

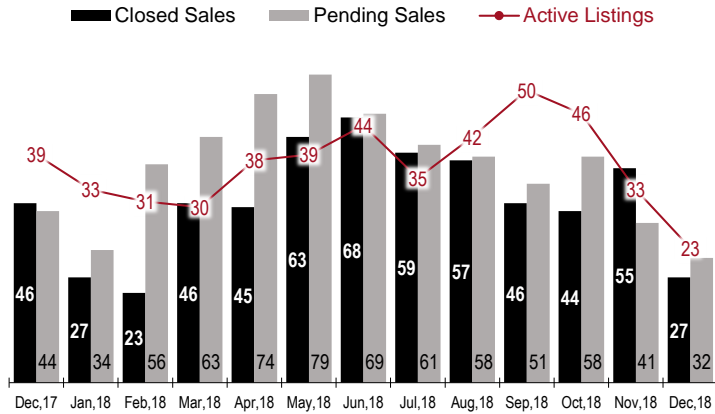
Market Dynamics

Existing Home Market

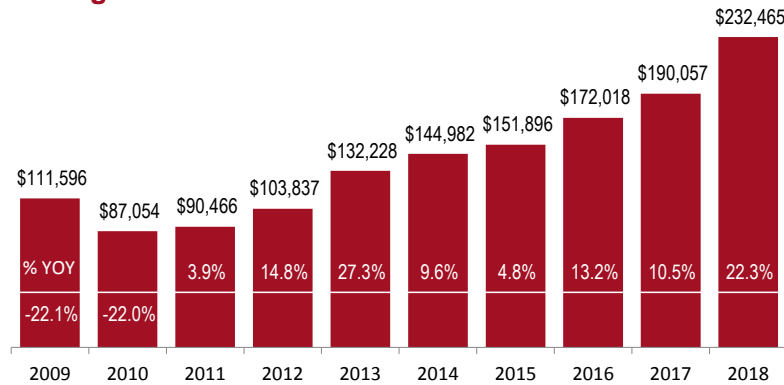
Area: 1250, NE Nampa

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	-	2	11	-	\$98,279	\$88,543	90.1%	1,001	\$88.49	42	9.1%
100 - 150K	1	2	47	0.3	136,342	136,210	99.9%	1,173	116.15	20	4.3%
150 - 199K	4	6	193	0.2	182,415	183,012	100.3%	1,363	134.23	11	1.6%
200 - 249K	1	15	174	0.1	224,759	222,837	99.1%	1,694	131.53	16	0.6%
250 - 299K	8	3	57	1.7	278,858	274,767	98.5%	2,204	124.69	28	-
300 - 349K	2	1	27	0.9	327,422	316,985	96.8%	2,379	133.23	32	-
350 - 399K	2	2	14	1.7	389,227	378,601	97.3%	2,641	143.37	61	-
400 - 499K	1	1	20	0.6	468,455	447,490	95.5%	2,990	149.65	53	-
500 - 599K	2	-	9	2.7	559,811	536,556	95.8%	3,052	175.80	62	-
600 - 799K	2	-	8	3.0	701,214	694,136	99.0%	4,901	141.63	31	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	23	32	560	0.5							1.3%
Average Price	\$340,070	\$236,212	\$232,465	-	\$235,468	\$232,465	98.7%	1,735	\$134	21	

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Report Date: Jan 4, 2019

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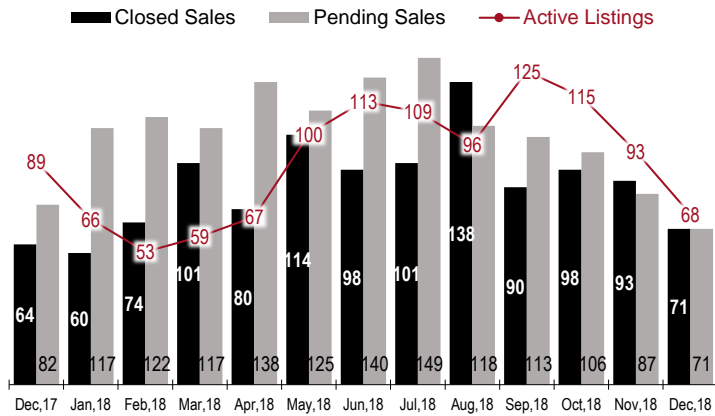
Market Dynamics

