



1st Choice Mortgage Company  
Loan Adviser

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# Real Estate Report Card

Ada County, ID

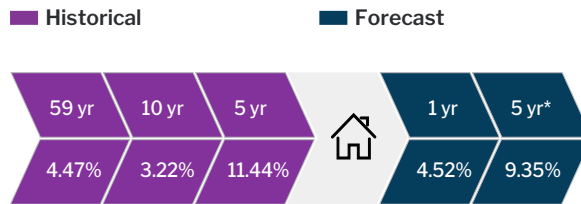
🏠 - Jobs
📈 - 1 YR Appr.
💰 - Median Income
📊 - Historical Appr.
🏠 - Affordability

Median Home Price  
**\$291,230**



Price / Sq Ft  
**\$173**

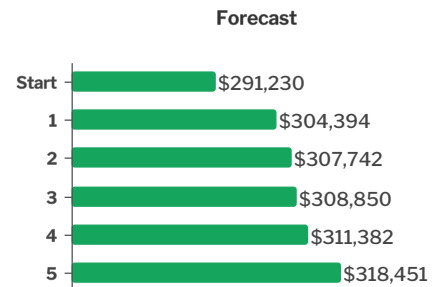
## Appreciation



Average Per Year

\*5 YR - Cumulative Appr.

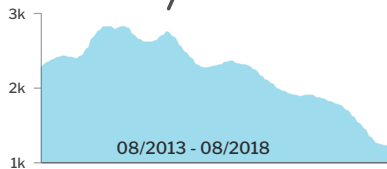
5 yr Gain: **\$27,221**



## Inventory



Y/Y -53%  
M/M -1%



## 444.27K Total Pop.

129.96K Renters

32.75K Renters Who Can Afford To Purchase

Renters Who Can Afford To Purchase

Annual Potential First Time Home Buyers Ages 27 to 35 **10.60K**

Annual New Homes Needed to Meet Demand **4,332**

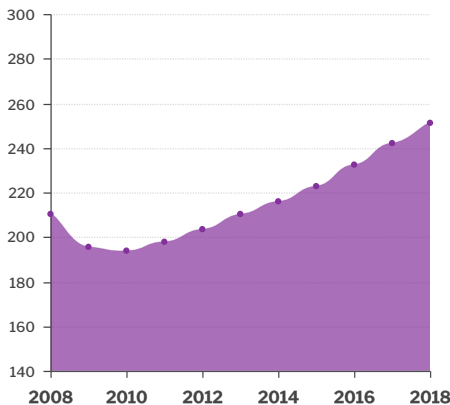
\*Accounts for 65% Home ownership rate and percentages of couples.

Actual Annual Homes Built **4,628**



## Total Employment

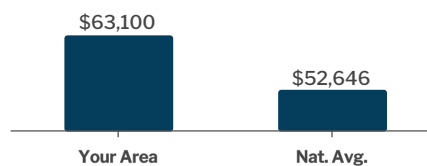
In Thousands



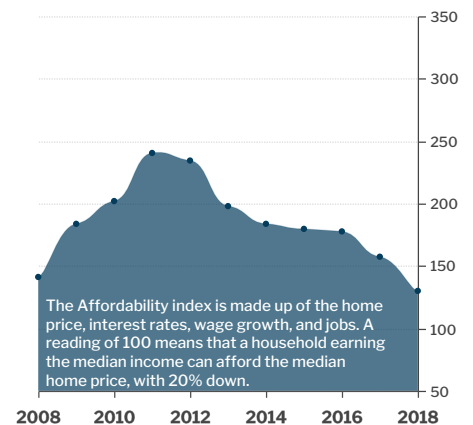
## Unemployment Rate

| Year | Rate  |
|------|-------|
| 2018 | 2.46% |
| 2017 | 2.78% |
| 2016 | 3.3%  |
| 2015 | 3.69% |

## Median Household Income



## Affordability Index



NMLS 380736, 4475

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