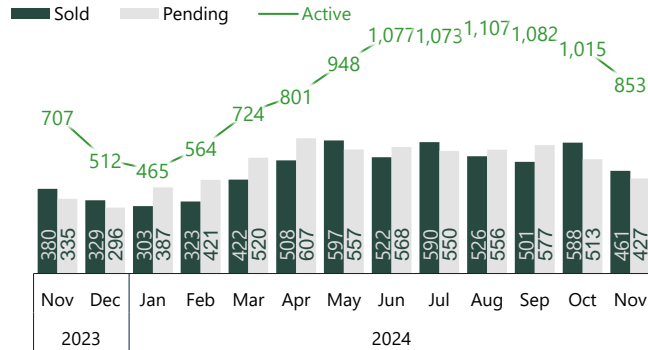


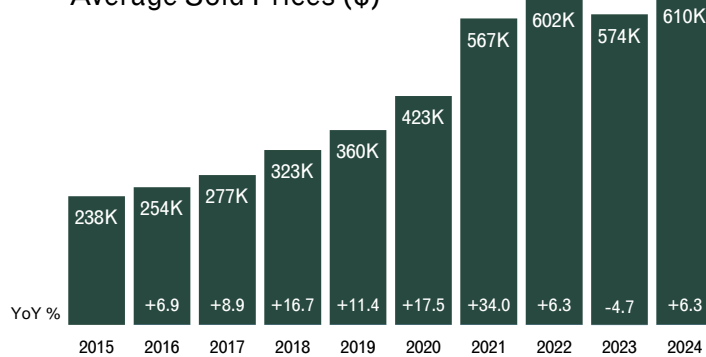
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: Ada County

November 2024

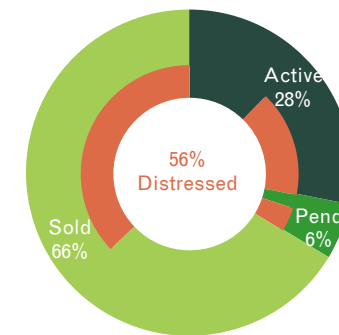
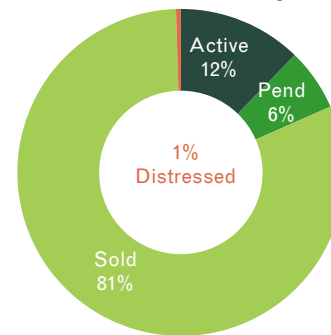
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	2	1	185	-	250,000	170,000	68.0%	536	317.16	-
200 - 299K	12	9	114	29	1.3	286,729	267,880	93.4%	974	274.93	2
300 - 399K	85	67	849	28	1.2	376,874	366,167	97.2%	1,272	287.84	15
400 - 499K	181	112	1,649	29	1.3	455,927	444,717	97.5%	1,649	269.67	8
500 - 599K	156	91	1,004	34	1.9	561,803	546,424	97.3%	2,040	267.89	3
600 - 799K	189	67	1,101	36	2.1	704,881	685,959	97.3%	2,431	282.21	3
800 - 999K	99	40	472	42	2.5	912,269	883,572	96.9%	2,901	304.62	2
1 - 1.5M	84	30	324	52	3.1	1,262,104	1,204,493	95.4%	3,479	346.25	-
1.5 - 2M	22	6	81	54	3.3	1,744,286	1,659,769	95.2%	4,023	412.53	-
2 - 2.5M	8	1	28	52	3.4	2,324,359	2,208,274	95.0%	4,907	450.05	-
2.5 - 3M	5	2	13	92	4.6	2,959,065	2,780,385	94.0%	5,178	536.96	-
>3M	12	-	7	47	20.6	3,894,999	3,636,071	93.4%	5,901	616.18	-
Totals	853	427	5,643	34	1.8	630,244	610,304	96.8%	2,074	\$294	33

Avg Price \$757,867 \$624,144 \$610,304

Current Market Strength

- vs -

2010 Market Distress

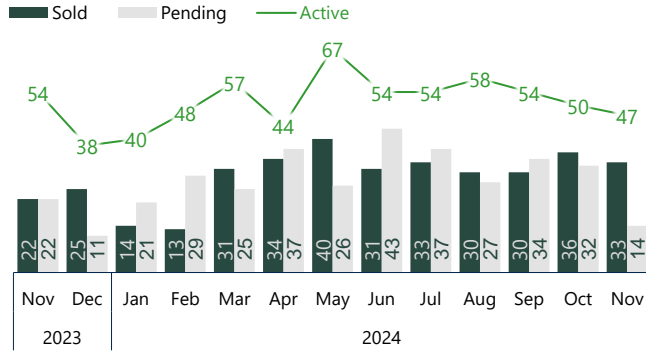


Report Date: Dec 4, 2024

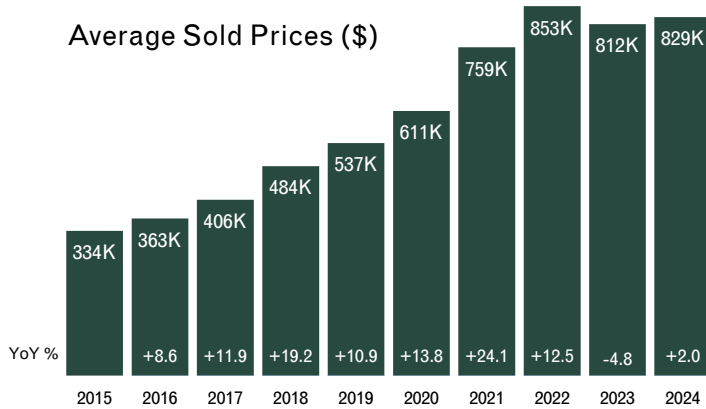
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

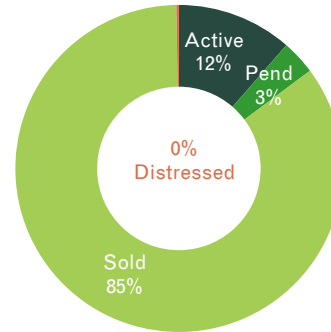
November 2024

Area: 100, No. Boise

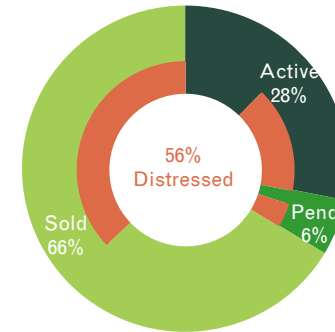
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	5	8	-	330,960	252,100	76.2%	750	335.95	-
300 - 399K	1	-	17	45	0.7	386,029	369,621	95.7%	795	464.73	-
400 - 499K	5	1	46	40	1.3	480,283	453,019	94.3%	1,092	414.75	-
500 - 599K	6	1	56	37	1.3	562,264	544,797	96.9%	1,329	410.04	-
600 - 799K	10	4	85	31	1.4	710,429	691,766	97.4%	1,761	392.73	-
800 - 999K	5	3	53	46	1.1	902,942	877,909	97.2%	2,395	366.50	1
1 - 1.5M	10	3	59	48	2.0	1,274,796	1,224,045	96.0%	2,906	421.26	-
1.5 - 2M	3	2	23	42	1.6	1,712,522	1,682,139	98.2%	3,772	445.96	-
2 - 2.5M	2	-	3	16	8.0	2,458,333	2,358,333	95.9%	3,855	611.71	-
2.5 - 3M	-	-	3	163	-	3,008,333	2,608,333	86.7%	5,862	444.93	-
>3M	5	-	-	-	-	-	-	-	-	-	-
Totals	47	14	350	41	1.6	860,116	828,653	96.3%	2,017	\$411	1

