

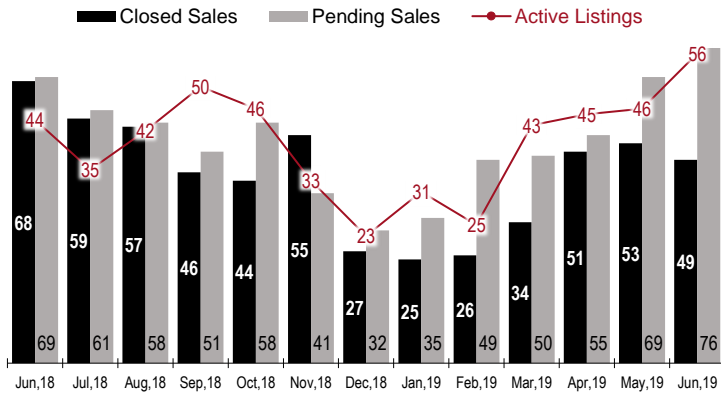
Market Dynamics

Existing Home Market

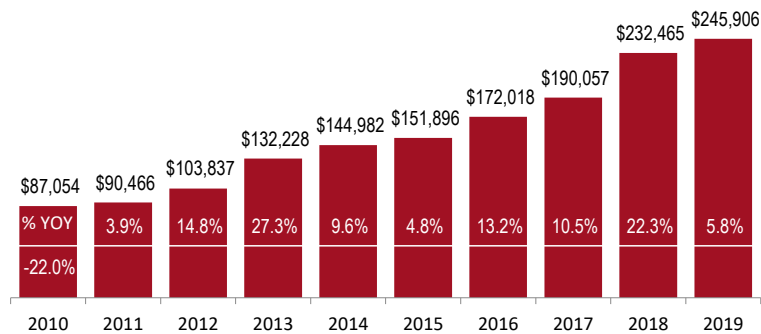
Area: 1250, NE Nampa

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	-	-	6	-	\$91,567	\$86,125	94.1%	1,394	\$61.80	15	-
100 - 150K	1	1	27	0.4	138,389	135,926	98.2%	1,144	118.77	16	3.7%
150 - 199K	6	11	138	0.5	182,795	182,759	100.0%	1,297	140.93	11	1.4%
200 - 249K	12	38	199	0.7	225,303	224,247	99.5%	1,523	147.28	13	1.5%
250 - 299K	7	12	66	1.3	274,862	270,951	98.6%	2,122	127.70	34	-
300 - 349K	12	8	34	4.2	330,057	318,176	96.4%	2,251	141.37	37	-
350 - 399K	6	1	17	4.2	385,157	377,522	98.0%	2,420	156.00	19	-
400 - 499K	5	1	24	2.5	463,313	443,572	95.7%	2,939	150.92	43	-
500 - 599K	2	3	7	3.4	550,386	534,129	97.0%	3,055	174.82	55	-
600 - 799K	5	1	9	6.7	692,361	682,614	98.6%	4,009	170.29	18	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	56	76	527	1.3							1.1%
Average Price	\$340,673	\$259,319	\$245,906	-	\$249,308	\$245,906	98.6%	1,721	\$143	19	

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Report Date: July 5, 2019

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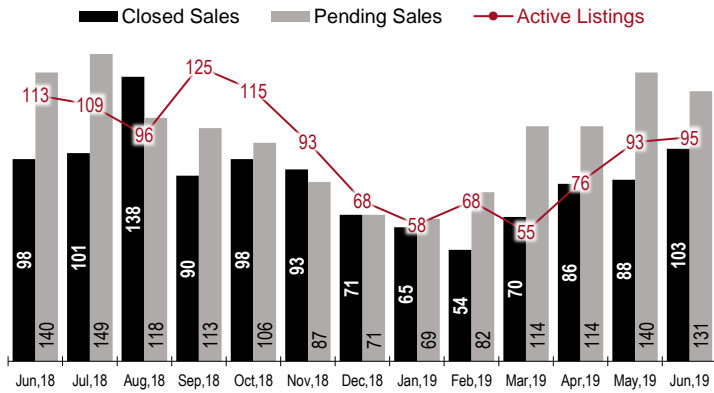
Market Dynamics

