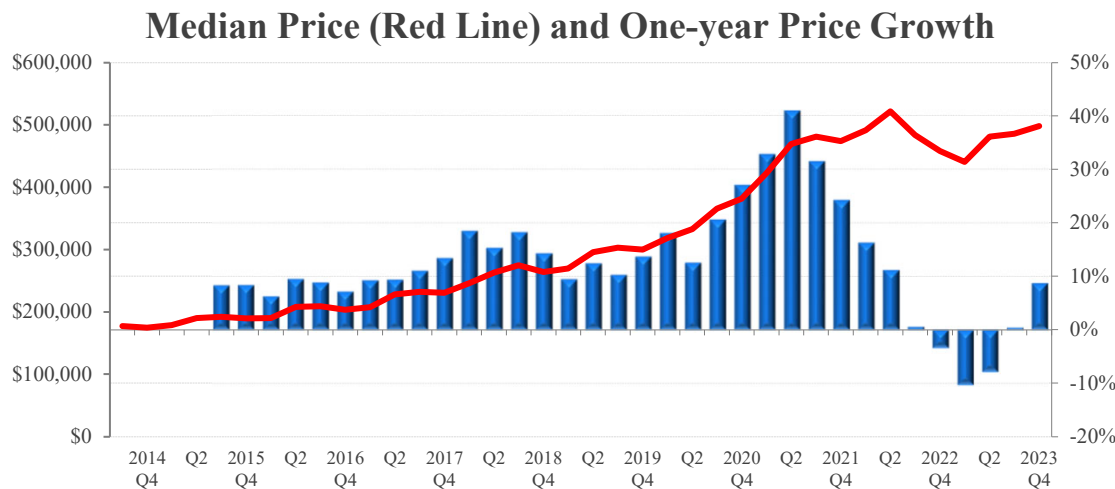


Boise City Area
Local Market Report, Fourth Quarter 2023

Today's Market...



Local Price Trends			
Price Activity	Boise City	U.S.	Local Trend
Current Median Home Price (2023 Q4)	\$498,000	\$387,300	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2023 Q4)	8.8%	3.9%	
3-year (12-quarter) Appreciation (2023 Q4)	30.6%	24.5%	
3-year (12-quarter) Housing Equity Gain*	\$116,700	\$76,300	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$294,600	\$153,367	
9-year (36 quarters) Housing Equity Gain*	\$323,000	\$179,667	
*Note: Equity gain reflects price appreciation only			

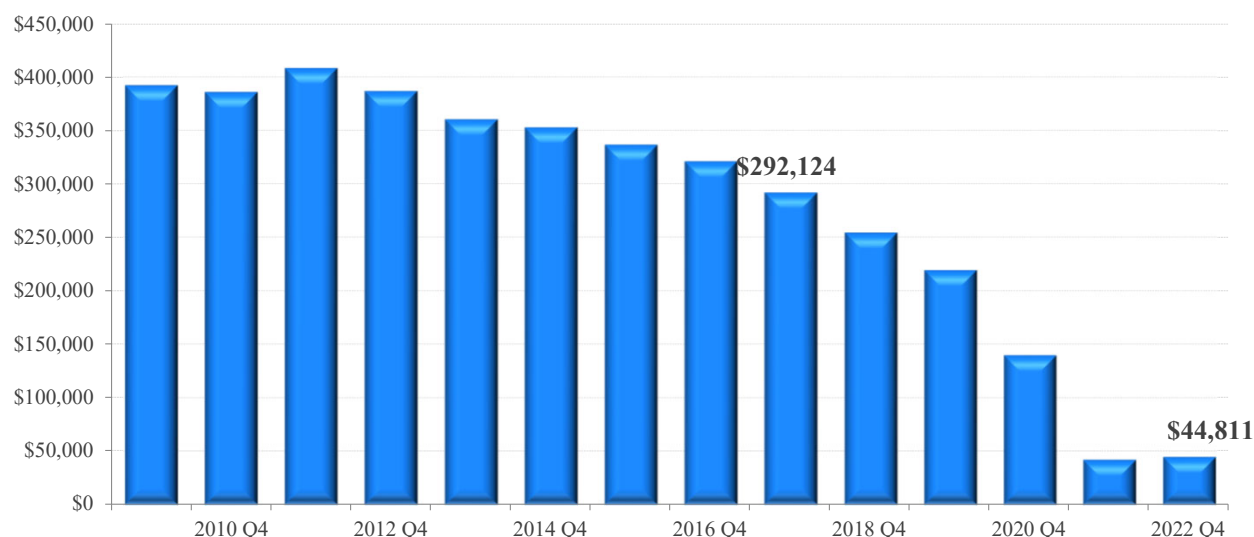
	Boise City	U.S.	Most buyers in this market have access to government-backed financing
Conforming Loan Limit**	\$766,550	\$1,149,825	
FHA Loan Limit	\$498,257	\$1,149,825	
Local Median to Conforming Limit Ratio	65%	not comparable	
Note: limits are current and include the changes made on January 1st 2024.			

