

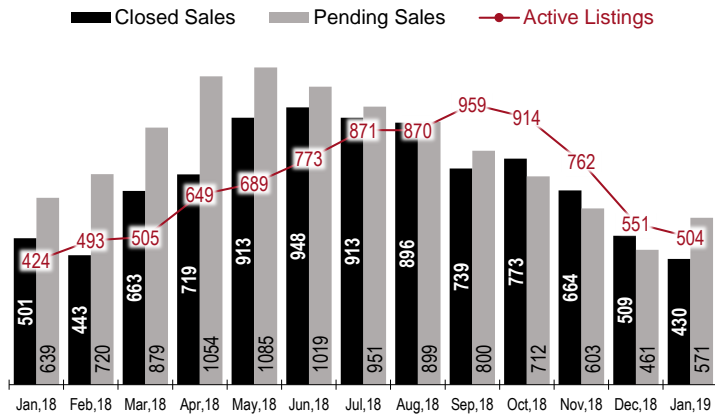
# Market Dynamics

## Existing Home Market

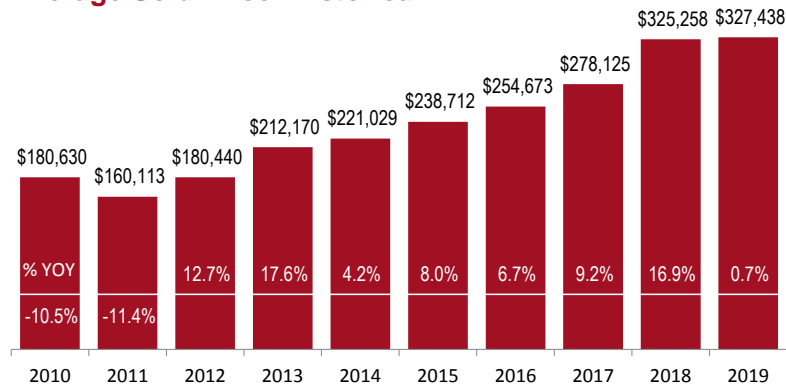
Area: Ada County

Report Month: January, 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             | Inventory                       | Orig Price       | Sold Price       | Sold to Orig Ratio | Avg Sq Ft    | \$ per SqFt  | CDOM      | % Distressed |
| 0 - 100K             | 1                | 1                | 7                | 1.7                             | \$99,271         | \$90,162         | 90.8%              | 882          | \$102.22     | 81        | 14.3%        |
| 100 - 150K           | 2                | 3                | 107              | 0.2                             | 137,327          | 136,180          | 99.2%              | 995          | 136.92       | 24        | 2.8%         |
| 150 - 199K           | 12               | 28               | 683              | 0.2                             | 185,484          | 186,273          | 100.4%             | 1,163        | 160.22       | 15        | 2.3%         |
| 200 - 249K           | 34               | 139              | 2,200            | 0.2                             | 230,722          | 229,630          | 99.5%              | 1,437        | 159.81       | 14        | 0.5%         |
| 250 - 299K           | 74               | 127              | 1,878            | 0.5                             | 278,032          | 274,984          | 98.9%              | 1,837        | 149.66       | 19        | 0.5%         |
| 300 - 349K           | 80               | 93               | 1,156            | 0.8                             | 329,828          | 324,276          | 98.3%              | 2,142        | 151.40       | 25        | 0.5%         |
| 350 - 399K           | 52               | 73               | 874              | 0.7                             | 382,702          | 374,470          | 97.8%              | 2,437        | 153.67       | 31        | 0.2%         |
| 400 - 499K           | 105              | 52               | 875              | 1.4                             | 458,336          | 448,864          | 97.9%              | 2,732        | 164.31       | 32        | 0.1%         |
| 500 - 599K           | 42               | 21               | 366              | 1.4                             | 562,004          | 548,309          | 97.6%              | 3,186        | 172.11       | 41        | 0.5%         |
| 600 - 799K           | 52               | 19               | 292              | 2.1                             | 713,618          | 694,407          | 97.3%              | 3,684        | 188.47       | 50        | 0.3%         |
| 800 - 999K           | 21               | 10               | 91               | 2.8                             | 916,958          | 887,193          | 96.8%              | 4,324        | 205.16       | 60        | -            |
| >1M                  | 29               | 5                | 61               | 5.7                             | 1,393,275        | 1,291,930        | 92.7%              | 5,360        | 241.01       | 126       | -            |
| <b>Total</b>         | <b>504</b>       | <b>571</b>       | <b>8,590</b>     | <b>0.7</b>                      |                  |                  |                    |              |              |           | <b>0.6%</b>  |
| <b>Average Price</b> | <b>\$497,367</b> | <b>\$347,356</b> | <b>\$327,438</b> | <b>-</b>                        | <b>\$333,086</b> | <b>\$327,438</b> | <b>98.3%</b>       | <b>2,030</b> | <b>\$161</b> | <b>24</b> |              |

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**KELLERWILLIAMS**  
**REALTYBOISE**

Report Date: Feb 4, 2019

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