

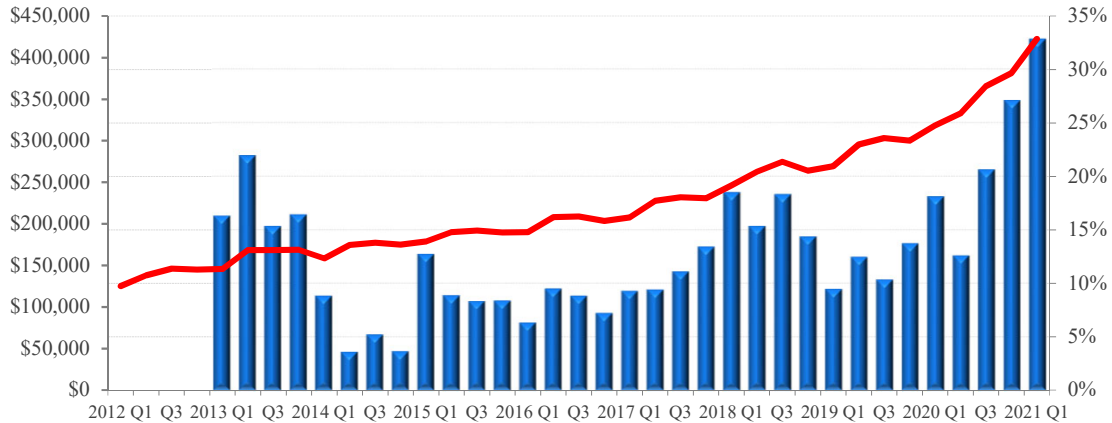
Boise City Area

Local Market Report, First Quarter 2021

including the impact of COVID-19 on the local economy

Today's Market...

Median Price (Red Line) and One-year Price Growth



Local Price Trends			
Price Activity	Boise City	U.S.	Local Trend
Current Median Home Price (2021 Q1)	\$422,600	\$313,533	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2021 Q1)	32.8%	15.1%	
3-year (12-quarter) Appreciation (2021 Q1)	71.7%	28.6%	
3-year (12-quarter) Housing Equity Gain*	\$176,500	\$69,733	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$264,100	\$122,533	
9-year (36 quarters) Housing Equity Gain*	\$297,400	\$155,200	

*Note: Equity gain reflects price appreciation only

	Boise City	U.S.	
Conforming Loan Limit**	\$510,400	\$765,600	Not all buyers have access to government-backed financing in this market
FHA Loan Limit	\$331,760	\$765,600	
Local Median to Conforming Limit Ratio	83%	not comparable	

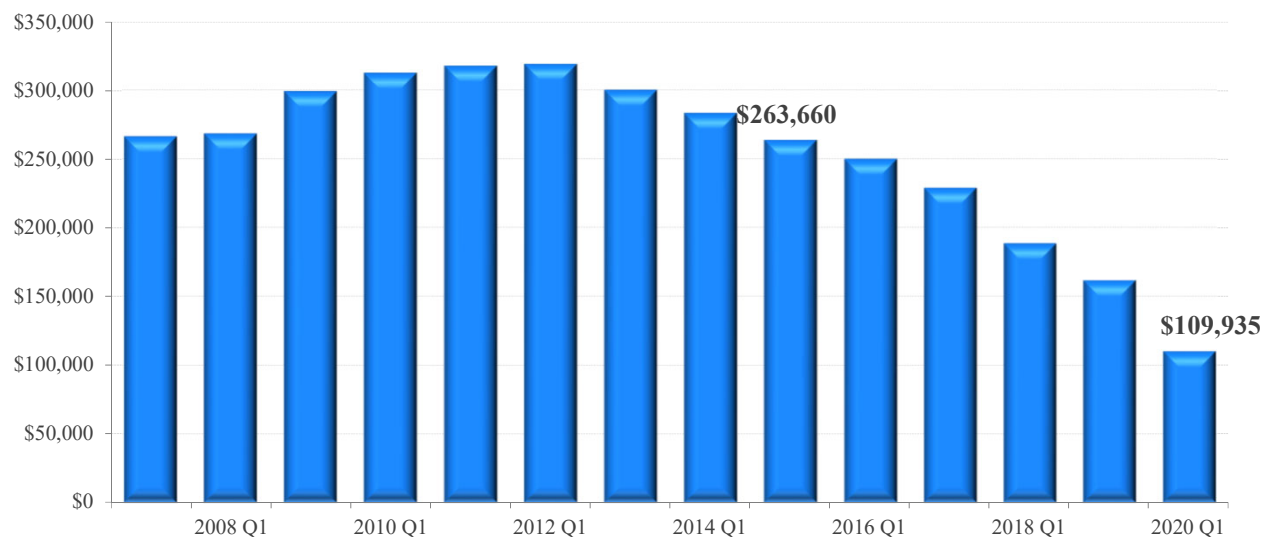
Note: limits are current and include the changes made on January 1st 2020.

