



Photo of 500 square foot home in the woods

Local Resident Brings Affordable Living To North Boise

From Alicia Ralston

In 1950, single-family homes averaged 983 square feet (SQFT), according to the National Association of Home Builders (NAHB). Although the average square footage of a new house has more than doubled since the 1970s, according to data from the U.S. Census Bureau, more people are beginning to ask, "is bigger better...does size matter?"

The small house movement started more than a decade ago. Definitions vary but a home needs to be between 400 and 1000SQFT to be considered "small." Homes less than 400SQFT may be defined as "tiny." Zoning can be a challenge for both small and tiny homes, as many communities require houses to have a minimum square footage.

Although the small house movement isn't widely recognized in Idaho, the concept is beginning to gain interest and even some momentum thanks to recent recognition among city officials and local thought leaders

like Dana Zuckerman – a Ralston Group client and friend.

Dana and her family moved to Boise in 2008. Coming from a pedestrian-oriented neighborhood in Boston, she wanted to maintain that lifestyle. Her family bought a North End home that was walking distance to the kids' schools, parks and downtown amenities. After a few years in their home, Dana and husband Dan embarked on a remodel that included a modern addition. Their architects' inspired work was prominently featured in Dwell Magazine in an issue on "Modern Houses Across America."

Having enjoyed the renovation process, we searched for a North End house Dana could renovate to sell or rent. She attended several lectures and forums on housing issues in Boise and kept thinking about what everyone was calling "the missing middle" – housing that a middle income person could afford to buy. She continually read articles

about the small house movement and realized that like the rest of the country Boise had a growing number of residents who lived alone or as couples, and did not want or need a large home. She felt that Boise was ready for smaller housing close to downtown that an average wage earner could afford.

In 2015, Dana purchased a third of an acre with an uninhabitable house for sale on Silver Street in North Boise. The location was perfect – on a major bus route, easily accessible to/from the Greenbelt, blocks from restaurants and shops, and just far enough from downtown to keep the land affordable.

Dana worked with the City of Boise to create four separate parcels with a shared driveway in the back to allow the small homes to face the street with front porches creating a neighborly environment for the residents.

The Ralston Report is distributed on a quarterly basis. It's intended to provide meaningful real estate information (focused in our core specialty areas). We hope that our quarterly cover story and Q&A from our expert lender and/or members of our community are both interesting and enjoyable for you. Ralston Group always welcomes suggestions, and will be happy to prepare an individual report specific to your area or need – just call 208-850-7638.

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Dana Zuckerman is an active member of the community. She serves on CCDC (Capital City Development Corporation), the city's urban renewal commission, The Idaho Commission for the Arts, and local other non-profit boards. Dana has always been interested in cities and their functionality, earning her master's degree in public policy from the University of Chicago. She's lived in several large cities including Boston, New York, and Jerusalem before coming to Boise with her husband Dan and three children in 2008. Dan Zuckerman, MD is the medical director of St. Luke's Mountain States Tumor Institute.

Interested in Dana's project? Contact us at 208-850-7638 | office@ralstongrp.com for details and/or to reserve a home.

Dana wanted to keep the houses as affordable as possible while insuring their quality. She found her solution in modular houses. A modular house is built with the same materials and methods as a "normal" house, however it is built in a factory, which saves on materials and labor costs. Dana worked with a builder in Nampa to fine tune one of their existing models and add higher-end finishes in the kitchen and bathroom. She chose different colors and finishes for each house so that they would look like a comprehensive development without being cookie-cutter. The houses have high ceilings and an open plan so that they feel considerably larger than their 500-680SQFT.

The project has taken longer than anticipated. Because she took an oversized lot with one house and created parcels for four single-family homes Dana had to go through the same process a developer would for a large scale development, effectively a subdivision. Because this is a relatively new concept for Boise there is little established precedent, and, as a result, other related obstacles had to be addressed. The good news is the four homes are anticipated to be available by early this summer.

If the national trends continue, there will be more and more people, Millennials to Baby Boomers, in search of smaller, simpler, less expensive homes that enable owners to lead a lifestyle more focused on leisure and less time on costly and stressful home maintenance. Upon selling these four small homes, Dana plans to harvest lessons-learned from this project and find another parcel even closer to downtown Boise on which to build another few homes, perhaps even smaller.

People are realizing that they don't want to work 12-hour days to be able to afford a home they never get to fully enjoy because they're so busy working to pay for it and its maintenance. Most participants in the small house movement have achieved the realization they have more money, leisure time with family and friends, less stress, and desire to simplify by consuming less.

Clearly not everybody is suited for or wants to live in a 400 or 1000SQFT home. However, maybe we should all consider building a little smarter and smaller, or just being more mindful of the foundational or underlying principles of small homes. Living smaller forces you to carefully and continually edit your belongings and purchases – "de-clutter." It can lead to a more thoughtful life. How many of you have craved the simplicity that comes with scaling down? The world can get a lot bigger when you're living small.



Rendering of four small homes coming to North Boise — photo provided by Dana Zuckerman

Have a project? Need some help? Call us! "Thank you" to Ralston Group's Quarterly Favorite(s)!

Hiddleston Well Drilling & Pump Co. | 208-362-2900

Market Update - Ada Co.