Existing Home Market

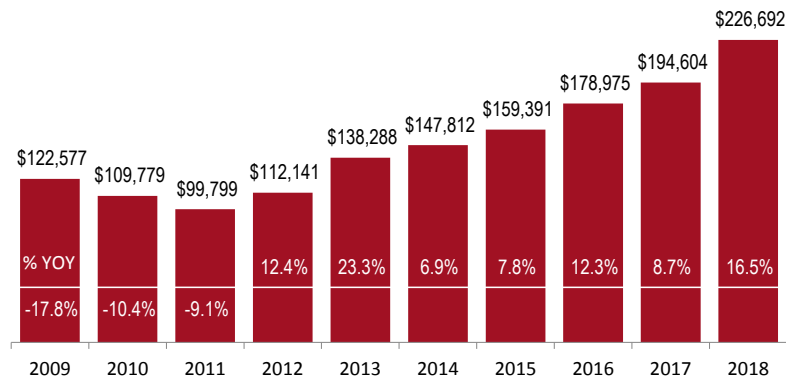
Area: 1260, S Nampa

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	-	11	1.1	\$89,582	\$82,139	91.7%	975	\$84.23	21	-
100 - 150K	2	6	102	0.2	136,453	135,072	99.0%	1,138	118.73	17	2.0%
150 - 199K	6	18	406	0.2	178,583	178,724	100.1%	1,382	129.29	15	0.7%
200 - 249K	23	21	259	1.1	226,829	225,282	99.3%	1,739	129.52	19	0.8%
250 - 299K	12	12	171	0.8	277,466	272,541	98.2%	2,208	123.45	29	0.6%
300 - 349K	8	9	93	1.0	331,528	321,786	97.1%	2,531	127.14	50	-
350 - 399K	3	2	39	0.9	385,951	370,003	95.9%	2,946	125.58	51	2.6%
400 - 499K	8	-	29	3.3	455,059	439,598	96.6%	3,333	131.90	61	-
500 - 599K	4	2	6	8.0	581,467	553,703	95.2%	3,886	142.48	15	-
600 - 799K	1	1	1	12.0	337,500	296,500	87.9%	2,314	128.13	109	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	68	71	1,117	0.7							0.8%
Average Price	\$300,600	\$247,476	\$226,692	-	\$229,945	\$226,692	98.6%	1,782	\$127	24	

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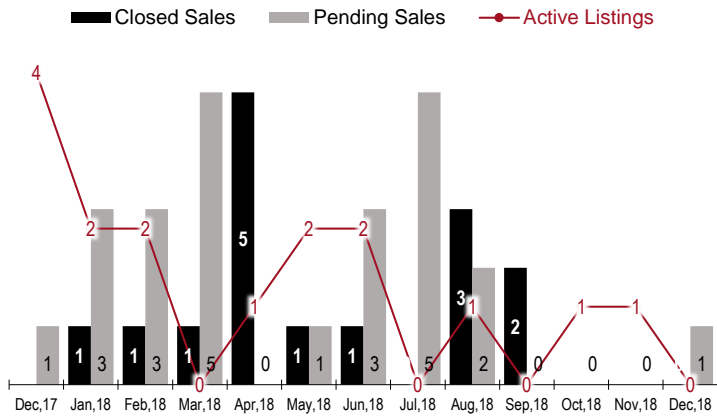
Market Dynamics

Existing Home Market

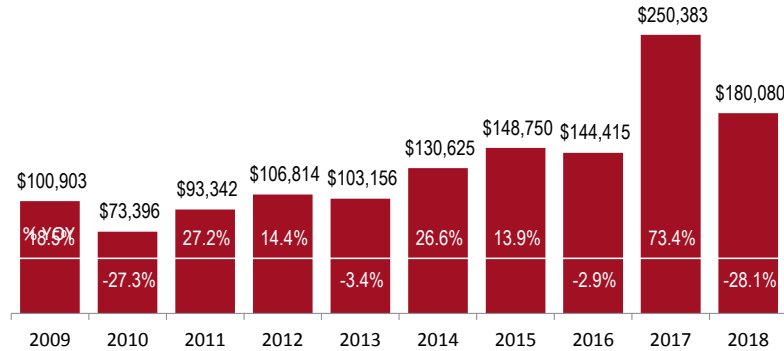
Area: 1265, Melba

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

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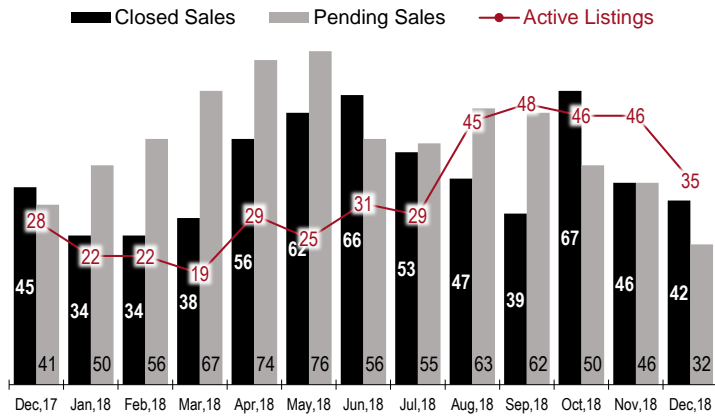
Market Dynamics

