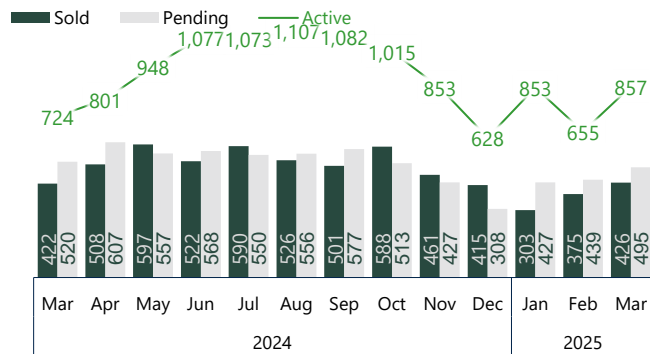


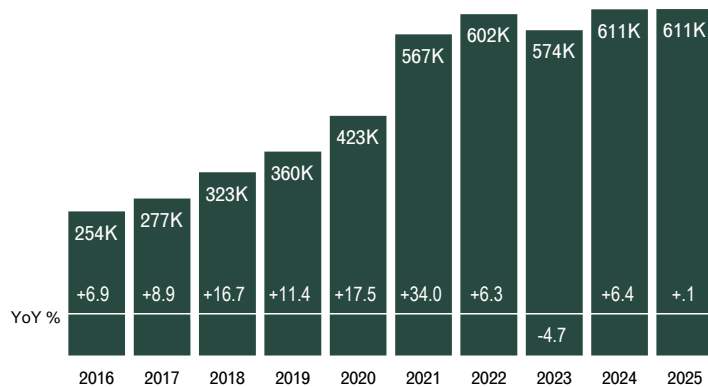
MONTHLY MARKET TRENDS

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

March 2025

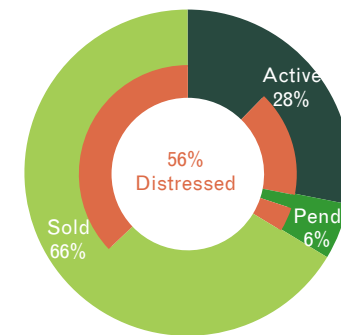
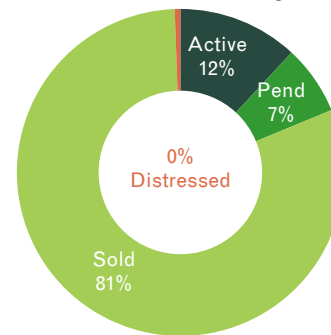
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	1	1	2	63	6.0	207,450	183,500	88.5%	663	276.77	-
200 - 299K	11	7	107	37	1.2	285,318	265,500	93.1%	949	279.70	1
300 - 399K	66	60	863	28	0.9	376,766	366,836	97.4%	1,257	291.89	14
400 - 499K	171	157	1,656	29	1.2	455,044	444,739	97.7%	1,636	271.90	9
500 - 599K	146	90	1,082	35	1.6	560,011	545,730	97.4%	2,049	266.28	4
600 - 799K	202	86	1,153	37	2.1	704,127	686,554	97.5%	2,429	282.67	5
800 - 999K	94	56	500	39	2.3	910,438	884,831	97.2%	2,867	308.62	5
1 - 1.5M	95	29	321	47	3.6	1,260,712	1,213,336	96.2%	3,441	352.58	2
1.5 - 2M	41	6	81	56	6.1	1,737,355	1,676,422	96.5%	3,986	420.55	-
2 - 2.5M	16	1	27	49	7.1	2,290,820	2,197,284	95.9%	4,827	455.22	-
2.5 - 3M	6	2	13	94	5.5	2,897,034	2,766,000	95.5%	5,256	526.24	-
>3M	8	-	7	75	13.7	3,741,427	3,497,143	93.5%	6,258	558.79	-
Totals	857	495	5,812	34	1.8	628,660	611,041	97.2%	2,068	\$296	40