Local NAR Leadership

The Boise City market is part of region 12 in the NAR governance system, which includes all of Montana, Idaho, Washington, Oregon, and Alaska. The 2021 NAR Regional Vice President representing region 12 is Tiffanie Mai-Ganske.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained** through 2021 Q1 from quarter in which home was of purchased

Price Activity	BoiseCity	U.S.	Local Trend
1-year (4-quarter)	\$109,935	\$45,806	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$188,320	\$81,443	
5-year (20-quarter)*	\$249,755	\$117,278	
7-year (28 quarters)*	\$283,227	\$145,583	
9-year (36 quarters)*	\$318,877	\$182,361	

*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

Drivers of Local Supply and Demand...

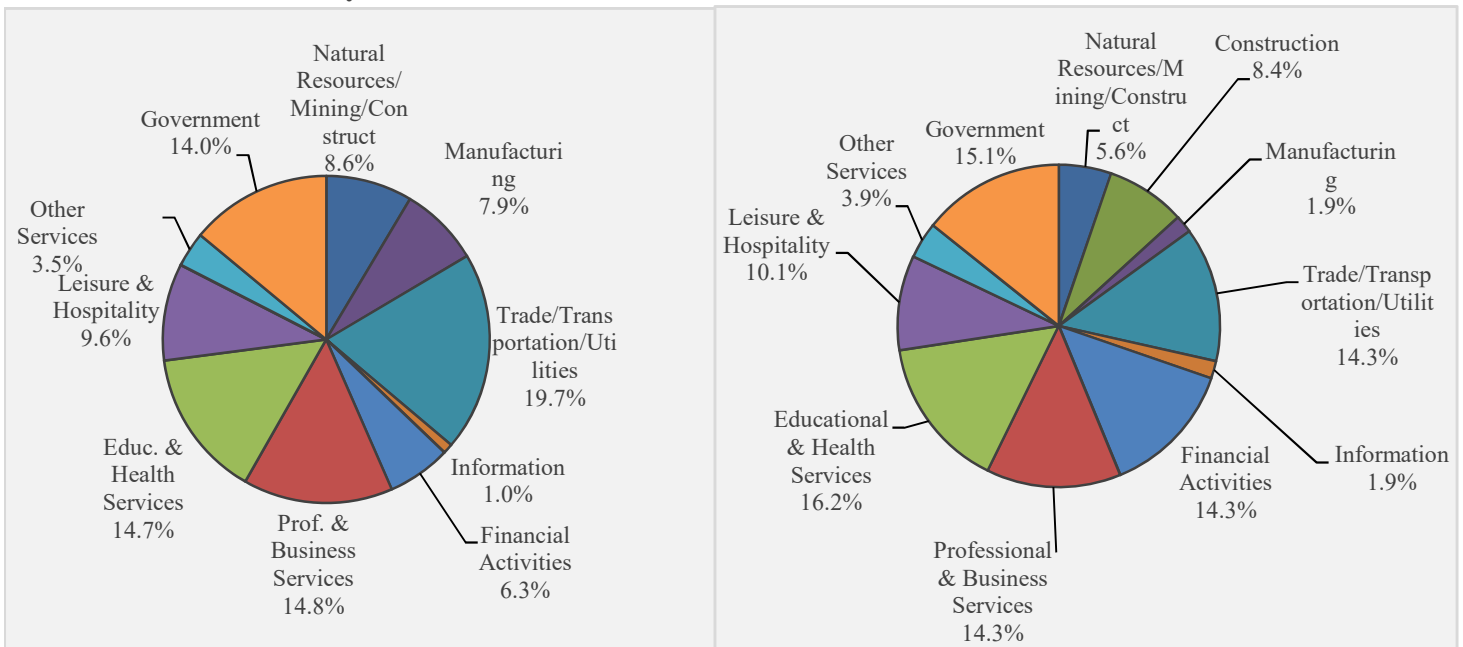


Local Economic Outlook	Boise City	U.S.	
12-month Job Change (May)	29,200	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Apr)	39,000	Not Comparable	
36-month Job Change (May)	27,000	Not Comparable	Unemployment in Boise City is better than the national average and improving
Current Unemployment Rate (May)	2.9%	5.8%	
Year-ago Unemployment Rate	9.2%	13.3%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	8.9%	-4.0%	

Share of Total Employment by Industry

Boise City Area

U.S.



