241.43       | 26        | -            |
| 400 - 499K           | 9                | 13               | 99               | 1.1                             | 458,134          | 450,332          | 98.3%              | 1,920        | 234.49       | 32        | -            |
| 500 - 599K           | 11               | 5                | 67               | 2.0                             | 559,464          | 550,801          | 98.5%              | 2,351        | 234.30       | 33        | -            |
| 600 - 799K           | 22               | 12               | 71               | 3.7                             | 704,869          | 692,293          | 98.2%              | 2,989        | 231.63       | 48        | -            |
| 800 - 999K           | 5                | 4                | 24               | 2.5                             | 928,718          | 895,472          | 96.4%              | 3,520        | 254.39       | 56        | -            |
| >1M                  | 11               | -                | 25               | 5.3                             | 1,500,912        | 1,423,278        | 94.8%              | 4,411        | 322.65       | 82        | -            |
| <b>Total</b>         | <b>76</b>        | <b>52</b>        | <b>470</b>       | <b>1.9</b>                      |                  |                  |                    |              |              |           | <b>-</b>     |
| <b>Average Price</b> | <b>\$709,059</b> | <b>\$516,532</b> | <b>\$518,181</b> | <b>-</b>                        | <b>\$531,495</b> | <b>\$518,181</b> | <b>97.5%</b>       | <b>2,086</b> | <b>\$248</b> | <b>35</b> |              |

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Report Date: July 5, 2019

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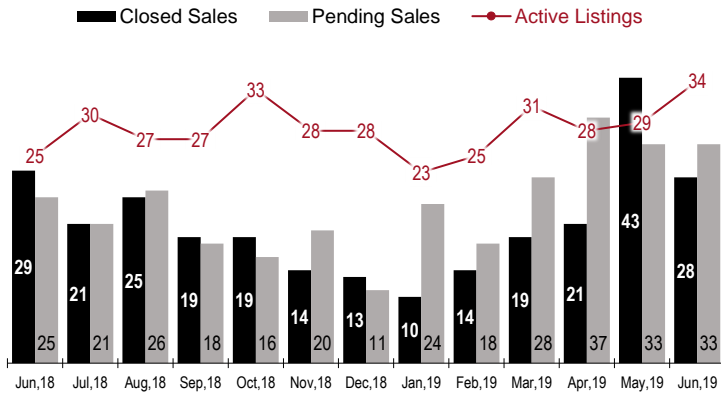
# Market Dynamics

## Existing Home Market

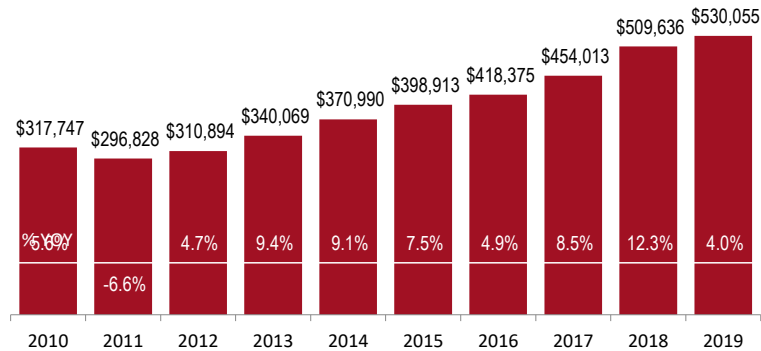
Area: 200, NE Boise

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | -                | 1                | -                               | 139,000          | 139,000          | 100.0%             | 490          | 283.67       | 83        | -            |
| 150 - 199K           | -                | -                | 2                | -                               | 187,400          | 190,450          | 101.6%             | 701          | 271.68       | 3         | -            |
| 200 - 249K           | -                | 1                | 1                | -                               | 220,000          | 220,000          | 100.0%             | 906          | 242.83       | 160       | -            |
| 250 - 299K           | -                | -                | 3                | -                               | 306,667          | 256,667          | 83.7%              | 1,734        | 148.02       | 52        | -            |
| 300 - 349K           | -                | -                | 12               | -                               | 342,133          | 333,869          | 97.6%              | 1,643        | 203.24       | 42        | -            |
| 350 - 399K           | 2                | 4                | 44               | 0.5                             | 386,914          | 390,947          | 101.0%             | 1,753        | 223.03       | 35        | -            |
| 400 - 499K           | 10               | 9                | 71               | 1.7                             | 460,112          | 455,523          | 99.0%              | 2,234        | 203.90       | 23        | -            |
| 500 - 599K           | 10               | 9                | 62               | 1.9                             | 554,141          | 548,009          | 98.9%              | 2,692        | 203.55       | 18        | -            |
| 600 - 799K           | 4                | 7                | 38               | 1.3                             | 703,411          | 700,290          | 99.6%              | 3,181        | 220.17       | 27        | -            |
| 800 - 999K           | 6                | 1                | 7                | 10.3                            | 917,867          | 886,583          | 96.6%              | 4,151        | 213.59       | 19        | -            |
| >1M                  | 2                | 2                | 7                | 3.4                             | 1,603,857        | 1,447,086        | 90.2%              | 5,626        | 257.23       | 148       | -            |
| <b>Total</b>         | <b>34</b>        | <b>33</b>        | <b>248</b>       | <b>1.6</b>                      |                  |                  |                    |              |              |           | <b>-</b>     |
| <b>Average Price</b> | <b>\$648,844</b> | <b>\$586,394</b> | <b>\$530,055</b> | <b>-</b>                        | <b>\$538,904</b> | <b>\$530,055</b> | <b>98.4%</b>       | <b>2,498</b> | <b>\$212</b> | <b>31</b> |              |

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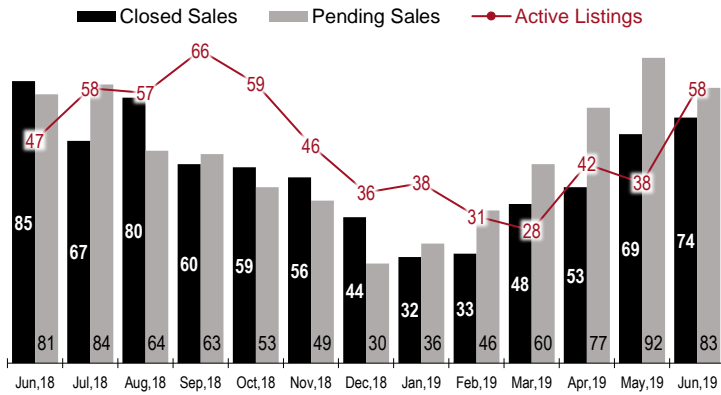
# Market Dynamics

## Existing Home Market

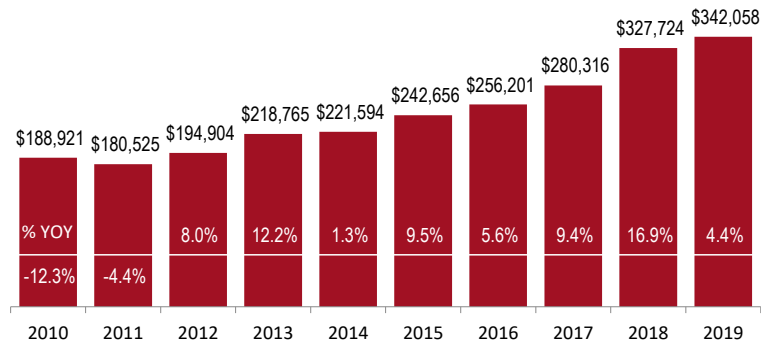
Area: 300, SE Boise

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | 1                | 4                | -                               | 138,700          | 140,750          | 101.5%             | 844          | 166.72       | 5         | -            |
| 150 - 199K           | -                | 4                | 38               | -                               | 181,489          | 182,045          | 100.3%             | 1,061        | 171.60       | 20        | 2.6%         |
| 200 - 249K           | 1                | 3                | 110              | 0.1                             | 233,557          | 233,699          | 100.1%             | 1,177        | 198.54       | 11        | 0.9%         |
| 250 - 299K           | 8                | 20               | 156              | 0.6                             | 280,099          | 277,556          | 99.1%              | 1,411        | 196.73       | 14        | -            |
| 300 - 349K           | 10               | 17               | 128              | 0.9                             | 330,102          | 325,305          | 98.5%              | 1,712        | 189.98       | 23        | -            |
| 350 - 399K           | 4                | 13               | 90               | 0.5                             | 379,975          | 374,729          | 98.6%              | 2,076        | 180.52       | 22        | -            |
| 400 - 499K           | 17               | 15               | 81               | 2.5                             | 456,613          | 450,628          | 98.7%              | 2,366        | 190.43       | 24        | 1.2%         |
| 500 - 599K           | 7                | 5                | 38               | 2.2                             | 557,716          | 553,963          | 99.3%              | 2,870        | 193.01       | 29        | -            |
| 600 - 799K           | 5                | 3                | 25               | 2.4                             | 681,150          | 673,206          | 98.8%              | 3,213        | 209.52       | 23        | -            |
| 800 - 999K           | 3                | 2                | 1                | 36.0                            | 938,500          | 938,500          | 100.0%             | 3,233        | 290.29       | 1         | -            |
| >1M                  | 3                | -                | 3                | 12.0                            | 1,314,967        | 1,359,000        | 103.3%             | 4,389        | 309.61       | 70        | -            |
| <b>Total</b>         | <b>58</b>        | <b>83</b>        | <b>674</b>       | <b>1.0</b>                      |                  |                  |                    |              |              |           | <b>0.4%</b>  |
| <b>Average Price</b> | <b>\$523,867</b> | <b>\$379,823</b> | <b>\$342,058</b> | <b>-</b>                        | <b>\$345,220</b> | <b>\$342,058</b> | <b>99.1%</b>       | <b>1,772</b> | <b>\$193</b> | <b>19</b> |              |

