

INVENTORY LEVELS – ALL PRICES

	Idaho Falls	Bonneville	Totals
2-Jan-2015	328	219	547
1-Jan-2016	223	143	366

INVENTORY LEVELS – By Price Range

	2 January 2015	1 January 2016
0-1000,000	115	64
100,001-125,000	83	59
125,001-150,000	74	42
150,001-175,000	53	32
175,001-200,000	42	36
200,001-250,000	60	41
250,001-300,000	35	26
300,001-350,000	25	22
350,001-400,000	18	9
400,001-1,000,000	40	35

INVENTORY LEVELS-ALL PRICES

	2014	2015	
January	664	530	-20%
February	669	558	-16%
March	714	555	-22%
April	729	545	-25%
May	799	547	-31%
June	819	569	-26%
July	760	565	-26%
August	758	576	-24%
September	722	539	-25%
October	673	482	-28%
November	589	438	-26%
December	547	366	-33%

INVENTORY LEVELS – ALL PRICES
DECEMBER 2009-2015

	2009	2010	2011	2012	2013	2014	2015	2016
IDAHO FALLS	581	567	502	427	408	328	223	
BONNEVILLE	364	364	328	285	251	219	143	
TOTALS	945	931	830	712	659	547	366	
	2009	2010	2011	2012	2013	2014	2015	2016
0-100,000	117	163	175	159	136	115	64	
100,001-125,000	133	100	125	102	126	83	59	
125,001-150,000	138	133	116	102	76	74	42	
150,001-175,000	105	125	83	93	103	52	32	
175,001-200,000	108	102	75	59	45	42	36	
200,001-250,000	109	100	81	67	61	60	41	
250,001-300,000	84	69	57	39	28	35	26	
300,001-350,000	39	43	38	25	22	25	22	
350,001-400,000	30	29	23	19	11	18	9	
400,001-1,000,000	76	67	48	36	44	40	35	

**DECEMBER 2014 & 2015 COMPARISONS
BONNEVILLE & JEFFERSON COUNTY**

Bonneville County	2014	2015
# OF CLOSINGS IN DECEMBER	124	105
AVERAGE DAYS ON MARKET (DOM)	100	81
AVERAGE SELLING PRICE	\$145,132	\$171,344
MEDIAN SELLING PRICE	\$140,000	\$144,000
AVERAGE %LIST TO PRICE	97.77%	97.63%
# OF PEDINGS	96	116
AVERAGE DOM	115	94
AVG LISTING PRICE PENDINGS	\$157,943	\$
64,559	\$149,950	\$151,500

Jefferson County	2014	2015
# OF CLOSINGS IN DECEMBER	24	19
AVERAGE DAYS ON MARKET (DOM)	132	67
AVERAGE SELLING PRICE	\$161,873	\$205,775
MEDIAN SELLING PRICE	\$153,650	\$155,000
AVERAGE %LIST TO PRICE	97.51%	96.30%
# OF PEDINGS	18	26
AVERAGE DOM	154	82
AVG LISTING PRICE PENDINGS	\$155,438	\$192,633
64,559	\$172,450	\$154,900

QUARTERLY MARKET REPORT
OCTOBER 1 TO DECEMBER 31, 2015

Bonneville County	2014	2015
Closed Sales	371	381
Avg Days on Market	103	75
%List to Sell	97.36%	97.79%
Avg Selling Price	\$157,504	\$171,163
Median Selling Price	\$140,000	\$145,000
#Going Pending	352	411
Avg Days on Market	109	93

Jefferson County	2014	2015
Closed Sales	71	68
Avg Days on Market	129	73
%List to Sell	97.55%	97.71%
Avg Selling Price	\$168,686	\$202,434
Median Selling Price	\$169,900	\$175,410
#Going Pending	66	77
Avg Days on Market	155	85

6 MONTH MARKET REPORT
JULY 1ST TO DECEMBER 31, 2015

Bonneville County	2014	2015
Closed Sales	807	917
Avg Days on Market	98	76
%List to Sell	97.42%	98.03%
Avg Selling Price	\$157,699	\$175,102
Median Selling Price	\$139,000	\$149,900
#Going Pending	814	962
Avg Days on Market	107	88

Jefferson County	2014	2015
Closed Sales	149	169
Avg Days on Market	104	75
%List to Sell	98.30%	97.87%
Avg Selling Price	\$175,891	\$194,792
Median Selling Price	\$175,000	\$174,820
#Going Pending	146	177
Avg Days on Market	120	83