Residential Single-Family Homes - Ada County <small>Statistics referenced herein are for single-family homes – unless otherwise noted – which includes existing homes, new construction, and condominiums/townhouses</small>		1Q2017 <small>JAN-FEB-MAR</small>
Average Sold Price		\$283,594
Average Sold Price Compared to Prior Year Same Quarter		up 5.8%
Average Days on Market		52
Total Dollar Volume		\$527.8M
Total Dollar Volume Compared to Prior Year Same Quarter		up 7.7%
New Construction Sold Based On # of Units		27.6%
Existing Homes Sold Based On # of Units		72.4%

Still A Seller's Market

The average sales (i.e., sold) price in Ada County increased 5.8% from a year ago (1Q2016) to \$283,594.

The number of homes sold was up 1.9% from a year ago; new homes sold up 19.5%. Total dollar volume of new construction was up 25.5%. New construction accounted for 27.6% of sales, and existing homes the remaining 72.4%. The average sold price of new construction was up 3.3% from a year ago.

The number of existing homes sold in the quarter was down 3.6% from this time last year. Total dollar volume of existing homes sold was up 1.4% from a year ago. Existing home sold price was up 5.2% from a year ago.

The quarter's dollar volume for single-family homes in Ada County was \$527.8 million compared to \$490.0 million a year ago – an 7.7% increase. A total of 1,861 units sold (existing and new construction) in the quarter. Days on market was 52 compared to 58 days on market a year ago.

Lack of inventory continues to be a challenge for buyers. At the end of the quarter, average overall inventory in Ada County was at 2.4 months – 1.6 months for existing homes and 4.2 months for new construction. Average inventory was 2.7

months for properties in the \$250,000 to \$299,000 price range and 3.1 months for properties \$300,000 to \$399,000. For properties \$400,000 to \$499,000 inventory was 3.3 months. Average inventory was 6.2 months in the \$500,000 to \$699,999 price range, and 13.3 months in the \$700,000 to \$999,999 price range.

In our core coverage areas, inventory of homes less than \$300,000 was 0.2 to 2.6 months. Inventory of homes greater than \$300,000 in our core areas is shown in the column to the right.

Months of inventory indicates the amount of time it would take to sell all current listings at the current sales price if no new listings became available. It is widely accepted in the real estate industry that 0-4 months is a "Seller's Market;" 5-7 months is a "Balanced Market;" and 8-12+ months is a "Buyer's Market." Ada County has been (and is currently) in a "Seller's Market."

13 Boise downtown condos sold at avg. of \$384/SQFT

of land sales & avg. sold:
 N Boise: 7 (\$230,000)
 NE Boise: 6 (\$231,167)
 SE Boise: 6 (\$163,317)
 The Bench: 2 (\$81,000)
 West Boise: 2 (\$52,000)
 NW Boise: 6 (\$125,567)
 Eagle: 48 (\$202,957)
 N Meridian: 7 (\$256,440)

Avg. inventory over \$300K:
 N Boise: 2.6 months
 NE Boise: 4.0 months
 SE Boise: 3.1 months
 The Bench: 5.0 months
 West Boise: 4.0 months
 NW Boise: 4.8 months
 Eagle: 5.0 months
 N Meridian: 3.5 months

Market Update - Blaine Co.

Residential & Commercial - Blaine County <small>NOTE: Blaine Co. is defined as Hailey, Ketchum & Sun Valley in the table below. Bellevue has not been included. Bellevue statistics are included on page 13</small>		1Q2017 <small>JAN-FEB-MAR</small>
Average Sold Price Single-Family Home (INCLUDES CONDOS & TOWNHOUSES)		\$776,735
Average Sold Price Single-Family Compared to Prior Year Same Quarter		up 44.8%
Average Days on Market Single-Family		255
Total Dollar Volume Single-Family		\$75.3M
Total Dollar Volume Single-Family Compared to Prior Year Same Quarter		up 63.0%
Average Sold Price Condominium/Townhouse (only)		\$455,945
Average Days on Market Condominium/Townhouse		278
Total Dollar Volume Condominium/Townhouse		\$22.8M
Total Dollar Vol. Condominium/Townhouse Compared to Prior Year Same Quarter		up 70.4%
Average Sold Price Commercial		\$555,719
Average Days on Market Commercial		410
Total Dollar Volume Commercial		\$4.4M
Total Dollar Volume Commercial Compared to Prior Year Same Quarter		up 17.7%

“Sun Valley” Single-Family Home Market Enjoys Upward Movement

The quarter's records indicate that 97 single-family homes sold at an average of \$329/SQFT – average sold price was up 44.8% from a year ago. Fifty of the 97 single-family homes were condominiums/townhouses, selling at an average of \$331/SQFT; dollar volume was up 70.4% – sold price up 29.5%. Residential land, which is not included in the data above or that follows, included 8 sold properties at an average sold price of \$422,625; the properties averaged 830 days on market. Total dollar volume of land (\$3.4) was down 38.9% from a year ago. Eight commercial properties sold at an average of \$256/SQFT. The average sold price for commercial properties was up 3.0%; days on market improved. The commercial data in the table above was gathered from the Sun Valley/Sawtooth MLS. Loopnet-only properties have not been included in the data above.