Avg Price \$1,254,453 \$980,628 \$828,653

Current Market Strength



- VS - 2010 Market Distress

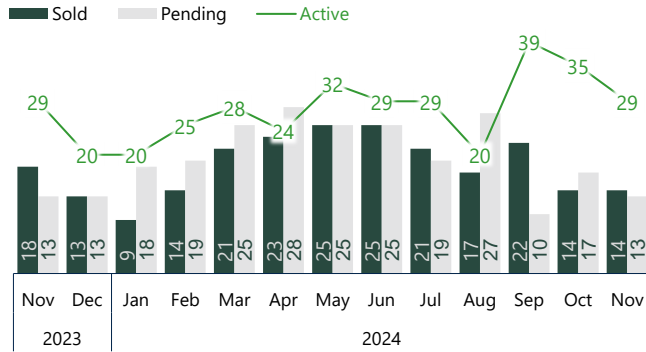


Report Date: Dec 4, 2024

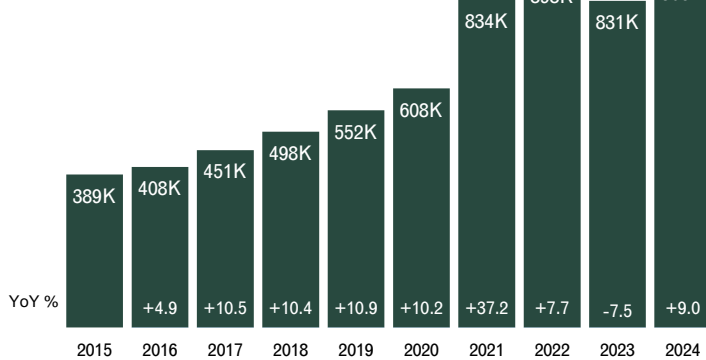
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

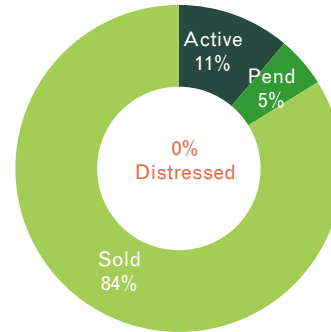
November 2024

Area: 200, NE Boise

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	1	5	-	325,000	325,000	100.0%	906	358.72	-
400 - 499K	2	-	3	33	8.0	480,900	468,000	97.3%	1,179	396.95	-
500 - 599K	-	1	16	45	-	573,249	550,586	96.0%	1,637	336.27	-
600 - 799K	11	5	79	25	1.7	713,470	701,734	98.4%	2,163	324.49	-
800 - 999K	3	5	73	27	0.5	896,118	876,662	97.8%	2,622	334.35	-
1 - 1.5M	6	2	32	49	2.3	1,297,230	1,224,322	94.4%	3,370	363.31	-
1.5 - 2M	5	-	8	69	7.5	1,651,250	1,601,875	97.0%	4,041	396.44	-
2 - 2.5M	2	-	3	43	8.0	2,433,330	2,263,333	93.0%	4,311	525.05	-
2.5 - 3M	-	-	3	100	-	2,958,000	2,850,000	96.3%	4,845	588.28	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	29	13	218	33	1.6	934,017	905,069	96.9%	2,571	\$352	0

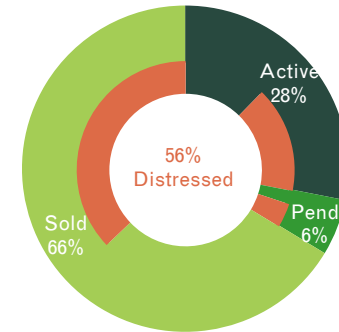
Avg Price \$1,110,489 \$913,485 \$905,069

Current Market Strength



- vs -

2010 Market Distress

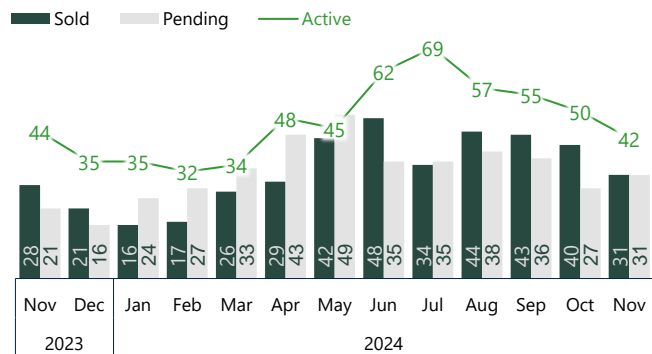


Report Date: Dec 4, 2024

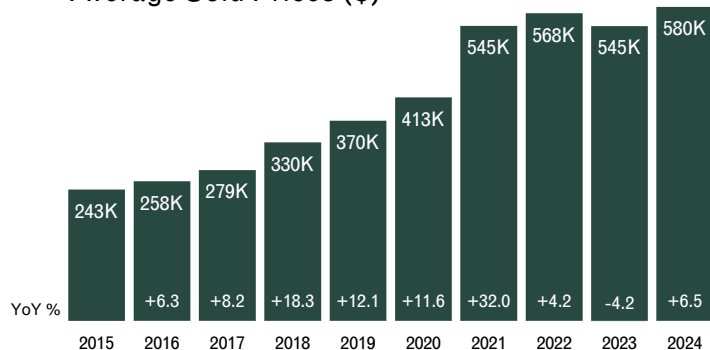
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

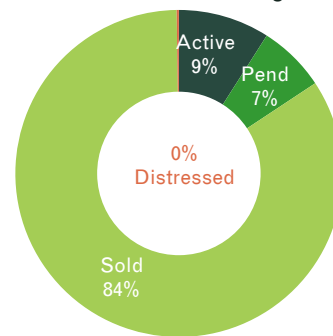
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

November 2024

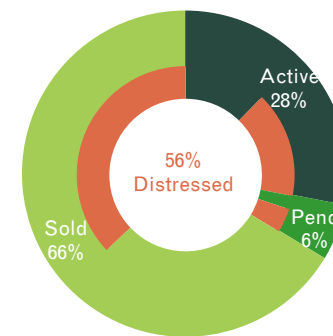
Area: 300, SE Boise

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	3	1	16	43	2.3	295,749	281,768	95.3%	925	304.76	1
300 - 399K	7	2	52	29	1.6	373,142	362,227	97.1%	1,092	331.66	-
400 - 499K	9	10	99	28	1.1	460,680	448,279	97.3%	1,352	331.52	-
500 - 599K	8	9	90	30	1.1	558,555	545,736	97.7%	1,775	307.53	-
600 - 799K	10	2	95	28	1.3	704,547	690,298	98.0%	2,308	299.06	-
800 - 999K	3	5	23	24	1.6	899,713	897,704	99.8%	2,817	318.65	-
1 - 1.5M	2	1	11	29	2.2	1,163,182	1,158,818	99.6%	3,575	324.14	-
1.5 - 2M	-	-	3	168	-	1,926,667	1,708,333	88.7%	3,610	473.18	-
2 - 2.5M	-	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	1	87	-	2,799,995	2,725,000	97.3%	4,606	591.62	-
>3M	-	-	1	120	-	3,950,000	3,250,000	82.3%	5,534	587.28	-
Totals	42	31	391	Avg 30	1.3	595,813	580,339	97.4%	1,815	\$320	1
Price	\$575,369	\$633,545	\$580,339								

Current Market Strength



- VS - 2010 Market Distress

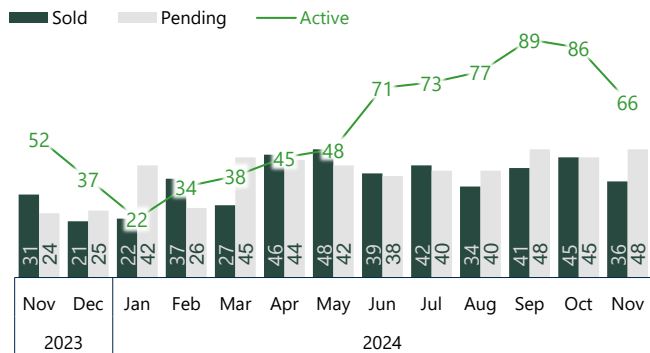


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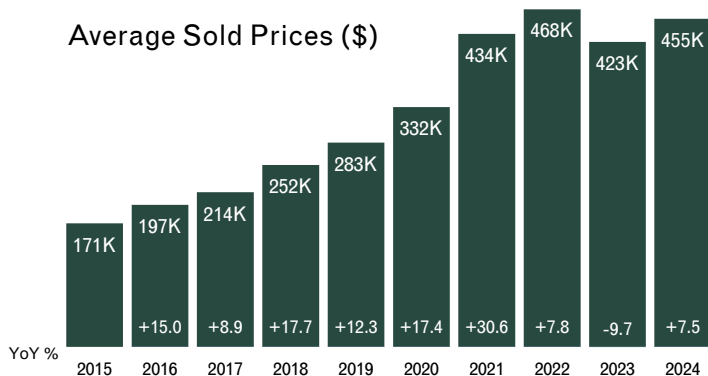
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