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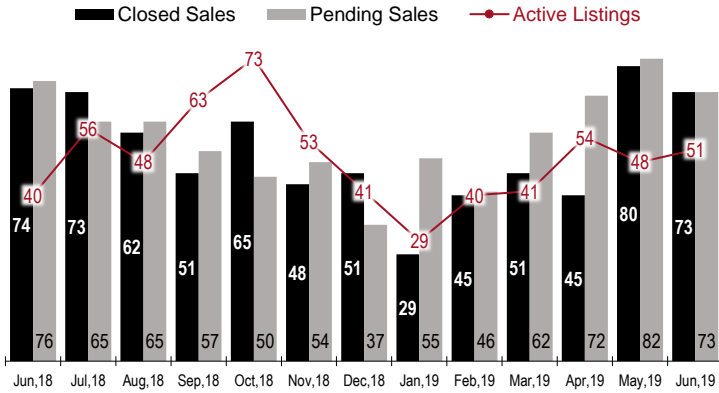
# Market Dynamics

## Existing Home Market

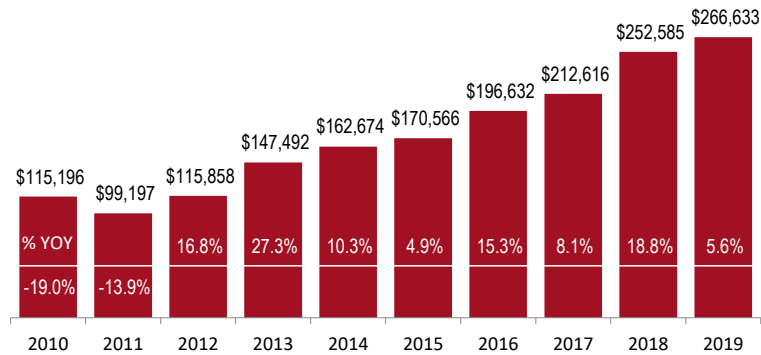
Area: 400, Bench

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | 1                | 19               | -                               | 134,373          | 136,182          | 101.3%             | 1,024        | 132.96       | 28        | 5.3%         |
| 150 - 199K           | 1                | 6                | 103              | 0.1                             | 185,044          | 184,409          | 99.7%              | 998          | 184.76       | 16        | -            |
| 200 - 249K           | 3                | 15               | 244              | 0.1                             | 228,821          | 228,193          | 99.7%              | 1,296        | 176.08       | 16        | 1.2%         |
| 250 - 299K           | 9                | 24               | 154              | 0.7                             | 273,680          | 270,772          | 98.9%              | 1,610        | 168.22       | 19        | -            |
| 300 - 349K           | 8                | 12               | 73               | 1.3                             | 329,321          | 323,486          | 98.2%              | 2,058        | 157.21       | 18        | -            |
| 350 - 399K           | 7                | 9                | 33               | 2.5                             | 376,052          | 371,079          | 98.7%              | 2,166        | 171.33       | 34        | -            |
| 400 - 499K           | 7                | 3                | 19               | 4.4                             | 457,702          | 442,441          | 96.7%              | 2,736        | 161.68       | 12        | -            |
| 500 - 599K           | 7                | 1                | 12               | 7.0                             | 569,133          | 537,708          | 94.5%              | 2,946        | 182.52       | 47        | -            |
| 600 - 799K           | 2                | -                | 9                | 2.7                             | 700,658          | 676,560          | 96.6%              | 4,021        | 168.27       | 26        | -            |
| 800 - 999K           | 5                | 1                | 2                | 30.0                            | 824,450          | 817,250          | 99.1%              | 3,920        | 208.51       | 40        | -            |
| >1M                  | 2                | 1                | 1                | 24.0                            | 1,250,000        | 1,140,000        | 91.2%              | 3,982        | 286.29       | 21        | -            |
| <b>Total</b>         | <b>51</b>        | <b>73</b>        | <b>669</b>       | <b>0.9</b>                      |                  |                  |                    |              |              |           | <b>0.6%</b>  |
| <b>Average Price</b> | <b>\$491,096</b> | <b>\$313,700</b> | <b>\$266,633</b> | <b>-</b>                        | <b>\$269,990</b> | <b>\$266,633</b> | <b>98.8%</b>       | <b>1,560</b> | <b>\$171</b> | <b>19</b> |              |

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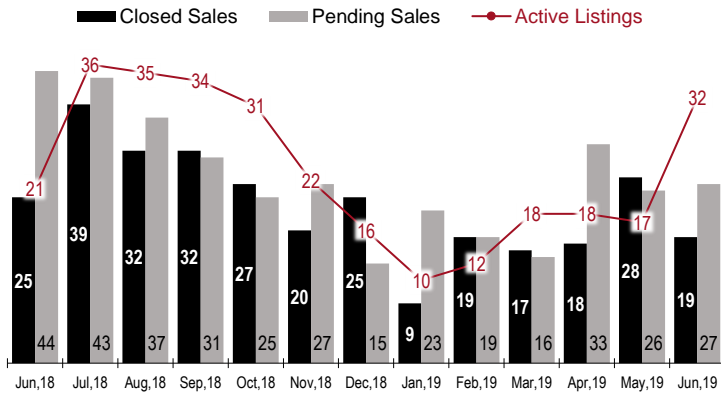
# Market Dynamics

## Existing Home Market

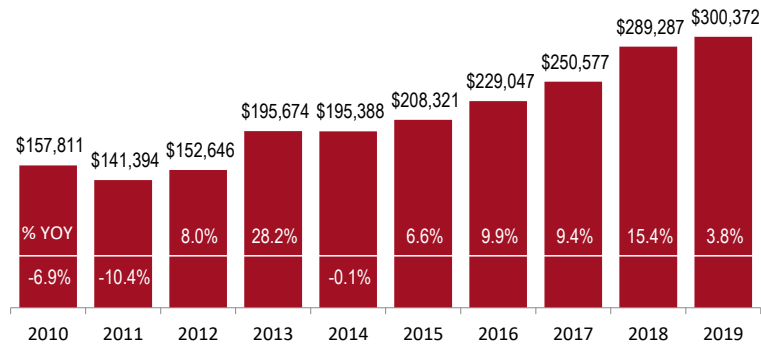
Area: 500, South Boise

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | -                | 1                | -                               | 149,900          | 149,900          | 100.0%             | 474          | 316.24       | 6         | -            |
| 150 - 199K           | -                | -                | 13               | -                               | 184,689          | 182,398          | 98.8%              | 1,107        | 164.80       | 12        | 7.7%         |
| 200 - 249K           | -                | 1                | 73               | -                               | 235,671          | 233,562          | 99.1%              | 1,440        | 162.24       | 15        | -            |
| 250 - 299K           | 6                | 8                | 67               | 1.1                             | 279,359          | 275,036          | 98.5%              | 1,749        | 157.29       | 14        | -            |
| 300 - 349K           | 9                | 7                | 65               | 1.7                             | 334,856          | 325,103          | 97.1%              | 2,163        | 150.30       | 27        | -            |
| 350 - 399K           | 8                | 7                | 38               | 2.5                             | 383,545          | 371,288          | 96.8%              | 2,447        | 151.72       | 29        | -            |
| 400 - 499K           | 8                | 3                | 26               | 3.7                             | 461,710          | 441,424          | 95.6%              | 3,159        | 139.72       | 43        | -            |
| 500 - 599K           | -                | 1                | 2                | -                               | 532,350          | 518,000          | 97.3%              | 4,049        | 127.93       | 14        | -            |
| 600 - 799K           | 1                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| 800 - 999K           | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| >1M                  | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>32</b>        | <b>27</b>        | <b>285</b>       | <b>1.3</b>                      |                  |                  |                    |              |              |           | <b>0.4%</b>  |
| <b>Average Price</b> | <b>\$375,912</b> | <b>\$339,544</b> | <b>\$300,372</b> | <b>-</b>                        | <b>\$307,532</b> | <b>\$300,372</b> | <b>97.7%</b>       | <b>1,964</b> | <b>\$153</b> | <b>21</b> |              |

