



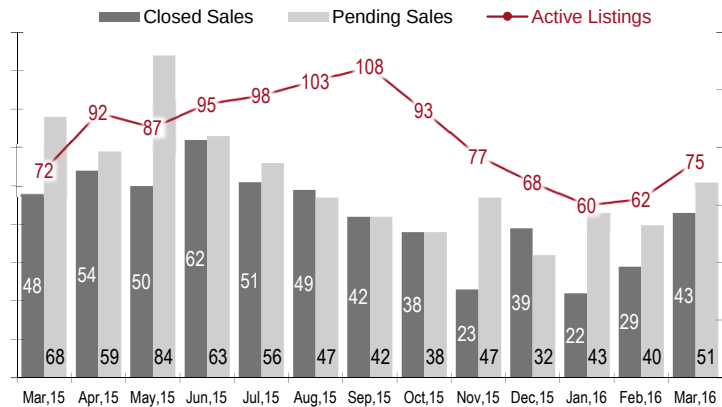
Market Dynamics

Existing Home Market Statistics

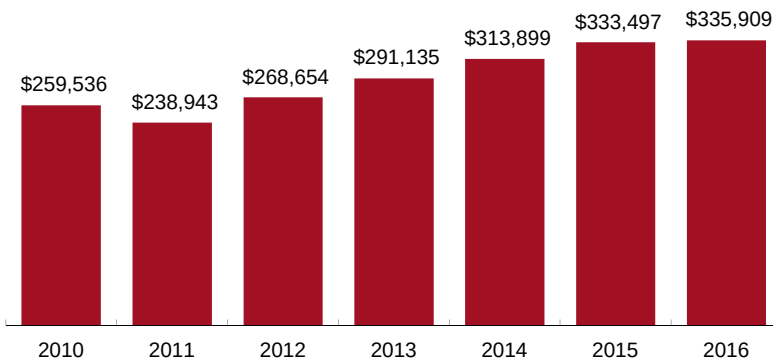
Area: 100, N Boise

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	2	—	95,000	97,750	102.9%	1,023	95.55	15	50.0%
100 - 150K	—	2	25	—	132,390	130,428	98.5%	924	141.09	58	—
150 - 199K	5	9	67	0.9	175,123	171,463	97.9%	1,158	148.06	34	4.5%
200 - 249K	8	10	87	1.1	228,473	226,214	99.0%	1,364	165.84	32	2.3%
250 - 299K	16	4	67	2.9	278,648	276,851	99.4%	1,727	160.32	34	1.5%
300 - 349K	3	2	74	0.5	329,479	326,936	99.2%	2,027	161.27	40	1.4%
350 - 399K	7	4	56	1.5	375,719	370,282	98.6%	2,252	164.39	58	—
400 - 499K	6	9	61	1.2	451,723	442,876	98.0%	2,605	170.00	112	1.6%
500 - 599K	12	5	33	4.4	558,009	548,892	98.4%	3,166	173.36	94	3.0%
600 - 799K	7	3	18	4.7	705,646	681,041	96.5%	3,763	180.98	497	—
800 - 999K	3	2	7	5.1	880,189	848,467	96.4%	3,819	222.16	285	—
>1M	8	1	6	16.0	1,438,817	1,341,333	93.2%	5,321	252.09	213	—
Total	75	51	503	1.8							2.0%
Average Price	\$509,321	\$384,101	\$342,091	-	342,091	335,909	98.2%	1,992	\$168.62		





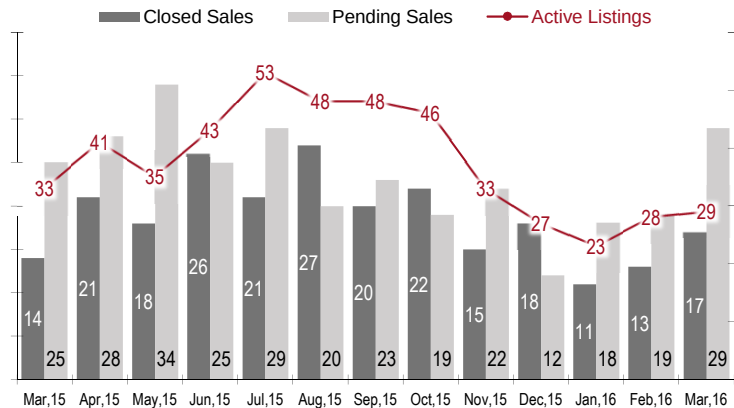
Market Dynamics

Existing Home Market Statistics

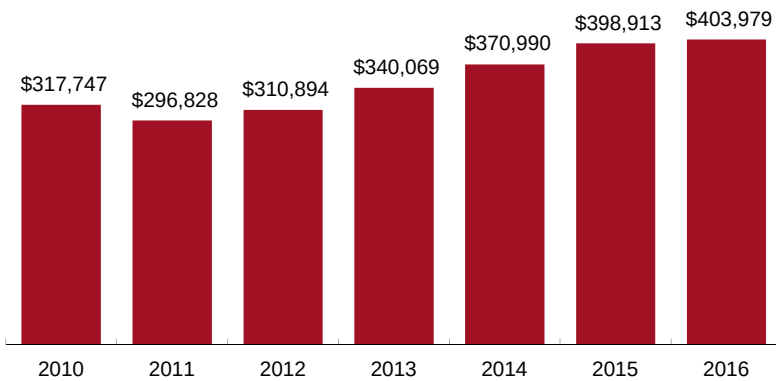
Area: 200, NE Boise

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	1	—	95,000	95,000	100.0%	906	104.86	113	—
100 -150K	—	—	1	—	129,500	125,000	96.5%	906	137.97	1	—
150 - 199K	—	—	8	—	184,963	188,531	101.9%	1,026	183.75	12	12.5%
200 - 249K	—	1	14	—	229,928	225,635	98.1%	1,531	147.39	36	—
250 - 299K	1	3	33	0.4	280,515	279,114	99.5%	1,773	157.38	26	3.0%
300 - 349K	5	9	42	1.4	330,373	326,760	98.9%	2,053	159.15	36	—
350 - 399K	4	7	53	0.9	379,448	377,912	99.6%	2,431	155.44	40	—
400 - 499K	6	7	35	2.1	454,407	447,115	98.4%	2,814	158.88	92	2.9%
500 - 599K	5	1	19	3.2	554,413	544,459	98.2%	3,204	169.92	74	—
600 - 799K	6	1	13	5.5	692,872	689,527	99.5%	3,927	175.57	112	—
800 - 999K	1	—	5	2.4	875,111	841,778	96.2%	5,397	155.97	598	—
>1M	1	—	4	3.0	1,443,500	1,361,250	94.3%	6,231	218.46	123	—
Total	29	29	228	1.5	1.3%						
Average Price	\$540,743	\$375,976	\$409,703	-	409,703	403,979	98.6%	2,473	\$163.36		