2921 N Arran
Courtesy of Jill Donahue - Ralston Group Properties

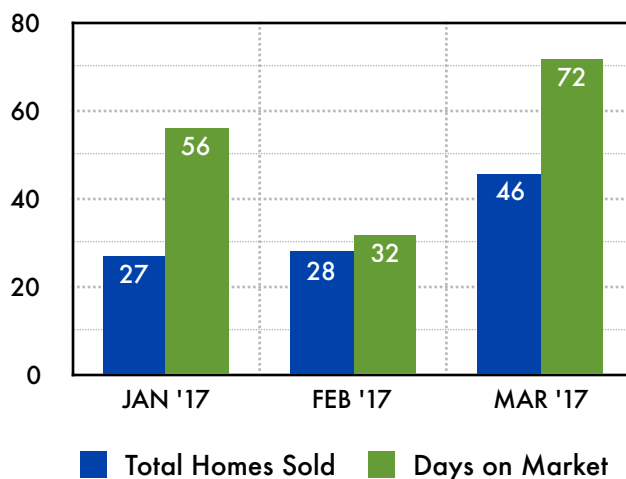


4400 Burnside
Courtesy of Paige Shafer - Ralston Group Properties

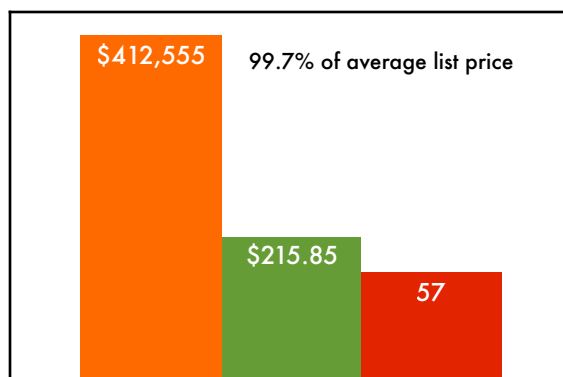


710 N 19th
Courtesy of Jill Donahue - Ralston Group Properties

North Boise (Area 100)



Average Sold Price



Average Sold Price This Quarter
Average Sold Price Per SQFT This Quarter
Average Days on Market This Quarter

North Boise

In January, 27 single-family homes sold in North Boise with an average days on market of 56 and at an average price of \$400,548. Twenty-eight homes sold in February at an average sales price of \$426,429 (32 days on market), and 46 homes sold in March at 72 days on market (average sold price \$411,159). The highest sold price recorded in North Boise was \$973,000, with a lowest recorded sale of \$115,500. During the quarter, 101 properties sold averaging 57 days on market. Sold price in North Boise was up 15.2% from a year ago to \$412,555 (\$216/SQFT).



112 N Straughan
Courtesy of Brad Varland - Woodhouse Group

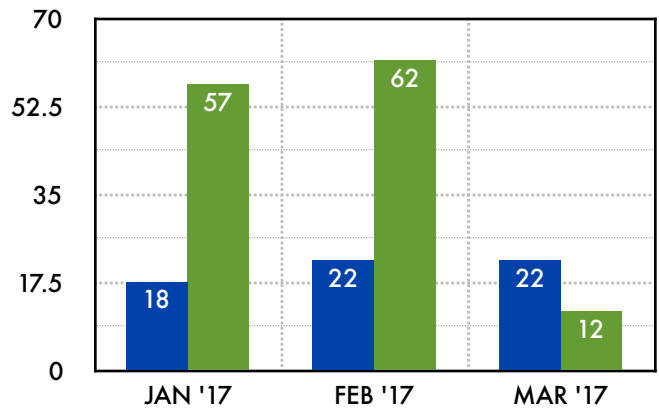


1304 E Washington
Courtesy of Carol Relf - Atova



2290 S Shadywood
Courtesy of Amy Berryhill - Ralston Group Properties

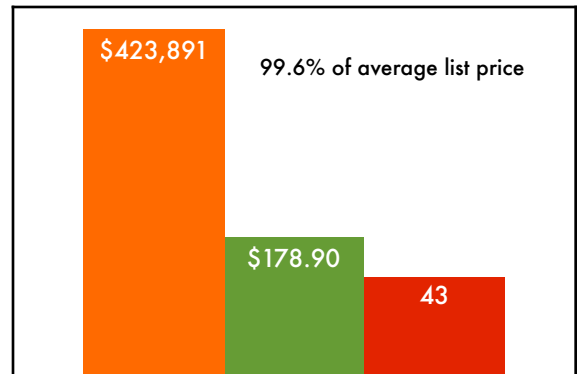
Northeast Boise (Area 200)



■ Total Homes Sold ■ Days on Market



■ Average Sold Price



■ Average Sold Price This Quarter
■ Average Sold Price Per SQFT This Quarter
■ Average Days on Market This Quarter

Northeast Boise

In January, 18 single-family homes sold in Northeast Boise with an average days on market of 57 and at an average price of \$383,354. February included the sale of 22 homes at an average sales price of \$483,772 (62 days on market), and 22 homes sold in March at 12 days on market. Average sold price in March was \$397,176. The highest sold price recorded in Northeast Boise was \$1,675,000, with a lowest recorded sale of \$131,444. During the quarter, Northeast Boise recorded 62 home sales at an average of 43 days on market. Sold price in Northeast Boise was \$423,891 (\$179/SQFT) – up 7.5% from a year ago.