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November 2024

Area: 400, Bench

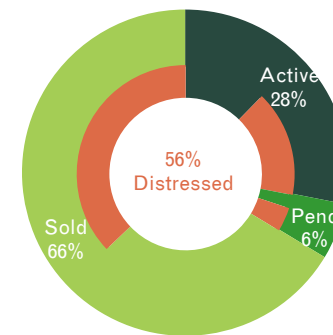
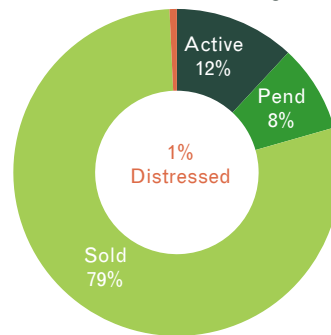
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	3	4	41	31	0.9	285,446	267,893	93.9%	1,002	267.48	-
300 - 399K	17	14	144	27	1.4	374,073	361,343	96.6%	1,184	305.12	4
400 - 499K	17	12	141	26	1.4	446,103	438,092	98.2%	1,523	287.60	-
500 - 599K	11	12	53	27	2.5	550,513	537,668	97.7%	1,835	292.96	-
600 - 799K	9	3	42	44	2.6	688,183	664,252	96.5%	2,344	283.36	-
800 - 999K	4	3	9	26	5.3	904,378	867,211	95.9%	2,723	318.50	-
1 - 1.5M	3	-	3	8	12.0	1,432,967	1,415,800	98.8%	4,164	340.04	-
1.5 - 2M	-	-	3	82	-	1,733,333	1,663,333	96.0%	4,142	401.61	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	66	48	436 Avg	29	1.8	468,325	454,645	97.1%	1,540	\$295	4

Price \$600,978 \$482,533 \$454,645

Current Market Strength

- vs -

2010 Market Distress

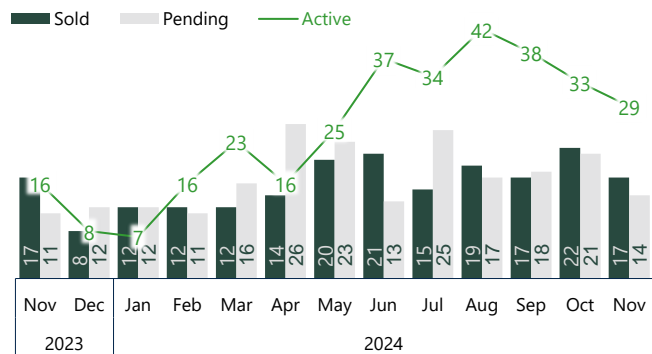


Report Date: Dec 4, 2024

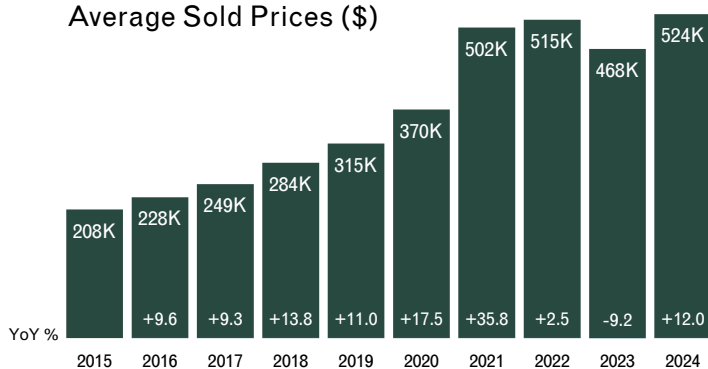
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

November 2024

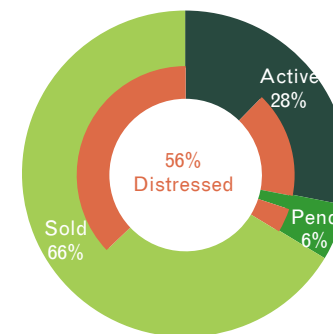
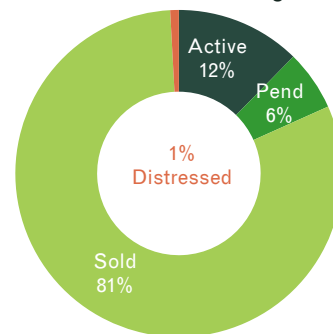
Area: 500, SW Boise

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	25	-	309,900	270,000	87.1%	1,022	264.19	-
300 - 399K	3	2	23	19	1.6	383,326	373,159	97.3%	1,245	299.80	-
400 - 499K	11	7	77	23	1.7	458,628	448,244	97.7%	1,659	270.17	1
500 - 599K	6	2	44	35	1.6	557,121	541,855	97.3%	2,124	255.12	1
600 - 799K	5	2	41	25	1.5	700,251	681,493	97.3%	2,503	272.31	-
800 - 999K	1	1	3	83	4.0	998,667	971,667	97.3%	3,400	285.78	-
1 - 1.5M	3	-	1	9	36.0	1,450,000	1,450,000	100.0%	3,780	383.60	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	29	14	190 Avg	27	1.8	537,423	523,765	97.5%	1,934	\$271	2
Price	\$595,779	\$504,179	\$523,765								

Current Market Strength

- vs -

2010 Market Distress

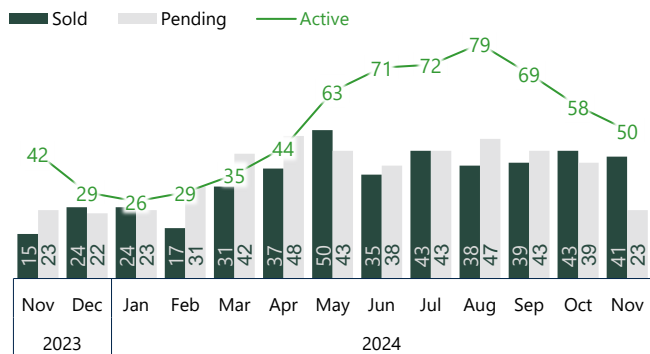


Report Date: Dec 4, 2024

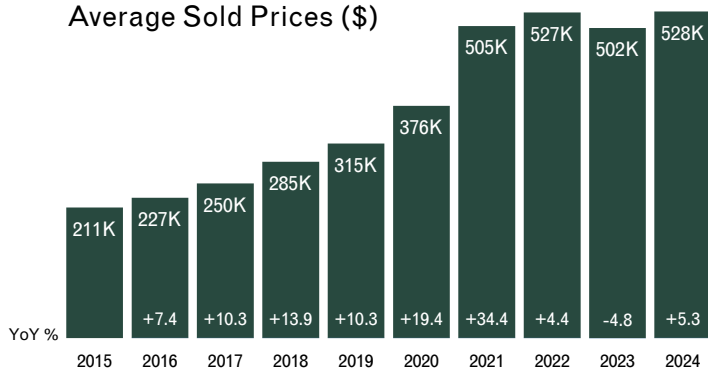
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

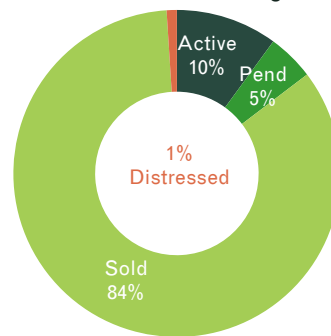
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