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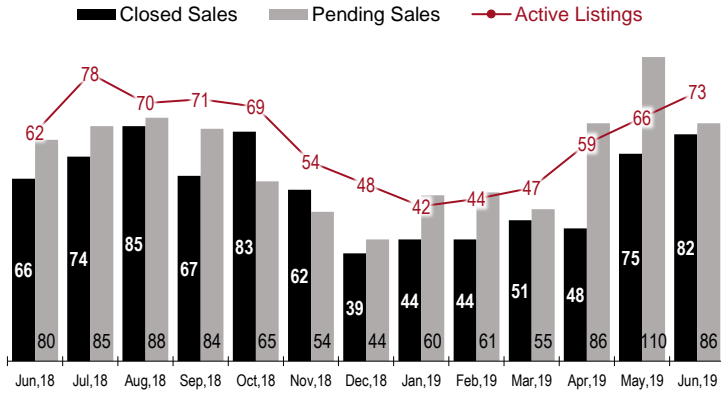
# Market Dynamics

## Existing Home Market

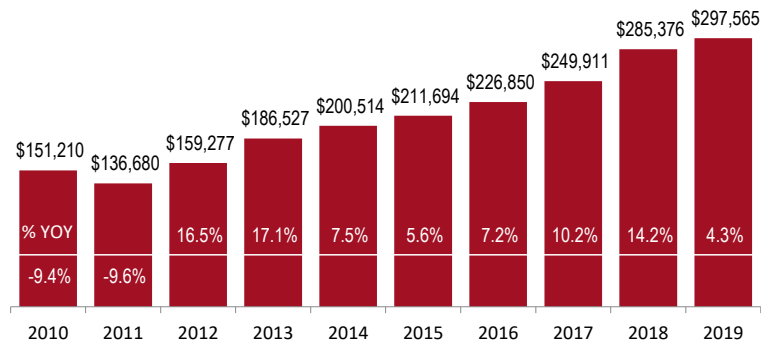
Area: 550, SW Boise - Meridian

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | -                | 2                | -                               | 148,950          | 149,500          | 100.4%             | 1,071        | 139.65       | 4         | -            |
| 150 - 199K           | -                | 1                | 16               | -                               | 185,699          | 185,402          | 99.8%              | 1,086        | 170.66       | 13        | 12.5%        |
| 200 - 249K           | 4                | 8                | 215              | 0.2                             | 236,368          | 233,890          | 99.0%              | 1,485        | 157.51       | 14        | 0.5%         |
| 250 - 299K           | 10               | 27               | 228              | 0.5                             | 279,417          | 275,644          | 98.6%              | 1,879        | 146.69       | 20        | 0.9%         |
| 300 - 349K           | 14               | 21               | 152              | 1.1                             | 329,039          | 323,407          | 98.3%              | 2,198        | 147.14       | 23        | -            |
| 350 - 399K           | 20               | 12               | 81               | 3.0                             | 378,632          | 372,792          | 98.5%              | 2,507        | 148.70       | 25        | -            |
| 400 - 499K           | 17               | 16               | 51               | 4.0                             | 455,948          | 446,076          | 97.8%              | 2,792        | 159.74       | 32        | -            |
| 500 - 599K           | 4                | 1                | 8                | 6.0                             | 571,503          | 541,673          | 94.8%              | 3,283        | 165.02       | 43        | -            |
| 600 - 799K           | 4                | -                | 4                | 12.0                            | 673,133          | 659,833          | 98.0%              | 4,108        | 160.64       | 4         | -            |
| 800 - 999K           | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| >1M                  | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>73</b>        | <b>86</b>        | <b>757</b>       | <b>1.2</b>                      |                  |                  |                    |              |              |           | <b>0.7%</b>  |
| <b>Average Price</b> | <b>\$396,763</b> | <b>\$335,576</b> | <b>\$297,565</b> | <b>-</b>                        | <b>\$302,214</b> | <b>\$297,565</b> | <b>98.5%</b>       | <b>1,967</b> | <b>\$151</b> | <b>20</b> |              |

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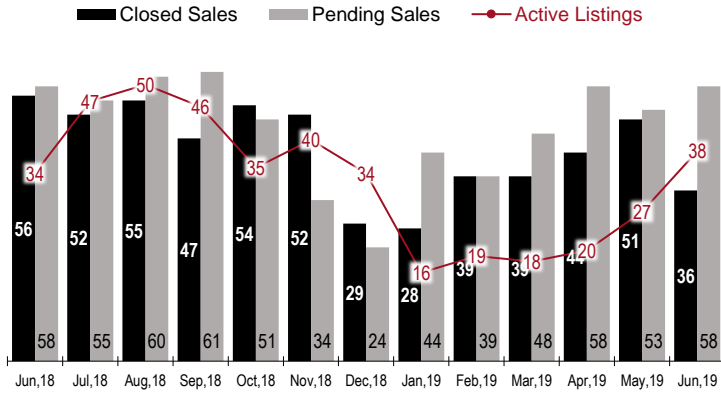
# Market Dynamics

## Existing Home Market

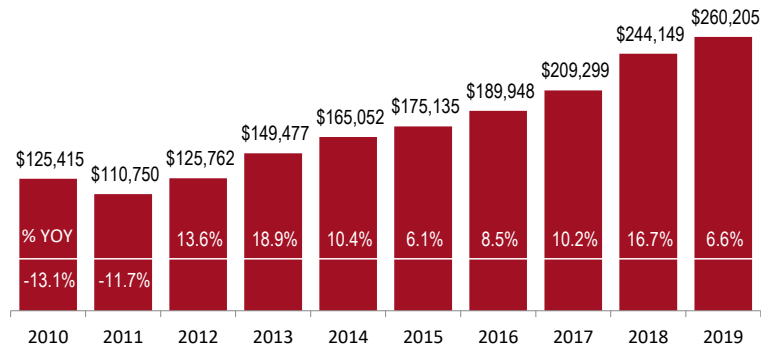
Area: 600, West Boise

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | -                | 9                | -                               | 129,344          | 126,167          | 97.5%              | 727          | 173.62       | 14        | -            |
| 150 - 199K           | -                | 6                | 92               | -                               | 183,539          | 184,602          | 100.6%             | 1,145        | 161.20       | 12        | -            |
| 200 - 249K           | 6                | 18               | 190              | 0.4                             | 230,916          | 227,484          | 98.5%              | 1,419        | 160.27       | 15        | 1.1%         |
| 250 - 299K           | 15               | 19               | 129              | 1.4                             | 275,086          | 270,737          | 98.4%              | 1,848        | 146.50       | 20        | -            |
| 300 - 349K           | 4                | 8                | 49               | 1.0                             | 327,616          | 318,320          | 97.2%              | 2,342        | 135.89       | 22        | -            |
| 350 - 399K           | 5                | 2                | 31               | 1.9                             | 377,352          | 370,079          | 98.1%              | 2,579        | 143.49       | 25        | -            |
| 400 - 499K           | 5                | 2                | 20               | 3.0                             | 447,856          | 445,517          | 99.5%              | 3,156        | 141.15       | 33        | -            |
| 500 - 599K           | -                | 1                | 8                | -                               | 550,579          | 535,529          | 97.3%              | 4,070        | 131.59       | 42        | -            |
| 600 - 799K           | 3                | 1                | 1                | 36.0                            | 829,900          | 725,000          | 87.4%              | 3,490        | 207.74       | 35        | -            |
| 800 - 999K           | -                | 1                | 1                | -                               | 995,000          | 875,000          | 87.9%              | 4,711        | 185.74       | 47        | -            |
| >1M                  | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>38</b>        | <b>58</b>        | <b>530</b>       | <b>0.9</b>                      |                  |                  |                    |              |              |           | <b>0.4%</b>  |
| <b>Average Price</b> | <b>\$343,916</b> | <b>\$286,250</b> | <b>\$260,205</b> | <b>-</b>                        | <b>\$264,509</b> | <b>\$260,205</b> | <b>98.4%</b>       | <b>1,729</b> | <b>\$150</b> | <b>18</b> |              |

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Report Date: July 5, 2019

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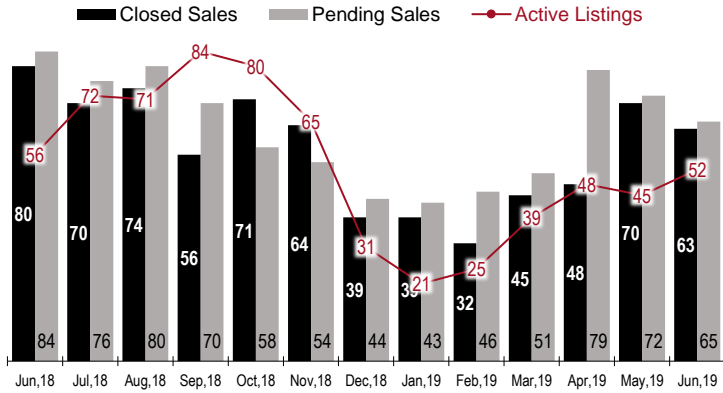
# Market Dynamics