1323 S Leadville

Courtesy of Simone Anewalt - Silvercreek Realty Group



5170 S Surprise Unit 205

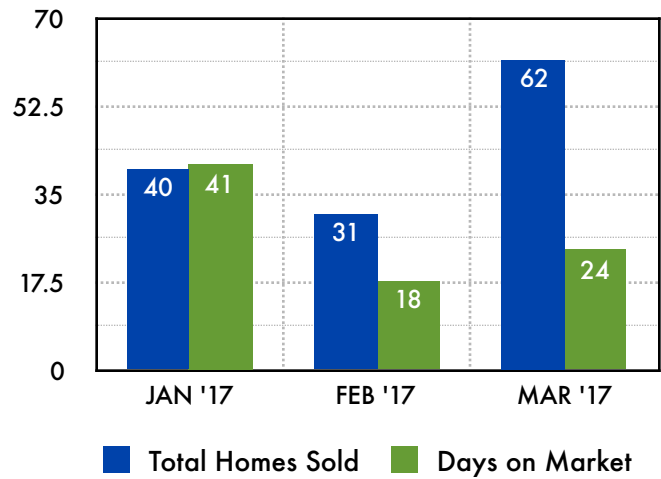
Courtesy of Amy Berryhill - Ralston Group Properties



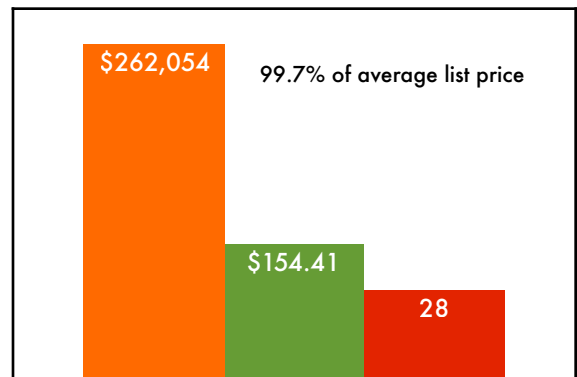
1727 S Division

Courtesy of Amy Berryhill - Ralston Group Properties

Southeast Boise (Area 300)



Average Sold Price



- Average Sold Price This Quarter
- Average Sold Price Per SQFT This Quarter
- Average Days on Market This Quarter

Southeast Boise

In January, 40 single-family homes sold in Southeast Boise with an average days on market of 41 and at an average price of \$272,510. In February, 31 homes sold at an average sales price of \$228,795 (18 days on market), and 62 homes sold in March at 24 days on market. Average sold price was \$271,938. The highest sold price recorded in Southeast Boise was \$695,000, with a lowest recorded sale of \$95,000. During the quarter, Southeast Boise recorded the sale of 133 homes. Sold price in Southeast Boise was up 3.0% from the prior year to \$262,054 (\$154/SQFT), and homes averaged 28 days on market.



3701 W Crescent Rim Unit 107
Courtesy of Amy Berryhill - Ralston Group Properties



2791 W Lemhi
Courtesy of Alicia Ralston - Ralston Group Properties

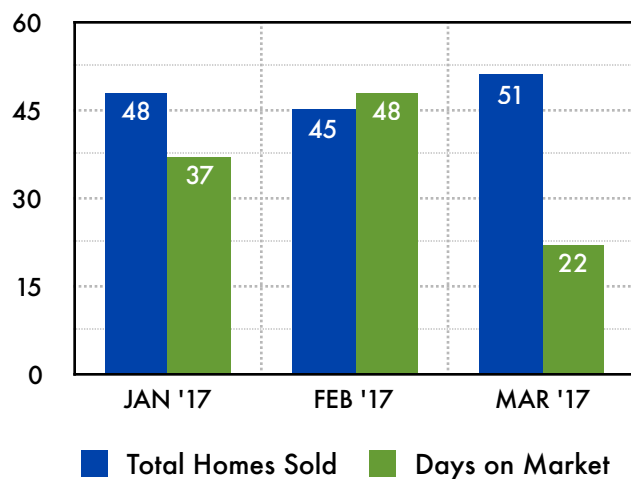


6320 W Daytona
Courtesy of Jill Donahue - Ralston Group Properties

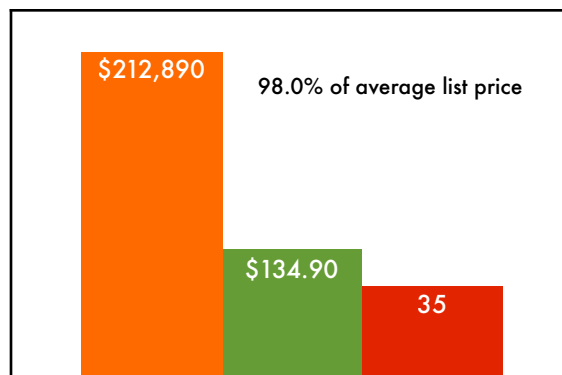
Boise Bench

In January, 48 single-family homes sold on the Boise Bench with an average days on market of 37 and at an average price of \$200,764. Forty-five homes sold in February at an average sales price of \$255,462 (48 days on market), and 51 homes sold in March at 22 days on market. Average price was \$186,741. The highest sold price recorded on the Boise Bench was \$1,746,000, with a lowest recorded sale of \$79,500. During the quarter, the Bench recorded the sale of 144 homes. Average sold price rose 8.1% from the previous year on the Boise Bench. Average sold price was \$212,890 (\$135/SQFT). Homes averaged 35 days on market.