Report Date: Mar 4, 2016





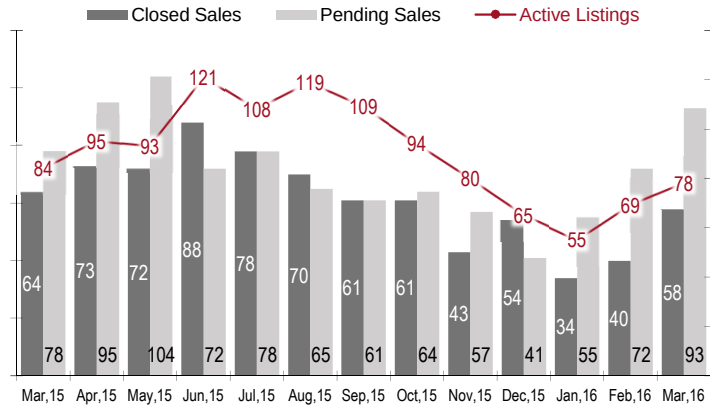
Market Dynamics

Existing Home Market Statistics

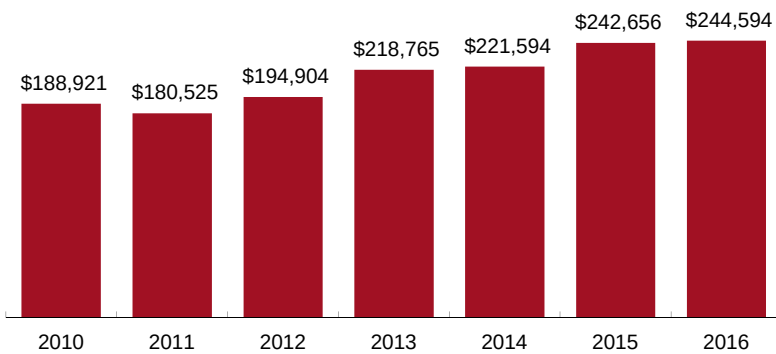
Area: 300, SE Boise

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	1	1	9	1.3	91,947	89,447	97.3%	874	102.32	27	—
100 -150K	5	9	85	0.7	135,435	133,977	98.9%	1,108	120.87	38	4.7%
150 - 199K	11	20	228	0.6	177,356	175,877	99.2%	1,301	135.14	29	1.8%
200 - 249K	18	29	143	1.5	225,476	223,019	98.9%	1,646	135.50	26	2.8%
250 - 299K	14	11	102	1.6	274,805	271,337	98.7%	1,977	137.26	44	2.0%
300 - 349K	11	9	64	2.1	328,913	323,909	98.5%	2,265	142.98	37	—
350 - 399K	8	7	42	2.3	378,654	372,321	98.3%	2,538	146.72	49	—
400 - 499K	4	7	40	1.2	454,761	443,908	97.6%	2,935	151.24	107	—
500 - 599K	5	—	8	7.5	560,808	550,982	98.2%	2,884	191.06	131	—
600 - 799K	1	—	7	1.7	681,567	673,411	98.8%	3,620	186.02	241	—
800 - 999K	—	—	1	—	997,700	945,000	94.7%	2,799	337.62	28	—
>1M	—	—	3	—	1,327,667	1,191,667	89.8%	4,613	258.33	182	—
Total	78	93	732	1.3	1.9%						
Average Price	\$289,971	\$246,751	\$248,512	-	248,512	244,594	98.4%	1,733	\$141.12		





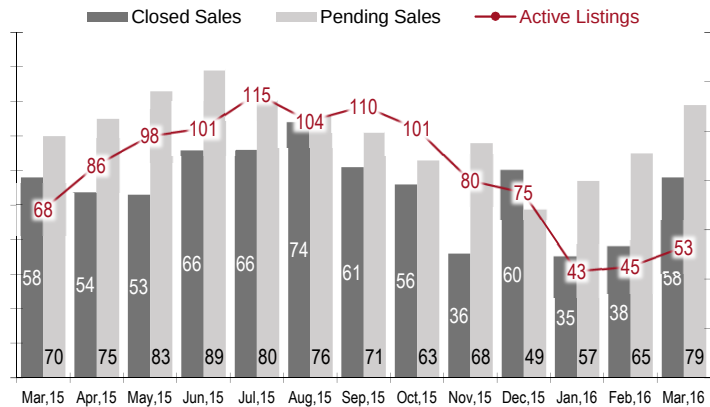
Market Dynamics

Existing Home Market Statistics

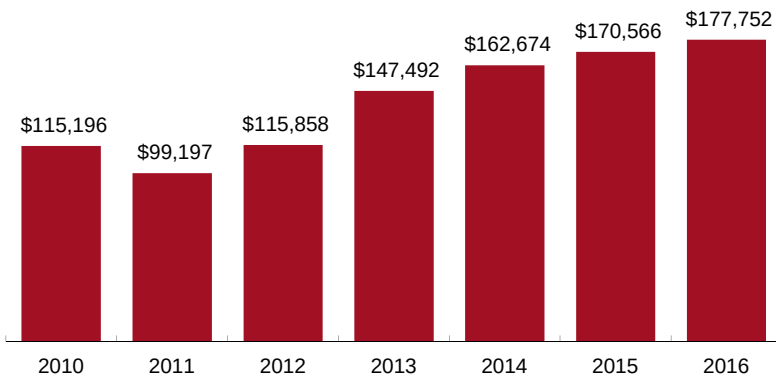
Area: 400, Bench

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	–	3	33	–	85,593	83,476	97.5%	895	93.23	31	15.2%
100 -150K	10	18	223	0.5	131,170	130,294	99.3%	1,131	115.24	38	9.4%
150 - 199K	17	31	254	0.8	172,911	171,362	99.1%	1,554	110.28	31	2.4%
200 - 249K	10	16	84	1.4	226,903	223,313	98.4%	2,108	105.95	34	–
250 - 299K	3	6	33	1.1	273,763	269,903	98.6%	2,245	120.24	52	–
300 - 349K	3	2	10	3.6	335,089	320,670	95.7%	2,864	111.96	70	–
350 - 399K	3	2	4	9.0	370,975	364,625	98.3%	2,938	124.10	118	–
400 - 499K	3	–	8	4.5	451,000	438,000	97.1%	3,484	125.70	105	–
500 - 599K	1	–	2	6.0	565,000	500,000	88.5%	2,013	248.45	90	–
600 - 799K	2	1	6	4.0	704,850	669,738	95.0%	3,742	178.97	426	–
800 - 999K	–	–	1	–	895,000	841,000	94.0%	8,589	97.92	132	–
>1M	1	–	–	–	–	–	–	–	–	–	–
Total	53	79	658	1.0	4.9%						
Average Price	\$260,312	\$193,166	\$180,388	-	180,388	177,752	98.5%	1,564	\$113.64		