Existing Home Market

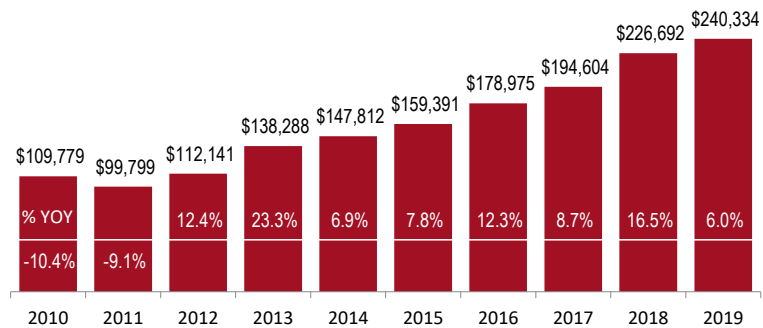
Area: 1260, S Nampa

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	3	-	3	12.0	\$98,267	\$84,542	86.0%	1,092	\$77.44	29	-
100 - 150K	-	2	57	-	136,951	136,823	99.9%	1,109	123.39	17	3.5%
150 - 199K	9	19	315	0.3	180,536	180,568	100.0%	1,319	136.88	13	1.0%
200 - 249K	9	46	320	0.3	227,105	225,201	99.2%	1,596	141.14	17	0.3%
250 - 299K	20	29	168	1.4	279,628	273,963	98.0%	2,114	129.59	30	0.6%
300 - 349K	11	16	106	1.2	329,086	320,984	97.5%	2,413	133.02	34	0.9%
350 - 399K	19	12	46	5.0	385,833	375,392	97.3%	2,714	138.34	36	-
400 - 499K	14	5	29	5.8	454,116	442,153	97.4%	3,271	135.19	69	-
500 - 599K	7	1	10	8.4	548,960	541,672	98.7%	4,435	122.12	94	-
600 - 799K	3	1	2	18.0	637,500	620,000	97.3%	3,918	158.26	71	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	95	131	1,056	1.1							0.8%
Average Price	\$355,388	\$273,009	\$240,334	-	\$243,547	\$240,334	98.7%	1,776	\$135	22	

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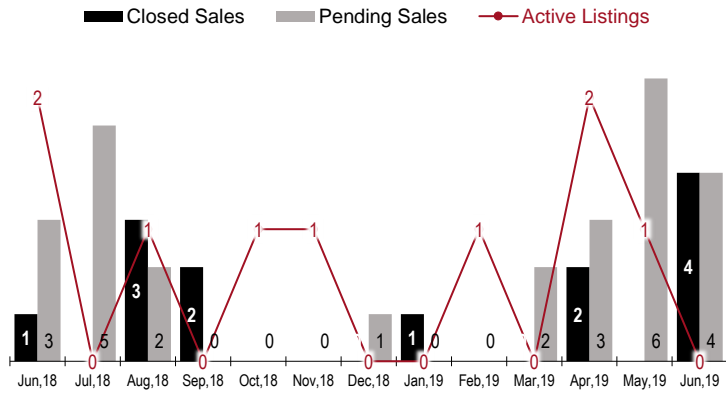
Market Dynamics

Existing Home Market

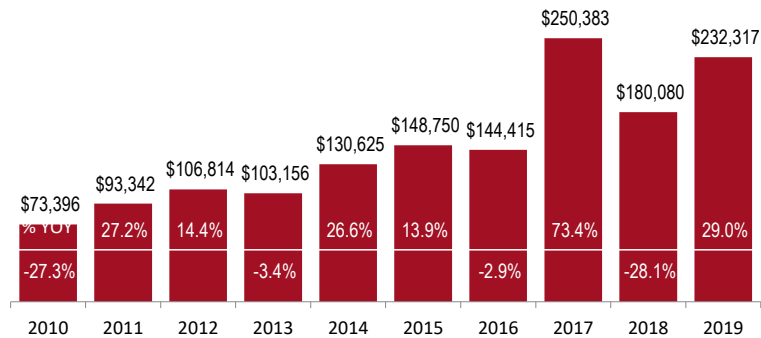
Area: 1265, Melba

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	-	142,000	142,000	100.0%	1,044	136.02	2	-
150 - 199K	-	1	2	-	160,450	160,450	100.0%	1,279	125.45	24	-
200 - 249K	-	-	5	-	225,700	211,900	93.9%	1,712	123.79	10	-
250 - 299K	-	2	2	-	262,450	255,250	97.3%	2,136	119.50	34	-
300 - 349K	-	-	-	-	-	-	-	-	-	-	-
350 - 399K	-	-	2	-	397,400	377,450	95.0%	1,888	199.97	31	-
400 - 499K	-	1	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total		4	12	-							
Average Price		\$295,675	\$232,317	-	\$242,592	\$232,317	95.8%	1,684	\$138	19	