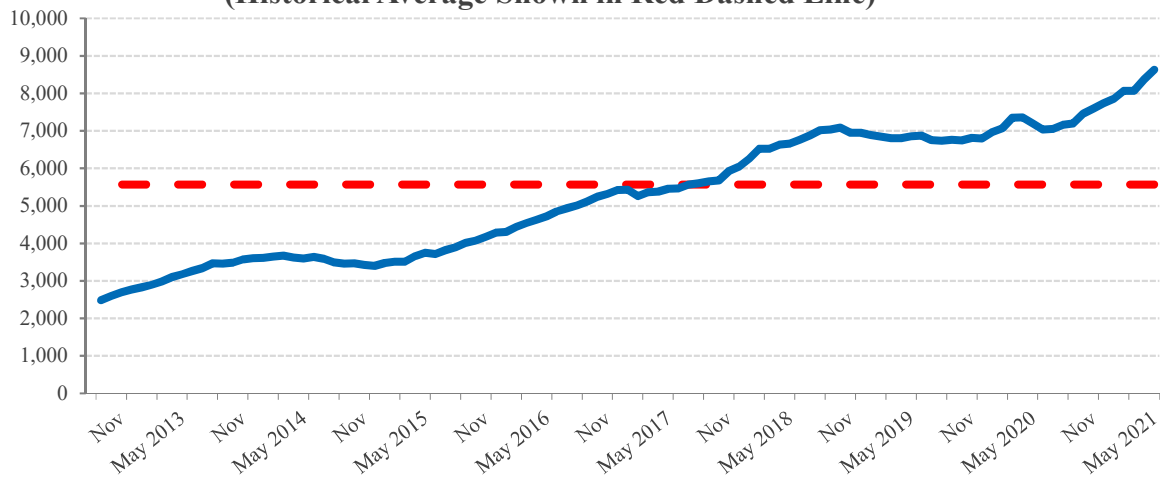
12-month Employment Change by Industry in the Boise City Area (May - 2021)

Goods Producing	NA	Information	300
Natural Resources/Mining/Construction	3,300	Financial Activities	2,800
Natural Resources and Mining	NA	Prof. & Business Services	1,700
Construction	NA	Educ. & Health Services	3,200
Manufacturing	1,000	Leisure & Hospitality	12,700
Service Providing Excluding Government	NA	Other Services	2,100
Trade/Transportation/Utilities	9,700	Government	2,200

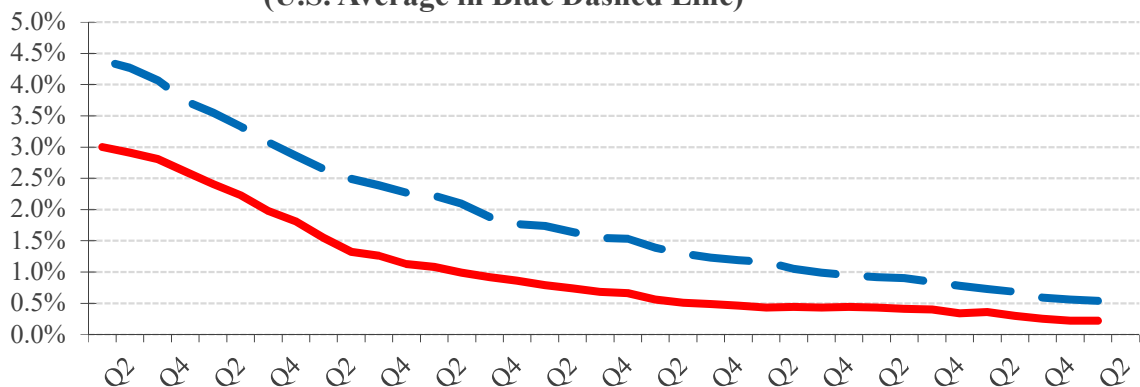
State Economic Activity Index	Idaho	U.S.	
12-month change (2021 - May)	11.7%	7.7%	Idaho's economy is stronger than the nation's, but slowed from last month's 18.30% change
36-month change (2021 - May)	9.7%	1.8%	