## Existing Home Market

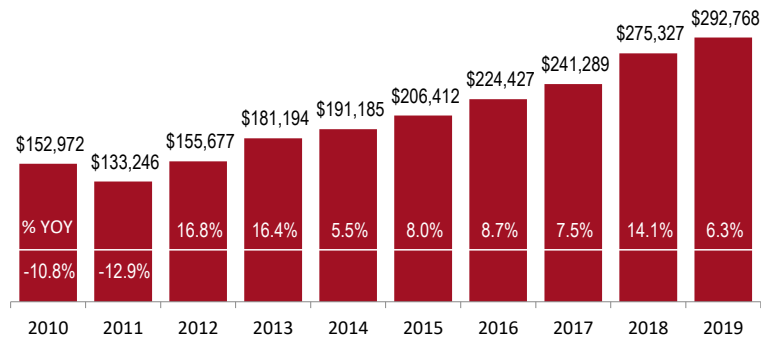
Area: 650, W Boise - Garden City

Report Month: June, 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             | -                | -                | 1                | -                               | \$45,000         | \$41,500         | 92.2%              | 1,224        | \$33.91      | 75        | -            |
| 100 -150K            | -                | -                | 1                | -                               | 180,000          | 139,000          | 77.2%              | 852          | 163.15       | 28        | -            |
| 150 - 199K           | -                | 1                | 24               | -                               | 187,371          | 187,825          | 100.2%             | 1,222        | 153.70       | 22        | 4.2%         |
| 200 - 249K           | 4                | 10               | 186              | 0.3                             | 232,222          | 230,943          | 99.4%              | 1,374        | 168.14       | 14        | 1.1%         |
| 250 - 299K           | 11               | 20               | 228              | 0.6                             | 278,282          | 274,946          | 98.8%              | 1,818        | 151.25       | 19        | 0.4%         |
| 300 - 349K           | 11               | 14               | 101              | 1.3                             | 333,900          | 326,364          | 97.7%              | 2,259        | 144.48       | 31        | -            |
| 350 - 399K           | 9                | 8                | 62               | 1.7                             | 380,637          | 372,039          | 97.7%              | 2,727        | 136.44       | 25        | -            |
| 400 - 499K           | 13               | 8                | 38               | 4.1                             | 446,945          | 442,921          | 99.1%              | 3,107        | 142.54       | 31        | -            |
| 500 - 599K           | 1                | 1                | 14               | 0.9                             | 570,698          | 549,922          | 96.4%              | 4,908        | 112.04       | 47        | 7.1%         |
| 600 - 799K           | 3                | 3                | 3                | 12.0                            | 674,633          | 668,633          | 99.1%              | 5,773        | 115.82       | 25        | -            |
| 800 - 999K           | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| >1M                  | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>52</b>        | <b>65</b>        | <b>658</b>       | <b>0.9</b>                      |                  |                  |                    |              |              |           | <b>0.8%</b>  |
| <b>Average Price</b> | <b>\$381,771</b> | <b>\$342,980</b> | <b>\$292,768</b> | <b>-</b>                        | <b>\$296,988</b> | <b>\$292,768</b> | <b>98.6%</b>       | <b>1,978</b> | <b>\$148</b> | <b>22</b> |              |

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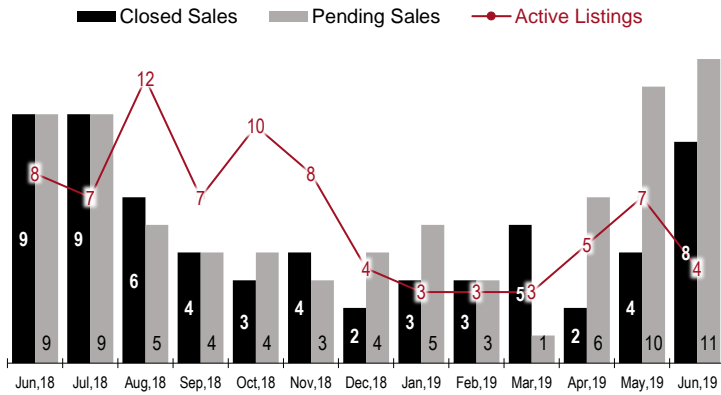
# Market Dynamics

## Existing Home Market

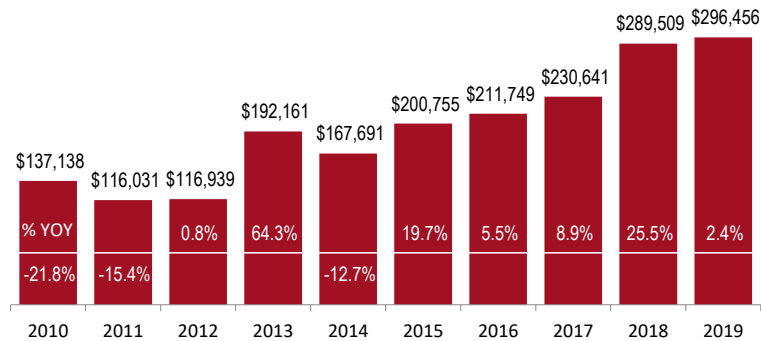
Area: 700, Garden City

Report Month: June, 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             | -                | -                | 1                | -                               | \$96,800         | \$86,000         | 88.8%              | 916          | \$93.89      | 91        | -            |
| 100 - 150K           | -                | 1                | 2                | -                               | 124,175          | 134,000          | 107.9%             | 920          | 145.65       | 21        | 50.0%        |
| 150 - 199K           | -                | -                | 7                | -                               | 189,100          | 188,500          | 99.7%              | 1,115        | 169.01       | 11        | -            |
| 200 - 249K           | -                | -                | 8                | -                               | 238,038          | 236,288          | 99.3%              | 1,308        | 180.61       | 24        | -            |
| 250 - 299K           | 1                | 5                | 14               | 0.9                             | 275,014          | 269,307          | 97.9%              | 1,542        | 174.62       | 40        | -            |
| 300 - 349K           | -                | 2                | 5                | -                               | 327,580          | 324,980          | 99.2%              | 2,042        | 159.16       | 17        | -            |
| 350 - 399K           | -                | 1                | 9                | -                               | 380,956          | 365,111          | 95.8%              | 2,046        | 178.42       | 40        | -            |
| 400 - 499K           | -                | 1                | 5                | -                               | 464,108          | 453,878          | 97.8%              | 2,396        | 189.41       | 51        | -            |
| 500 - 599K           | -                | 1                | 2                | -                               | 571,950          | 585,000          | 102.3%             | 2,603        | 224.78       | 7         | -            |
| 600 - 799K           | 3                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| 800 - 999K           | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| >1M                  | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>4</b>         | <b>11</b>        | <b>53</b>        | <b>0.9</b>                      |                  |                  |                    |              |              |           | <b>1.9%</b>  |
| <b>Average Price</b> | <b>\$637,975</b> | <b>\$331,473</b> | <b>\$296,456</b> | <b>-</b>                        | <b>\$301,386</b> | <b>\$296,456</b> | <b>98.4%</b>       | <b>1,672</b> | <b>\$177</b> | <b>31</b> |              |

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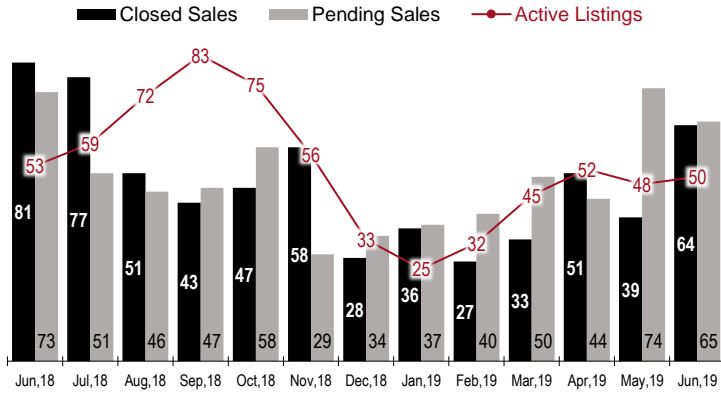
# Market Dynamics