Boise Bench (Area 400)



Average Sold Price



- Average Sold Price This Quarter
- Average Sold Price Per SQFT This Quarter
- Average Days on Market This Quarter



12035 W Patrina
Courtesy of Scout O'Gara - Ralston Group Properties

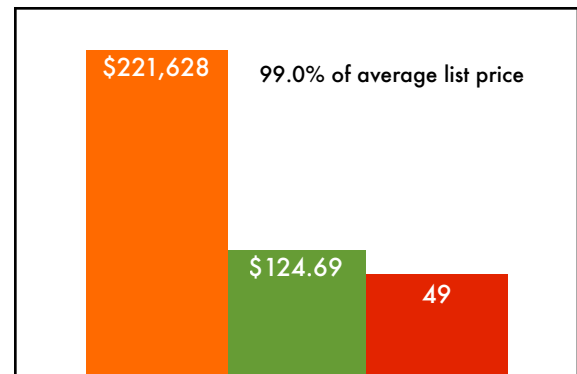
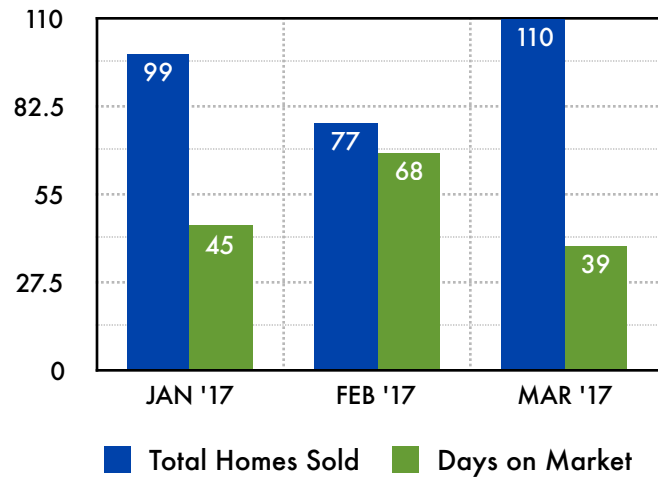


165 S Five Mile
Courtesy of Keith Masonheimer - Silvercreek Realty Group



9643 W Red Berry
Courtesy of Arrow Tallow - Boise Premier Real Estate

West Boise (Areas 600+650)



West Boise

In January, 99 single-family homes sold in West Boise with an average days on market of 45 and at an average price of \$211,717. In February, 77 homes sold at an average sales price of \$221,842 (68 days on market). One hundred ten homes sold in March at 39 days on market at an average price of \$230,397. The highest sold price recorded in West Boise was \$785,000, with a lowest recorded sale of \$89,000. During the quarter, 286 homes sold. Average sold price was up 10.6% from the previous year in West Boise. Average sold price was \$221,628 (\$125/SQFT), and average days on market 49.



5821 W Elmer

Courtesy of Trina Travess - Woyak and Company Realty



4881 W Willow

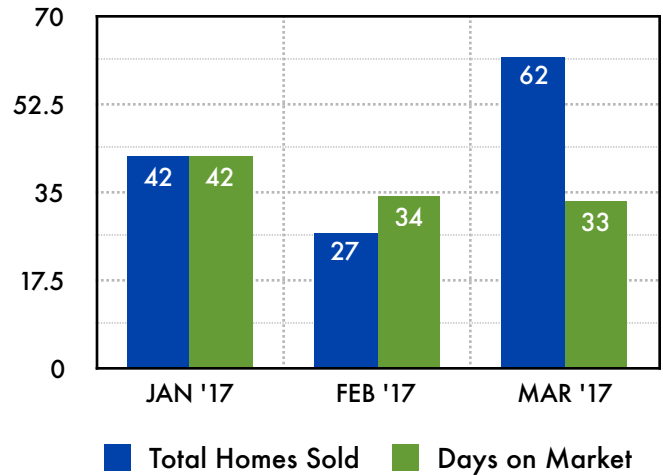
Courtesy of Alex Peterson - Keller Williams Realty



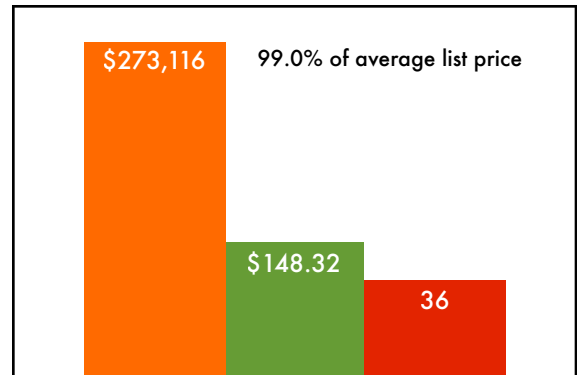
857 N River Path

Courtesy of Lisa Stevenson - Group One Sotheby's Int.