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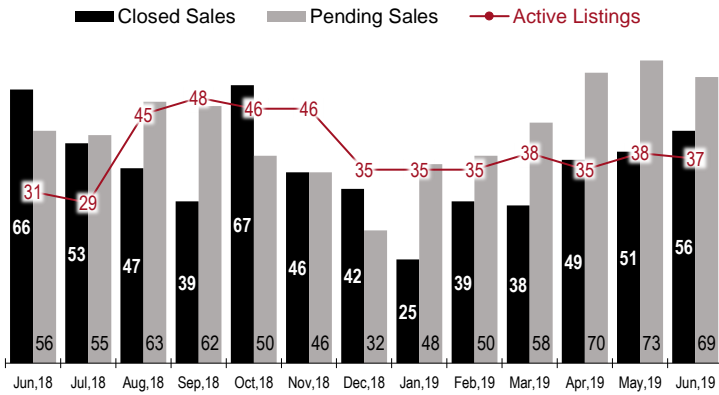
Market Dynamics

Existing Home Market

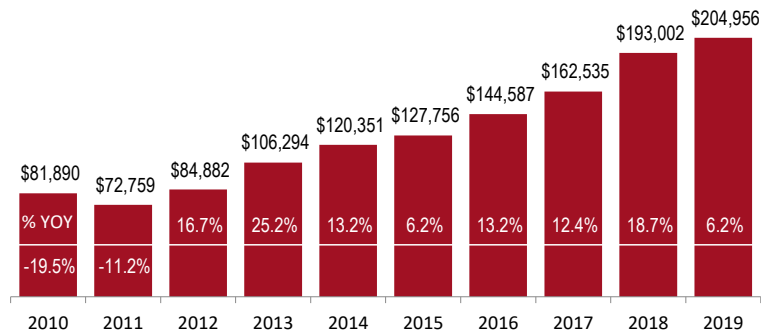
Area: 1270, NW Nampa

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	-	-	7	-	\$89,914	\$94,822	105.5%	1,266	\$74.90	15	42.9%
100 - 150K	2	4	58	0.4	134,672	133,942	99.5%	1,208	110.87	17	5.2%
150 - 199K	4	17	218	0.2	181,219	180,363	99.5%	1,379	130.75	13	1.4%
200 - 249K	11	30	191	0.7	227,724	225,032	98.8%	1,707	131.81	18	0.5%
250 - 299K	9	10	63	1.7	272,651	269,168	98.7%	2,290	117.54	20	-
300 - 349K	3	2	9	4.0	324,622	324,478	100.0%	2,698	120.27	13	-
350 - 399K	5	4	2	30.0	404,950	380,000	93.8%	2,781	136.67	151	-
400 - 499K	1	2	4	3.0	452,250	441,375	97.6%	3,140	140.58	20	-
500 - 599K	1	-	-	-	-	-	-	-	-	-	-
600 - 799K	1	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	37	69	552	0.8							1.8%
Average Price	\$288,136	\$235,001	\$204,956	-	\$206,810	\$204,956	99.1%	1,617	\$127	17	

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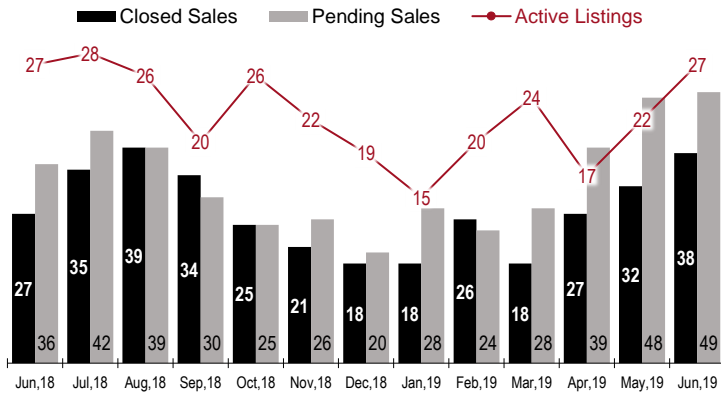
Market Dynamics