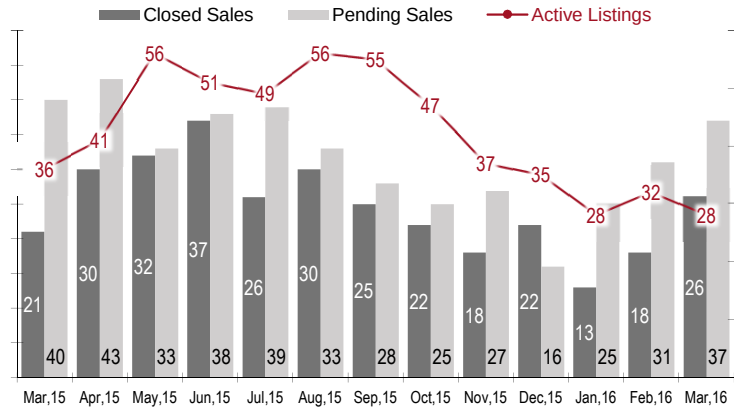
Market Dynamics

Existing Home Market Statistics

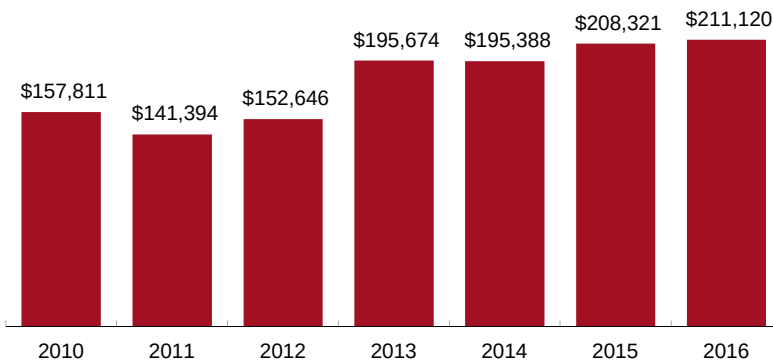
Area: 500, South Boise

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

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Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	4	—	93,675	89,006	95.0%	1,193	74.59	112	50.0%
100 - 150K	2	2	25	1.0	137,591	136,869	99.5%	1,345	101.77	31	12.0%
150 - 199K	4	13	127	0.4	176,739	176,011	99.6%	1,592	110.58	46	3.1%
200 - 249K	5	12	75	0.8	227,375	225,227	99.1%	2,055	109.58	39	—
250 - 299K	11	5	39	3.4	275,811	271,939	98.6%	2,467	110.24	50	—
300 - 349K	3	4	20	1.8	323,330	317,650	98.2%	3,022	105.12	71	—
350 - 399K	1	—	7	1.7	372,497	361,000	96.9%	3,369	107.16	44	—
400 - 499K	1	1	1	12.0	420,000	405,000	96.4%	2,891	140.09	81	—
500 - 599K	—	—	—	—	—	—	—	—	—	—	—
600 - 799K	1	—	—	—	—	—	—	—	—	—	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
>1M	—	—	—	—	—	—	—	—	—	—	—
Total	28	37	298	1.1							3.0%
Average Price	\$267,300	\$227,539	\$213,302	-	213,302	211,120	99.0%	1,939	\$108.88		



Report Date: Mar 4, 2016



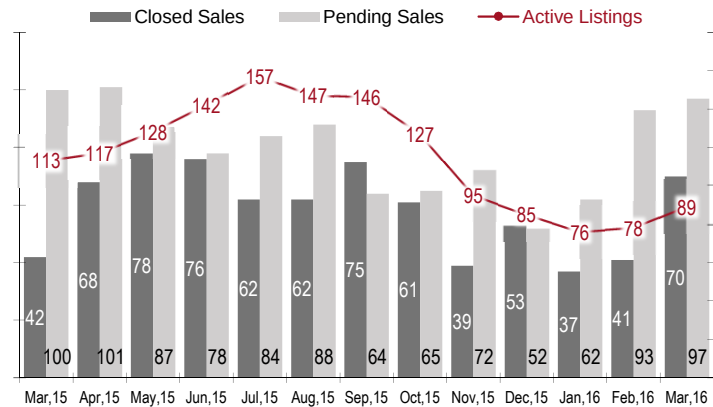
Market Dynamics

Existing Home Market Statistics

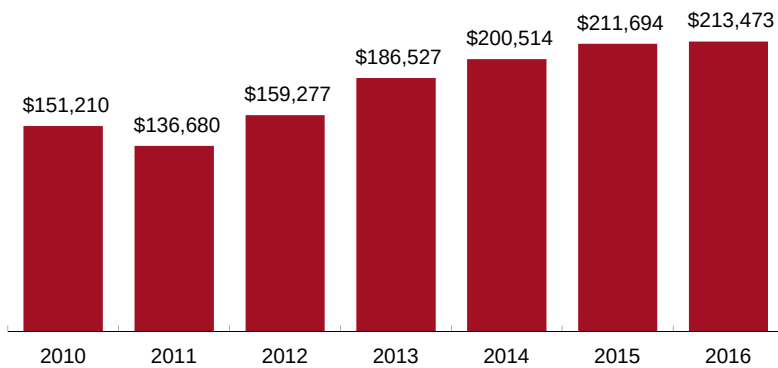
Area: 550, SW Boise - Meridian

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	1	—	50,000	68,000	136.0%	1,344	50.60	8	100.0%
100 - 150K	2	6	66	0.4	134,201	133,251	99.3%	1,185	112.40	30	7.6%
150 - 199K	17	43	305	0.7	176,367	175,579	99.6%	1,646	106.64	39	6.9%
200 - 249K	20	23	189	1.3	223,907	222,074	99.2%	2,112	105.16	46	2.6%
250 - 299K	28	17	92	3.7	274,939	270,674	98.4%	2,438	111.03	57	2.2%
300 - 349K	10	6	40	3.0	323,879	319,446	98.6%	2,719	117.47	65	—
350 - 399K	5	1	14	4.3	366,714	358,973	97.9%	3,225	111.32	107	—
400 - 499K	4	1	14	3.4	453,654	444,233	97.9%	3,618	122.80	97	—
500 - 599K	1	—	2	6.0	582,450	562,500	96.6%	3,822	147.19	2	—
600 - 799K	2	—	—	—	—	—	—	—	—	—	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
>1M	—	—	—	—	—	—	—	—	—	—	—
Total	89	97	723	1.5							4.7%
Average Price	\$272,414	\$215,231	\$215,526	-	215,526	213,473	99.0%	1,960	\$108.90		





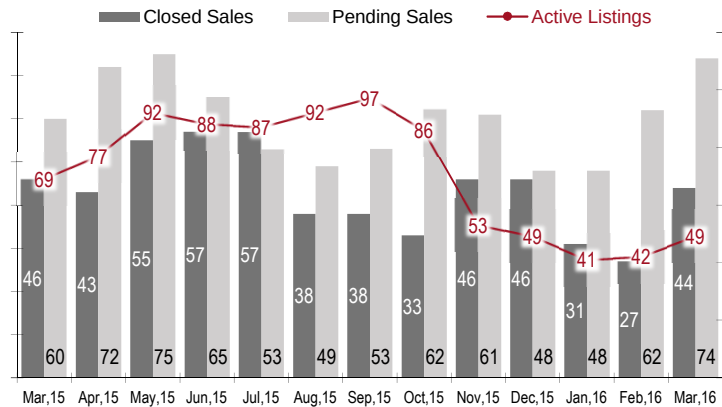
Market Dynamics

Existing Home Market Statistics

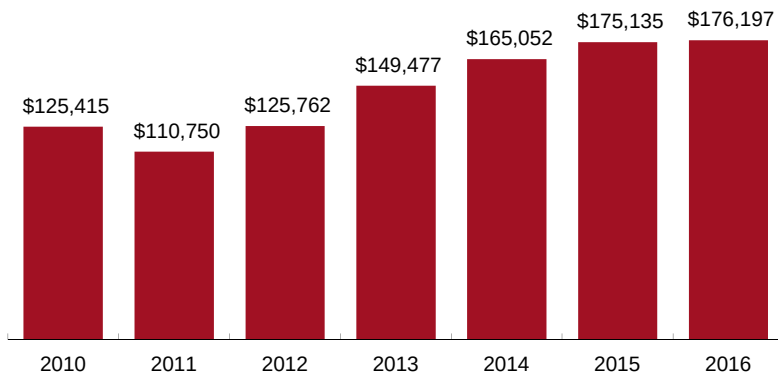
Area: 600, West Boise

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	4	2	26	1.8	88,311	87,699	99.3%	914	95.91	59	11.5%
100 - 150K	8	10	162	0.6	136,286	135,775	99.6%	1,234	110.00	26	6.2%
150 - 199K	13	45	203	0.8	173,204	171,384	98.9%	1,674	102.40	38	3.9%
200 - 249K	11	10	71	1.9	220,251	217,422	98.7%	2,181	99.68	40	1.4%
250 - 299K	6	2	32	2.3	276,193	272,684	98.7%	2,512	108.56	53	3.1%
300 - 349K	3	2	8	4.5	319,450	313,713	98.2%	2,901	108.15	59	-
350 - 399K	2	3	4	6.0	376,975	373,238	99.0%	3,211	116.26	49	-
400 - 499K	1	-	6	2.0	456,488	438,000	96.0%	3,324	131.76	103	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	1	-	1	12.0	649,000	575,000	88.6%	6,020	95.51	33	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	49	74	513	1.1							4.5%
Average Price	\$215,698	\$186,306	\$178,187	-	178,187	176,197	98.9%	1,678	\$104.99		