Existing Home Market

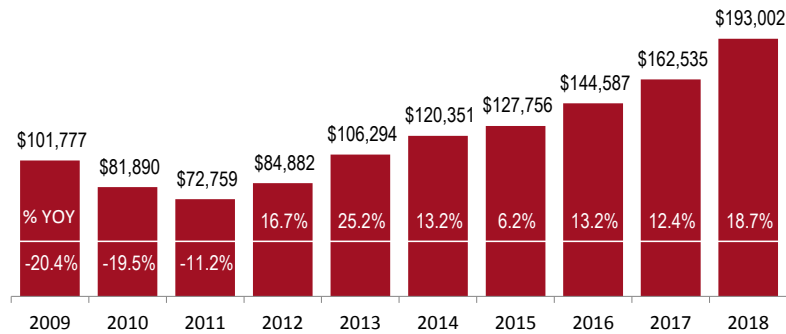
Area: 1270, NW Nampa

Report Month: 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	-	10	1.2	\$77,880	\$79,283	101.8%	1,242	\$63.82	24	20.0%
100 - 150K	6	5	101	0.7	132,809	133,055	100.2%	1,298	102.48	20	5.9%
150 - 199K	11	14	267	0.5	180,019	179,434	99.7%	1,450	123.76	13	0.7%
200 - 249K	11	9	152	0.9	225,838	223,008	98.7%	1,884	118.38	19	-
250 - 299K	5	3	39	1.5	270,446	267,338	98.9%	2,513	106.37	18	-
300 - 349K	-	1	6	-	318,133	317,667	99.9%	2,395	132.67	11	-
350 - 399K	-	-	2	-	404,950	380,000	93.8%	2,781	136.67	151	-
400 - 499K	1	-	3	4.0	448,300	429,333	95.8%	2,729	157.32	8	-
500 - 599K	-	-	3	-	573,300	538,333	93.9%	4,207	127.97	135	-
600 - 799K	-	-	1	-	340,250	340,250	100.0%	2,286	148.84	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	35	32	584	0.7							1.7%
Average Price	\$211,551	\$199,151	\$193,002	-	\$194,514	\$193,002	99.2%	1,644	\$117	17	

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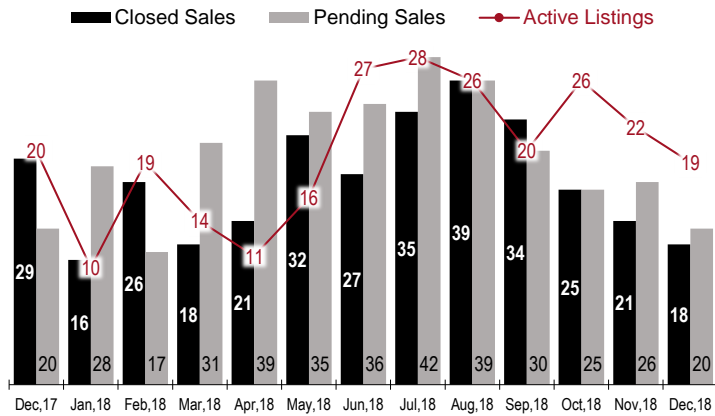
Market Dynamics