November 2024

Area: 550, SW Boise/Meridian

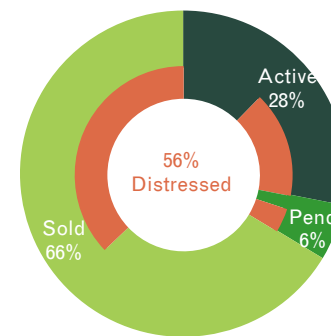
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	2	14	6.0	279,000	279,500	100.2%	1,049	266.57	-
300 - 399K	8	3	55	27	1.7	384,250	374,899	97.6%	1,362	275.33	3
400 - 499K	18	6	175	27	1.2	453,118	444,961	98.2%	1,749	254.47	2
500 - 599K	12	9	84	31	1.7	560,328	547,218	97.7%	2,186	250.30	-
600 - 799K	7	4	79	27	1.1	694,631	681,467	98.1%	2,572	264.92	-
800 - 999K	3	1	21	67	1.7	923,038	869,129	94.2%	3,075	282.67	-
1 - 1.5M	1	-	4	40	3.0	1,218,725	1,193,750	98.0%	4,973	240.03	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	50	23	420 Avg	30	1.4	540,927	528,275	97.7%	2,034	\$260	5
Price	\$543,976	\$524,664	\$528,275								

Current Market Strength



- vs -

2010 Market Distress

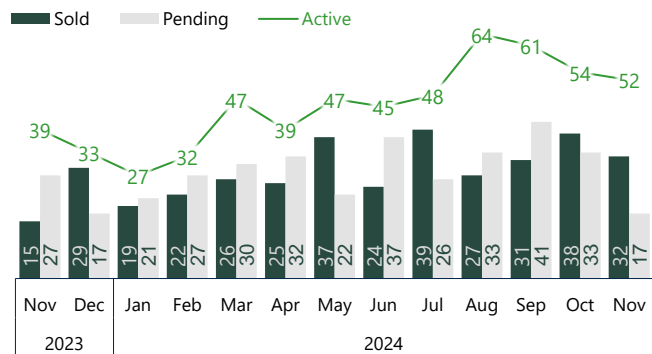


Report Date: Dec 4, 2024

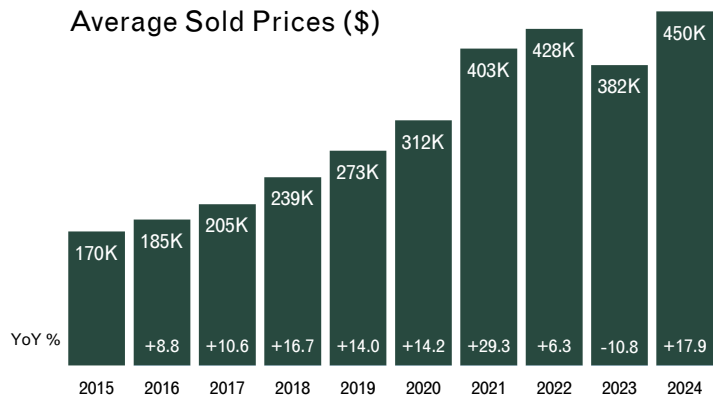
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

November 2024

Area: 600, W Boise

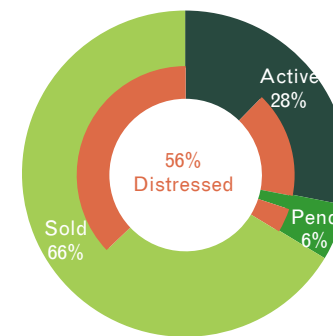
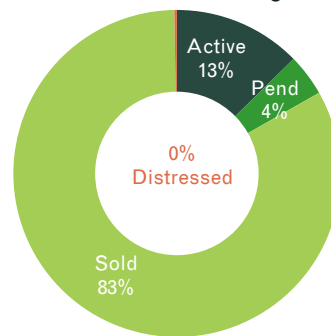
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	2	1	185	-	250,000	170,000	68.0%	536	317.16	-
200 - 299K	2	2	19	26	1.3	266,394	257,721	96.7%	925	278.70	-
300 - 399K	15	4	126	30	1.4	372,472	361,215	97.0%	1,298	278.22	1
400 - 499K	19	5	108	28	2.1	451,070	439,889	97.5%	1,705	257.93	-
500 - 599K	6	2	53	32	1.4	560,876	547,425	97.6%	2,336	234.33	-
600 - 799K	6	1	24	30	3.0	698,583	668,163	95.6%	2,747	243.23	-
800 - 999K	1	1	6	52	2.0	881,332	848,500	96.3%	2,977	284.99	-
1 - 1.5M	3	-	4	153	9.0	1,331,580	1,317,925	99.0%	4,264	309.08	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	52	17	341 Avg	32	1.8	463,535	450,146	97.1%	1,732	\$260	1

Price \$512,692 \$431,717 \$450,146

Current Market Strength

- vs -

2010 Market Distress

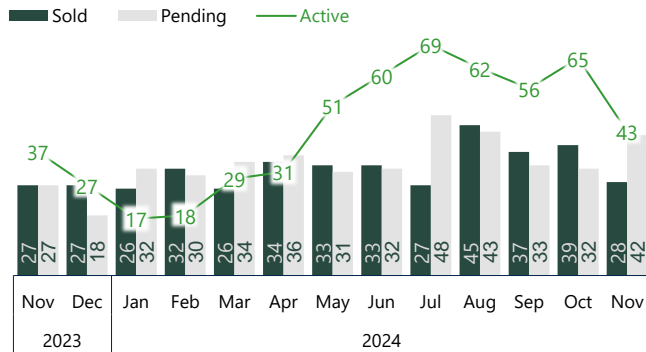


Report Date: Dec 4, 2024

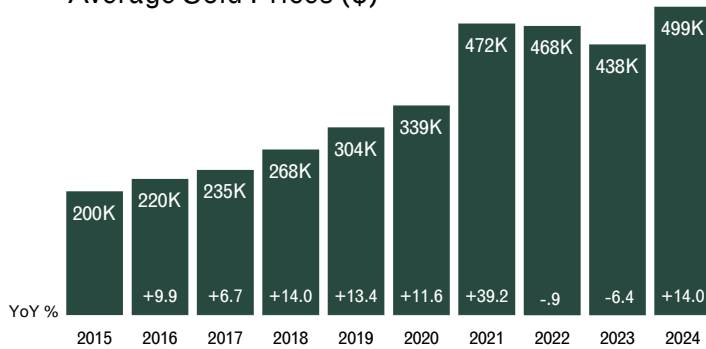
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 650, W Boise/Meridian

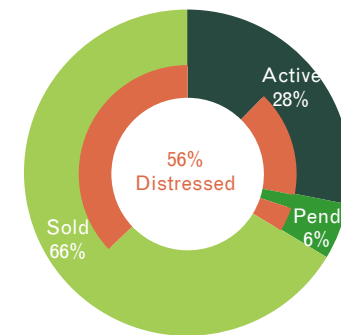
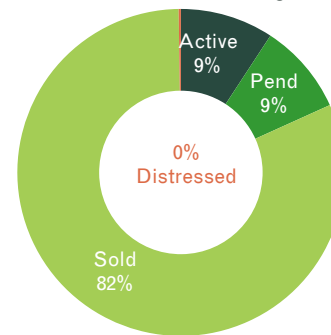
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	9	-	279,500	289,500	103.6%	917	315.88	-
300 - 399K	5	17	81	21	0.7	369,655	365,695	98.9%	1,265	289.16	1
400 - 499K	11	10	153	28	0.9	456,031	443,666	97.3%	1,680	264.05	-
500 - 599K	16	8	83	33	2.3	569,383	550,840	96.7%	2,324	237.04	-
600 - 799K	8	6	48	31	2.0	693,845	670,086	96.6%	2,753	243.39	-
800 - 999K	3	1	9	33	4.0	935,211	914,644	97.8%	3,742	244.40	-
1 - 1.5M	-	-	3	22	-	1,254,667	1,176,667	93.8%	4,635	253.88	-
1.5 - 2M	-	-	1	57	-	1,879,900	1,795,000	95.5%	5,029	356.93	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	43	42	380 Avg	28	1.4	512,889	498,742	97.2%	1,945	\$256	1
Price	\$555,280	\$476,397	\$498,742								