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 2024 NAR Regional Vice President representing region 12 is Evelyn Arnott.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained through 2023 Q4 from quarter in which home was of purchased**

Price Activity	BoiseCity	U.S.	Local Trend
1-year (4-quarter)	\$44,811	\$18,387	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$139,821	\$95,158	
5-year (20-quarter)*	\$254,614	\$151,356	
7-year (28 quarters)*	\$321,044	\$183,780	
9-year (36 quarters)*	\$352,844	\$215,076	

*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

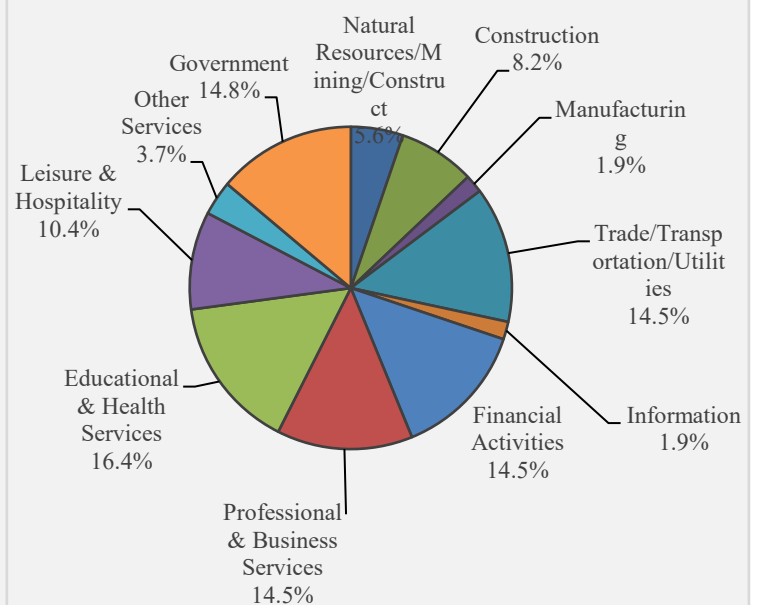
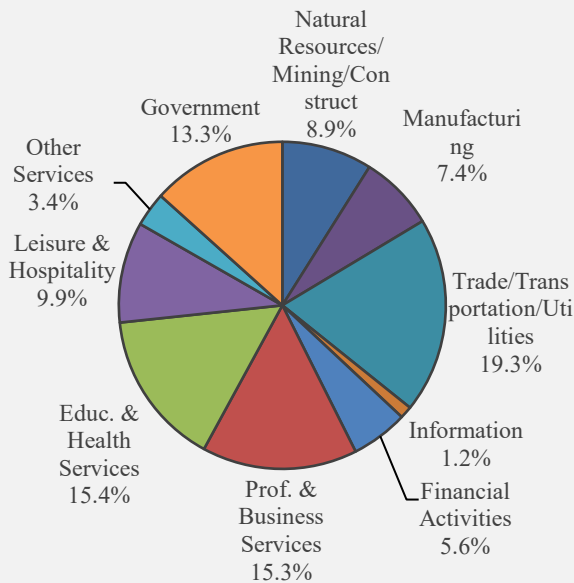
Drivers of Local Supply and Demand...