Existing Home Market

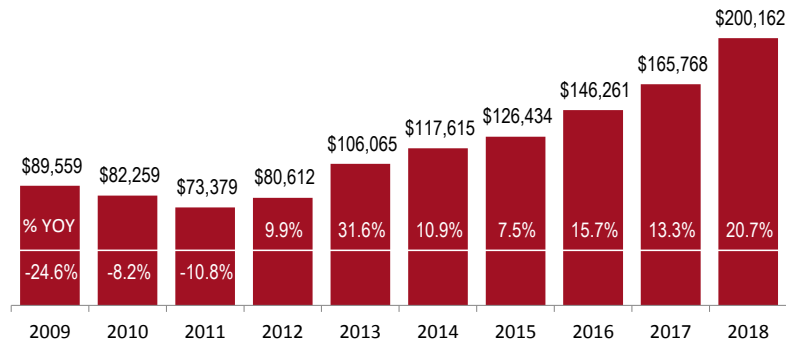
Area: 1275, NW Caldwell

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	-	-	4	-	\$83,450	\$78,375	93.9%	1,050	\$74.63	24	-
100 - 150K	3	-	41	0.9	136,634	134,658	98.6%	1,246	108.08	22	2.4%
150 - 199K	7	8	150	0.6	180,728	180,319	99.8%	1,497	120.49	13	1.3%
200 - 249K	5	9	83	0.7	224,406	221,892	98.9%	2,033	109.17	18	1.2%
250 - 299K	3	2	18	2.0	283,721	273,964	96.6%	2,464	111.17	25	5.6%
300 - 349K	-	-	6	-	337,967	320,325	94.8%	2,837	112.93	56	-
350 - 399K	-	1	5	-	385,560	341,600	88.6%	3,005	113.68	87	-
400 - 499K	-	-	2	-	442,500	437,500	98.9%	2,535	172.62	27	-
500 - 599K	-	-	2	-	567,400	545,000	96.1%	3,309	164.73	9	-
600 - 799K	1	-	1	12.0	312,500	312,500	100.0%	2,513	124.35	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	19	20	312	0.7							1.6%
Average Price	\$238,542	\$225,527	\$200,162	-	\$203,135	\$200,162	98.5%	1,736	\$115	19	

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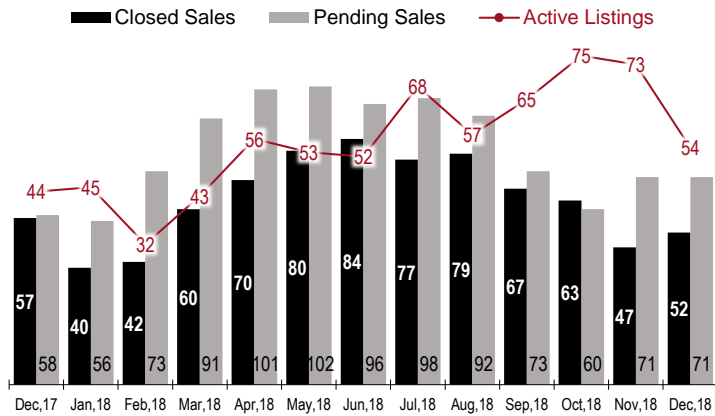
Market Dynamics

Existing Home Market

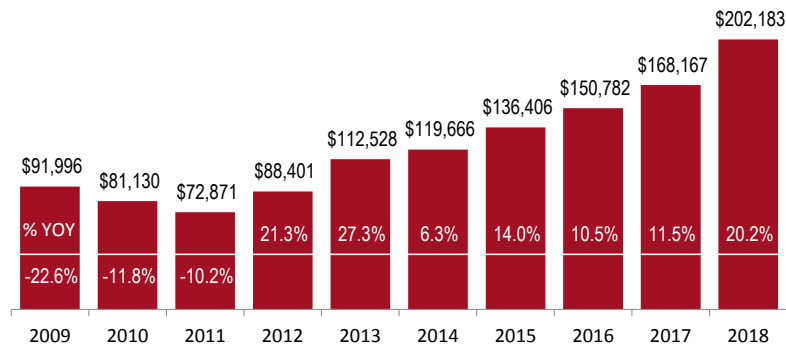
Area: 1280, SW Caldwell

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	-	15	0.8	\$84,397	\$75,520	89.5%	1,116	\$67.65	40	6.7%
100 - 150K	3	13	103	0.3	136,833	133,956	97.9%	1,300	103.02	26	3.9%
150 - 199K	11	21	383	0.3	177,473	176,822	99.6%	1,416	124.90	15	0.5%
200 - 249K	13	17	132	1.2	225,199	223,068	99.1%	1,997	111.70	23	-
250 - 299K	11	12	57	2.3	282,015	273,709	97.1%	2,353	116.33	33	-
300 - 349K	7	5	36	2.3	327,772	319,378	97.4%	2,561	124.72	41	-
350 - 399K	3	-	15	2.4	379,307	369,869	97.5%	2,948	125.46	45	-
400 - 499K	4	1	16	3.0	463,950	449,644	96.9%	3,305	136.06	51	6.3%
500 - 599K	-	2	1	-	545,000	520,000	95.4%	3,500	148.57	120	-
600 - 799K	1	-	2	6.0	366,725	300,000	81.8%	2,924	102.61	158	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	54	71	760	0.9							1.1%
Average Price	\$272,801	\$230,039	\$202,183	-	\$205,339	\$202,183	98.5%	1,704	\$119	23	