YEARLY MARKET REPORT
JANUARY 1ST TO DECEMBER 31, 2015

Bonneville County	2014	2015
Closed Sales	1451	1796
Avg Days on Market	101	83
%List to Sell	97.56%	98.28%
Avg Selling Price	\$156,352	\$169,735
Median Selling Price	\$140,000	\$148,000
#Going Pending	1561	1978
Avg Days on Market	108	90
Jefferson Count	2014	2015
Closed Sales	279	329
Avg Days on Market	116	92
%List to Sell	97.9%	97.33%
Avg Selling Price	\$173,341	\$184,913
Median Selling Price	\$169,900	\$170,000
#Going Pending	303	369
Avg Days on Market	127	96

CLOSED SALES COMPARISON - BONNEVILLE COUNTY

	2014	2015	
January	71	81	+14%
February	81	111	+37%
March	101	123	+22%
April	125	180	+44%
May	136	167	+23%
June	130	174	+34%
July	126	163	+29%
August	166	175	+5.4%
September	145	160	+10%
October	147	159	+8%
November	100	112	+12%
December	124	109	-12%

YEAR TO DATE CLOSING UNITS COMPARISON
JANUARY 1-DECEMBER 31, 2014 VS. JANUARY 1-DECEMBER 31, 2015

	2014	2015	%Change
Up to \$150,000	823	926	+12.51%
Over \$150,001	628	871	+38.69%

**DISTRESSED PROPERTY COMPARISON
BONNEVILLE COUNTY**

December 1-December 31, 2015 (Month)	2015
# of Total Active Properties	371
# of Active Distressed Properties	22
% of Distressed Properties on the Market	5.9%
# of Total Pending Properties in December	100
# of Pending that were Distressed Properties	16
% Pendlings that were Distressed	16%
# of Total Pending Properties	91
# of Closed that were Distressed Properties	14
% of Closings that were Distressed Properties	15.38%
October 1 , 2015 - December 31, 2015	Quarterly
# of Total Pending Properties in Quarter	359
# of Pending that were Distressed Properties	52
% Pendlings that were Distressed	14.48%
# of Total Closed Properties in the Quarter	337
# of Closed that were Distressed Properties	43
% of Closings that were Distressed Properties	12.76%

EXISTING HOMES – CLOSED YEARLY SALE ACTIVITY

EXISTING	2008	2009	2010	2011	2012	2013	2014	2015
\$0-\$100,000	144	174	259	289	354	369	337	341
Days on Market	68	87	104	109	121	111	94	83
%List to Sell	96.4	94.46	93.09	94.39	95.92	96.18	95.74	97.3
\$100,000-\$125,000	178	197	178	134	218	205	237	295
Days on Market	85	93	92	112	119	92	90	76
%List to Sell	98.13	97.71	96.55	97.09	97.30	97.54	97.44	98.35
\$125,000-\$150,000	206	239	183	141	179	199	224	262
Days on Market	80	95	107	129	113	99	91	72
%List to Sell	99.26	97.65	97.1	96.82	97.42	98.27	98.22	98.59
\$150,000-\$175,000	152	128	131	92	116	190	178	209
Days on Market	93	121	115	116	120	99	89	76
%List to Sell	98.96	97.72	97.96	96.90	97.70	98.24	97.98	98.76
\$175,000-\$200,000	102	103	82	59	68	92	112	170
Days on Market	98	140	129	109	128	82	111	63
%List to Sell	98.78	97.62	97.22	96.60	97.75	98.34	98.34	98.70
\$200,000-\$300,000	158	153	139	118	172	162	166	269
Days on Market	112	160	150	136	150	146	119	78
%List to Sell	97.26	95.87	95.89	96.39	96.54	97	97.93	98.39
\$300,000-\$400,000	53	50	42	35	37	49	57	85
Days on Market	119	183	166	110	171	130	134	34
%List to Sell	95.99	94.76	94.78	96.05	95.54	96.99	97.12	96.94
\$400,000-\$500,000	8	9	14	4	13	15	18	36
Days on Market	229	182	216	119	159	95	166	157
%List to Sell	94.09	92.75	93.92	92.41	95.84	98.34	97.87	97.55
\$500,000-\$750,000	4	3	3	5	4	8	9	13
Days on Market	180	321	75	563	197	202	152	147
%List to Sell	95.34	83.07	95.38	92.95	96.24	91.42	96.34	97.30
\$750,000-\$1,000,000	0	0	1	0	0	1	0	4
Days on Market	0	0	57	0	0	198	0	456
%List to Sell	0	0	91.84	0	0	98.1	0	93.43
\$1,000,000-+	0	0	0	1	1	0	0	0
Days on Market	0	0	0	259	368	0	0	0
%List to Sell	0	0	76.08	89.36	0	0	0	