Northwest Boise (Area 800)



Average Sold Price



Average Sold Price This Quarter
Average Sold Price Per SQFT This Quarter
Average Days on Market This Quarter

Northwest Boise

In January, 42 single-family homes sold in Northwest Boise with an average days on market of 42 and at an average price of \$253,072. Twenty-seven homes sold in February at an average sales price of \$297,012 (34 days on market), and 62 homes sold in March at 33 days on market, with an average price of \$276,289. The highest sold price recorded in Northwest Boise was \$732,000, with a lowest recorded sale of \$95,000. During the quarter, 131 homes sold. Average sold price was down 3.2% from the previous year in Northwest Boise. Average sold price was \$273,116 (\$148/SQFT). Homes averaged 36 days on market.



1193 E Lone Creek

Courtesy of Amanda Alvaro - Coldwell Banker Tomlinson



119 W Oakhampton

Courtesy of Ti Smack - The Smack Group



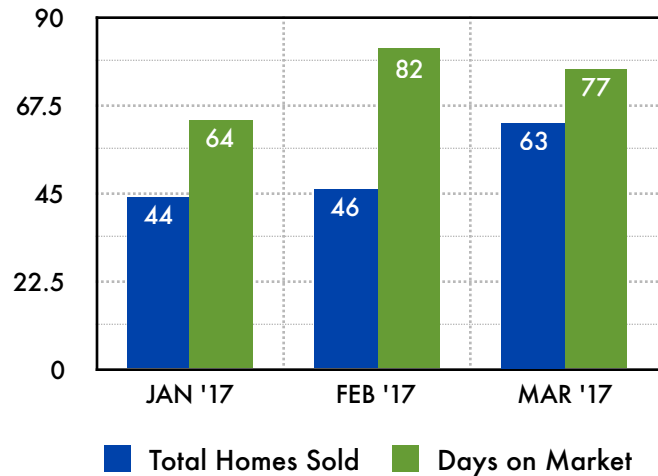
2323 E Buckskin

Courtesy of Mary Puccio - Keller Williams Realty

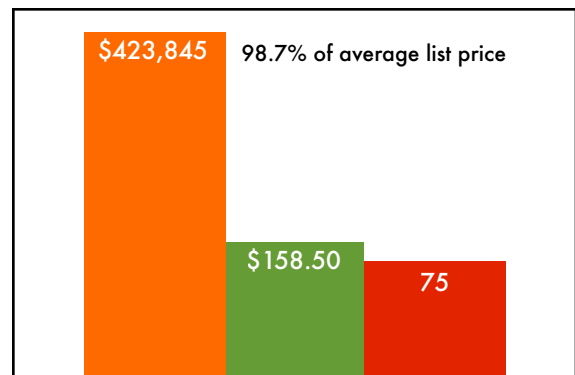
Eagle

In January, 44 single-family homes sold in Eagle with an average days on market of 64 and at an average price of \$403,364. Forty-six homes sold in February at an average price of \$431,758 (82 days on market), and 63 homes sold in March at 77 days on market. Average sold price in March was \$432,370. The highest sold price recorded in Eagle was \$1,400,000, with a lowest recorded sale of \$110,000. During the quarter, 153 homes sold. Average sold price in Eagle was \$423,845 – down 3.2% from a year ago. Price per square foot price was \$159, with properties averaging 75 days on market.

Eagle (Area 900)



Average Sold Price



- Average Sold Price This Quarter
- Average Sold Price Per SQFT This Quarter
- Average Days on Market This Quarter



4011 N Donovan

Courtesy of Alissa Minegar Gamble - Keller Williams Realty



1741 E Sabalius

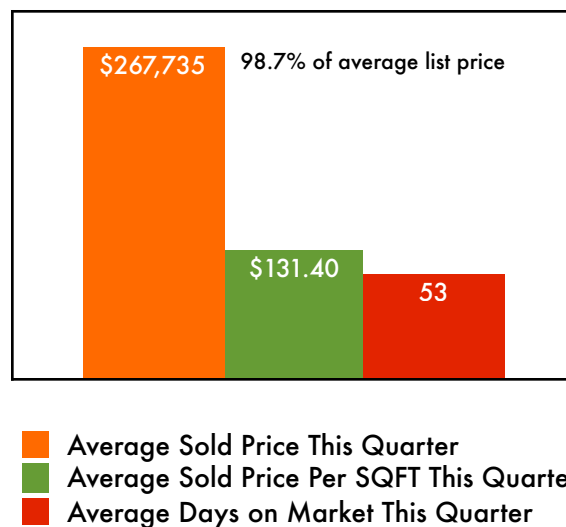
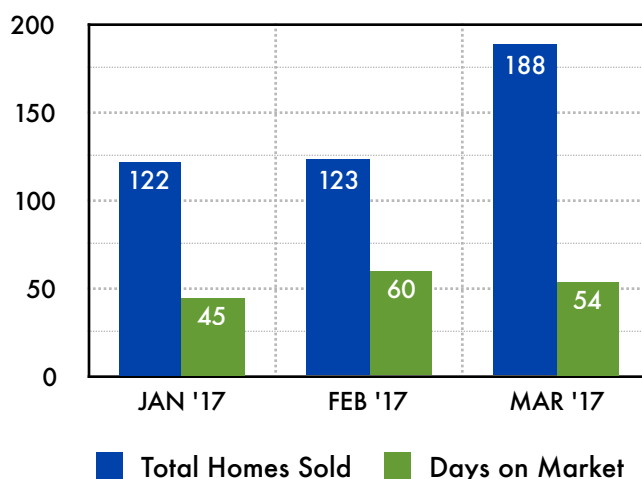
Courtesy of Karen Geselle - Principle Real Estate