Existing Home Market

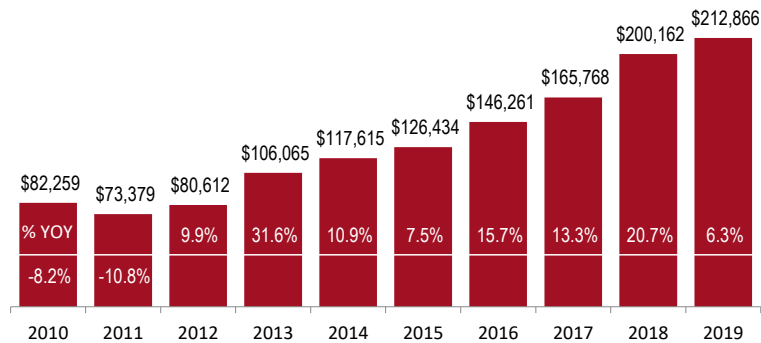
Area: 1275, NW Caldwell

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	-	\$86,223	\$81,498	94.5%	887	\$91.88	7	-
100 - 150K	-	2	31	-	136,877	134,482	98.3%	1,080	124.48	18	-
150 - 199K	1	9	120	0.1	182,150	182,037	99.9%	1,387	131.29	10	0.8%
200 - 249K	10	25	116	1.0	225,212	221,800	98.5%	1,861	119.16	17	1.7%
250 - 299K	8	10	29	3.3	277,434	268,088	96.6%	2,306	116.28	27	3.4%
300 - 349K	3	3	6	6.0	323,117	316,967	98.1%	2,624	120.78	54	-
350 - 399K	1	-	9	1.3	378,411	345,767	91.4%	2,601	132.95	52	-
400 - 499K	2	-	6	4.0	457,316	449,900	98.4%	2,675	168.19	25	-
500 - 599K	2	-	1	24.0	584,900	550,000	94.0%	3,838	143.30	-	-
600 - 799K	-	-	1	-	725,000	650,000	89.7%	2,926	222.15	150	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	27	49	323	1.0							1.2%
Average Price	\$302,026	\$229,382	\$212,866	-	\$216,763	\$212,866	98.2%	1,697	\$125	18	

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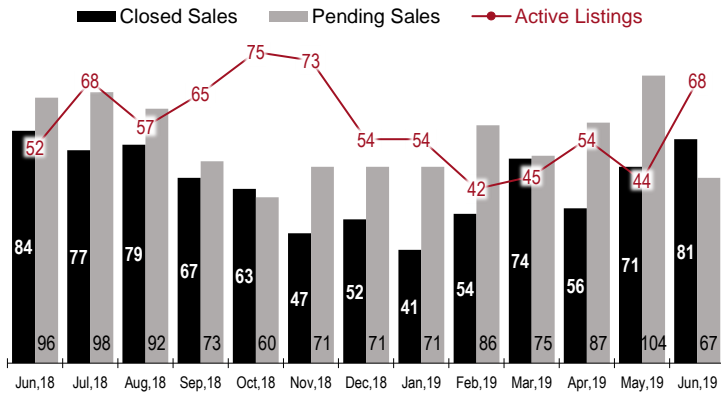
Market Dynamics

Existing Home Market

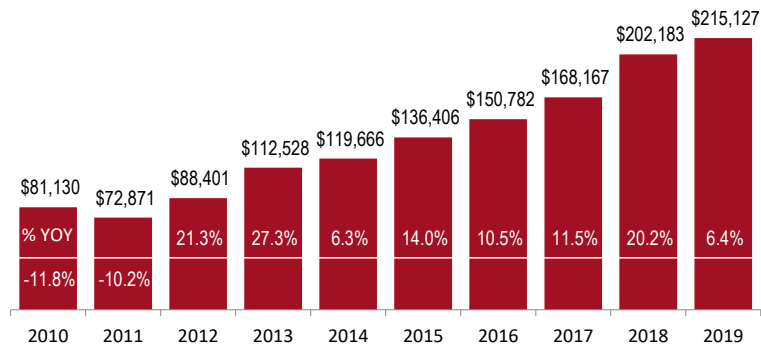
Area: 1280, SW Caldwell

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	-	-	7	-	\$81,293	\$71,129	87.5%	1,248	\$56.99	40	14.3%
100 - 150K	1	-	68	0.2	133,986	132,652	99.0%	1,249	106.18	16	2.9%
150 - 199K	8	19	315	0.3	181,112	180,792	99.8%	1,303	138.78	15	0.3%
200 - 249K	22	27	228	1.2	225,638	223,371	99.0%	1,768	126.35	18	-
250 - 299K	13	11	69	2.3	286,533	274,374	95.8%	2,348	116.84	42	-
300 - 349K	7	6	42	2.0	338,262	318,785	94.2%	2,478	128.66	43	-
350 - 399K	5	1	16	3.8	381,319	365,750	95.9%	2,621	139.56	48	-
400 - 499K	5	3	9	6.7	472,144	443,722	94.0%	3,412	130.06	76	-
500 - 599K	7	-	4	21.0	587,200	551,250	93.9%	2,911	189.40	155	-
600 - 799K	-	-	3	-	689,600	647,967	94.0%	5,315	121.91	20	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	68	67	761	1.1							0.5%
Average Price	\$307,253	\$243,602	\$215,127	-	\$219,345	\$215,127	98.1%	1,673	\$129	22	