Current Market Strength

- vs -

2010 Market Distress

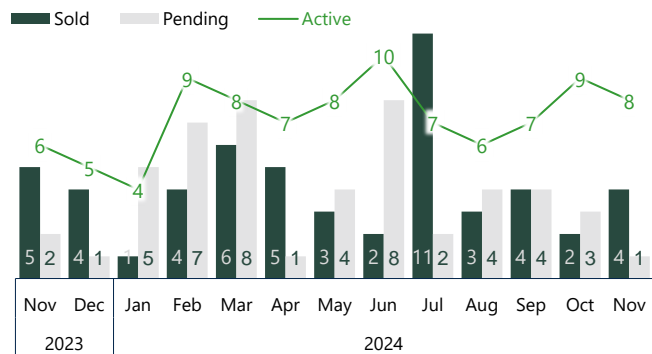


Report Date: Dec 4, 2024

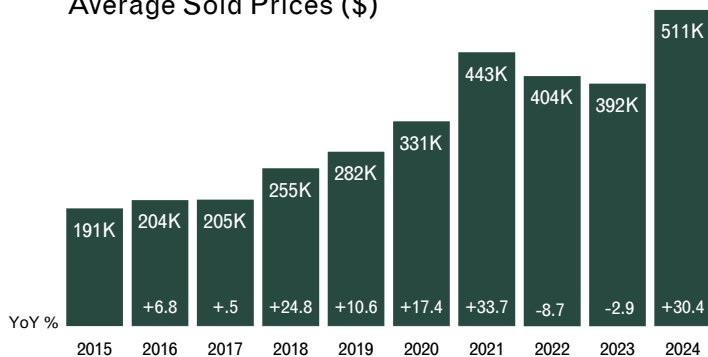
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

November 2024

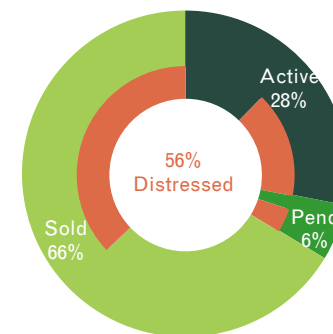
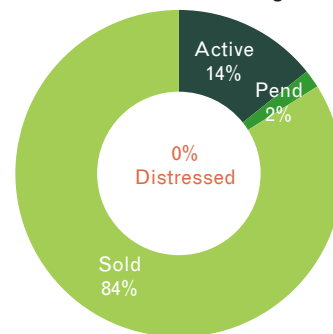
Area: 700, Garden City

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	3	64	-	294,667	243,300	82.6%	1,294	188.07	
300 - 399K	1	-	11	26	1.1	375,000	363,709	97.0%	1,297	280.36	
400 - 499K	-	-	21	22	-	457,485	450,067	98.4%	1,408	319.74	
500 - 599K	1	-	3	26	4.0	578,330	564,333	97.6%	1,900	297.07	
600 - 799K	1	1	5	42	2.4	701,980	683,080	97.3%	2,318	294.71	
800 - 999K	3	-	1	93	36.0	899,000	897,000	99.8%	1,872	479.17	
1 - 1.5M	2	-	3	12	8.0	1,283,333	1,283,333	100.0%	2,477	518.10	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	8	1	47	29	2.0	523,619	511,436	97.7%	1,581	\$324	0
Avg Price	\$852,987	\$679,000	\$511,436								

Current Market Strength

- VS -

2010 Market Distress

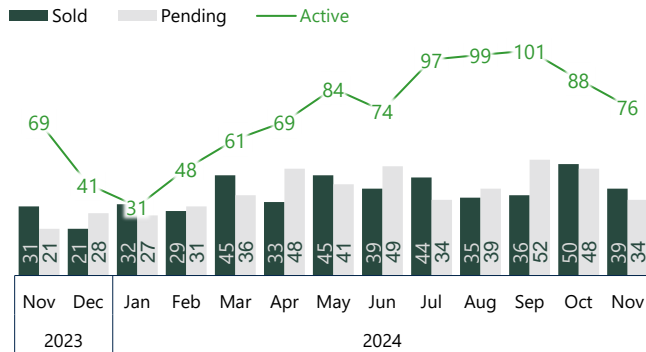


Report Date: Dec 4, 2024

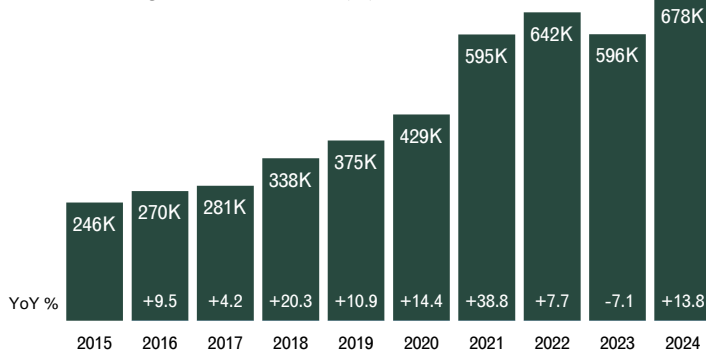
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 800, NW Boise/Garden City

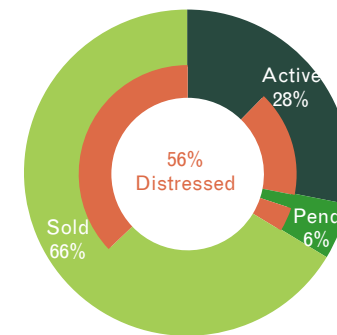
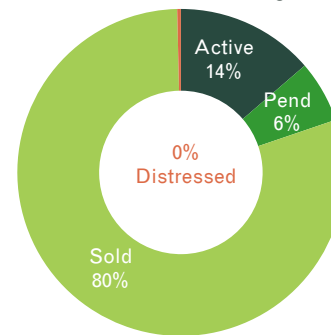
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	1	7	34	3.4	262,470	245,029	93.4%	853	287.26	-
300 - 399K	3	5	44	41	0.8	378,125	363,986	96.3%	1,256	289.82	-
400 - 499K	11	10	112	30	1.2	458,790	448,118	97.7%	1,425	314.39	2
500 - 599K	11	6	64	30	2.1	554,568	544,441	98.2%	1,793	303.66	-
600 - 799K	20	3	92	38	2.6	710,272	687,545	96.8%	2,309	297.71	-
800 - 999K	14	4	63	32	2.7	911,000	883,229	97.0%	2,819	313.33	-
1 - 1.5M	10	5	48	45	2.5	1,209,516	1,168,968	96.6%	3,416	342.24	-
1.5 - 2M	3	-	12	68	3.0	1,698,442	1,590,746	93.7%	3,966	401.08	-
2 - 2.5M	1	-	2	49	6.0	2,297,500	2,189,500	95.3%	6,561	333.74	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
Totals	76	34	444	36	2.1	700,727	678,468	96.8%	2,140	\$317	2
Avg Price	\$820,982	\$637,070	\$678,468								