5476 N Larkwood

Courtesy of Eric Jensen - Idaho Smart Agents

North Meridian (Areas 1020+1030)



North Meridian

In January, 122 single-family homes sold in North Meridian with an average days on market of 45 and at an average price of \$262,437. One hundred twenty-three homes sold in February at an average price of \$268,356 (60 days on market), and 188 homes sold in March at 54 days on market. Average sold price in March was \$270,767. The highest sold price recorded in North Meridian was \$662,500, with a lowest recorded sale of \$139,000. During the quarter, 433 homes sold. Average sold price in North Meridian was \$267,735 – up 8.5% from a year ago. Price per square foot price was \$131, with properties averaging 53 days on market.



120 Stoney Cove

Courtesy of Penny Leopold - Ralston Group Properties



311 Andora #121

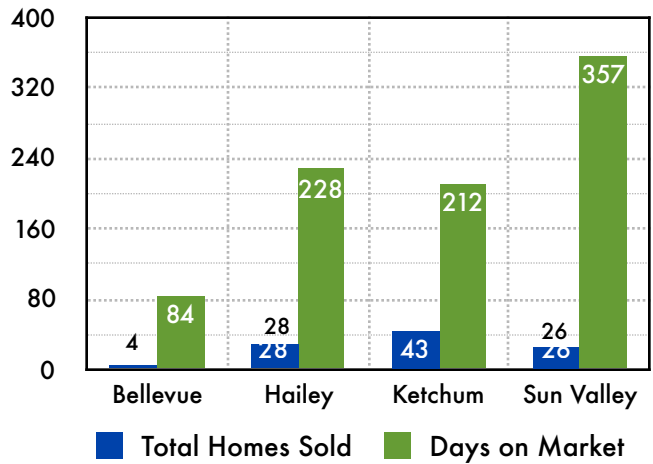
Courtesy of Zachary Greenawalt - Keller Williams SV



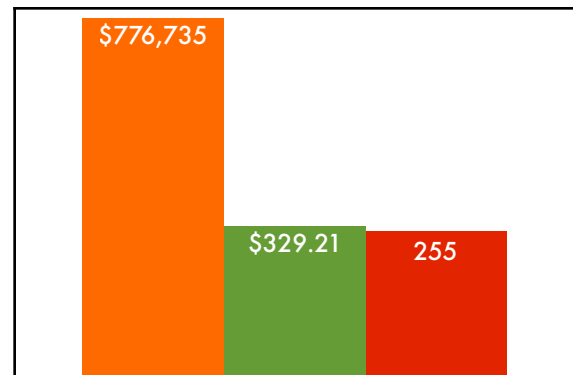
20 W Lane Ranch

Courtesy of Penny Leopold - Ralston Group Properties

Bellevue, Hailey, Ketchum & Sun Valley During The Quarter



NOTE: Bellevue has not been included in the graph below.



■ Blaine Co. Average Sold Price This Quarter
■ Blaine Co. Average Sold Price Per SQFT This Quarter
■ Blaine Co. Average Days on Market This Quarter

Bellevue, Hailey, Ketchum & Sun Valley

Four single-family home/condo sales were recorded in Bellevue in the quarter at an average of 84 days on market and an average sales price of \$425,125. Hailey recorded the sale of 28 homes with an average days on market of 228, and at an average price of \$521,822 (\$214/SQFT). In Ketchum, 43 homes sold at an average sales price of \$807,089 (\$389/SQFT). Average days on market was 212. Sun Valley records indicated 26 home sales at an average price of \$1,001,057 (\$354/SQFT) and at an average of 357 days on market. In the quarter, 97 properties sold. Average sold price was \$776,735 (up 63.0% from a year ago). Homes averaged \$329/SQFT and 255 average days on market. The lowest priced single-family home sold for \$105,000, with the highest sold price at \$4,750,000 in the quarter.

Multi-Family Housing

Near Downtown Boise

North Boise (Area 0100)

Average Sold Price: \$333,243
Average Sold Price/SQFT: \$140
Average Days On Market: 3
Price Prior Yr: Up 11.9%

Northeast Boise (Area 0200)

Zero properties sold in 1Q2017

Southeast Boise (Area 0300)

Average Sold Price: \$338,667
Average Sold Price/SQFT: \$131
Average Days On Market: 26
Price Prior Yr: Down 17.1%

Boise Bench (Area 0400)

Average Sold Price: \$320,544
Average Sold Price/SQFT: \$114
Average Days On Market: 31
Price Prior Yr: Down 14.0%

The information provided in the Ralston Report was compiled from multiple sources including: Idaho's Intermountain Multiple Listing Service (MLS) and Sun Valley/Sawtooth MLS. The data is believed to be accurate and reliable, but cannot be warranted by Ralston Group Properties. The multi-family/residential income data (i.e., 2-plex, 3-plex, 4-plex, & apartments) provided in the table above was collected from the Intermountain MLS. Statistics for this quarter's Ralston Report were current at publication. Commercial data for Blaine County can be found on page 4 of this report. Multi-family/residential income data is not available for Blaine County.