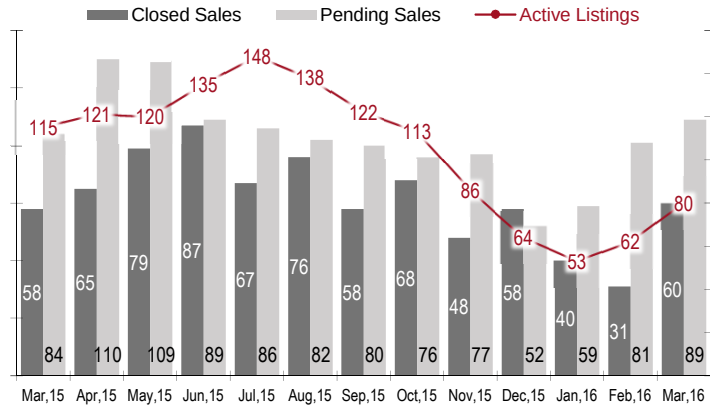
Market Dynamics

Existing Home Market Statistics

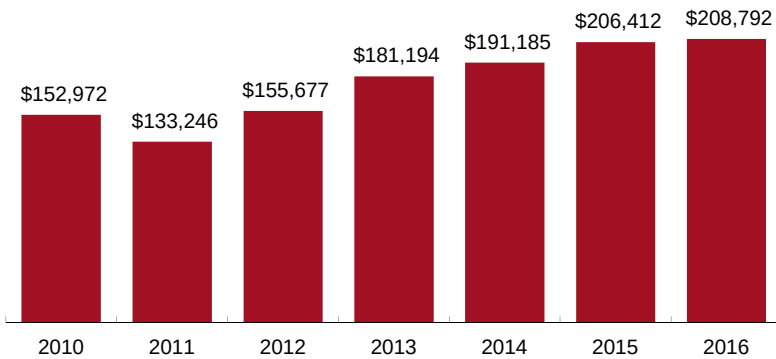
Area: 650, W Boise - Garden City

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	4	—	87,350	92,625	106.0%	1,165	79.52	58	50.0%
100 - 150K	3	9	111	0.3	138,418	137,549	99.4%	1,224	112.34	34	12.6%
150 - 199K	16	36	301	0.6	175,080	173,751	99.2%	1,548	112.25	32	5.0%
200 - 249K	17	20	160	1.3	226,733	224,396	99.0%	2,122	105.74	53	1.9%
250 - 299K	15	14	99	1.8	275,572	273,102	99.1%	2,604	104.88	74	4.0%
300 - 349K	11	4	29	4.6	321,899	316,891	98.4%	3,193	99.26	88	3.4%
350 - 399K	6	4	19	3.8	373,700	366,637	98.1%	3,537	103.65	64	—
400 - 499K	9	2	11	9.8	452,726	439,258	97.0%	3,831	114.65	152	—
500 - 599K	3	—	2	18.0	512,400	460,000	89.8%	5,057	90.97	59	—
600 - 799K	—	—	2	—	689,450	644,000	93.4%	3,880	165.98	60	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
>1M	—	—	—	—	—	—	—	—	—	—	—
Total	80	89	738	1.3	5.3%						
Average Price	\$283,987	\$221,408	\$211,129	-	211,129	208,792	98.9%	1,929	\$108.21		





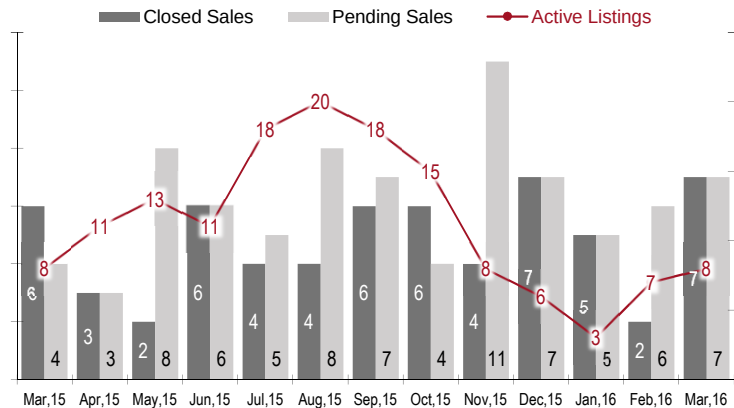
Market Dynamics

Existing Home Market Statistics

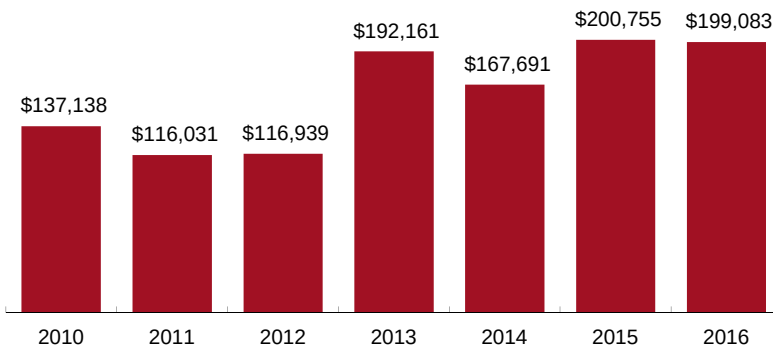
Area: 700, Garden City

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	5	—	67,740	58,850	86.9%	859	68.54	56	40.0%
100 -150K	—	2	14	—	127,929	123,743	96.7%	1,087	113.86	61	—
150 - 199K	3	2	16	2.3	171,806	167,469	97.5%	1,487	112.62	105	—
200 - 249K	—	1	5	—	216,560	213,180	98.4%	1,774	120.14	22	—
250 - 299K	4	—	6	8.0	287,433	284,142	98.9%	1,994	142.52	40	—
300 - 349K	—	—	3	—	326,933	325,883	99.7%	2,194	148.53	87	—
350 - 399K	—	1	3	—	379,596	370,000	97.5%	1,832	202.00	20	—
400 - 499K	1	—	2	6.0	419,500	410,000	97.7%	2,738	149.77	156	—
500 - 599K	—	1	1	—	599,000	565,000	94.3%	3,333	169.52	63	—
600 - 799K	—	—	—	—	—	—	—	—	—	—	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
>1M	—	—	—	—	—	—	—	—	—	—	—
Total	8	7	55	1.7	3.6%						
Average Price	\$257,024	\$252,257	\$204,429	-	204,429	199,083	97.4%	1,546	\$128.79		