Local Economic Outlook	Boise City	U.S.	
12-month Job Change (Dec)	12,700	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Nov)	17,100	Not Comparable	
36-month Job Change (Dec)	46,000	Not Comparable	Unemployment has risen since the same period last year, but Boise City's labor market has been more resilient than the national average
Current Unemployment Rate (Dec)	3.0%	3.7%	
Year-ago Unemployment Rate	2.2%	3.5%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	3.3%	2.3%	

Share of Total Employment by Industry

Boise City Area

U.S.



12-month Employment Change by Industry (Dec - 2023)

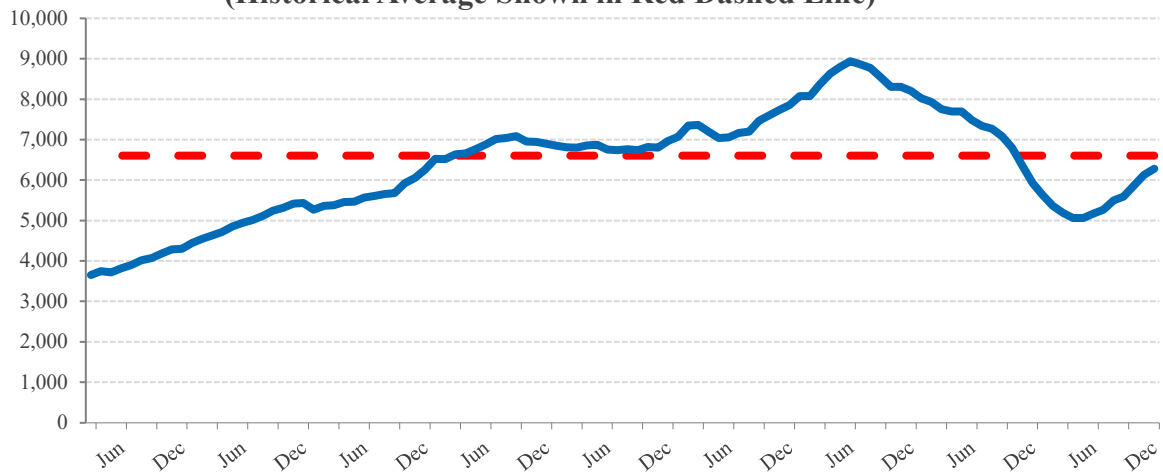
Goods Producing	NA	Information	200
Natural Resources/Mining/Construction	2,300	Financial Activities	400
Natural Resources and Mining	NA	Prof. & Business Services	3,200
Construction	NA	Educ. & Health Services	5,400
Manufacturing	0	Leisure & Hospitality	1,700
Service Providing Excluding Government	NA	Other Services	600
Trade/Transportation/Utilities	1,200	Government	2,100

State Economic Activity Index	Idaho	U.S.	
12-month change (2023 - Dec)	3.0%	3.0%	Idaho's economy is stronger than the nation's, but slowed from last month's 3.10% change
36-month change (2023 - Dec)	13.6%	14.3%	