New Housing Construction			
Local Fundamentals	Boise City	U.S.	
12-month Sum of 1-unit Building Permits through May 2021	8,798	not comparable	The current level of construction is 57.9% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	5,571	not comparable	Production above trend for an extended period of time could cause prices to moderate as inventory is built up.
Single-Family Housing Permits (May 2021) 12-month sum vs. a year ago	25.0%	29.0%	Construction is on the rise relative to last year, suggesting that the local inventory has stabilized

**Construction: 12-month Sum of Local Housing Permits
(Historical Average Shown in Red Dashed Line)**

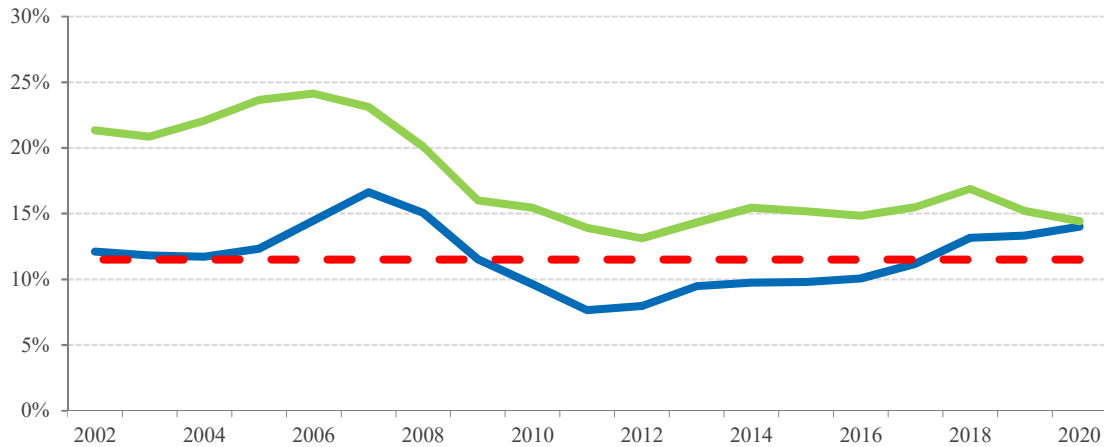


**State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)**



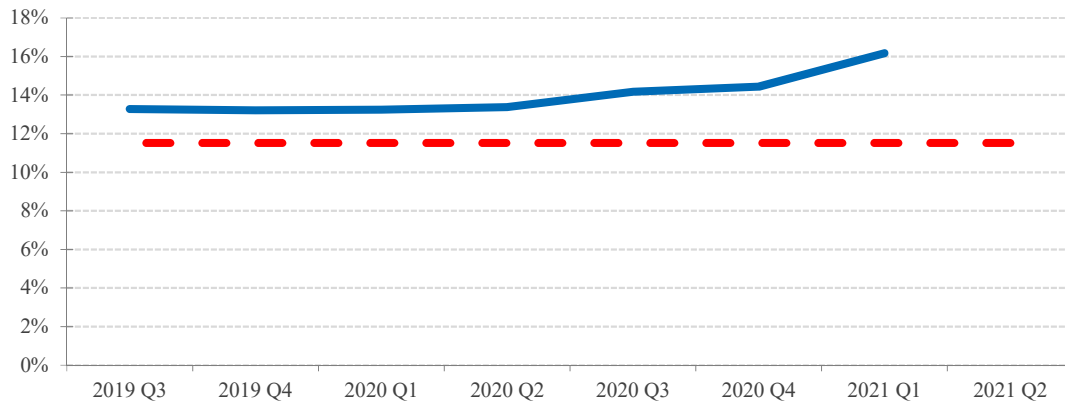
Affordability

Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Red, U.S. Average in Green)