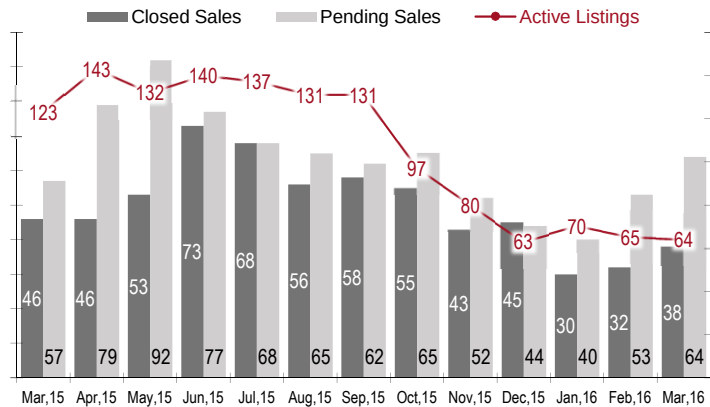
Market Dynamics

Existing Home Market Statistics

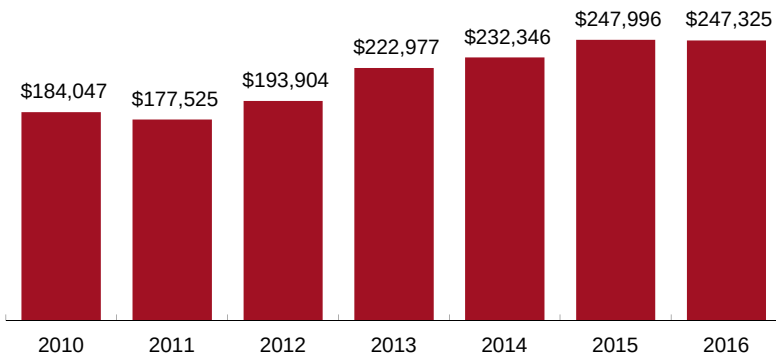
Area: 800, NW Boise

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	1	—	8	1.5	74,249	76,951	103.6%	827	93.05	36	12.5%
100 - 150K	4	3	63	0.8	135,885	137,081	100.9%	1,088	125.97	60	15.9%
150 - 199K	12	15	217	0.7	177,204	175,573	99.1%	1,397	125.64	39	0.9%
200 - 249K	10	7	85	1.4	227,155	223,599	98.4%	1,772	126.17	46	2.4%
250 - 299K	5	7	78	0.8	273,191	267,147	97.8%	2,091	127.79	60	2.6%
300 - 349K	6	10	44	1.6	326,273	320,323	98.2%	2,563	124.99	55	2.3%
350 - 399K	8	12	31	3.1	378,593	370,787	97.9%	2,677	138.53	59	3.2%
400 - 499K	8	5	44	2.2	448,225	439,258	98.0%	3,121	140.76	229	—
500 - 599K	6	2	16	4.5	550,682	535,339	97.2%	3,497	153.10	259	—
600 - 799K	3	3	10	3.6	674,156	652,084	96.7%	4,094	159.27	189	—
800 - 999K	—	—	1	—	895,000	875,000	97.8%	4,522	193.50	18	—
>1M	1	—	—	—	—	—	—	—	—	—	—
Total	64	64	597	1.3							3.2%
Average Price	\$335,746	\$310,894	\$251,367	-	251,367	247,325	98.4%	1,885	\$131.21		





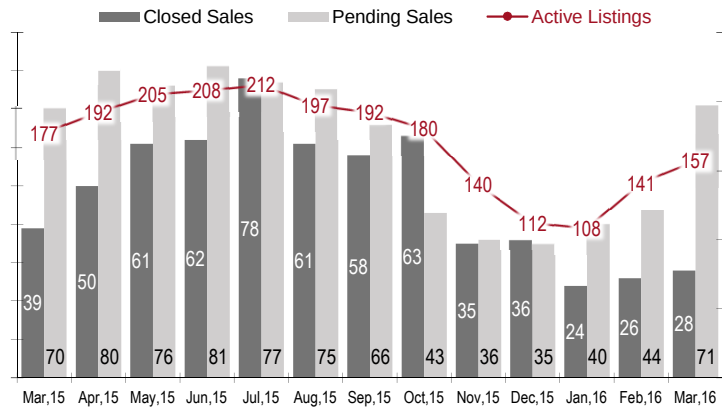
Market Dynamics

Existing Home Market Statistics

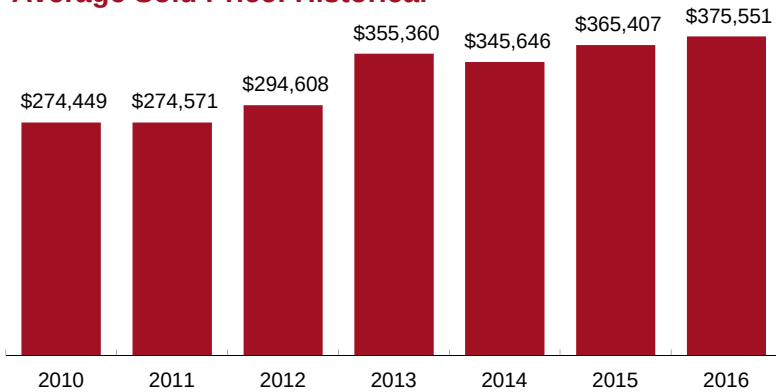
Area: 900, Eagle

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	5	—	82,840	84,180	101.6%	1,035	81.32	2	40.0%
100 - 150K	1	1	9	1.3	137,267	135,309	98.6%	1,075	125.83	59	11.1%
150 - 199K	4	6	58	0.8	185,029	182,781	98.8%	1,566	116.74	58	3.4%
200 - 249K	9	9	89	1.2	228,708	227,073	99.3%	1,964	115.64	35	4.5%
250 - 299K	7	14	87	1.0	279,594	277,084	99.1%	2,365	117.18	50	3.4%
300 - 349K	14	8	65	2.6	325,069	320,432	98.6%	2,737	117.08	67	6.2%
350 - 399K	21	6	56	4.5	373,289	367,377	98.4%	2,928	125.48	75	3.6%
400 - 499K	26	13	93	3.4	456,120	447,385	98.1%	3,446	129.84	188	3.2%
500 - 599K	15	1	48	3.8	556,562	542,189	97.4%	3,809	142.33	184	4.2%
600 - 799K	41	10	56	8.8	710,104	691,371	97.4%	4,465	154.83	391	—
800 - 999K	10	1	12	10.0	910,963	882,267	96.8%	5,509	160.16	561	—
>1M	9	2	4	27.0	1,347,488	1,260,000	93.5%	6,025	209.15	118	—
Total	157	71	582	3.2							4.0%
Average Price	\$555,806	\$397,678	\$382,974	-	382,974	375,551	98.1%	2,879	\$130.43		

Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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





