

2012

The Pulse Quickens!

The residential market came alive in 2012. 9% more properties sold in Ada County in 2012 than in 2011 and they sold for a 14% higher average price. While the average price for distressed and non-distressed properties each increased by 5%, the mix changed: 50% of all properties sold in Ada County in 2011 were distressed compared to 30% in 2012. Since the average price of distressed properties was lower than the average price of non-distressed properties, the change in the mix caused the average price over all properties to increase by 14%.

Similarly, in Canyon County, the average price for the total market increased by 17%. Non-distressed properties increased by 9% while distressed properties increased by 4% but the mix changed, with distressed properties accounting for 51% of the market in 2012, down from 74% in 2011.

The supply of housing also decreased. Every price range under \$600,000 in Ada County has less than a 6-month supply of inventory (a 6-month supply is generally regarded as a "balanced" market). The overall market is down to a 2.8-month supply, creating interesting opportunities.

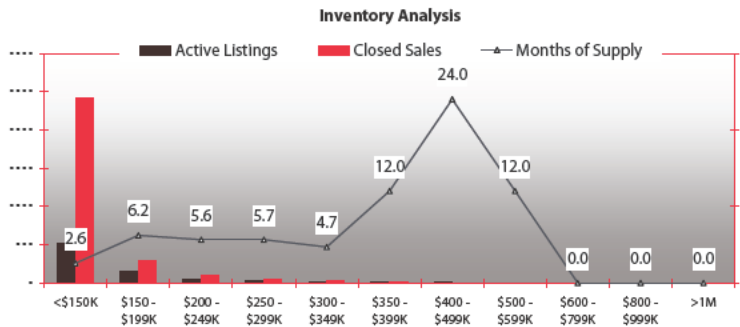
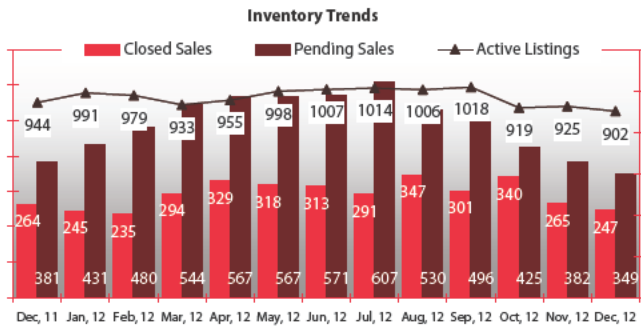
Moving Forward



www.GroupOne.com
(208) 939-8000

Market Statistics

Report Date: December, 2012
 Report Criteria: Single Family, Single Family Acreage (max 2 Acr), Condo, Townhouse
 Area: Canyon County
 Minimum: 1bed, 1bath, \$2000 asking price
 Age: All Ages