Community Q&A

Melinda Kim

Q: Melinda - The mortgage industry is continually changing — companies opening and closing — but Guild continues to be a strong player and like any strong company evolves and tries to continuously improve service and products. Can you share any recent changes and/or improvements that Guild has implemented or plans to implement?

Even though Guild has been around more than 50 years, we are constantly adding new loan products and looking for ways to make the lending process more efficient. Here are some examples of our latest product offerings:

***The Professional Loan** allows professionals with base salaries, to purchase a home and get moved in before starting a new job. As long as the borrower's employment offer is non-contingent, we can use the offer letter as verification of employment, and we can close on their home up to 60 days before the borrowers' start date for his/her new job. This is a huge advantage if borrowers are relocating for a new job, and want to get their

family settled before diving into their new position.

***The Homestyle Renovation Loan** is a new conventional loan that allows borrowers to finance a significant remodel into their purchase or refi, without having to do a full construction loan. This is a much more cost effective way to turn a fixer upper into a dream home!

***On the loan efficiency front,** we're excited to announce Guild's new "My Mortgage." My Mortgage allows borrowers to complete their application online, in a very user-friendly way, and upload documents securely and efficiently. While we old timers still prefer to visit or meet in person, this new web-based application provides a quick alternative for borrowers that prefer to work electronically.

Dan Kopp

Q: Dan - As a certified home inspector, based on our wet winter and spring (so far), any guidance on what spring projects our clients might want to prioritize?

Water management around your house is very important, especially with the amount of precipitation that we have had this year. I find that the landscaping on most houses in the



Melinda Kim is a leading Idaho lending expert. More about Melinda can be found on our website. Melinda earned her MBA

from Harvard Business School and BS degrees in Finance and Marketing from the University of Utah. [More about Melinda...](#)

Treasure Valley does not have adequate slope to direct water away from the house, which allows water to pond against the footing. This can lead to moisture intrusion under the house which can contribute to differential settling, and facilitate the growth of a variety of molds and fungi that can produce unhealthy conditions within the crawl area. I recommend that homeowners do the following items to look for and prevent a moisture intrusion problem.

***Take a walk around your house** when it is raining and look for muddy areas or standing water near the footing. If you find problematic areas, and there is adequate clearance

between the top of the landscaping and the bottom of the wall covering, dirt should be added near the footing so that the ground slopes away from the house. If you do this, it is important to maintain proper clearance between the wall covering and the top of the landscaping, to prevent moisture damage along the bottom edge of the siding, six inches is recommended.

**Make sure that your crawlspace vents are open and are not obstructed by insulation within the crawl area.*

**Clean your gutters. If your gutter system has chains instead of conventional*

downspouts, they will need to be cleaned more often because they clog easily. It is also a good idea to add full gutters (if your home does not already have them) that include gutter extensions or permanent sub-surface drains on the downspouts that deposit the roof water six to eight feet from the foundation.

**Make sure that you do not have any broken sprinkler heads or sprinkler lines near the house and don't over water near the foundation.*

It is also a good idea to inspect your crawlspace periodically, especially after a wet

winter. Look for signs of moisture intrusion (stains or puddles) especially around the perimeter and make sure that the plastic vapor barrier is completely covering all of the soil under the house. Damp soil is normal, if you have muddy soil or standing water under the house you may want to consult with a grading and drainage specialist. If you don't want to crawl under your house yourself, you can hire a professional home inspector to do it for you.

Feel free to contact Dan at 208-941-0243.

Dan Kopp is a certified by the American Society of Home Inspectors, and has 29 years of combined construction & home inspection experience.

[Read more about Dan and Valley Home Inspection](#)

Do you and your family members know how to turn off the water to your home in an emergency? If not, please learn or call for help.

"Bogey" Ralston



Did You Know?

98% of Ralston Group clients come from referrals.

Thank you for your advocacy and being Ralston Group champions — it's what makes us sustainable and fills our hearts.

A TRADITION OF TRUST

Ralston Group is a small, vibrant residential & commercial real estate "boutique" focused in Boise, Eagle and the Sun Valley/Wood River Valley. In Boise, Ralston Group specializes in and around the downtown including the North End, Highlands & Foothills, East Side (North and South); West Side and the Bench above the University and Ann Morrison Park. Ralston Group also has expertise in Eagle and Meridian, and is often asked to partner on unique projects including, vacation & investment properties, ranches, vineyards, and sustainable design/builds. In the Wood River Valley, Ralston Group serves both the residential and commercial real estate markets. Ralston Group has an entirely different outlook and methodology of delivering real estate services. It's grounded in the belief that creating long-term, trust-based relationships and always serving the client's needs first, is both good business and the right thing to do. We don't aspire to be the biggest – we do aspire to be the best. This basic company ethos, coupled with extensive local market knowledge, an excellent team, and industry-leading tools, provides Ralston Group the ideal platform to provide clients the most personalized, reliable and cost-effective real estate services in the Treasure and Sun Valley/Wood River Valleys.

We invite you to download our search App on your mobile devices by searching for "Ralston Group Properties" at the App Store





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