Avg Price \$803,486 \$621,850 \$611,041

Current Market Strength

- vs -

2010 Market Distress

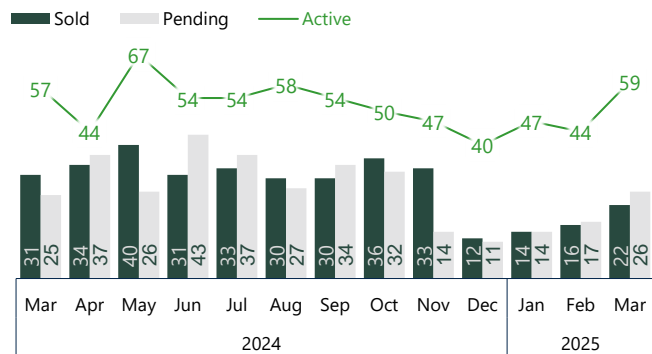


Report Date: Apr 4, 2025

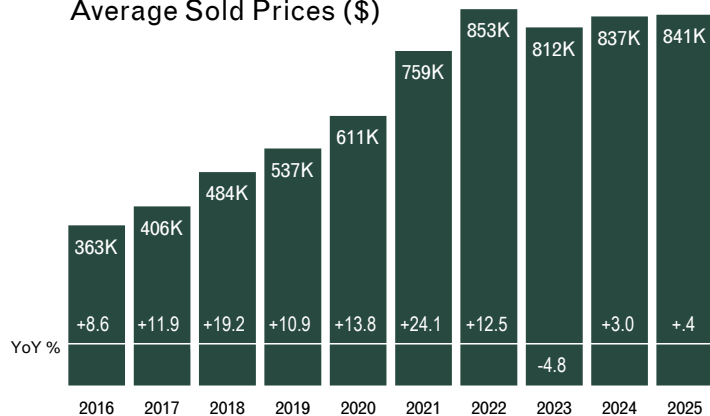
MONTHLY MARKET TRENDS

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: 100, No. Boise

March 2025

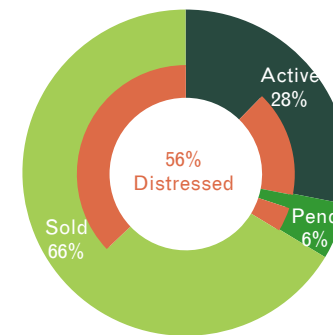
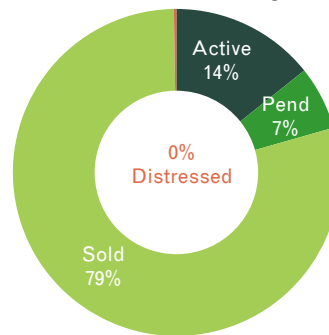
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	4	8	-	341,200	252,125	73.9%	742	339.79	-
300 - 399K	2	2	19	38	1.3	385,741	374,569	97.1%	899	416.80	-
400 - 499K	5	3	37	32	1.6	471,936	460,434	97.6%	1,069	430.57	-
500 - 599K	5	3	53	37	1.1	556,689	541,053	97.2%	1,302	415.60	-
600 - 799K	17	7	76	24	2.7	703,350	691,591	98.3%	1,789	386.56	-
800 - 999K	5	3	51	47	1.2	899,806	878,854	97.7%	2,413	364.26	1
1 - 1.5M	10	6	60	33	2.0	1,252,948	1,223,563	97.7%	2,852	429.01	-
1.5 - 2M	9	1	21	36	5.1	1,704,281	1,677,819	98.4%	3,810	440.39	-
2 - 2.5M	3	1	3	4	12.0	2,258,333	2,275,000	100.7%	3,924	579.72	-
2.5 - 3M	-	-	2	159	-	2,762,500	2,600,000	94.1%	5,277	492.75	-
>3M	3	-	1	219	36.0	3,499,999	3,015,000	86.1%	6,197	486.53	-
Totals	59	26	327	35	2.2	861,686	840,696	97.6%	2,041	\$412	1