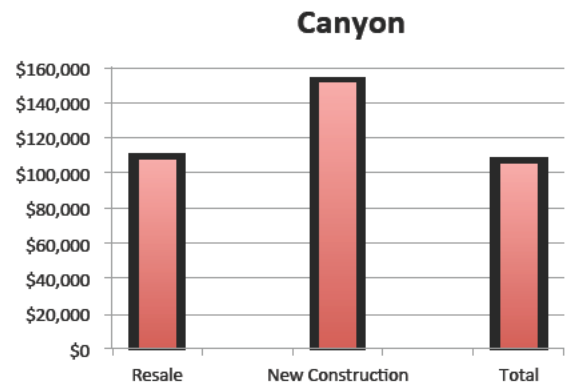
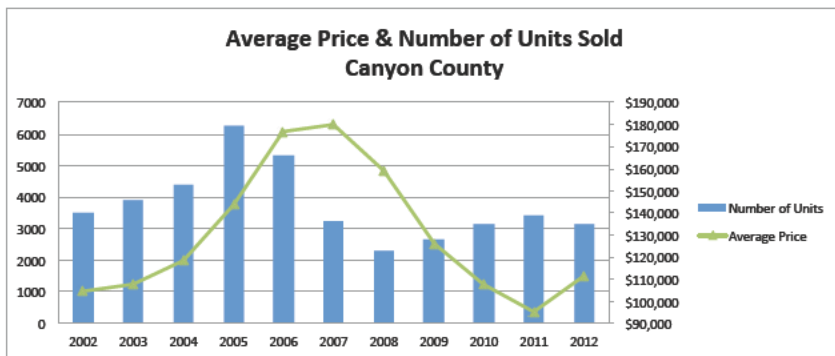
Price In 1000's	Active Listings as of 01/06/13	Pending Sales as of 01/06/13	Closed Sales ¹				Months ² of Supply	Average based on Closed Sales				
			Solds	Avg CDOM	# Distressed	% Distressed		List Price	Sold Price	Difference	Sq Ft	Price per SqFt
<\$150K	516	223	2407	84	1174	49%	2.6	85,087	84,636	99.5%	1,550	54.60
\$150-\$199K	150	28	289	92	65	22%	6.2	172,871	171,207	99.0%	2,296	74.56
\$200-\$249K	46	16	98	104	24	24%	5.6	226,417	223,273	98.6%	2,691	82.96
\$250-\$299K	25	7	53	123	11	21%	5.7	274,593	271,597	98.9%	3,089	87.93
\$300-\$349K	9	3	23	77	6	26%	4.7	322,993	319,252	98.8%	3,511	90.93
\$350-\$399K	11	0	11	73	1	9%	12.0	384,736	366,379	95.2%	4,003	91.53
\$400-\$499K	6	1	3	70	0	0%	24.0	433,300	413,667	95.5%	3,766	109.84
\$500-\$599K	1	0	1	62	0	0%	12.0	580,000	540,000	93.1%	4,247	127.15
\$600-\$799K	0	0	0	0	0	0%	0.0	0	0		0	
\$800-\$999K	0	0	0	0	0	0%	0.0	0	0		0	
>1M	0	0	0	0	0	0%	0.0	0	0		0	
Total	764	278	2885	86	1281	44%	3.2	105,736	104,897	99.2%	1,720	\$61
Average Price	\$138,347	\$113,285	104,897				-					
Median Price	\$124,183	\$99,949	90,000				-					

¹ Closed Sales from 01-01-12 to 12-31-12

² Months of Supply = Active Listings / Average # closed sales each month over past 12 months.

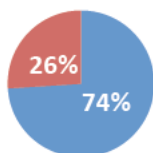
The information provided herein is derived from the Intermountain MLS and is believed to be accurate and reliable, but cannot be warranted by Group One.

Report Data Pulled January 6, 2012



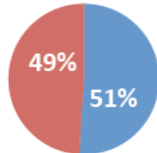
Distressed Property Sales Canyon County 2011