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Report Date: July 5, 2019

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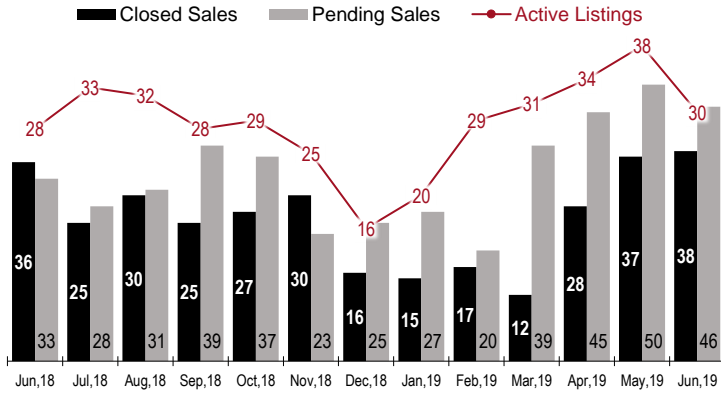
Market Dynamics

Existing Home Market

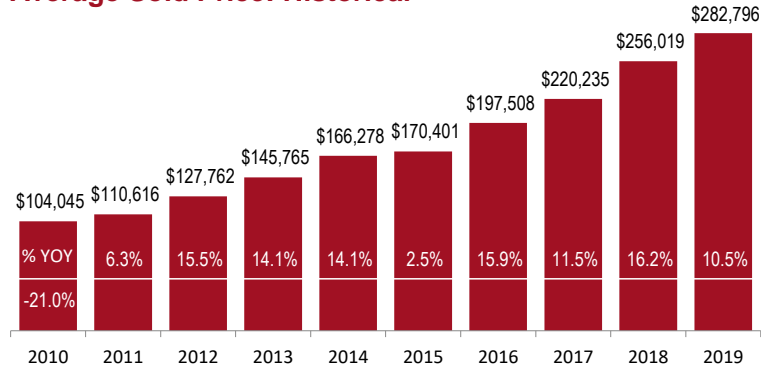
Area: 1285, Middleton

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	-	-	11	-	141,055	129,364	91.7%	1,095	118.09	37	-
150 - 199K	1	6	47	0.3	183,387	182,437	99.5%	1,205	151.38	12	-
200 - 249K	6	14	91	0.8	231,439	226,903	98.0%	1,626	139.57	20	1.1%
250 - 299K	6	11	58	1.2	276,330	269,391	97.5%	2,073	129.97	21	-
300 - 349K	5	7	33	1.8	332,639	321,126	96.5%	2,447	131.23	38	-
350 - 399K	3	3	20	1.8	394,210	375,130	95.2%	2,322	161.52	42	-
400 - 499K	4	3	24	2.0	458,025	441,231	96.3%	3,007	146.75	63	-
500 - 599K	3	2	11	3.3	556,245	541,077	97.3%	3,131	172.80	66	-
600 - 799K	2	-	7	3.4	694,367	666,083	95.9%	4,707	141.51	22	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	30	46	302	1.2							0.3%
Average Price	\$366,888	\$294,907	\$282,796	-	\$290,791	\$282,796	97.3%	1,985	\$142	27	

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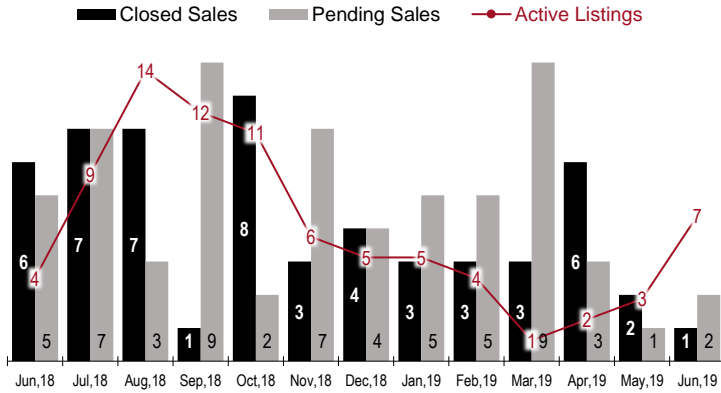
Market Dynamics