Avg Price \$1,182,159 \$840,157 \$840,696

Current Market Strength

- vs -

2010 Market Distress

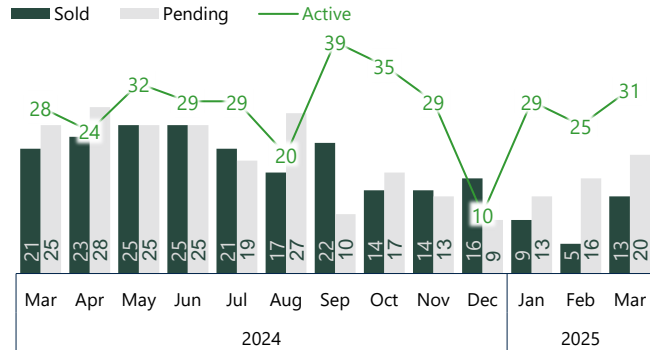


Report Date: Apr 4, 2025

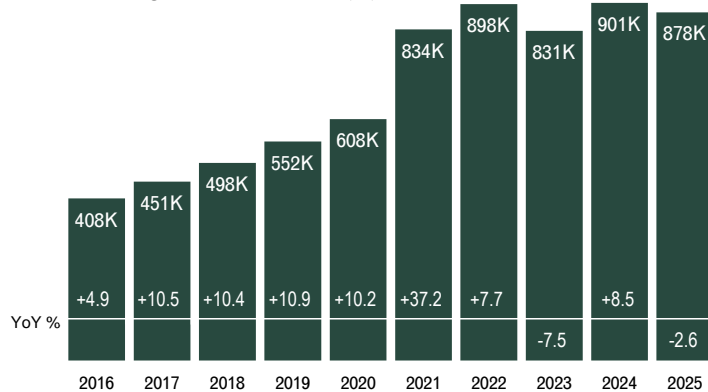
MONTHLY MARKET TRENDS

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

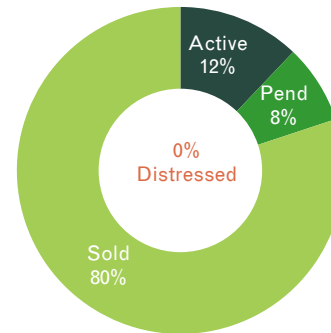
March 2025

Area: 200, NE Boise

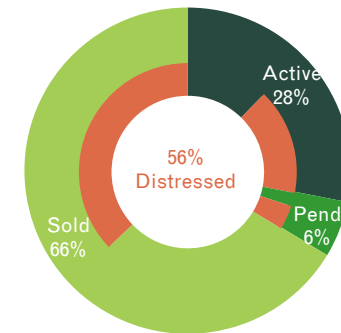
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 04/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	-	4	19	9.0	358,475	368,000	102.7%	891	413.02	-
400 - 499K	2	1	3	33	8.0	479,267	469,667	98.0%	1,545	304.06	-
500 - 599K	-	2	15	42	-	567,225	553,625	97.6%	1,537	360.25	-
600 - 799K	6	5	76	26	0.9	711,368	700,690	98.5%	2,119	330.62	-
800 - 999K	4	7	68	18	0.7	876,582	876,794	100.0%	2,529	346.68	-
1 - 1.5M	5	4	28	27	2.1	1,256,435	1,213,475	96.6%	3,385	358.45	-
1.5 - 2M	8	1	6	46	16.0	1,627,167	1,585,833	97.5%	3,853	411.55	-
2 - 2.5M	2	-	3	43	8.0	2,433,330	2,263,333	93.0%	4,311	525.05	-
2.5 - 3M	1	-	2	146	6.0	2,937,000	2,775,000	94.5%	5,052	549.29	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	31	20	205	27	1.8	893,506	877,523	98.2%	2,465	\$356	0