## Existing Home Market

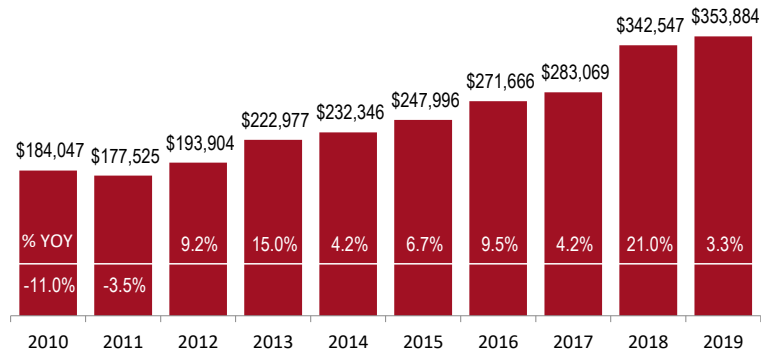
Area: 800, NW Boise

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | 1                | 1                | -                               | 124,000          | 110,000          | 88.7%              | 1,637        | 67.20        | -         | -            |
| 150 - 199K           | -                | 1                | 26               | -                               | 187,331          | 187,700          | 100.2%             | 1,047        | 179.33       | 19        | -            |
| 200 - 249K           | -                | 4                | 100              | -                               | 235,395          | 233,718          | 99.3%              | 1,245        | 187.79       | 15        | -            |
| 250 - 299K           | 7                | 15               | 133              | 0.6                             | 275,997          | 275,885          | 100.0%             | 1,502        | 183.73       | 14        | 0.8%         |
| 300 - 349K           | 8                | 10               | 78               | 1.2                             | 334,972          | 327,478          | 97.8%              | 1,874        | 174.73       | 29        | -            |
| 350 - 399K           | 9                | 9                | 61               | 1.8                             | 383,696          | 376,936          | 98.2%              | 2,204        | 171.01       | 24        | -            |
| 400 - 499K           | 11               | 9                | 90               | 1.5                             | 462,155          | 452,509          | 97.9%              | 2,559        | 176.80       | 34        | -            |
| 500 - 599K           | 1                | 5                | 33               | 0.4                             | 564,502          | 545,977          | 96.7%              | 3,198        | 170.70       | 60        | -            |
| 600 - 799K           | 11               | 7                | 24               | 5.5                             | 711,825          | 693,031          | 97.4%              | 3,559        | 194.74       | 43        | -            |
| 800 - 999K           | 1                | 1                | 3                | 4.0                             | 921,300          | 899,550          | 97.6%              | 3,993        | 225.30       | 19        | -            |
| >1M                  | 2                | 3                | 4                | 6.0                             | 1,299,473        | 1,216,750        | 93.6%              | 6,214        | 195.81       | 90        | -            |
| <b>Total</b>         | <b>50</b>        | <b>65</b>        | <b>553</b>       | <b>1.1</b>                      |                  |                  |                    |              |              |           | <b>0.2%</b>  |
| <b>Average Price</b> | <b>\$509,770</b> | <b>\$438,684</b> | <b>\$353,884</b> | <b>-</b>                        | <b>\$360,268</b> | <b>\$353,884</b> | <b>98.2%</b>       | <b>1,972</b> | <b>\$179</b> | <b>25</b> |              |

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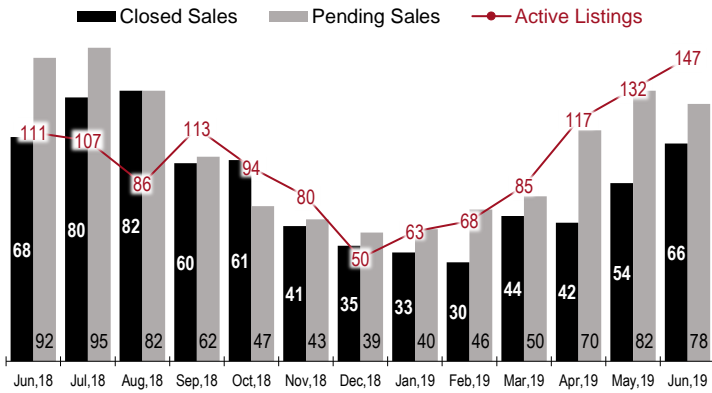
# Market Dynamics

## Existing Home Market

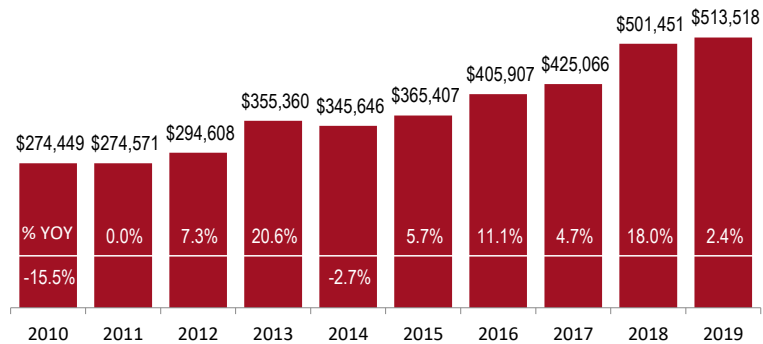
Area: 900, Eagle

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | -                | 1                | -                               | 142,900          | 148,000          | 103.6%             | 960          | 154.17       | 1         | -            |
| 150 - 199K           | -                | 4                | 8                | -                               | 176,250          | 165,591          | 94.0%              | 895          | 185.12       | 24        | -            |
| 200 - 249K           | 1                | 1                | 18               | 0.7                             | 236,039          | 231,103          | 97.9%              | 1,340        | 172.52       | 20        | -            |
| 250 - 299K           | 3                | 2                | 61               | 0.6                             | 284,579          | 277,605          | 97.5%              | 1,608        | 172.61       | 24        | 1.6%         |
| 300 - 349K           | 6                | 15               | 76               | 0.9                             | 333,428          | 326,702          | 98.0%              | 1,969        | 165.95       | 28        | -            |
| 350 - 399K           | 12               | 10               | 77               | 1.9                             | 386,523          | 374,678          | 96.9%              | 2,305        | 162.55       | 38        | 1.3%         |
| 400 - 499K           | 21               | 13               | 133              | 1.9                             | 460,248          | 448,144          | 97.4%              | 2,716        | 164.97       | 36        | -            |
| 500 - 599K           | 27               | 13               | 76               | 4.3                             | 564,176          | 550,319          | 97.5%              | 3,040        | 181.00       | 41        | -            |
| 600 - 799K           | 34               | 11               | 103              | 4.0                             | 714,830          | 697,402          | 97.6%              | 3,691        | 188.95       | 45        | -            |
| 800 - 999K           | 19               | 6                | 53               | 4.3                             | 917,563          | 899,613          | 98.0%              | 4,505        | 199.69       | 42        | -            |
| >1M                  | 24               | 3                | 23               | 12.5                            | 1,316,761        | 1,244,453        | 94.5%              | 5,609        | 221.86       | 58        | -            |
| <b>Total</b>         | <b>147</b>       | <b>78</b>        | <b>629</b>       | <b>2.8</b>                      |                  |                  |                    |              |              |           | <b>0.3%</b>  |
| <b>Average Price</b> | <b>\$745,654</b> | <b>\$530,348</b> | <b>\$513,518</b> | <b>-</b>                        | <b>\$528,271</b> | <b>\$513,518</b> | <b>97.2%</b>       | <b>2,843</b> | <b>\$181</b> | <b>36</b> |              |

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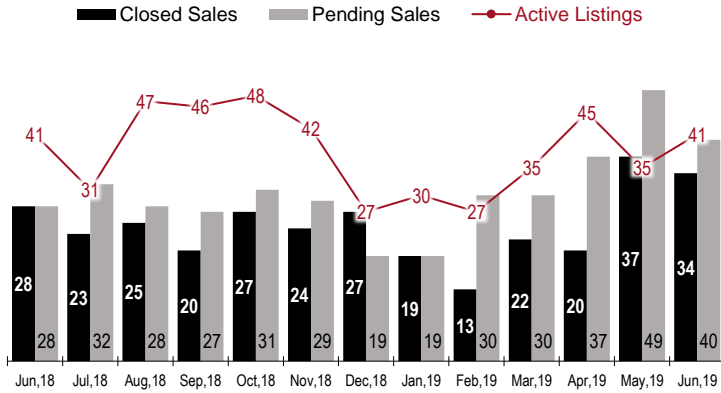
# Market Dynamics