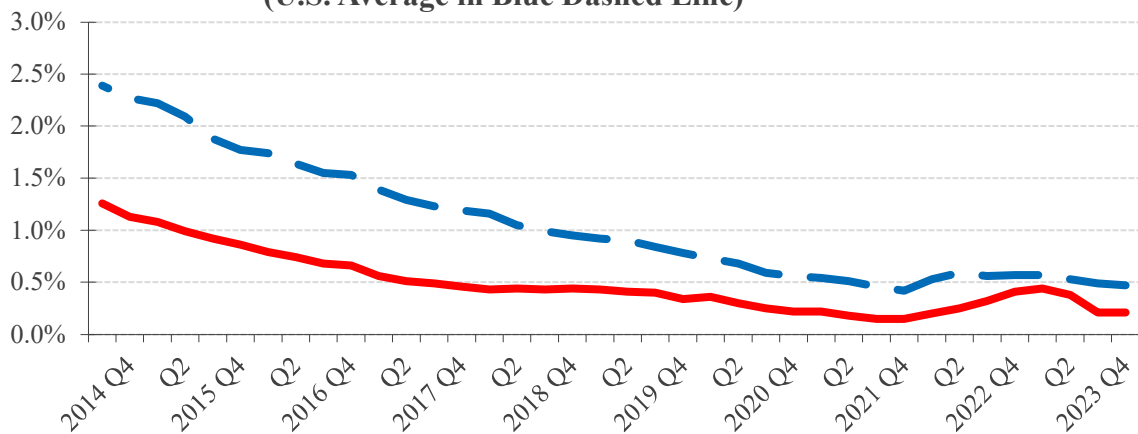
New Housing Construction

Local Fundamentals	Boise City	U.S.	
12-month Sum of 1-unit Building Permits through Dec	6,278	not comparable	The current level of construction is 5.0% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	6,609	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Dec) 12-month sum vs. a year ago	6.0%	-6.1%	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)



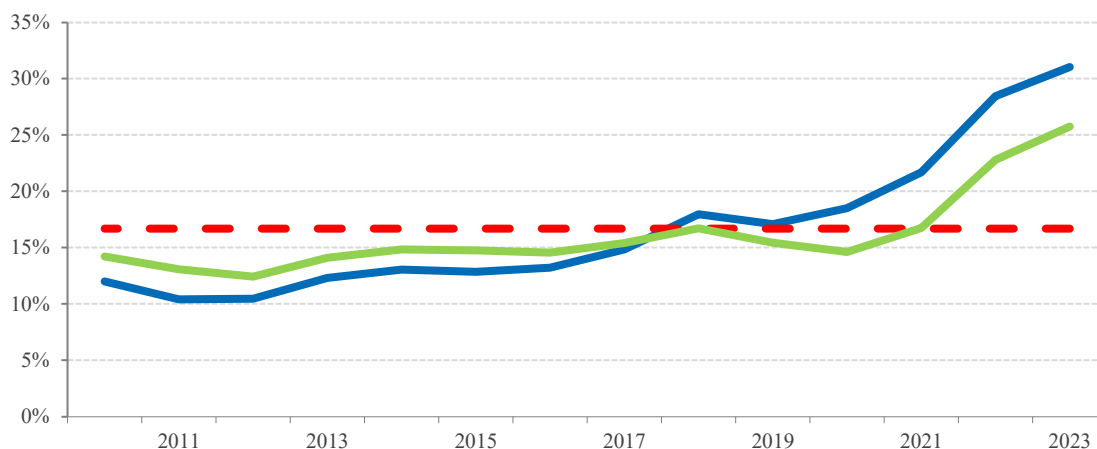
State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)