■ Distressed ■ Non-Distressed

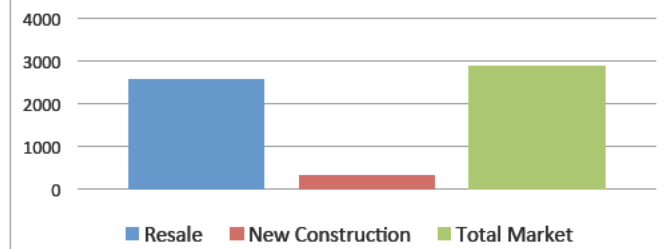


Distressed Property Sales Canyon County 2012

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Units Sold Canyon County

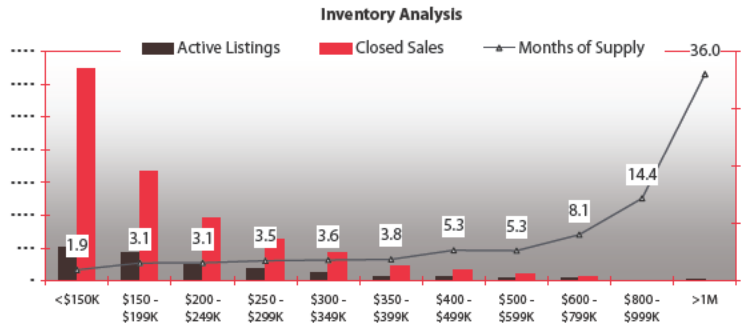
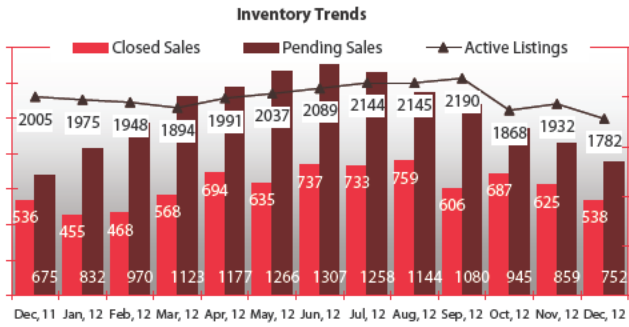




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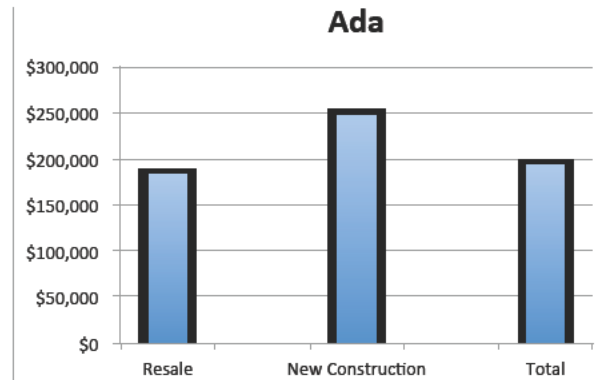
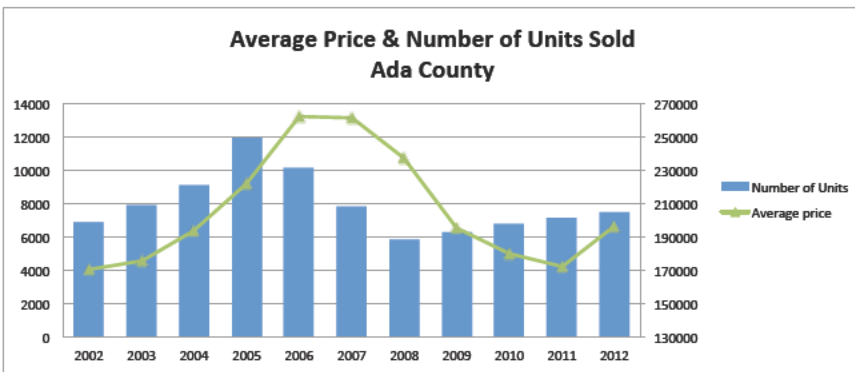
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<\$150K	519	281	3239	81	1459	45%	1.9	113,490	112,574	99.2%	1,438	78.31
\$150 - \$199K	431	152	1665	81	351	21%	3.1	175,352	173,489	98.9%	1,957	88.66
\$200 - \$249K	252	118	961	73	134	14%	3.1	226,913	223,785	98.6%	2,287	97.83
\$250 - \$299K	183	67	625	81	56	9%	3.5	276,948	273,736	98.8%	2,583	105.99
\$300 - \$349K	132	50	437	91	29	7%	3.6	325,865	322,416	98.9%	2,800	115.13
\$350 - \$399K	74	38	236	87	20	8%	3.8	376,449	370,916	98.5%	3,128	118.59
\$400 - \$499K	73	30	164	95	13	8%	5.3	464,492	449,300	96.7%	2,993	150.10
\$500 - \$599K	42	7	96	110	9	9%	5.3	564,884	551,651	97.7%	3,413	161.63
\$600 - \$799K	43	5	64	120	1	2%	8.1	759,013	693,570	91.4%	4,129	167.99
\$800 - \$999K	12	2	10	157	0	0%	14.4	1,082,450	984,500	91.0%	5,703	172.63
>1M	21	2	7	476	1	14%	36.0	1,449,857	1,283,536	88.5%	6,265	204.86
Total	1782	752	7504	82	2073	28%	2.8	196,296	193,655	98.7%	1,998	\$97
Average Price	\$251,581	\$211,039	193,655									
Median Price	\$194,900	\$180,495	164,945									