## Existing Home Market

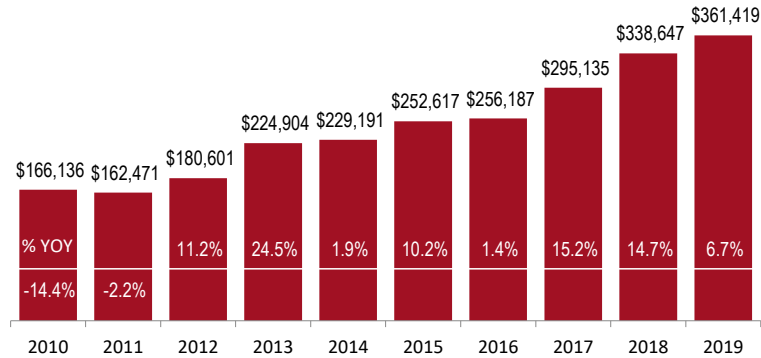
Area: 950, Star

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | -                | 3                | -                               | 164,967          | 137,500          | 83.4%              | 1,503        | 91.46        | 27        | -            |
| 150 - 199K           | 1                | -                | 5                | 2.4                             | 190,960          | 184,640          | 96.7%              | 1,108        | 166.67       | 33        | 20.0%        |
| 200 - 249K           | -                | 3                | 53               | -                               | 234,851          | 229,847          | 97.9%              | 1,430        | 160.74       | 13        | 1.9%         |
| 250 - 299K           | 4                | 8                | 52               | 0.9                             | 283,577          | 276,884          | 97.6%              | 1,968        | 140.68       | 29        | -            |
| 300 - 349K           | 7                | 10               | 51               | 1.6                             | 331,251          | 325,688          | 98.3%              | 2,211        | 147.29       | 25        | -            |
| 350 - 399K           | 9                | 2                | 44               | 2.5                             | 381,112          | 370,600          | 97.2%              | 2,525        | 146.78       | 46        | -            |
| 400 - 499K           | 10               | 9                | 43               | 2.8                             | 460,898          | 449,207          | 97.5%              | 2,597        | 172.97       | 53        | -            |
| 500 - 599K           | 4                | 2                | 22               | 2.2                             | 565,216          | 553,050          | 97.8%              | 3,169        | 174.51       | 62        | -            |
| 600 - 799K           | -                | 4                | 13               | -                               | 702,990          | 693,835          | 98.7%              | 3,831        | 181.10       | 36        | -            |
| 800 - 999K           | 3                | 1                | 5                | 7.2                             | 889,056          | 850,822          | 95.7%              | 5,922        | 143.66       | 55        | -            |
| >1M                  | 3                | 1                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>41</b>        | <b>40</b>        | <b>291</b>       | <b>1.7</b>                      |                  |                  |                    |              |              |           | <b>0.7%</b>  |
| <b>Average Price</b> | <b>\$499,942</b> | <b>\$421,541</b> | <b>\$361,419</b> | <b>-</b>                        | <b>\$370,220</b> | <b>\$361,419</b> | <b>97.6%</b>       | <b>2,317</b> | <b>\$156</b> | <b>35</b> |              |

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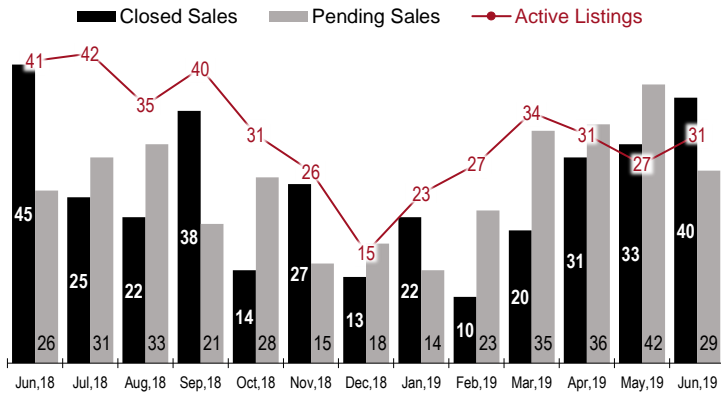
# Market Dynamics

## Existing Home Market

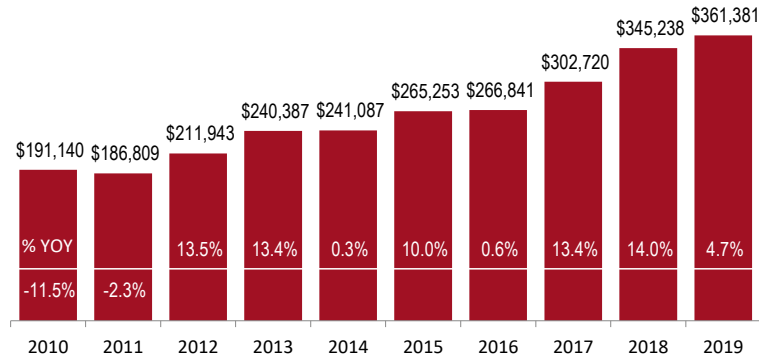
Area: 1000, SE Meridian

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | -                | 1                | -                               | 146,000          | 140,000          | 95.9%              | 980          | 142.86       | 2         | -            |
| 150 - 199K           | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| 200 - 249K           | -                | 1                | 11               | -                               | 239,036          | 237,054          | 99.2%              | 1,308        | 181.18       | 15        | -            |
| 250 - 299K           | 3                | 1                | 67               | 0.5                             | 280,888          | 276,840          | 98.6%              | 1,777        | 155.79       | 22        | -            |
| 300 - 349K           | 4                | 7                | 74               | 0.6                             | 328,877          | 322,627          | 98.1%              | 2,188        | 147.45       | 25        | 1.4%         |
| 350 - 399K           | 4                | 6                | 60               | 0.8                             | 381,989          | 374,062          | 97.9%              | 2,528        | 147.98       | 28        | -            |
| 400 - 499K           | 12               | 9                | 68               | 2.1                             | 461,031          | 452,316          | 98.1%              | 3,063        | 147.65       | 31        | -            |
| 500 - 599K           | 2                | 5                | 5                | 4.8                             | 558,521          | 545,196          | 97.6%              | 4,022        | 135.55       | 22        | -            |
| 600 - 799K           | 4                | -                | 6                | 8.0                             | 744,542          | 673,958          | 90.5%              | 3,910        | 172.38       | 48        | -            |
| 800 - 999K           | 1                | -                | 2                | 6.0                             | 898,000          | 832,500          | 92.7%              | 3,256        | 255.68       | 49        | -            |
| >1M                  | 1                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>31</b>        | <b>29</b>        | <b>294</b>       | <b>1.3</b>                      |                  |                  |                    |              |              |           | <b>0.3%</b>  |
| <b>Average Price</b> | <b>\$498,123</b> | <b>\$396,362</b> | <b>\$361,381</b> | <b>-</b>                        | <b>\$369,120</b> | <b>\$361,381</b> | <b>97.9%</b>       | <b>2,389</b> | <b>\$151</b> | <b>27</b> |              |

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Report Date: July 5, 2019

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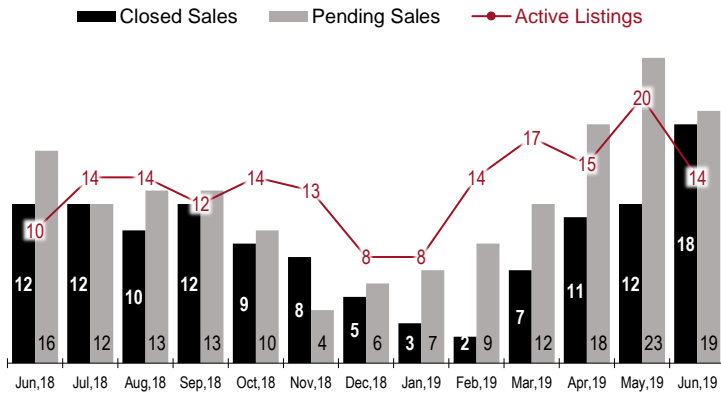
# Market Dynamics

## Existing Home Market

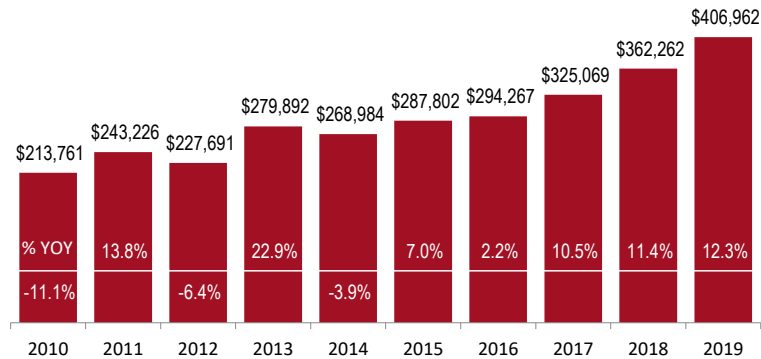
Area: 1010, SW Meridian

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 -150K            | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| 150 - 199K           | -                | -                | 3                | -                               | 193,263          | 196,967          | 101.9%             | 1,059        | 186.05       | 23        | -            |
| 200 - 249K           | -                | 2                | 9                | -                               | 234,610          | 231,531          | 98.7%              | 1,578        | 146.76       | 21        | -            |
| 250 - 299K           | -                | 2                | 14               | -                               | 290,600          | 278,536          | 95.8%              | 1,826        | 152.57       | 30        | -            |
| 300 - 349K           | 1                | 4                | 17               | 0.7                             | 337,646          | 327,188          | 96.9%              | 2,246        | 145.65       | 28        | -            |
| 350 - 399K           | 2                | 3                | 19               | 1.3                             | 379,416          | 374,350          | 98.7%              | 2,453        | 152.60       | 23        | -            |
| 400 - 499K           | 4                | 4                | 25               | 1.9                             | 453,707          | 444,908          | 98.1%              | 2,869        | 155.07       | 31        | -            |
| 500 - 599K           | 6                | 1                | 9                | 8.0                             | 554,808          | 546,667          | 98.5%              | 3,526        | 155.03       | 34        | -            |
| 600 - 799K           | 1                | 2                | 12               | 1.0                             | 717,388          | 707,087          | 98.6%              | 4,297        | 164.55       | 30        | -            |
| 800 - 999K           | -                | 1                | 1                | -                               | 985,000          | 925,000          | 93.9%              | 5,699        | 162.31       | 150       | -            |
| >1M                  | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>14</b>        | <b>19</b>        | <b>109</b>       | <b>1.5</b>                      |                  |                  |                    |              |              |           | <b>-</b>     |
| <b>Average Price</b> | <b>\$509,814</b> | <b>\$423,305</b> | <b>\$406,962</b> | <b>-</b>                        | <b>\$415,584</b> | <b>\$406,962</b> | <b>97.9%</b>       | <b>2,634</b> | <b>\$154</b> | <b>32</b> |              |