Avg Price \$1,210,416 \$886,495 \$877,523

Current Market Strength



- vs - 2010 Market Distress

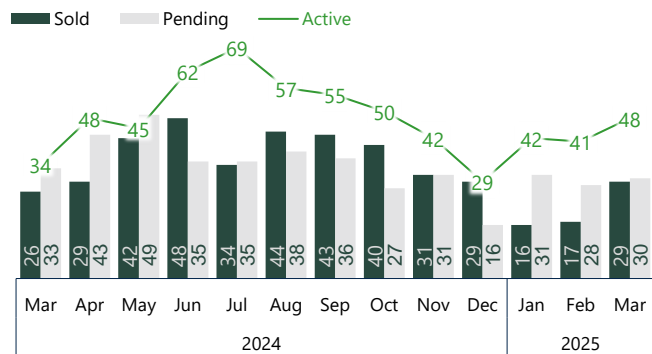


Report Date: Apr 4, 2025

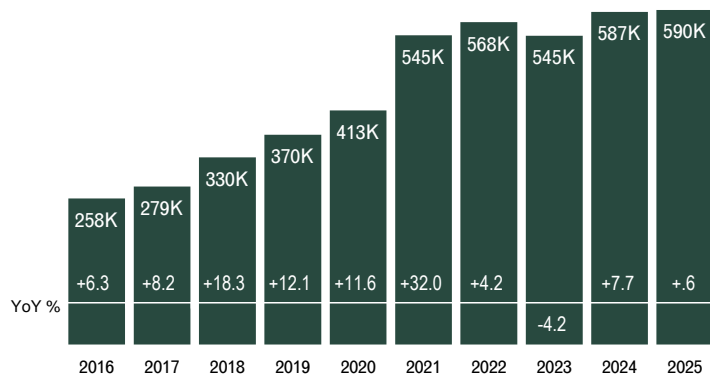
MONTHLY MARKET TRENDS

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

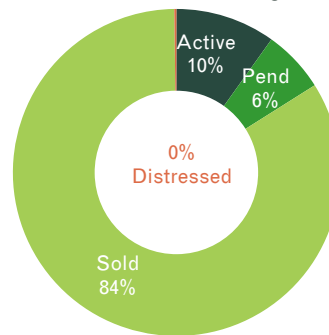
Area: 300, SE Boise

March 2025

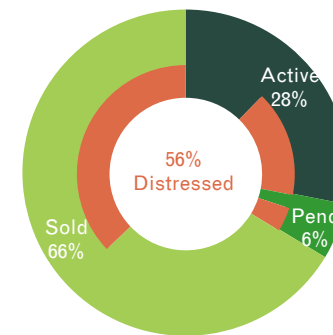
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	1	-	14	89	0.9	298,643	275,771	92.3%	924	298.32	-
300 - 399K	12	4	53	36	2.7	372,990	360,549	96.7%	1,092	330.14	-
400 - 499K	7	13	106	32	0.8	462,411	447,364	96.7%	1,368	327.12	1
500 - 599K	6	6	86	20	0.8	552,590	544,083	98.5%	1,734	313.83	-
600 - 799K	11	5	100	27	1.3	702,548	689,828	98.2%	2,271	303.77	-
800 - 999K	4	-	29	28	1.7	889,210	879,235	98.9%	2,833	310.37	-
1 - 1.5M	5	-	13	21	4.6	1,170,377	1,175,923	100.5%	3,471	338.81	-
1.5 - 2M	-	1	3	138	-	1,813,300	1,678,300	92.6%	3,676	456.51	-
2 - 2.5M	-	-	1	133	-	2,200,000	2,200,000	100.0%	4,306	510.92	-
2.5 - 3M	2	1	1	87	24.0	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	48	30	407	31	1.4	604,753	590,071	97.6%	1,830	\$322	1