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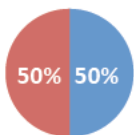
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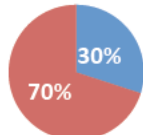
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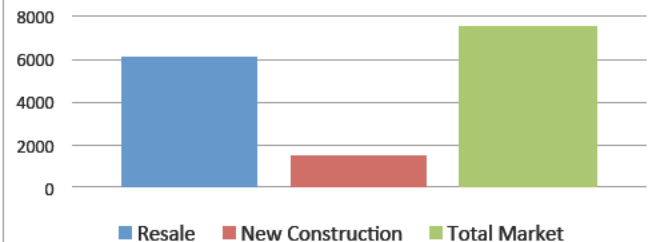


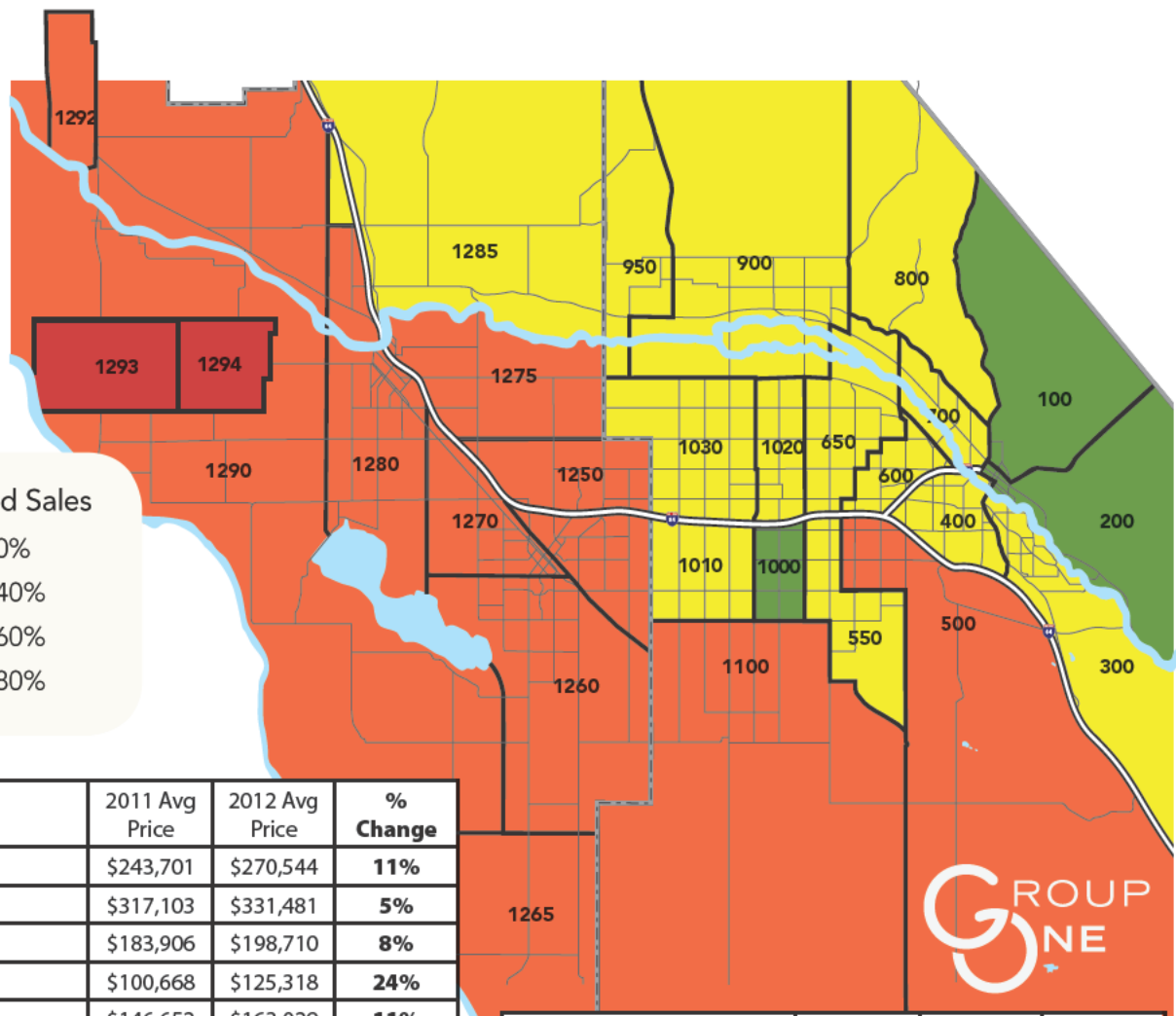
Distressed Property Sales Ada County 2012