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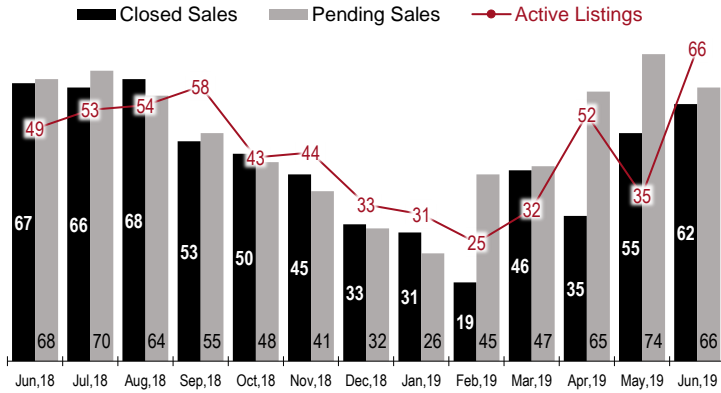
# Market Dynamics

## Existing Home Market

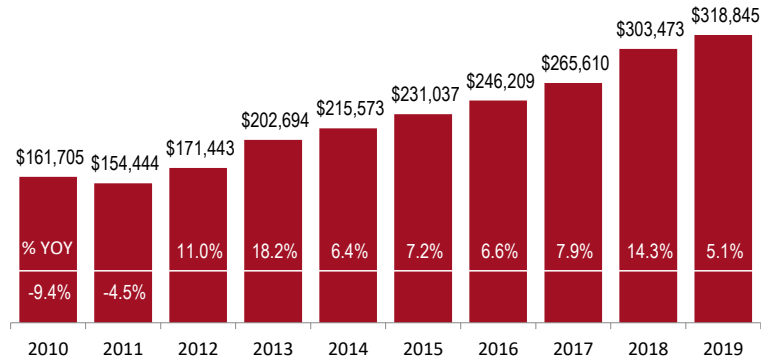
Area: 1020, NE Meridian

Report Month: June, 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             | -                | -                | -                | -                               | \$-              | \$-              | -                  | -            | \$-          | -         | -            |
| 100 - 150K           | -                | -                | 3                | -                               | 144,933          | 127,633          | 88.1%              | 884          | 144.38       | 33        | -            |
| 150 - 199K           | -                | -                | 12               | -                               | 179,542          | 176,125          | 98.1%              | 1,073        | 164.10       | 26        | -            |
| 200 - 249K           | 3                | 7                | 111              | 0.3                             | 237,519          | 236,375          | 99.5%              | 1,376        | 171.83       | 13        | 1.8%         |
| 250 - 299K           | 5                | 21               | 163              | 0.4                             | 279,420          | 275,630          | 98.6%              | 1,719        | 160.30       | 18        | -            |
| 300 - 349K           | 15               | 13               | 118              | 1.5                             | 330,897          | 326,496          | 98.7%              | 2,153        | 151.67       | 23        | -            |
| 350 - 399K           | 20               | 10               | 83               | 2.9                             | 381,468          | 373,986          | 98.0%              | 2,554        | 146.42       | 26        | 1.2%         |
| 400 - 499K           | 20               | 11               | 72               | 3.3                             | 455,811          | 444,780          | 97.6%              | 2,951        | 150.73       | 29        | -            |
| 500 - 599K           | 2                | 2                | 9                | 2.7                             | 557,542          | 545,125          | 97.8%              | 3,617        | 150.73       | 29        | -            |
| 600 - 799K           | 1                | 1                | 6                | 2.0                             | 705,550          | 689,988          | 97.8%              | 3,952        | 174.58       | 33        | -            |
| 800 - 999K           | -                | 1                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| >1M                  | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>66</b>        | <b>66</b>        | <b>577</b>       | <b>1.4</b>                      |                  |                  |                    |              |              |           | <b>0.5%</b>  |
| <b>Average Price</b> | <b>\$390,672</b> | <b>\$353,633</b> | <b>\$318,845</b> | <b>-</b>                        | <b>\$324,008</b> | <b>\$318,845</b> | <b>98.4%</b>       | <b>2,048</b> | <b>\$156</b> | <b>21</b> |              |

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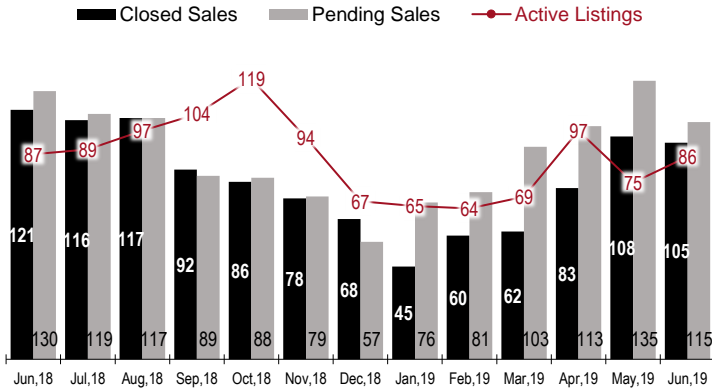
# Market Dynamics

## Existing Home Market

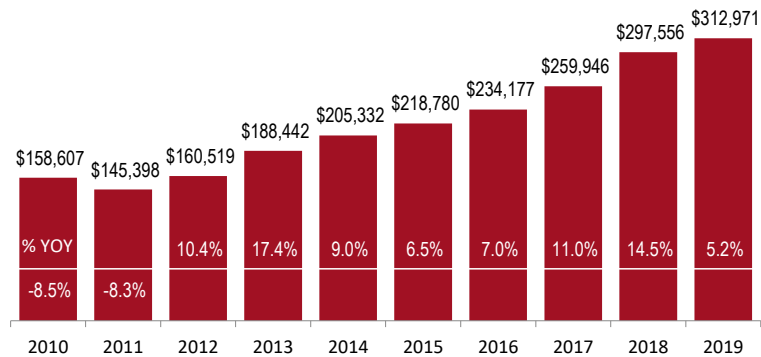
Area: 1030, NW Meridian

Report Month: June, 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             | -                | -                | 1                | -                               | \$124,900        | \$97,000         | 77.7%              | 1,008        | \$96.23      | 387       | -            |
| 100 - 150K           | -                | -                | 2                | -                               | 169,500          | 134,000          | 79.1%              | 883          | 151.76       | 41        | -            |
| 150 - 199K           | 1                | -                | 32               | 0.4                             | 186,193          | 186,798          | 100.3%             | 1,136        | 164.51       | 11        | -            |
| 200 - 249K           | 4                | 14               | 252              | 0.2                             | 235,742          | 233,545          | 99.1%              | 1,424        | 164.01       | 16        | -            |
| 250 - 299K           | 14               | 36               | 286              | 0.6                             | 279,043          | 276,091          | 98.9%              | 1,739        | 158.72       | 19        | -            |
| 300 - 349K           | 22               | 27               | 177              | 1.5                             | 327,944          | 323,415          | 98.6%              | 2,162        | 149.61       | 23        | -            |
| 350 - 399K           | 20               | 14               | 117              | 2.1                             | 382,080          | 373,632          | 97.8%              | 2,540        | 147.12       | 31        | -            |
| 400 - 499K           | 14               | 17               | 120              | 1.4                             | 457,503          | 447,578          | 97.8%              | 2,923        | 153.14       | 34        | -            |
| 500 - 599K           | 6                | 6                | 25               | 2.9                             | 564,813          | 547,888          | 97.0%              | 3,449        | 158.88       | 45        | -            |
| 600 - 799K           | 2                | 1                | 3                | 8.0                             | 676,600          | 649,667          | 96.0%              | 4,077        | 159.36       | 22        | -            |
| 800 - 999K           | -                | -                | 2                | -                               | 927,150          | 892,500          | 96.3%              | 5,100        | 175.02       | 9         | -            |
| >1M                  | 3                | -                | 3                | 12.0                            | 1,370,000        | 1,290,000        | 94.2%              | 5,785        | 222.98       | 306       | -            |
| <b>Total</b>         | <b>86</b>        | <b>115</b>       | <b>1,020</b>     | <b>1.0</b>                      |                  |                  |                    |              |              |           | <b>-</b>     |
| <b>Average Price</b> | <b>\$414,526</b> | <b>\$341,286</b> | <b>\$312,971</b> | <b>-</b>                        | <b>\$317,948</b> | <b>\$312,971</b> | <b>98.4%</b>       | <b>2,013</b> | <b>\$155</b> | <b>24</b> |              |