Avg Price \$708,847 \$631,393 \$590,071

Current Market Strength



- vs - 2010 Market Distress

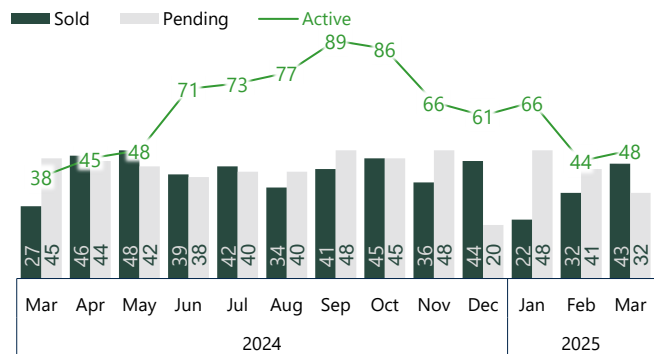


Report Date: Apr 4, 2025

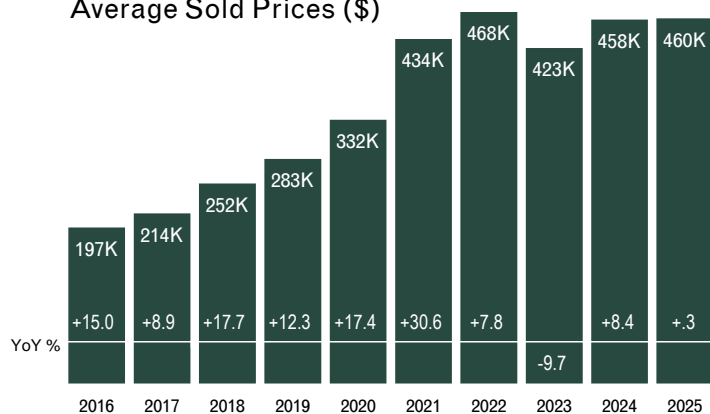
MONTHLY MARKET TRENDS

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

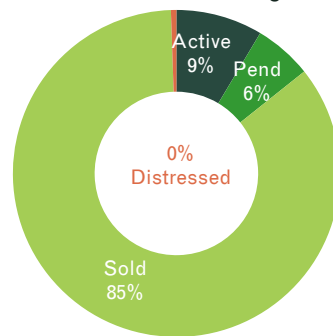
Area: 400, Bench

March 2025

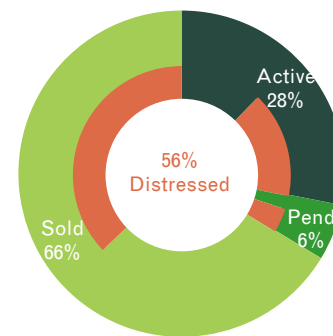
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	5	3	38	28	1.6	284,697	267,995	94.1%	1,003	267.08	1
300 - 399K	4	10	157	29	0.3	375,024	362,338	96.6%	1,163	311.50	2
400 - 499K	14	9	156	31	1.1	447,583	438,329	97.9%	1,498	292.59	-
500 - 599K	12	7	66	32	2.2	556,104	539,634	97.0%	1,883	286.62	-
600 - 799K	9	1	41	23	2.6	663,510	659,161	99.3%	2,371	278.04	-
800 - 999K	2	2	14	28	1.7	913,864	885,343	96.9%	2,645	334.77	-
1 - 1.5M	-	-	3	8	-	1,432,967	1,415,800	98.8%	4,164	340.04	-
1.5 - 2M	-	-	1	6	-	1,850,000	1,850,000	100.0%	4,220	438.39	-
2 - 2.5M	2	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	1	245	-	2,850,000	2,838,000	99.6%	5,345	530.96	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	48	32	477	30	1.2	472,159	460,004	97.4%	1,541	\$299	3