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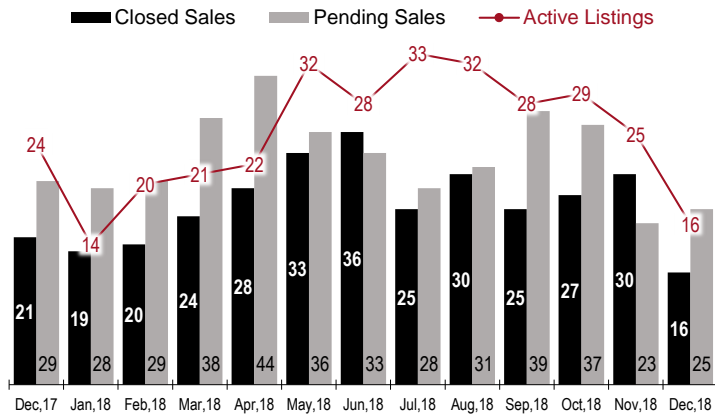
Market Dynamics

Existing Home Market

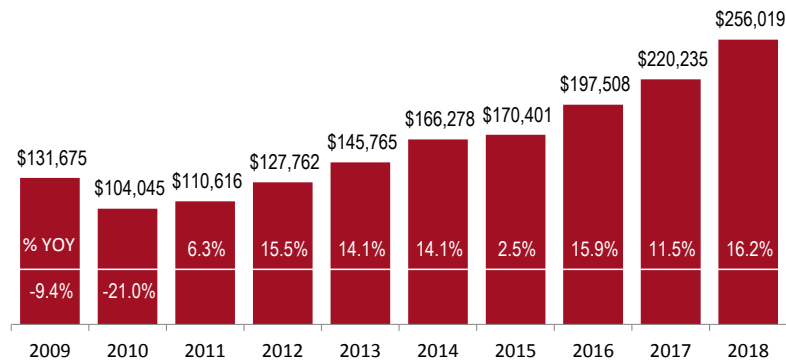
Area: 1285, Middleton

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	26	-	136,981	130,989	95.6%	1,117	117.25	29	3.8%
150 - 199K	2	5	69	0.3	181,494	180,229	99.3%	1,348	133.67	19	1.4%
200 - 249K	4	6	90	0.5	230,341	225,122	97.7%	1,864	120.76	23	-
250 - 299K	2	4	60	0.4	273,983	269,027	98.2%	2,178	123.54	22	-
300 - 349K	-	4	18	-	343,461	327,203	95.3%	2,506	130.55	32	-
350 - 399K	1	1	22	0.5	388,141	370,168	95.4%	2,543	145.59	52	-
400 - 499K	4	2	21	2.3	454,280	439,193	96.7%	2,960	148.36	51	-
500 - 599K	3	1	6	6.0	553,933	537,557	97.0%	3,734	143.98	12	-
600 - 799K	-	1	3	-	323,417	320,000	98.9%	1,956	163.64	19	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	16	25	315	0.6							0.6%
Average Price	\$354,519	\$295,495	\$256,019	-	\$262,793	\$256,019	97.4%	1,961	\$131	28	

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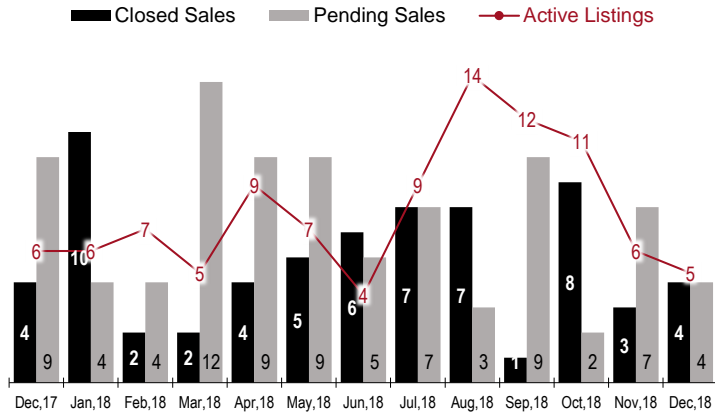
Market Dynamics