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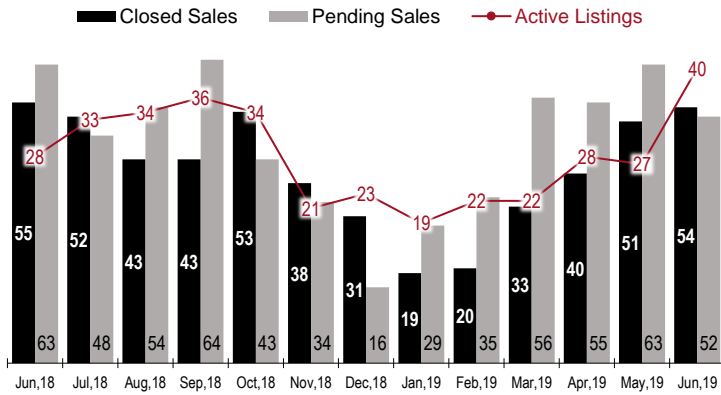
# Market Dynamics

## Existing Home Market

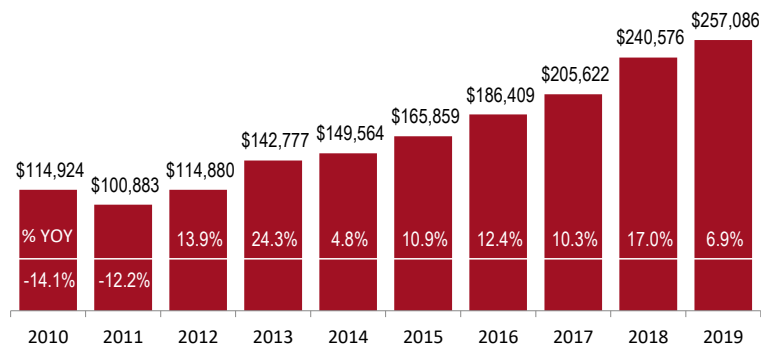
Area: 1100, Kuna

Report Month: June, 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             | -                | -                | 1                | -                               | \$89,900         | \$89,900         | 100.0%             | 1,440        | \$62.43      | 6         | -            |
| 100 - 150K           | -                | -                | 1                | -                               | 145,000          | 140,000          | 96.6%              | 1,200        | 116.67       | 19        | -            |
| 150 - 199K           | 2                | 4                | 54               | 0.4                             | 191,105          | 191,672          | 100.3%             | 1,132        | 169.36       | 15        | 1.9%         |
| 200 - 249K           | 8                | 23               | 207              | 0.5                             | 226,837          | 225,483          | 99.4%              | 1,474        | 152.98       | 11        | 0.5%         |
| 250 - 299K           | 9                | 13               | 136              | 0.8                             | 277,075          | 272,356          | 98.3%              | 2,069        | 131.61       | 19        | 1.5%         |
| 300 - 349K           | 8                | 6                | 47               | 2.0                             | 328,691          | 322,420          | 98.1%              | 2,336        | 138.02       | 23        | 2.1%         |
| 350 - 399K           | 7                | 2                | 14               | 6.0                             | 378,586          | 370,652          | 97.9%              | 2,530        | 146.52       | 19        | -            |
| 400 - 499K           | 5                | 4                | 13               | 4.6                             | 478,295          | 450,432          | 94.2%              | 2,871        | 156.88       | 40        | -            |
| 500 - 599K           | 1                | -                | 3                | 4.0                             | 558,650          | 554,725          | 99.3%              | 3,972        | 139.65       | 12        | -            |
| 600 - 799K           | -                | -                | 1                | -                               | 817,500          | 710,000          | 86.9%              | 4,508        | 157.50       | 29        | -            |
| 800 - 999K           | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| >1M                  | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| <b>Total</b>         | <b>40</b>        | <b>52</b>        | <b>477</b>       | <b>1.0</b>                      |                  |                  |                    |              |              |           | <b>1.0%</b>  |
| <b>Average Price</b> | <b>\$322,749</b> | <b>\$273,884</b> | <b>\$257,086</b> | <b>-</b>                        | <b>\$260,456</b> | <b>\$257,086</b> | <b>98.7%</b>       | <b>1,779</b> | <b>\$145</b> | <b>16</b> |              |

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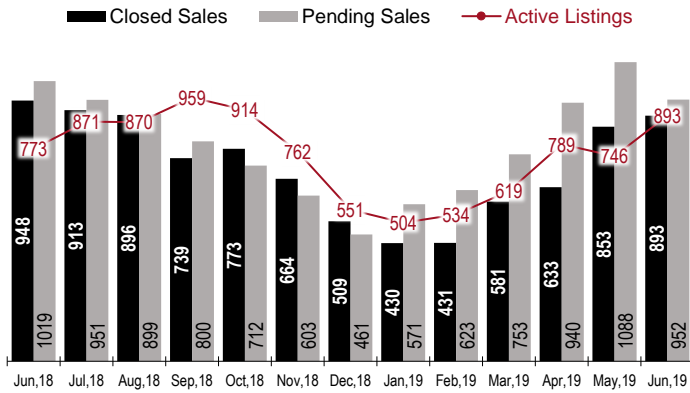
# Market Dynamics

## Existing Home Market

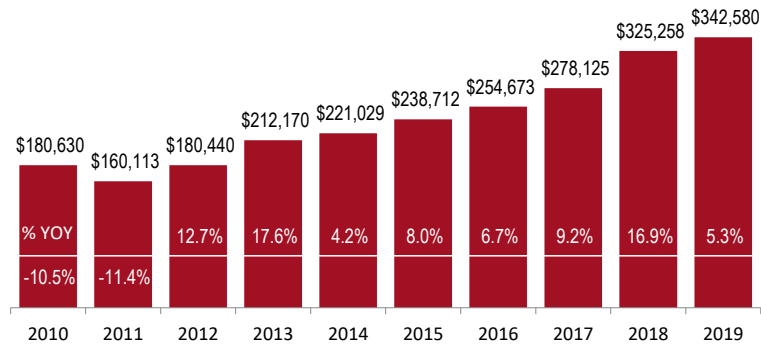
Area: Ada County

Report Month: June, 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             | -                | -                | 4                | -                               | \$89,150         | \$78,600         | 88.2%              | 1,147        | \$68.53      | 140       | -            |
| 100 - 150K           | -                | 4                | 53               | -                               | 139,878          | 135,816          | 97.1%              | 951          | 142.85       | 21        | 3.8%         |
| 150 - 199K           | 5                | 27               | 446              | 0.1                             | 185,560          | 185,324          | 99.9%              | 1,078        | 171.86       | 16        | 1.6%         |
| 200 - 249K           | 37               | 112              | 1,811            | 0.2                             | 232,918          | 231,149          | 99.2%              | 1,380        | 167.53       | 14        | 0.7%         |
| 250 - 299K           | 105              | 226              | 1,932            | 0.7                             | 278,715          | 275,010          | 98.7%              | 1,729        | 159.05       | 19        | 0.4%         |
| 300 - 349K           | 134              | 181              | 1,274            | 1.3                             | 330,534          | 324,645          | 98.2%              | 2,069        | 156.88       | 24        | 0.2%         |
| 350 - 399K           | 146              | 116              | 919              | 1.9                             | 381,816          | 374,438          | 98.1%              | 2,342        | 159.87       | 29        | 0.2%         |
| 400 - 499K           | 183              | 146              | 974              | 2.3                             | 458,344          | 448,908          | 97.9%              | 2,663        | 168.57       | 32        | 0.1%         |
| 500 - 599K           | 89               | 59               | 395              | 2.7                             | 560,912          | 548,966          | 97.9%              | 3,048        | 180.11       | 37        | 0.3%         |
| 600 - 799K           | 100              | 52               | 319              | 3.8                             | 711,268          | 695,565          | 97.8%              | 3,521        | 197.53       | 42        | -            |
| 800 - 999K           | 43               | 19               | 101              | 5.1                             | 920,623          | 893,302          | 97.0%              | 4,297        | 207.88       | 56        | -            |
| >1M                  | 51               | 10               | 66               | 9.3                             | 1,417,244        | 1,337,697        | 94.4%              | 5,122        | 261.18       | 90        | -            |
| <b>Total</b>         | <b>893</b>       | <b>952</b>       | <b>8,294</b>     | <b>1.3</b>                      |                  |                  |                    |              |              |           | <b>0.4%</b>  |
| <b>Average Price</b> | <b>\$515,526</b> | <b>\$382,685</b> | <b>\$342,580</b> | <b>-</b>                        | <b>\$348,845</b> | <b>\$342,580</b> | <b>98.2%</b>       | <b>2,028</b> | <b>\$169</b> | <b>24</b> |              |

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