Avg Price \$605,189 \$479,190 \$460,004

Current Market Strength



- vs - 2010 Market Distress

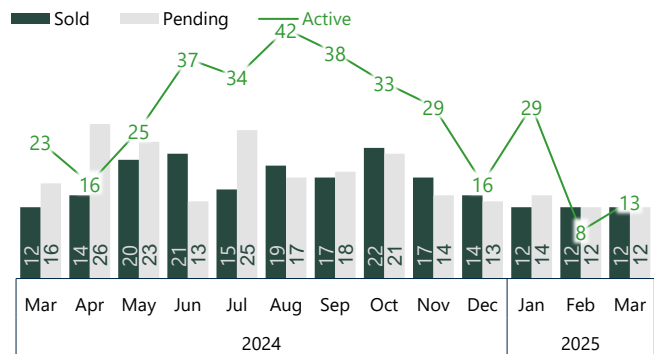


Report Date: Apr 4, 2025

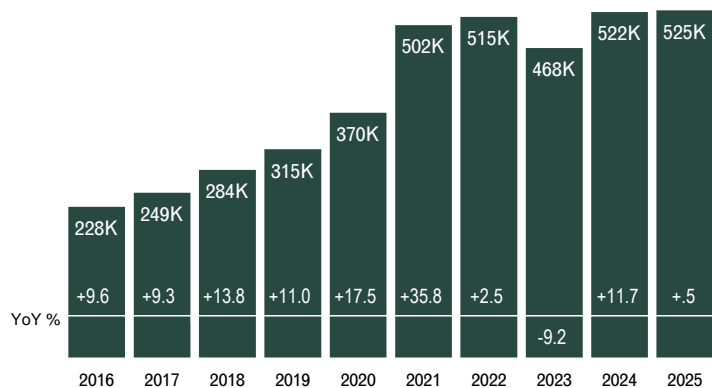
MONTHLY MARKET TRENDS

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

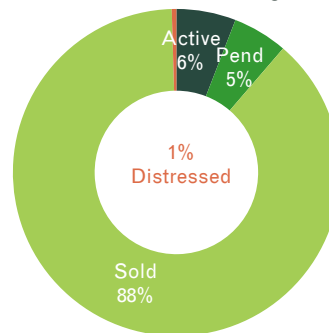
March 2025

Area: 500, SW Boise

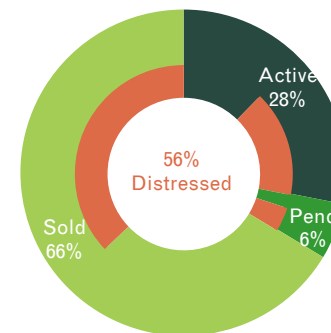
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	1	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	2	17	-	302,450	277,500	91.8%	949	292.57	
300 - 399K	3	4	26	28	1.4	392,427	372,883	95.0%	1,300	286.79	
400 - 499K	3	4	78	28	0.5	451,884	445,033	98.5%	1,622	274.31	
500 - 599K	3	1	41	34	0.9	558,833	544,617	97.5%	2,166	251.41	
600 - 799K	1	-	41	28	0.3	697,327	679,937	97.5%	2,535	268.24	
800 - 999K	1	3	5	69	2.4	954,180	917,000	96.1%	3,076	298.13	
1 - 1.5M	1	-	2	152	6.0	1,299,950	1,280,000	98.5%	3,432	373.01	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	13	12	195	32	0.8	538,094	524,688	97.5%	1,935	\$271	1