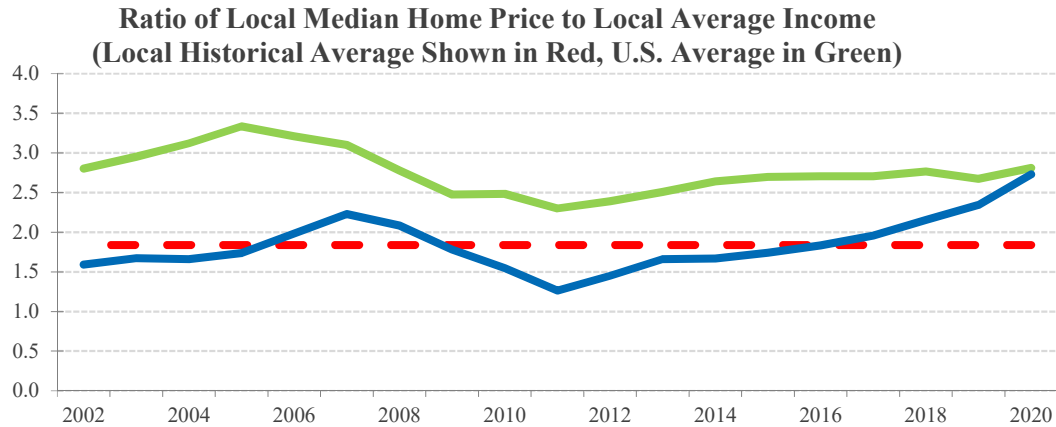


Monthly Mortgage Payment to Income	Boise City	U.S.	
Ratio for 2020	14.0%	14.4%	Weak by local standards and could weigh on demand
Ratio for 2021 Q1	16.2%	14.0%	
Historical Average	11.5%	18.0%	More affordable than most markets

Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Boise City	U.S.	
Ratio for 2020	2.7	2.8	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2021 Q1	3.2	2.8	
Historical Average	1.8	2.7	Affordable compared to most markets



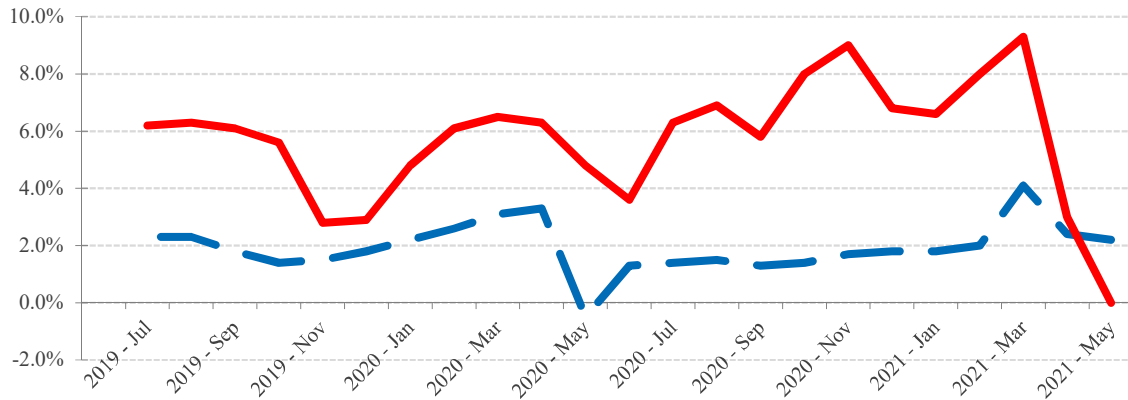
The Mortgage Market



Mortgage rates kicked off 2021 with a new record low. Nevertheless, rates were trending upward for the rest of the first quarter as COVID-19 vaccine became available to more Americans and millions of people received stimulus payments. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate was 2.88 percent in Q1 2021 compared to 3.51 percent a year earlier. Thus, homebuyers have excellent purchasing power at these historically low mortgage rates. What to expect about mortgage rates in the upcoming quarters? Rates are more likely to rise than fall as inflation will pick up in the following months. NAR is forecasting the 30-year mortgage rate to average 3.1% for the second quarter of 2021.

REALTOR® Price Expectations

REALTOR® Price Expectations for the Next 12 Months
(U.S. Average in Blue Dashed Line)



Source: NAR

REALTOR® Price Expectations	Idaho	U.S.	
2021 - May	8.0%	1.8%	REALTORS® expect higher price growth in Idaho than in the U.S. in the next 12 months. Their price expectations are also higher than a year ago.
Prior 12 months	6.3%	1.4%	

Geographic Coverage for this Report

The Boise City area referred to in this report covers the geographic area of the Boise City metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Ada County, Boise County, Canyon County, Gem County, and Owyhee County

More information on the OMB's geographic definitions can be found at https://obamawhitehouse.archives.gov/omb/bulletins_default/