Existing Home Market

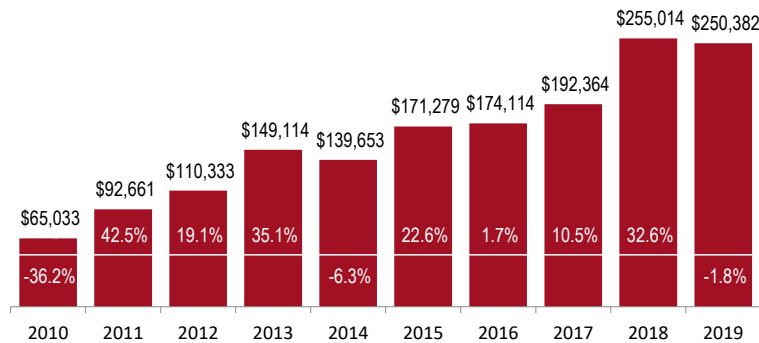
Area: 1290, Canyon Other

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	-	-	3	-	\$88,300	\$66,667	75.5%	1,027	\$64.94	10	-
100 - 150K	2	-	1	24.0	138,900	143,000	103.0%	1,146	124.78	3	-
150 - 199K	1	1	20	0.6	192,510	183,640	95.4%	1,544	118.93	41	-
200 - 249K	-	-	7	-	233,811	233,643	99.9%	1,622	144.07	53	14.3%
250 - 299K	1	-	2	6.0	282,450	278,500	98.6%	2,568	108.47	75	-
300 - 349K	1	-	5	2.4	352,660	329,155	93.3%	2,648	124.32	80	-
350 - 399K	-	1	2	-	393,750	383,000	97.3%	2,729	140.34	36	-
400 - 499K	1	-	4	3.0	439,975	431,875	98.2%	2,537	170.25	90	-
500 - 599K	1	-	1	12.0	520,000	520,000	100.0%	2,282	227.87	-	-
600 - 799K	-	-	1	-	749,900	650,000	86.7%	8,026	80.99	326	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	7	2	46	1.8							2.2%
Average Price	\$307,143	\$278,450	\$250,382	-	\$261,656	\$250,382	95.7%	1,973	\$127	51	

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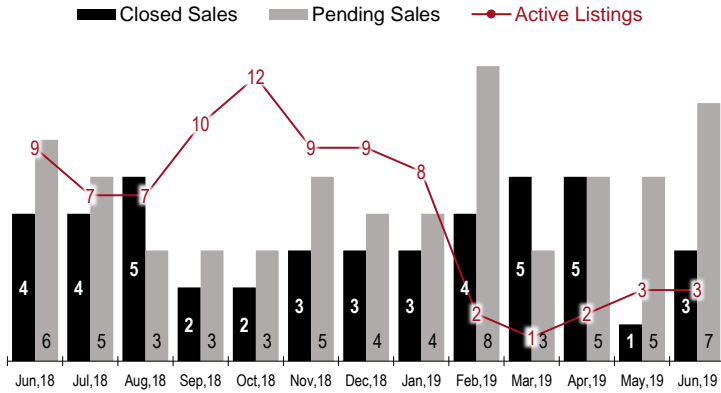
Market Dynamics

Existing Home Market

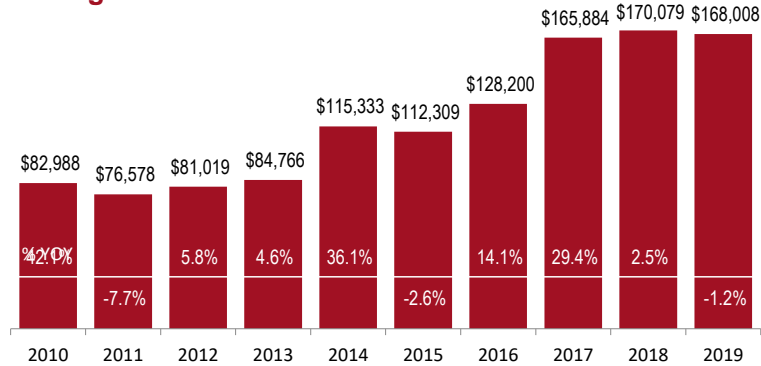
Area: 1292, Parma

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	-	6	2.0	\$52,454	\$52,533	100.2%	1,398	\$37.57	30	50.0%
100 - 150K	-	1	8	-	126,975	115,250	90.8%	1,170	98.53	25	-
150 - 199K	-	3	12	-	182,617	181,292	99.3%	1,691	107.23	38	-
200 - 249K	1	1	11	1.1	237,973	221,327	93.0%	2,208	100.23	49	-
250 - 299K	1	2	2	6.0	287,000	291,000	101.4%	1,913	152.12	13	-
300 - 349K	-	-	1	-	340,000	291,000	85.6%	2,661	109.36	88	-
350 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	3	7	40	0.9							7.5%
Average Price	\$199,933	\$204,357	\$168,008	-	\$176,341	\$168,008	95.3%	1,720	\$98	37	