Existing Home Market

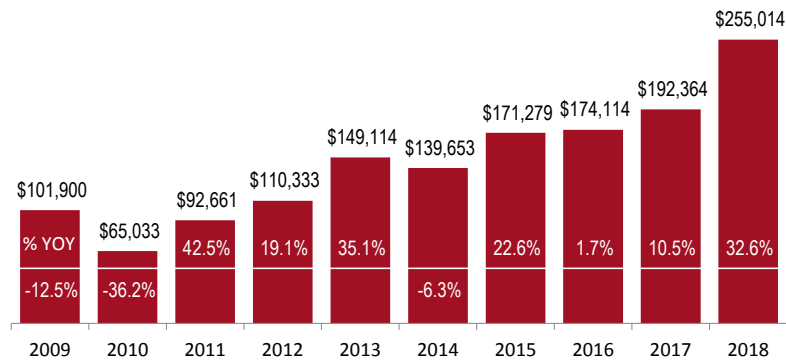
Area: 1290, Canyon Other

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	5	-	\$93,460	\$80,800	86.5%	1,083	\$74.59	44	20.0%
100 - 150K	-	-	3	-	124,967	125,988	100.8%	1,387	90.86	28	-
150 - 199K	3	1	17	2.1	185,088	179,306	96.9%	1,548	115.80	29	-
200 - 249K	1	-	8	1.5	238,197	237,438	99.7%	1,774	133.84	50	12.5%
250 - 299K	-	1	6	-	282,567	279,500	98.9%	2,488	112.36	37	-
300 - 349K	1	-	8	1.5	334,813	321,363	96.0%	2,377	135.18	26	-
350 - 399K	-	-	5	-	379,300	373,755	98.5%	2,741	136.38	35	-
400 - 499K	-	1	6	-	435,780	424,917	97.5%	2,832	150.05	47	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	1	-	374,950	325,000	86.7%	4,013	80.99	163	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	5	4	59	1.0							3.4%
Average Price	\$239,940	\$283,700	\$255,014	-	\$263,208	\$255,014	96.9%	2,081	\$123	41	

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Report Date: Jan 4, 2019

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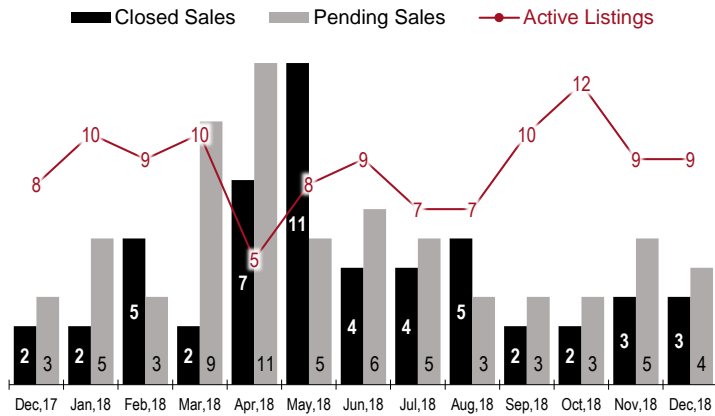
Market Dynamics

Existing Home Market

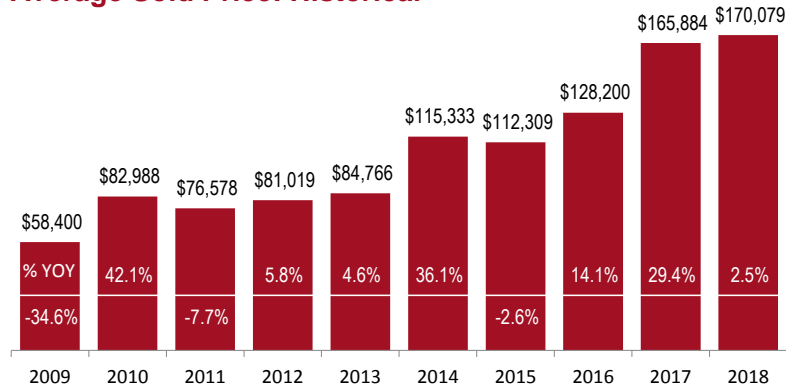
Area: 1292, Parma

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	2	2	7	3.4	\$80,517	\$68,457	85.0%	1,576	\$43.43	86	14.3%
100 - 150K	-	-	14	-	128,718	124,088	96.4%	1,430	86.79	46	-
150 - 199K	2	1	15	1.6	181,787	183,160	100.8%	1,888	97.03	31	6.7%
200 - 249K	2	1	8	3.0	231,088	219,775	95.1%	1,998	110.01	40	-
250 - 299K	1	-	3	4.0	274,267	272,000	99.2%	2,737	99.38	33	-
300 - 349K	-	-	2	-	344,950	320,450	92.9%	3,644	87.95	46	-
350 - 399K	1	-	1	12.0	350,000	325,000	92.9%	2,748	118.27	58	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	1	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	9	4	50	2.2							4.0%
Average Price	\$260,422	\$137,200	\$170,079	-	\$176,077	\$170,079	96.6%	1,872	\$91	46	