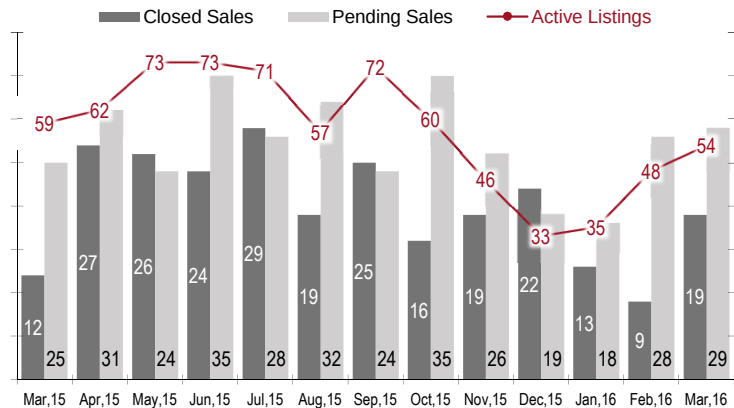
Market Dynamics

Existing Home Market Statistics

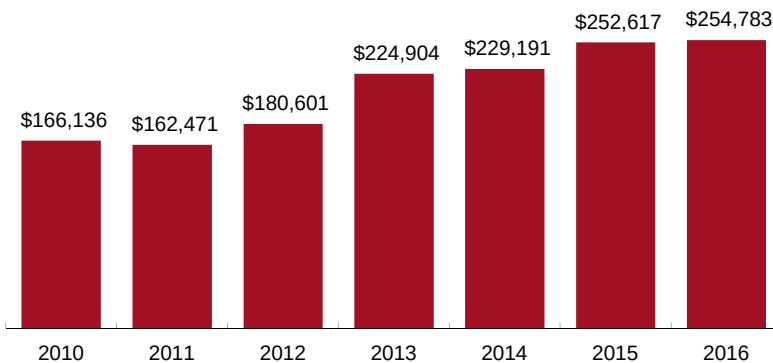
Area: 950, Star

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	—	—	—	—		—		—	—
100 -150K	2	2	26	0.9	142,162	142,767	100.4%	1,308	109.18	18	3.8%
150 - 199K	6	6	64	1.1	175,958	173,804	98.8%	1,684	103.23	46	6.3%
200 - 249K	11	8	60	2.2	227,347	225,173	99.0%	2,260	99.62	48	—
250 - 299K	9	6	42	2.6	272,640	268,257	98.4%	2,537	105.73	80	—
300 - 349K	6	3	17	4.2	337,882	331,512	98.1%	3,159	104.93	96	5.9%
350 - 399K	2	1	10	2.4	381,230	379,345	99.5%	2,972	127.66	73	—
400 - 499K	6	2	21	3.4	454,327	447,317	98.5%	3,797	117.80	271	4.8%
500 - 599K	5	1	5	12.0	539,760	518,280	96.0%	4,677	110.82	90	—
600 - 799K	6	—	3	24.0	735,300	713,250	97.0%	5,613	127.08	466	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
>1M	1	—	—	—	—	—	—	—	—	—	—
Total	54	29	248	2.6	2.8%						
Average Price	\$372,559	\$262,083	\$258,351	-	258,351	254,783	98.6%	2,369	\$107.55		

Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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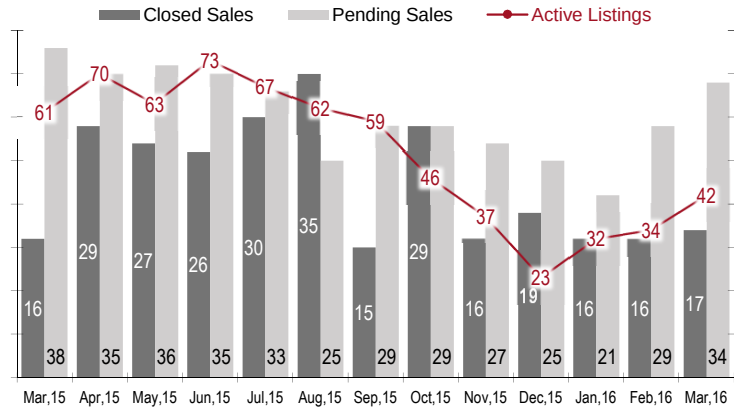
Market Dynamics

Existing Home Market Statistics

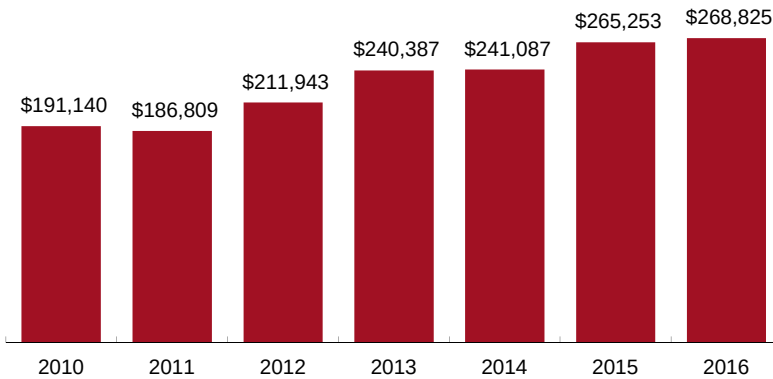
Area: 1000, SE Meridian

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	-	-	-	-	-	-	-
100 - 150K	-	-	3	-	142,800	147,833	103.5%	1,200	123.19	3	-
150 - 199K	-	6	49	-	183,655	181,649	98.9%	1,659	109.52	40	4.1%
200 - 249K	10	9	74	1.6	227,590	226,548	99.5%	2,078	109.03	46	-
250 - 299K	9	11	65	1.7	275,712	271,885	98.6%	2,429	111.92	42	-
300 - 349K	13	6	48	3.3	333,795	328,208	98.3%	2,883	113.85	59	4.2%
350 - 399K	7	1	21	4.0	371,371	361,914	97.5%	3,106	116.52	52	4.8%
400 - 499K	2	-	12	2.0	452,838	440,623	97.3%	4,140	106.44	132	16.7%
500 - 599K	1	-	2	6.0	524,000	514,000	98.1%	3,281	156.66	34	-
600 - 799K	-	1	1	-	669,000	650,000	97.2%	5,203	124.93	267	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
>1M	-	-	-	-	-	-	-	-	-	-	-
Total	42	34	275	1.8							2.5%
Average Price	\$312,519	\$267,338	\$272,533	-	272,533	268,825	98.6%	2,380	\$112.94		