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Report Date: July 5, 2019

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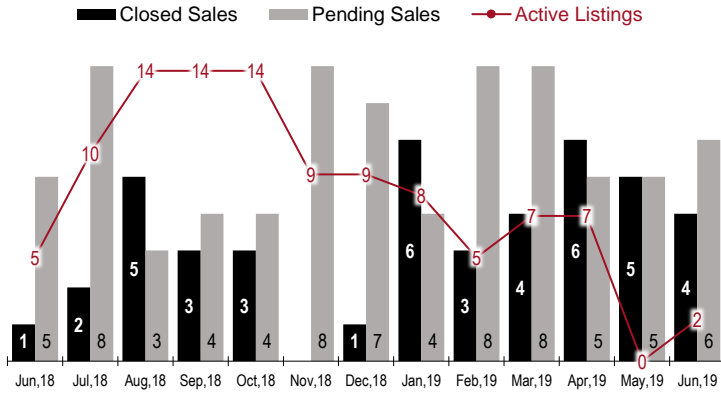
Market Dynamics

Existing Home Market

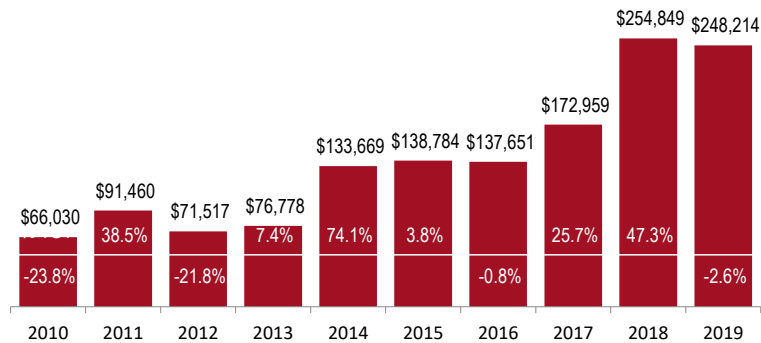
Area: 1293, Wilder

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	-	\$99,000	\$99,000	100.0%	1,262	\$78.45	30	-
100 - 150K	-	-	8	-	144,300	140,413	97.3%	1,597	87.95	46	12.5%
150 - 199K	-	3	10	-	174,949	171,020	97.8%	1,352	126.46	14	-
200 - 249K	1	1	3	4.0	216,633	210,000	96.9%	1,752	119.86	63	-
250 - 299K	-	-	5	-	287,140	274,800	95.7%	2,081	132.08	64	-
300 - 349K	-	-	10	-	338,790	324,348	95.7%	2,035	159.42	100	-
350 - 399K	-	1	2	-	384,950	402,500	104.6%	3,406	118.19	117	-
400 - 499K	1	1	2	6.0	474,950	445,053	93.7%	2,802	158.83	65	-
500 - 599K	-	-	1	-	549,900	549,900	100.0%	4,225	130.15	300	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	2	6	42	0.6							2.4%
Average Price	\$355,000	\$255,980	\$248,214	-	\$255,859	\$248,214	97.0%	1,910	\$130	64	

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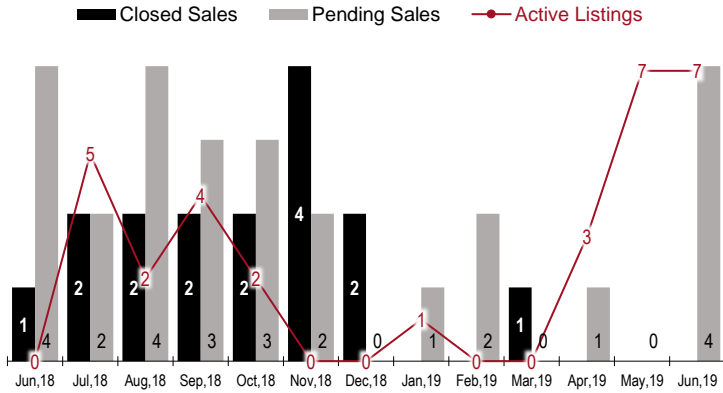
Market Dynamics