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Report Date: Jan 4, 2019

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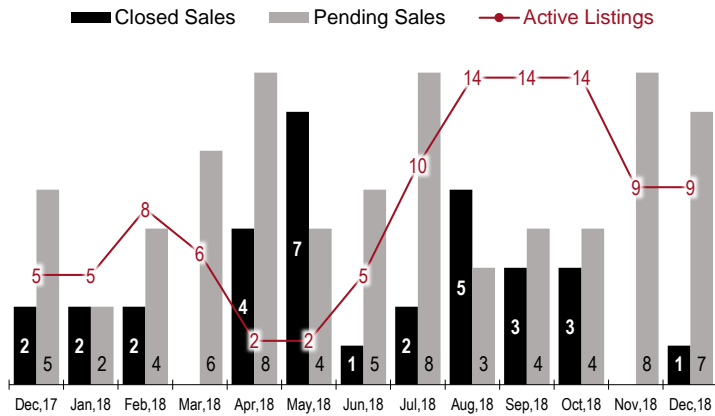
Market Dynamics

Existing Home Market

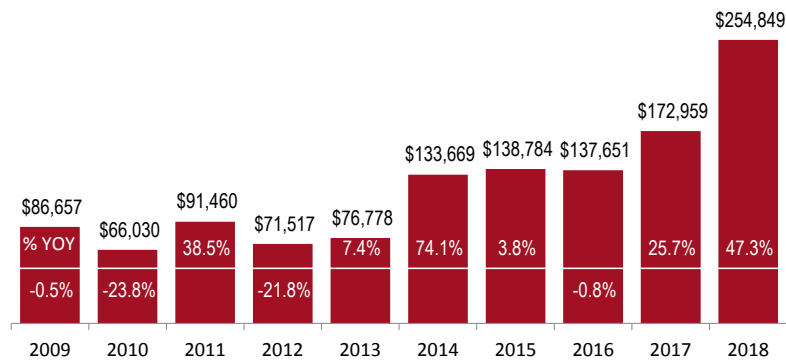
Area: 1293, Wilder

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	-	-	4	-	\$91,225	\$91,000	99.8%	1,106	\$82.32	52	-
100 - 150K	1	1	9	1.3	140,722	135,978	96.6%	1,477	92.06	46	11.1%
150 - 199K	2	2	2	12.0	170,000	154,500	90.9%	1,658	93.21	38	-
200 - 249K	1	1	1	12.0	242,900	235,000	96.7%	3,130	75.08	29	-
250 - 299K	1	1	4	3.0	291,200	282,950	97.2%	2,059	137.44	41	-
300 - 349K	3	2	6	6.0	330,033	321,133	97.3%	2,101	152.88	50	-
350 - 399K	1	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	2	-	472,400	457,503	96.8%	3,230	141.64	70	-
500 - 599K	-	-	2	-	524,950	524,950	100.0%	3,760	139.61	158	-
600 - 799K	-	-	1	-	750,000	745,000	99.3%	4,179	178.27	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	9	7	31	3.5							3.2%
Average Price	\$270,778	\$233,886	\$254,849	-	\$261,419	\$254,849	97.5%	2,037	\$125	55	

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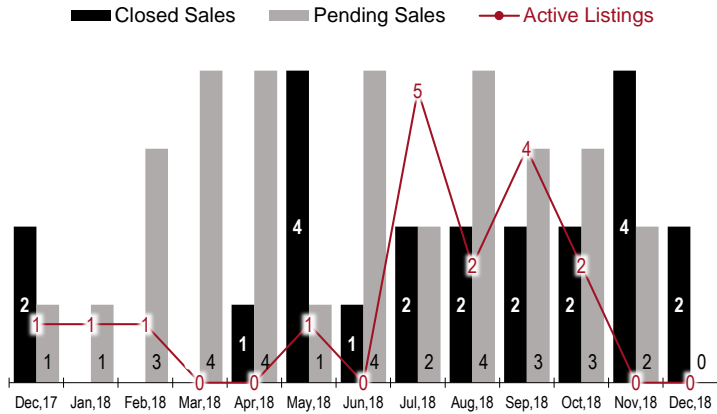
Market Dynamics