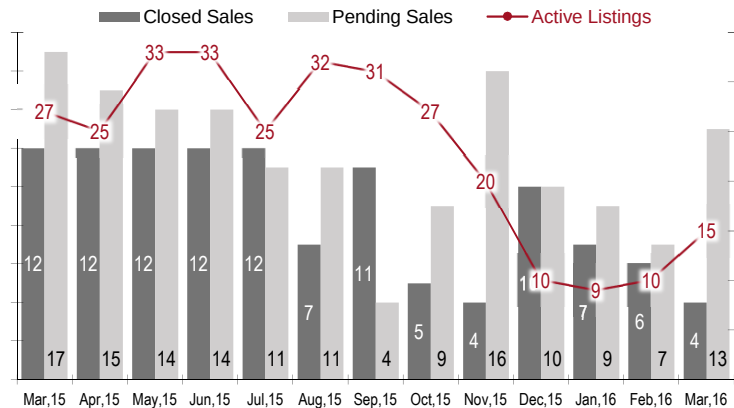
Market Dynamics

Existing Home Market Statistics

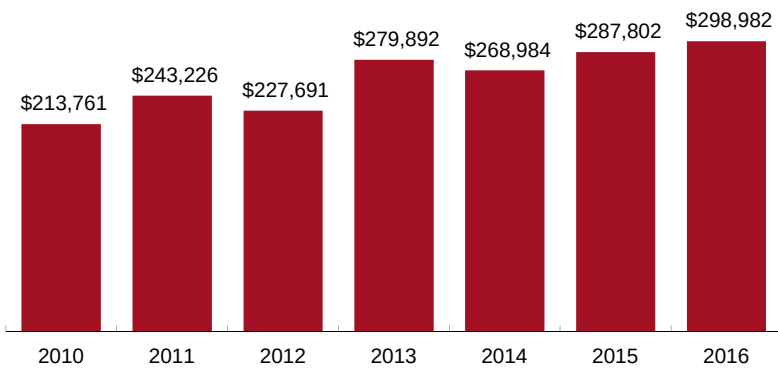
Area: 1010, SW Meridian

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	—	—	—	—	—	—	—	—	—
100 -150K	—	—	5	—	136,560	136,780	100.2%	1,243	110.02	12	20.0%
150 - 199K	—	5	17	—	178,238	177,185	99.4%	1,613	109.87	27	—
200 - 249K	4	3	17	2.8	224,646	221,675	98.7%	2,054	107.94	52	—
250 - 299K	—	1	16	—	276,252	273,781	99.1%	2,512	108.97	76	6.3%
300 - 349K	3	1	19	1.9	325,910	322,221	98.9%	2,940	109.60	110	—
350 - 399K	4	2	9	5.3	380,089	371,089	97.6%	2,952	125.70	78	—
400 - 499K	2	—	12	2.0	456,676	450,798	98.7%	3,722	121.13	152	—
500 - 599K	1	1	7	1.7	561,220	554,511	98.8%	4,190	132.33	102	—
600 - 799K	1	—	—	—	—	—	—	—	—	—	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
>1M	—	—	—	—	—	—	—	—	—	—	—
Total	15	13	102	1.8	2.0%						
Average Price	\$367,300	\$264,308	\$302,966	-	302,966	298,982	98.7%	2,590	\$115.42		

Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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





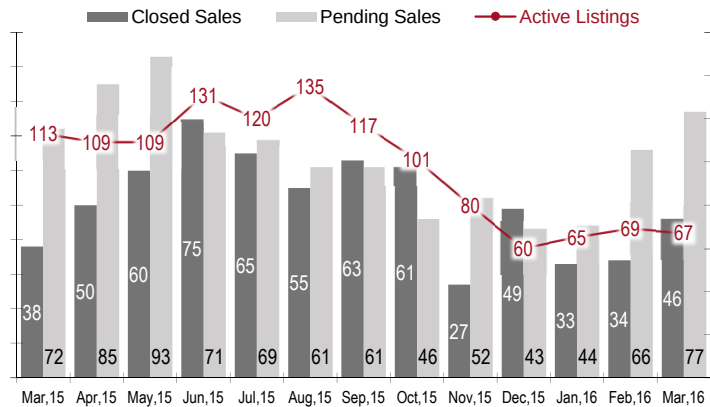
Market Dynamics

Existing Home Market Statistics

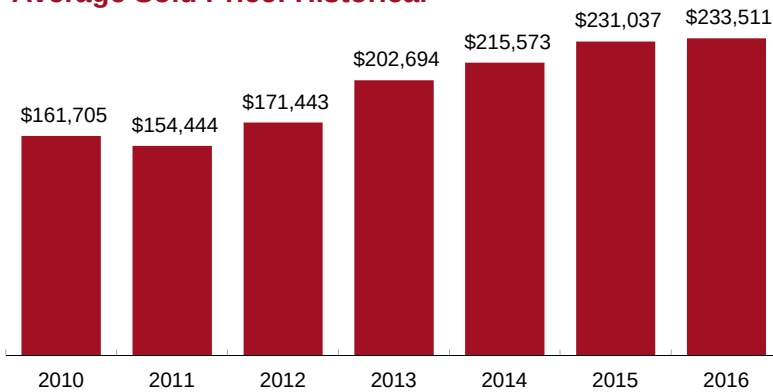
Area: 1020, NE Meridian

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	4	—	93,019	83,811	90.1%	919	91.17	32	25.0%
100 - 150K	—	1	22	—	133,622	131,382	98.3%	1,311	100.23	71	22.7%
150 - 199K	6	22	235	0.3	176,756	174,849	98.9%	1,503	116.35	31	2.1%
200 - 249K	15	26	132	1.4	227,446	225,428	99.1%	2,077	108.53	52	3.8%
250 - 299K	10	14	110	1.1	275,659	273,322	99.2%	2,448	111.65	54	3.6%
300 - 349K	18	10	69	3.1	324,746	320,376	98.7%	2,849	112.45	53	1.4%
350 - 399K	13	3	32	4.9	369,536	364,492	98.6%	3,045	119.70	82	—
400 - 499K	4	—	13	3.7	453,508	443,141	97.7%	3,794	116.80	153	—
500 - 599K	1	1	2	6.0	556,450	547,500	98.4%	4,020	136.21	49	—
600 - 799K	—	—	—	—	—	—	—	—	—	—	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
>1M	—	—	—	—	—	—	—	—	—	—	—
Total	67	77	619	1.3							3.4%
Average Price	\$302,283	\$243,672	\$236,185	-	236,185	233,511	98.9%	2,064	\$113.16		





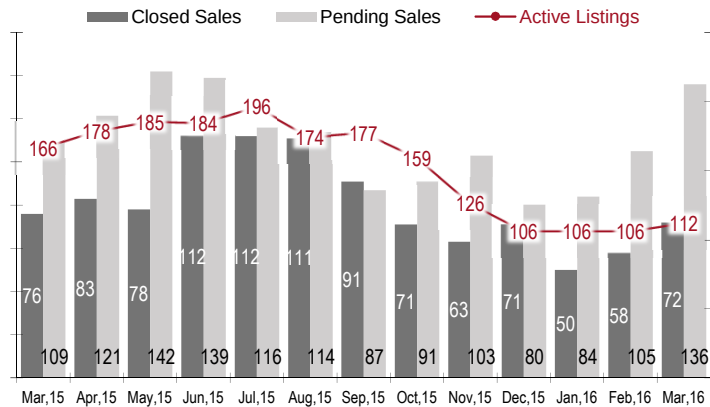
Market Dynamics

Existing Home Market Statistics

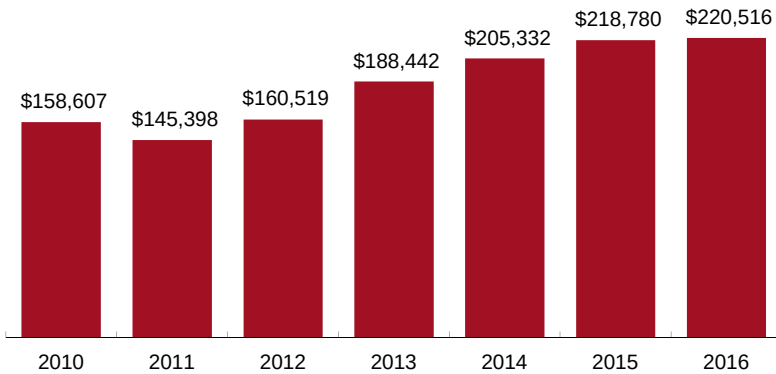
Area: 1030, NW Meridian

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	1	6	—	85,417	82,300	96.4%	1,011	81.40	66	16.7%
100 - 150K	4	4	85	0.6	137,059	137,101	100.0%	1,256	109.13	46	12.9%
150 - 199K	19	48	361	0.6	175,792	174,841	99.5%	1,558	112.21	35	2.5%
200 - 249K	17	39	257	0.8	225,609	223,067	98.9%	2,042	109.22	43	3.5%
250 - 299K	29	20	136	2.6	274,735	271,025	98.6%	2,450	110.61	47	2.2%
300 - 349K	24	12	70	4.1	323,486	319,174	98.7%	2,865	111.40	62	—
350 - 399K	10	9	41	2.9	375,592	369,905	98.5%	3,171	116.65	64	—
400 - 499K	6	3	15	4.8	457,718	450,428	98.4%	3,717	121.19	84	—
500 - 599K	2	—	1	24.0	569,900	555,000	97.4%	4,022	137.99	68	—
600 - 799K	—	—	—	—	—	—	—	—	—	—	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
>1M	1	—	—	—	—	—	—	—	—	—	—
Total	112	136	972	1.4							3.4%
Average Price	\$297,151	\$238,201	\$222,759	-	222,759	220,516	99.0%	1,980	\$111.37		