Existing Home Market

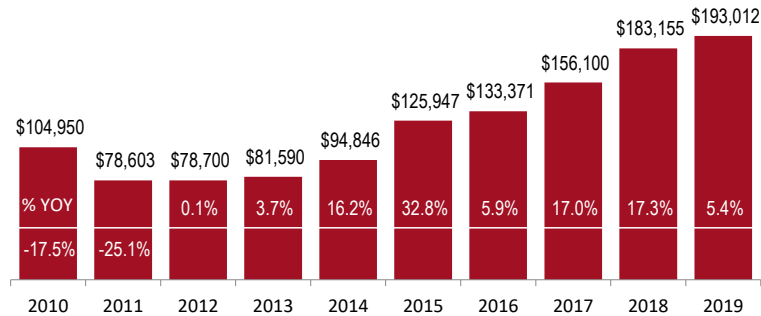
Area: 1294, Greenleaf

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	-	126,925	120,250	94.7%	1,312	91.67	30	25.0%
150 - 199K	-	-	8	-	181,638	180,663	99.5%	1,347	134.15	20	-
200 - 249K	2	1	2	12.0	232,450	232,450	100.0%	2,010	115.68	8	-
250 - 299K	1	2	1	12.0	275,000	275,000	100.0%	1,742	157.86	18	-
300 - 349K	1	-	2	6.0	315,000	307,500	97.6%	2,686	114.48	11	-
350 - 399K	2	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	1	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	7	4	17	4.9							5.9%
Average Price	\$336,257	\$233,453	\$193,012	-	\$195,924	\$193,012	98.5%	1,597	\$121	20	

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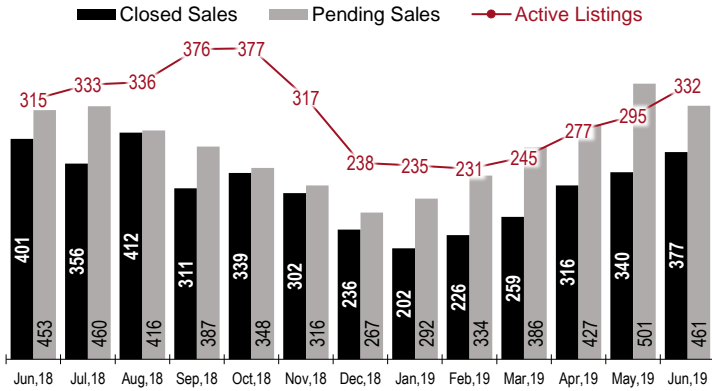
Market Dynamics

Existing Home Market

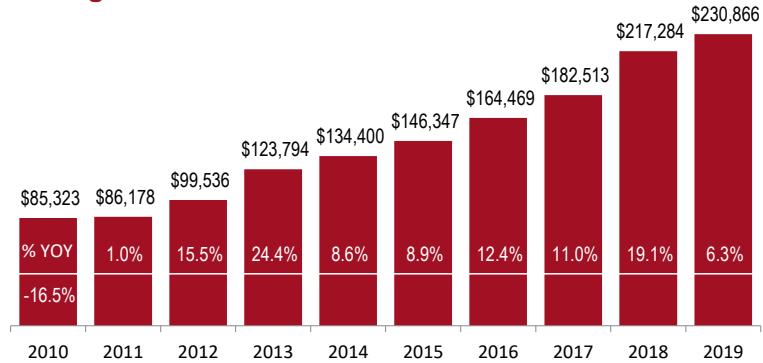
Area: Canyon County

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	-	37	1.3	\$82,869	\$77,627	93.7%	1,230	\$63.10	22	18.9%
100 - 150K	6	11	274	0.3	135,833	133,800	98.5%	1,183	113.07	19	3.6%
150 - 199K	30	89	1,205	0.3	181,488	181,006	99.7%	1,333	135.76	14	0.8%
200 - 249K	74	183	1,173	0.8	226,882	224,382	98.9%	1,671	134.28	18	0.8%
250 - 299K	66	89	465	1.7	278,523	272,034	97.7%	2,181	124.75	30	0.4%
300 - 349K	43	42	248	2.1	331,736	320,346	96.6%	2,414	132.68	40	0.4%
350 - 399K	41	23	116	4.2	386,630	372,744	96.4%	2,581	144.44	41	-
400 - 499K	33	16	102	3.9	458,759	442,488	96.5%	3,065	144.38	58	-
500 - 599K	24	6	35	8.2	556,131	540,924	97.3%	3,491	154.97	62	-
600 - 799K	11	2	23	5.7	695,600	673,338	96.8%	4,401	153.00	39	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	332	461	3,678	1.1							1.1%
Average Price	\$329,424	\$256,950	\$230,866	-	\$234,792	\$230,866	98.3%	1,736	\$133	23	

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