Avg Price \$534,637 \$541,125 \$524,688

Current Market Strength



- vs - 2010 Market Distress

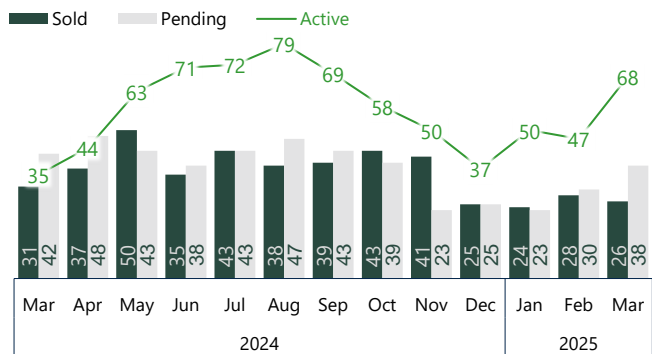


Report Date: Apr 4, 2025

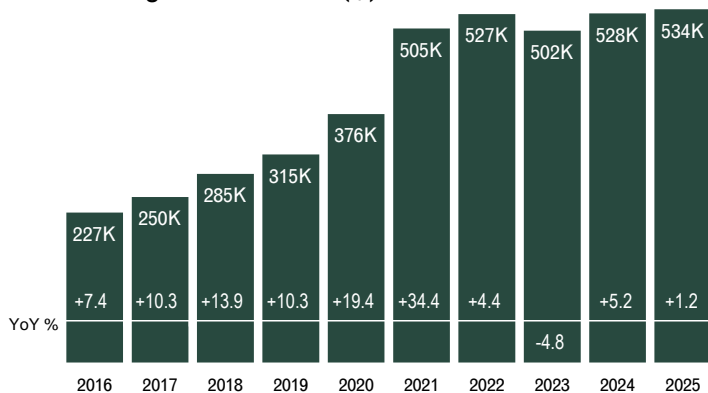
MONTHLY MARKET TRENDS

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

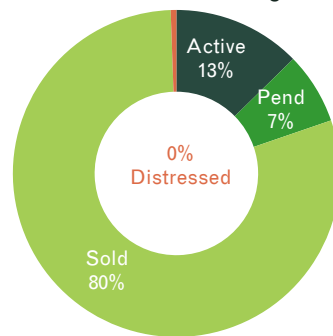
Area: 550, SW Boise/Meridian

March 2025

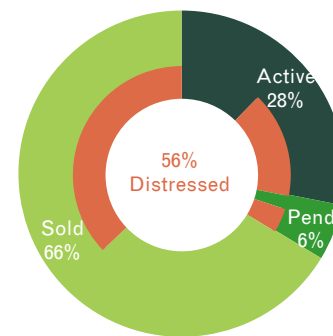
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 04/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	4	57	-	286,500	264,725	92.4%	995	266.06	-
300 - 399K	8	6	54	31	1.8	388,068	378,305	97.5%	1,304	290.09	2
400 - 499K	26	18	163	27	1.9	453,890	445,787	98.2%	1,730	257.61	1
500 - 599K	15	5	100	38	1.8	555,870	544,529	98.0%	2,263	240.67	-
600 - 799K	14	5	79	28	2.1	694,892	682,971	98.3%	2,596	263.08	-
800 - 999K	5	3	23	57	2.6	922,078	872,465	94.6%	2,964	294.38	-
1 - 1.5M	-	-	5	34	-	1,205,380	1,184,800	98.3%	4,911	241.27	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	68	38	428	32	1.9	546,271	533,993	97.8%	2,057	\$260	3