Current Market Strength

- vs -

2010 Market Distress

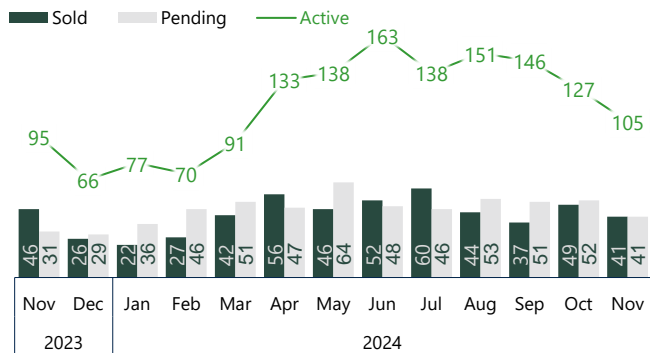


Report Date: Dec 4, 2024

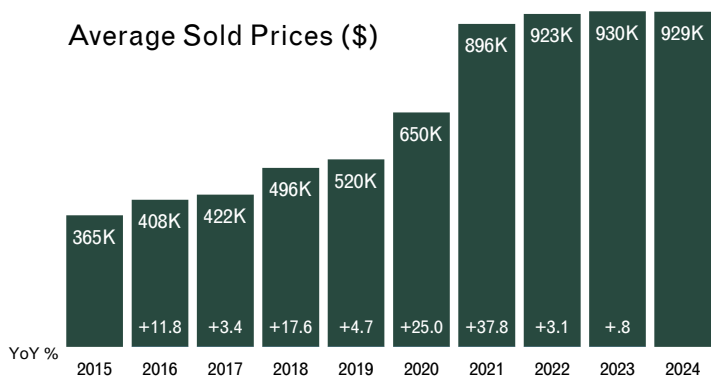
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

November 2024

Area: 900, Eagle

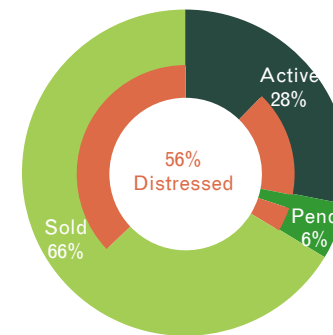
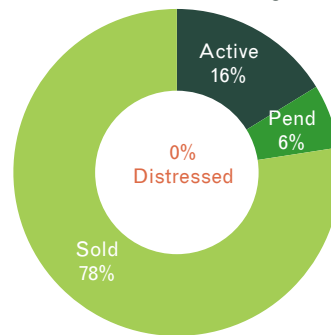
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	5	22	-	309,760	286,780	92.6%	943	304.11	-
300 - 399K	1	-	5	60	2.4	386,680	357,600	92.5%	1,256	284.62	-
400 - 499K	7	4	37	38	2.3	482,965	455,738	94.4%	1,568	290.66	-
500 - 599K	9	5	81	43	1.3	566,780	546,598	96.4%	1,940	281.82	-
600 - 799K	18	8	139	43	1.6	718,636	688,106	95.8%	2,415	284.89	-
800 - 999K	24	8	87	54	3.3	928,322	892,934	96.2%	2,894	308.57	-
1 - 1.5M	28	10	96	53	3.5	1,255,645	1,191,504	94.9%	3,536	336.98	-
1.5 - 2M	7	4	23	44	3.7	1,835,304	1,709,328	93.1%	4,274	399.91	-
2 - 2.5M	2	-	16	57	1.5	2,279,947	2,171,417	95.2%	4,927	440.75	-
2.5 - 3M	4	2	6	53	8.0	2,961,475	2,840,833	95.9%	5,098	557.26	-
>3M	5	-	6	35	10.0	3,885,832	3,700,417	95.2%	5,962	620.65	-
Totals	105	41	501	47	2.5	974,516	928,902	95.3%	2,788	\$333	0

Avg Price \$1,215,802 \$1,063,011 \$928,902

Current Market Strength

- VS -

2010 Market Distress

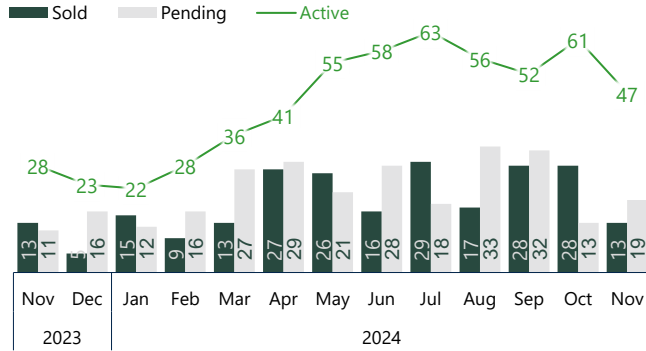


Report Date: Dec 4, 2024

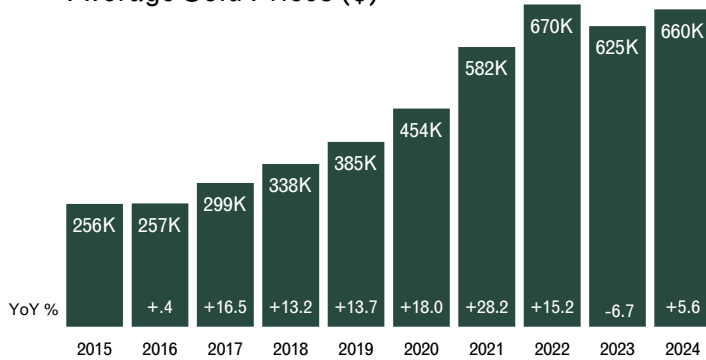
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

November 2024

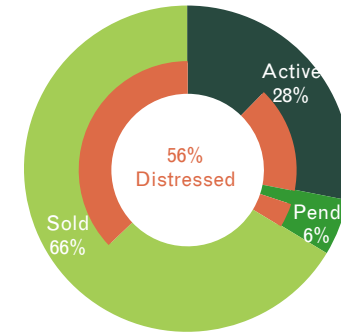
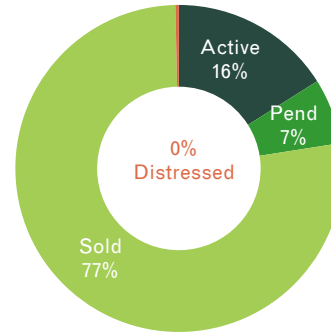
Area: 950, Star

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	-	-	362,500	262,500	72.4%	1,354	193.87	-
300 - 399K	2	1	17	35	1.4	380,524	368,900	96.9%	1,357	271.84	-
400 - 499K	8	3	62	31	1.5	457,970	446,024	97.4%	1,834	243.24	-
500 - 599K	5	6	48	37	1.3	568,545	549,017	96.6%	2,271	241.77	-
600 - 799K	13	5	47	39	3.3	724,845	708,039	97.7%	2,576	274.87	1
800 - 999K	15	1	23	41	7.8	943,269	901,489	95.6%	2,816	320.09	-
1 - 1.5M	4	3	25	63	1.9	1,283,982	1,199,355	93.4%	3,837	312.55	-
1.5 - 2M	-	-	3	46	-	1,688,000	1,558,000	92.3%	4,690	332.22	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	47	19	226	39	2.5	687,797	660,222	96.0%	2,402	\$275	1
Avg Price	\$741,024	\$704,494	\$660,222								

Current Market Strength

- vs -

2010 Market Distress

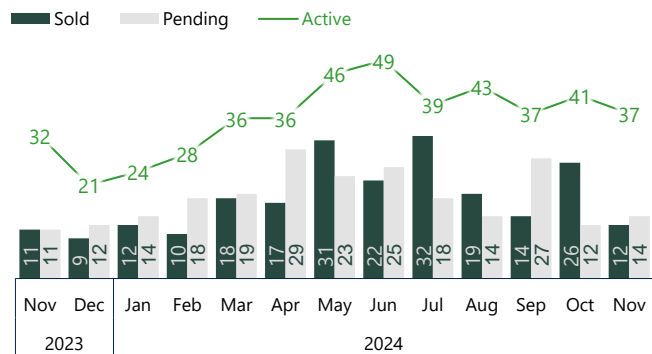


Report Date: Dec 4, 2024

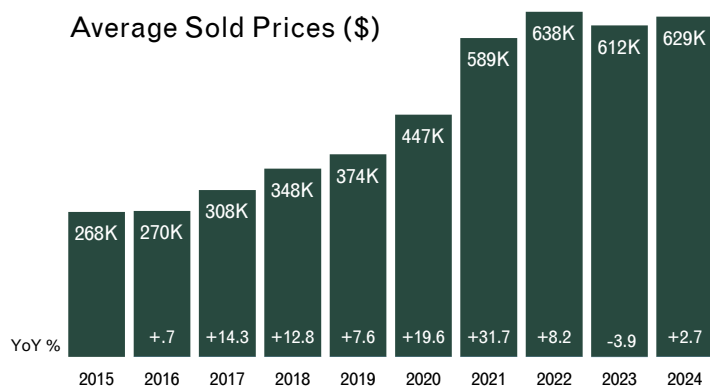
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 1000, SE Meridian