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Units Sold Ada County





% Distressed Sales

- 0% to 20%
- 21% to 40%
- 41% to 60%
- 61% to 80%

Ada County Area	2011 Avg Price	2012 Avg Price	% Change
100 - North Boise	\$243,701	\$270,544	11%
200 - NE Boise	\$317,103	\$331,481	5%
300 - SE Boise	\$183,906	\$198,710	8%
400 - Boise Bench	\$100,668	\$125,318	24%
500 - South Boise	\$146,652	\$163,029	11%
550 - SW Boise/Meridian	\$146,558	\$168,820	15%
600 - West Boise	\$108,311	\$128,986	19%
650 - W Boise/Garden City	\$137,157	\$160,944	17%
700 - Garden City	\$106,976	\$128,718	20%
800 - NW Boise	\$183,754	\$202,866	10%
900 - Eagle	\$304,389	\$315,225	4%
950 - Star	\$174,080	\$193,745	11%
1000 - SE Meridian	\$199,083	\$232,085	17%
1010 - SE Meridian	\$250,681	\$253,213	1%
1020 - NE Meridian	\$170,716	\$191,978	12%
1030 - NW Meridian	\$160,380	\$183,018	14%
1100 - Kuna	\$115,898	\$137,049	18%
1250 - NE Nampa	\$96,637	\$111,832	16%

Canyon County Area	2011 Avg Price	2012 Avg Price	% Change
1260 - South Nampa	\$107,025	\$119,752	12%
1265 - Melba	\$137,076	\$141,668	3%
1270 - NW Nampa	\$72,748	\$91,094	25%
1275 - NW Caldwell	\$75,298	\$89,426	19%
1280 - SW Caldwell	\$77,885	\$94,971	22%
1285 - Middleton	\$131,307	\$159,335	21%
1290 - Canyon County Other	\$135,174	\$161,830	20%
1292 - Parma	\$99,206	\$94,161	-5%
1293 - Wilder	\$117,636	\$100,005	-15%
1294 - Greenleaf	\$94,012	\$104,384	11%



So What Does This Mean To You?

If you are thinking about buying, there may never be a better time. Interest rates are insanely low and prices are rising. If you are considering selling, you might be surprised by the price you can get. With only 2.8 months of supply in Ada County, well-priced and staged homes are selling quickly, often with multiple offers. If you would like specific information on what is happening in your neighborhood, or if you'd like to get on an excellent website to search for property and receive emailed market updates, contact a Group One Agent today.