

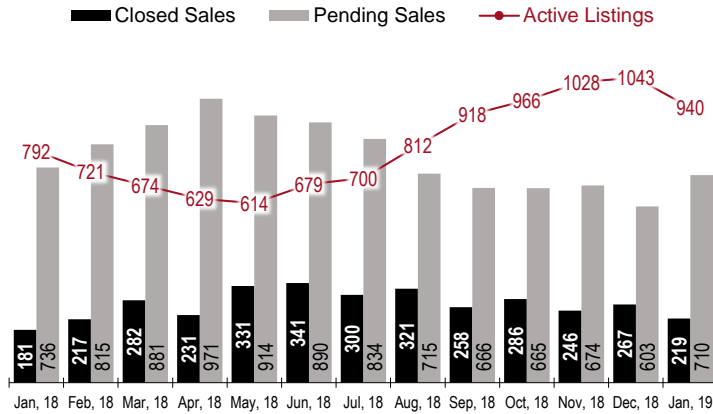
# Market Dynamics

## New Construction Home Market

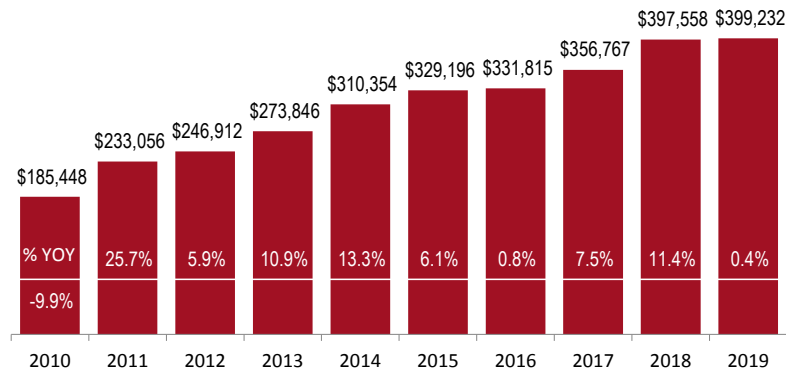
Area: Ada County

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: New, Under Const, TBB

| 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           | -                | -                | -                | -                               | -                | -                | -                  | -            | -            | -         | -            |
| 150 - 199K           | -                | -                | 16               | -                               | 187,215          | 194,937          | 104.1%             | 1,104        | 176.57       | 49        | -            |
| 200 - 249K           | 17               | 34               | 216              | 0.9                             | 237,650          | 234,642          | 98.7%              | 1,532        | 153.17       | 67        | -            |
| 250 - 299K           | 169              | 87               | 633              | 3.2                             | 279,121          | 278,790          | 99.9%              | 1,841        | 151.42       | 72        | -            |
| 300 - 349K           | 170              | 115              | 552              | 3.7                             | 328,423          | 328,140          | 99.9%              | 2,094        | 156.72       | 73        | -            |
| 350 - 399K           | 133              | 107              | 540              | 3.0                             | 375,763          | 375,622          | 100.0%             | 2,234        | 168.14       | 55        | -            |
| 400 - 499K           | 233              | 140              | 774              | 3.6                             | 547,477          | 550,365          | 100.5%             | 3,042        | 180.92       | 62        | -            |
| 500 - 599K           | 114              | 138              | 344              | 4.0                             | 645,854          | 650,724          | 100.8%             | 3,253        | 200.05       | 47        | -            |
| 600 - 799K           | 68               | 49               | 154              | 5.3                             | 783,089          | 801,462          | 102.3%             | 3,283        | 244.14       | 74        | -            |
| 800 - 999K           | 25               | 23               | 57               | 5.3                             | 839,135          | 865,304          | 103.1%             | 3,560        | 243.09       | 73        | -            |
| >1M                  | 11               | 17               | 11               | 12.0                            | 1,105,995        | 1,143,747        | 103.4%             | 4,264        | 268.26       | 104       | -            |
| <b>Total</b>         | <b>940</b>       | <b>710</b>       | <b>3,297</b>     | <b>3.4</b>                      |                  |                  |                    |              |              |           |              |
| <b>Average Price</b> | <b>\$441,171</b> | <b>\$455,204</b> | <b>\$399,232</b> | <b>-</b>                        | <b>\$397,715</b> | <b>\$399,232</b> | <b>100.4%</b>      | <b>2,331</b> | <b>\$171</b> | <b>64</b> |              |

Report Date: Feb 4, 2019

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

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