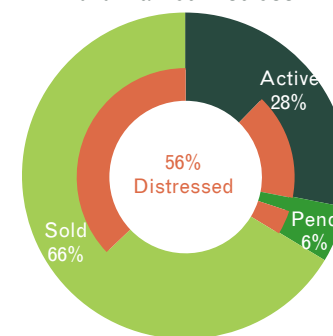
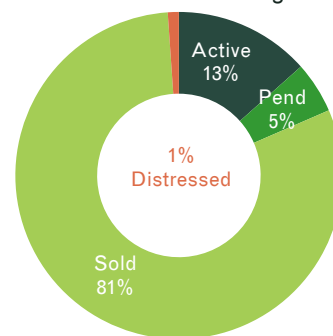
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	1	5	27	2.4	395,758	383,580	96.9%	1,381	277.67	1
400 - 499K	3	3	63	32	0.6	457,012	443,754	97.1%	1,772	250.38	-
500 - 599K	5	2	55	39	1.1	568,714	546,535	96.1%	2,258	242.09	-
600 - 799K	16	5	61	36	3.1	710,715	694,336	97.7%	2,663	260.75	1
800 - 999K	7	1	24	60	3.5	908,291	871,492	95.9%	3,281	265.60	1
1 - 1.5M	3	2	14	55	2.6	1,241,029	1,170,771	94.3%	3,942	297.04	-
1.5 - 2M	2	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	37	14	222	39	2.0	651,247	628,806	96.6%	2,428	\$259	3
Avg Price	\$796,583	\$677,521	\$628,806								

Current Market Strength

- vs -

2010 Market Distress

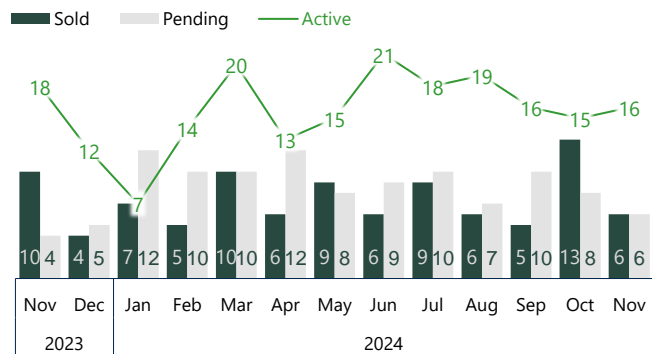


Report Date: Dec 4, 2024

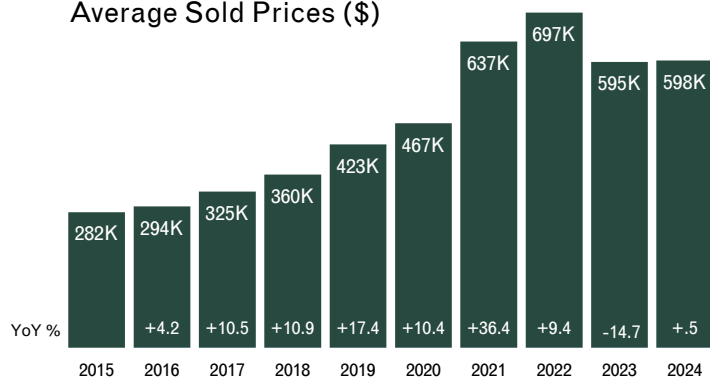
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 1010, SW Meridian

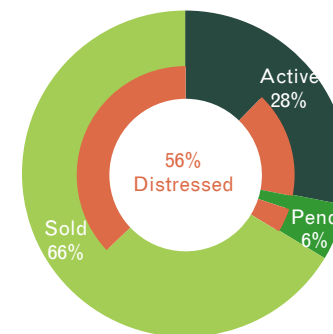
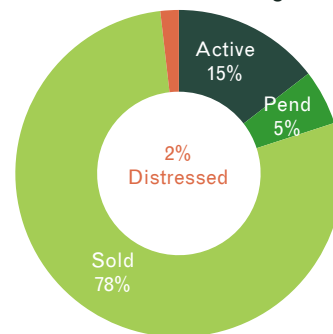
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	-	13	35	1.8	384,715	364,362	94.7%	1,593	228.75	1
400 - 499K	-	4	23	40	-	464,765	450,567	96.9%	1,784	252.51	-
500 - 599K	1	-	20	57	0.6	585,365	558,025	95.3%	2,419	230.64	1
600 - 799K	5	-	18	51	3.3	715,027	691,167	96.7%	2,803	246.57	-
800 - 999K	4	2	6	44	8.0	890,767	866,233	97.2%	3,413	253.78	-
1 - 1.5M	3	-	5	77	7.2	1,210,800	1,197,580	98.9%	3,810	314.33	-
1.5 - 2M	1	-	1	16	12.0	1,498,000	1,500,000	100.1%	4,081	367.56	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	16	6	86	48	2.2	618,201	597,518	96.7%	2,374	\$252	2
Avg Price	\$870,706	\$595,666	\$597,518								

Current Market Strength

- vs -

2010 Market Distress

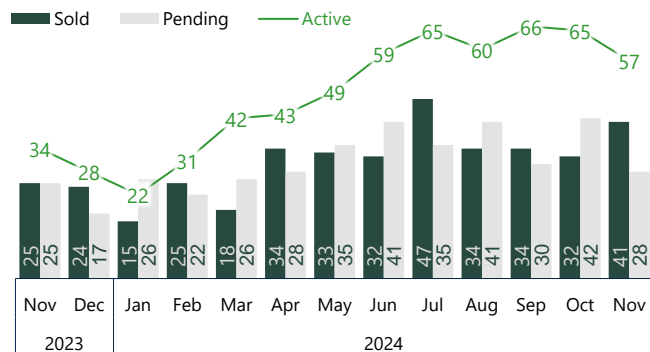


Report Date: Dec 4, 2024

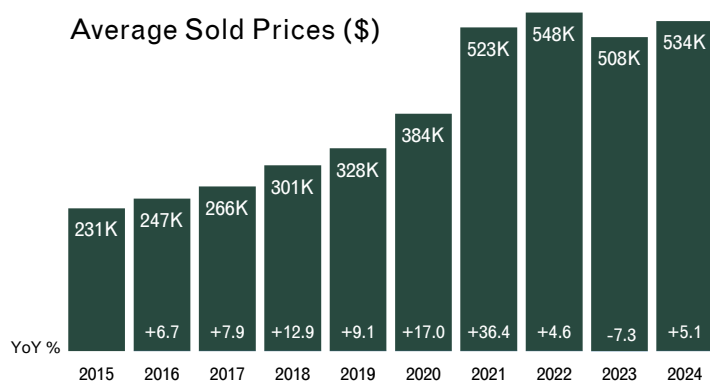
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

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Area: 1020, NE Meridian

November 2024

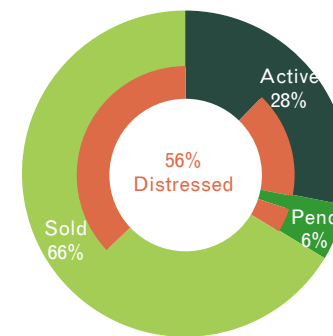
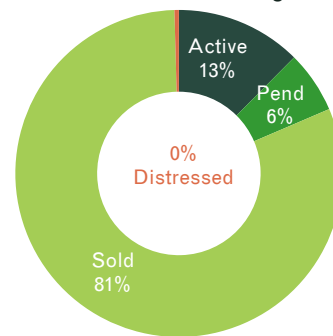
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	5	12	-	287,960	287,080	99.7%	1,020	281.51	-
300 - 399K	3	2	49	18	0.7	381,717	374,284	98.1%	1,341	279.19	-
400 - 499K	15	9	143	25	1.3	448,667	441,648	98.4%	1,664	265.43	1
500 - 599K	22	6	83	33	3.2	558,970	546,826	97.8%	2,061	265.28	1
600 - 799K	15	7	64	32	2.8	681,837	670,063	98.3%	2,698	248.34	-
800 - 999K	2	1	22	29	1.1	880,699	861,273	97.8%	3,304	260.70	-
1 - 1.5M	-	2	3	56	-	1,379,967	1,290,000	93.5%	4,564	282.63	-
1.5 - 2M	-	-	1	2	-	1,699,000	1,699,000	100.0%	4,248	399.95	-
2 - 2.5M	-	-	1	85	-	2,449,900	2,350,000	95.9%	4,552	516.26	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	57	28	371	27	1.8	544,473	533,878	98.1%	2,015	\$265	2