Existing Home Market

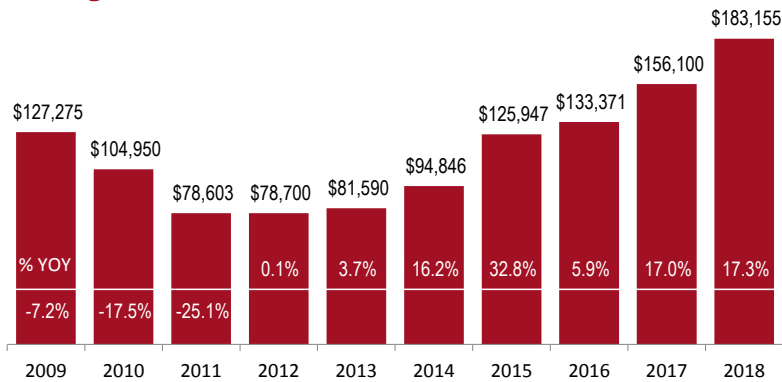
Area: 1294, Greenleaf

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	-	119,600	114,650	95.9%	945	121.37	25	-
150 - 199K			8	-	174,763	174,413	99.8%	1,339	130.26	18	-
200 - 249K			3	-	229,967	229,967	100.0%	1,933	118.99	6	-
250 - 299K			1	-	275,000	275,000	100.0%	1,742	157.86	18	-
300 - 349K			2	-	315,000	307,500	97.6%	2,686	114.48	11	-
350 - 399K			-	-	-	-	-	-	-	-	-
400 - 499K			-	-	-	-	-	-	-	-	-
500 - 599K			-	-	-	-	-	-	-	-	-
600 - 799K			-	-	-	-	-	-	-	-	-
800 - 999K			-	-	-	-	-	-	-	-	-
>1M			-	-	-	-	-	-	-	-	-
Total			20	-							-
Average Price					\$183,155	\$185,530	98.7%	1,465	\$125	18	

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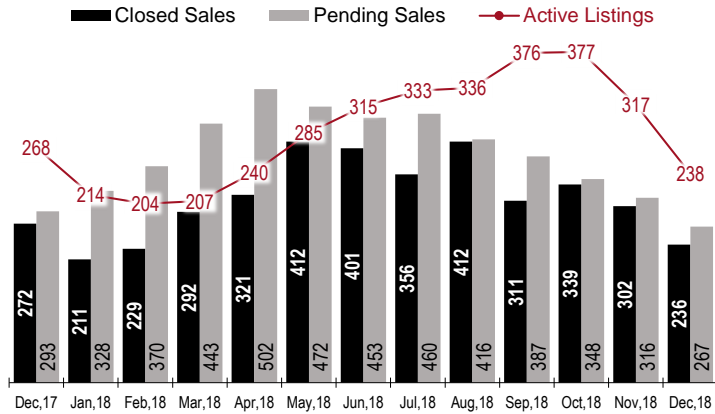
Market Dynamics

Existing Home Market

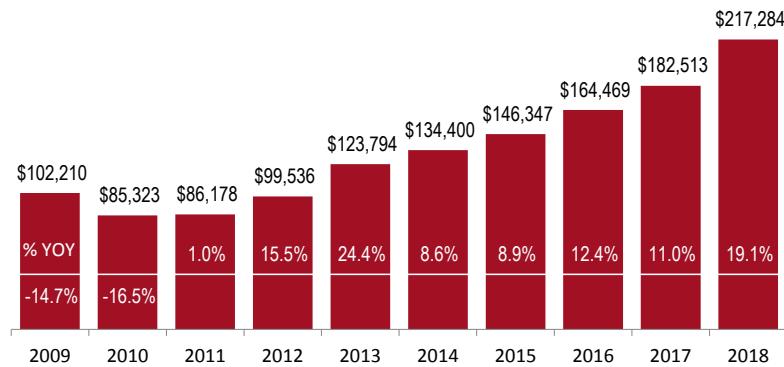
Area: Canyon County

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	5	5	68	0.9	\$86,629	\$79,402	91.7%	1,128	\$70.41	40	8.8%
100 - 150K	16	28	455	0.4	135,297	133,564	98.7%	1,237	107.95	23	3.7%
150 - 199K	48	77	1,515	0.4	179,453	179,107	99.8%	1,417	126.41	14	0.9%
200 - 249K	61	79	913	0.8	226,305	223,826	98.9%	1,836	121.89	19	0.5%
250 - 299K	43	38	419	1.2	277,596	272,201	98.1%	2,267	120.08	28	0.5%
300 - 349K	21	22	204	1.2	331,224	320,851	96.9%	2,513	127.69	42	-
350 - 399K	11	6	103	1.3	385,575	369,748	95.9%	2,806	131.75	55	1.0%
400 - 499K	18	5	99	2.2	457,433	441,230	96.5%	3,127	141.12	53	1.0%
500 - 599K	10	5	29	4.1	563,340	540,712	96.0%	3,671	147.28	78	-
600 - 799K	5	2	18	3.3	708,744	689,513	97.3%	4,799	143.69	69	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	238	267	3,823	0.7							1.2%
Average Price	\$279,761	\$236,741	\$217,284	-	\$220,641	\$217,284	98.5%	1,755	\$124	24	

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