Source: Mortgage Bankers' Association

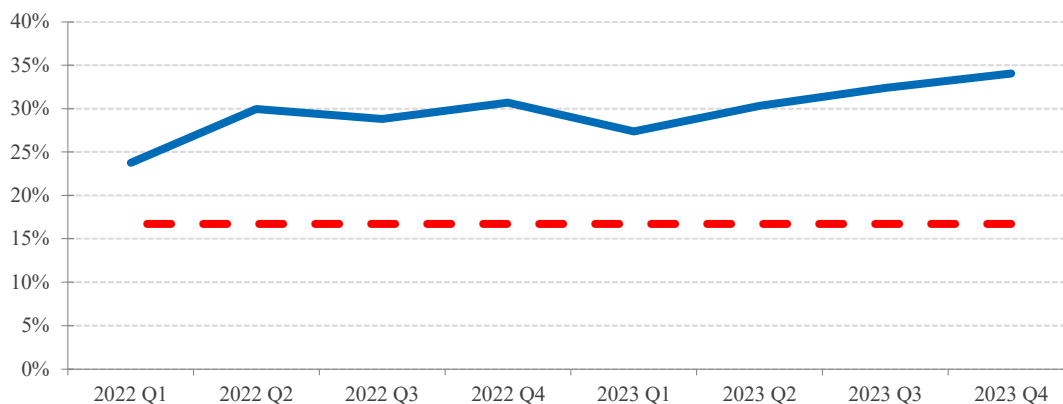
Affordability

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

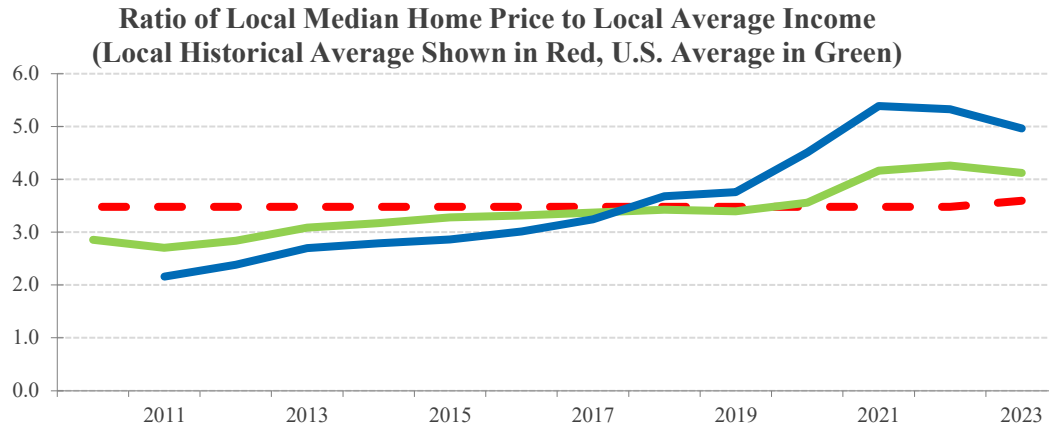


Monthly Mortgage Payment to Income	Boise City	U.S.	
Ratio for 2023	31.1%	25.8%	Weak by local standards and could weigh on demand
Ratio for 2023 Q4	34.1%	25.5%	
Historical Average	16.7%	17.0%	More affordable than most markets

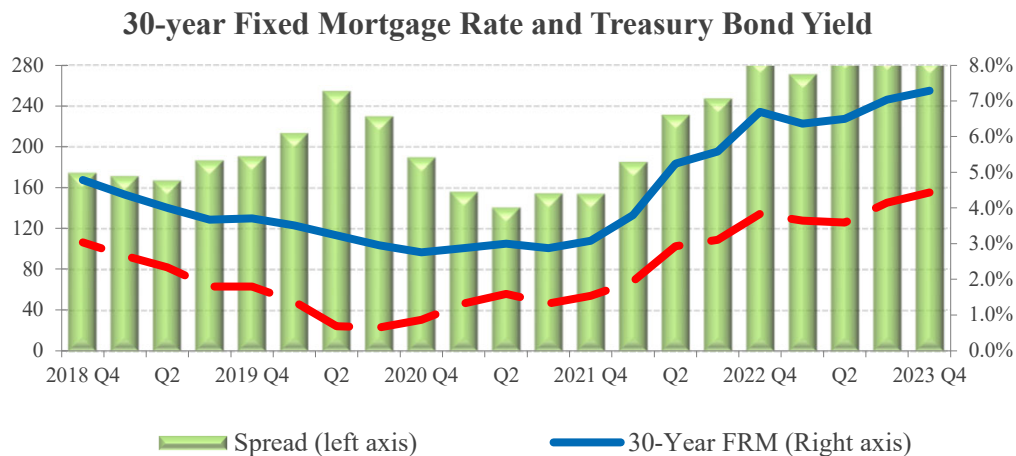
Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Boise City	U.S.	
Ratio for 2023	5.0	4.1	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2023 Q4	5.2	3.9	
Historical Average	3.6	3.4	Less affordable than most markets



The Mortgage Market



Throughout much of the final quarter of the year, mortgage rates remained elevated near 7.5 percent. According to the mortgage provider Freddie Mac, the 30-year fixed mortgage rate rose to 7.3 percent in the fourth quarter of 2023 from 6.7 percent the previous year. Nevertheless, rates fell below 7 percent at the end of year as the Federal Reserve continued to halt its interest rates hikes. With lower interest rates on the horizon, mortgage rates are expected to continue their downward trend in 2024, thereby enhancing affordability for potential homebuyers. NAR forecasts the 30-year fixed mortgage rate to average 6.8 percent in the first quarter of 2024, with a further decline expected to bring them below 6.6% by the end of the first half.

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/