Avg Price \$556,393 \$580,171 \$533,878

Current Market Strength

- vs -

2010 Market Distress

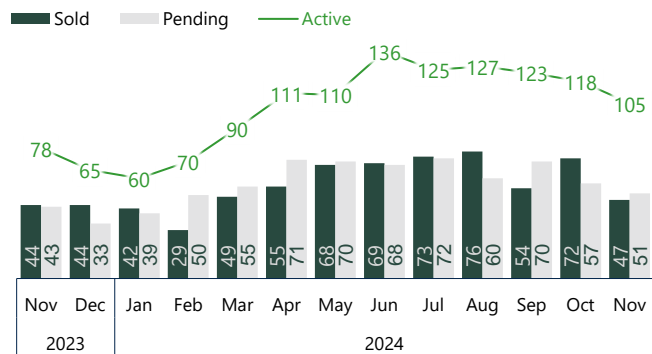


Report Date: Dec 4, 2024

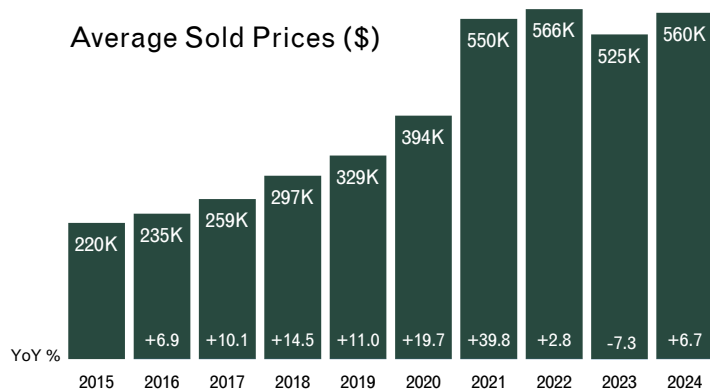
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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Area: 1030, NW Meridian

November 2024

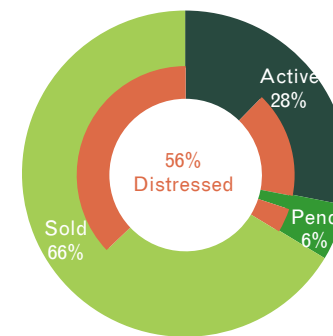
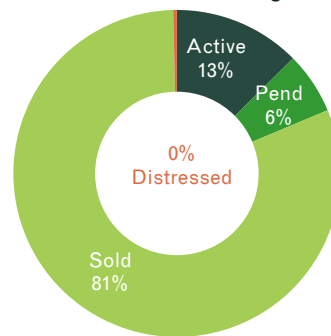
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	4	27	3.0	270,600	273,850	101.2%	1,223	224.01	1
300 - 399K	7	6	98	29	0.9	385,741	372,725	96.6%	1,341	277.98	1
400 - 499K	26	15	234	30	1.3	459,877	448,320	97.5%	1,728	259.52	-
500 - 599K	26	20	133	28	2.3	558,264	545,333	97.7%	2,110	258.47	-
600 - 799K	30	6	147	41	2.4	703,721	689,038	97.9%	2,557	269.42	1
800 - 999K	7	2	45	39	1.9	920,706	891,998	96.9%	3,403	262.13	-
1 - 1.5M	6	2	10	82	7.2	1,327,680	1,241,025	93.5%	3,552	349.36	-
1.5 - 2M	1	-	2	31	6.0	1,662,495	1,583,291	95.2%	3,328	475.75	-
2 - 2.5M	-	-	3	61	-	2,294,333	2,165,000	94.4%	5,463	396.28	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
Totals	105	51	676	33	1.9	575,605	559,999	97.3%	2,084	\$269	3

Avg Price \$649,514 \$554,986 \$559,999

Current Market Strength

- VS -

2010 Market Distress

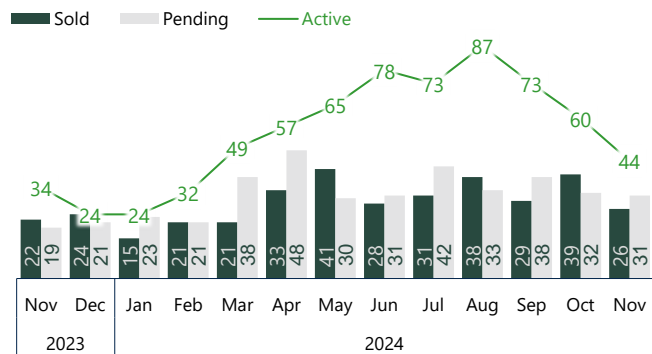


Report Date: Dec 4, 2024

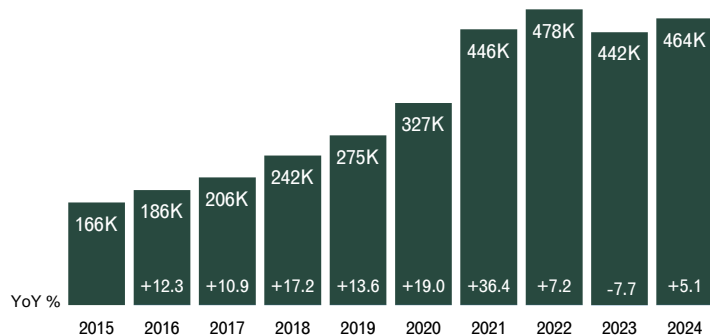
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 1100, Kuna

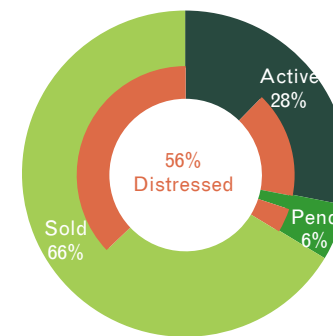
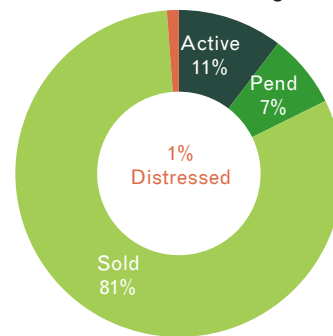
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	18	-	317,933	269,667	84.8%	1,013	266.29	-
300 - 399K	9	10	108	27	1.0	373,459	365,413	97.8%	1,344	271.87	3
400 - 499K	19	13	152	33	1.5	448,510	438,381	97.7%	1,883	232.87	2
500 - 599K	11	2	38	36	3.5	561,093	548,352	97.7%	2,255	243.19	-
600 - 799K	5	5	35	51	1.7	677,423	656,793	97.0%	2,616	251.08	-
800 - 999K	-	1	4	126	-	924,725	854,500	92.4%	3,516	243.03	-
1 - 1.5M	-	-	3	53	-	1,431,633	1,283,333	89.6%	3,718	345.20	-
1.5 - 2M	-	-	1	15	-	1,650,000	1,584,000	96.0%	3,577	442.83	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	44	31	344	34	1.5	477,140	463,909	97.2%	1,862	\$249	5
Avg Price	\$487,033	\$474,638	\$463,909								

Current Market Strength

- vs -

2010 Market Distress



Report Date: Dec 4, 2024