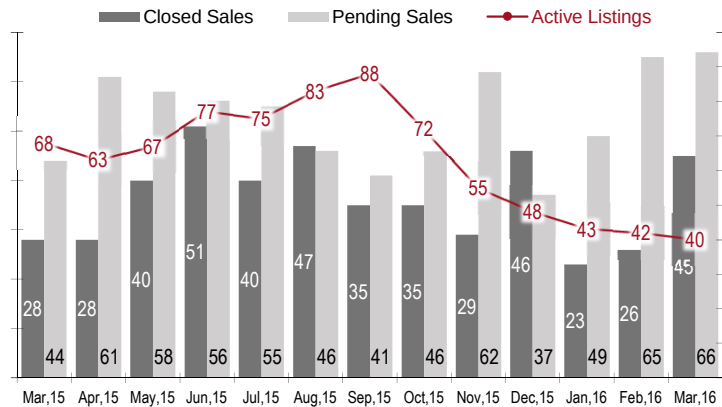
Market Dynamics

Existing Home Market Statistics

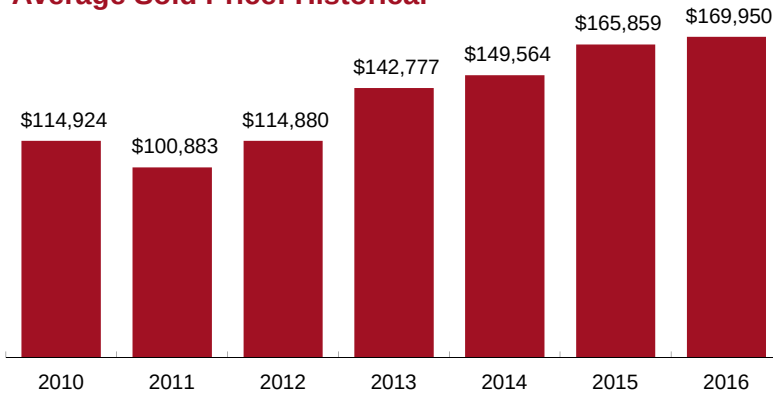
Area: 1100, Kuna

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: Mar 4, 2016

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

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	9	—	82,085	85,190	103.8%	1,180	72.19	84	66.7%
100 - 150K	4	21	172	0.3	136,553	136,363	99.9%	1,276	106.88	33	9.3%
150 - 199K	16	35	187	1.0	169,679	168,471	99.3%	1,745	96.56	40	3.7%
200 - 249K	9	7	48	2.3	221,239	218,994	99.0%	2,532	86.49	57	2.1%
250 - 299K	3	—	12	3.0	273,433	266,183	97.3%	2,598	102.48	90	—
300 - 349K	—	—	6	—	327,267	321,567	98.3%	2,925	109.96	53	—
350 - 399K	4	2	6	8.0	363,817	352,467	96.9%	3,286	107.25	74	16.7%
400 - 499K	4	1	5	9.6	452,475	439,725	97.2%	3,765	116.79	162	—
500 - 599K	—	—	—	—	—	—	—	—	—	—	—
600 - 799K	—	—	—	—	—	—	—	—	—	—	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
>1M	—	—	—	—	—	—	—	—	—	—	—
Total	40	66	445	1.1							
Average Price	\$236,109	\$178,274	\$171,204	-	171,204	169,950	99.3%	1,718	\$ 98.95		





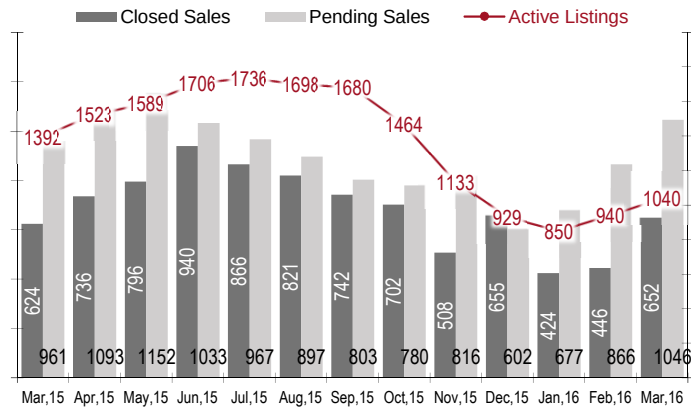
Market Dynamics

Existing Home Market Statistics

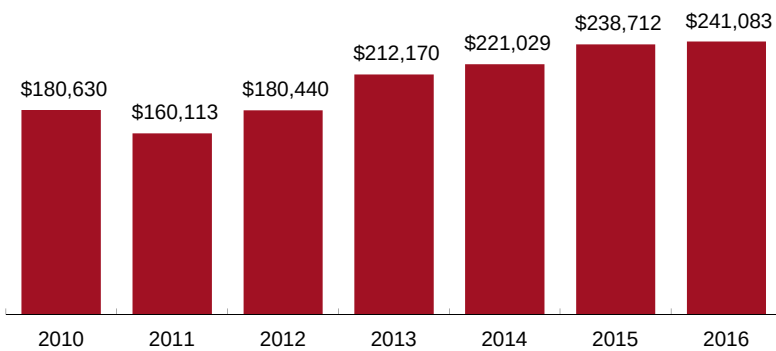
Area: Ada County

Report Month: March, 2016

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

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

Report Date: Mar 4, 2016

Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds							
	Current to Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	6	7	117	0.6	85,278	84,200	98.7%	952	88.46	47	23.1%
100 - 150K	45	90	1,097	0.5	135,290	134,670	99.5%	1,195	112.74	37	9.3%
150 - 199K	149	342	2,697	0.7	175,610	174,173	99.2%	1,544	112.83	37	3.4%
200 - 249K	174	230	1,590	1.3	226,011	223,657	99.0%	2,000	111.85	43	2.3%
250 - 299K	170	135	1,049	1.9	275,767	272,356	98.8%	2,314	117.69	53	2.3%
300 - 349K	133	88	628	2.5	327,087	322,410	98.6%	2,635	122.36	58	1.8%
350 - 399K	105	65	408	3.1	375,261	369,432	98.4%	2,802	131.85	62	1.2%
400 - 499K	93	51	393	2.8	453,538	444,328	98.0%	3,240	137.15	157	2.0%
500 - 599K	58	13	148	4.7	555,619	541,454	97.5%	3,556	152.28	142	2.0%
600 - 799K	71	19	117	7.3	707,218	686,988	97.1%	4,286	160.28	361	-
800 - 999K	14	3	27	6.2	908,937	873,893	96.1%	4,986	175.25	519	-
>1M	22	3	17	15.5	1,398,815	1,300,471	93.0%	5,576	233.24	164	-
Total	1,040	1,046	8,288	1.5							3.7%
Average Price	\$353,701	\$252,808	\$244,417	-	244,417	241,083	98.6%	1,991	\$121.08		