Avg Price \$539,272 \$510,260 \$533,993

Current Market Strength



- vs - 2010 Market Distress

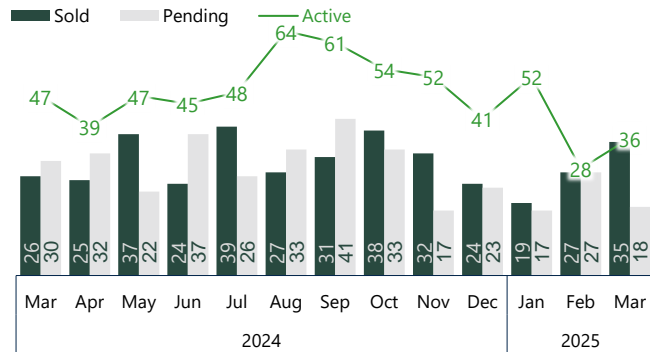


Report Date: Apr 4, 2025

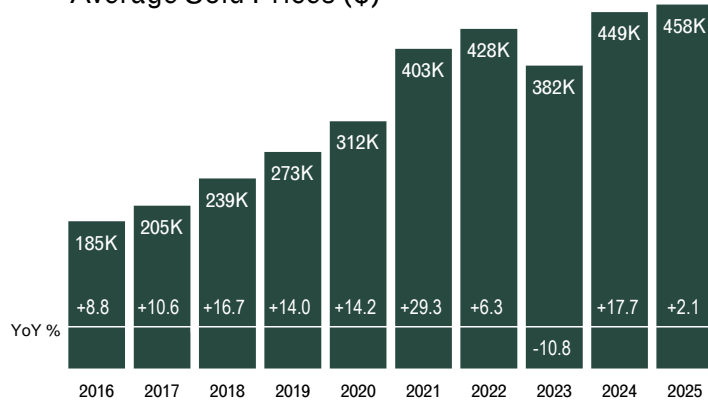
MONTHLY MARKET TRENDS

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

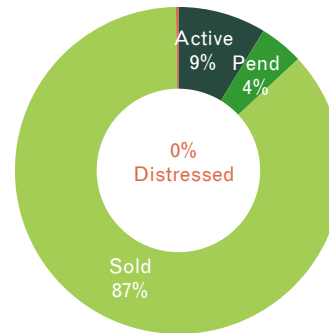
Area: 600, W Boise

March 2025

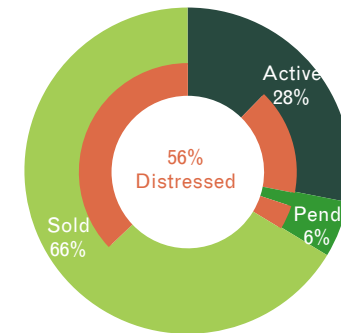
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	2	63	-	207,450	183,500	88.5%	663	276.77	-
200 - 299K	4	1	22	26	2.2	265,454	257,300	96.9%	881	291.99	-
300 - 399K	11	7	117	28	1.1	371,105	362,796	97.8%	1,310	277.00	1
400 - 499K	10	5	118	28	1.0	454,255	442,208	97.3%	1,693	261.15	-
500 - 599K	8	3	58	31	1.7	555,557	543,362	97.8%	2,285	237.78	-
600 - 799K	2	1	30	35	0.8	707,967	678,394	95.8%	2,727	248.80	-
800 - 999K	1	1	6	48	2.0	913,815	870,333	95.2%	2,838	306.67	-
1 - 1.5M	-	-	5	171	-	1,385,264	1,274,340	92.0%	5,811	219.29	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	36	18	358	31	1.2	472,477	458,424	97.0%	1,771	\$259	1

Avg Price \$453,460 \$462,339 \$458,424

Current Market Strength



- vs - 2010 Market Distress

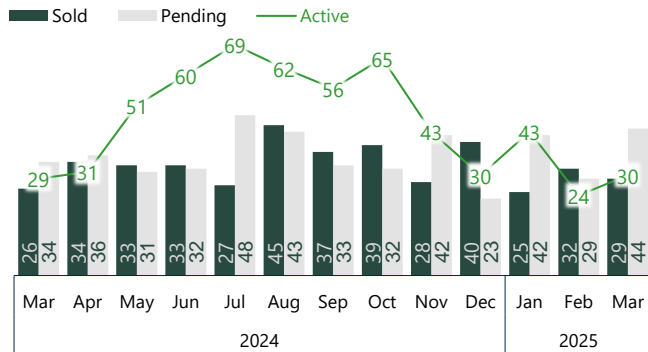


Report Date: Apr 4, 2025

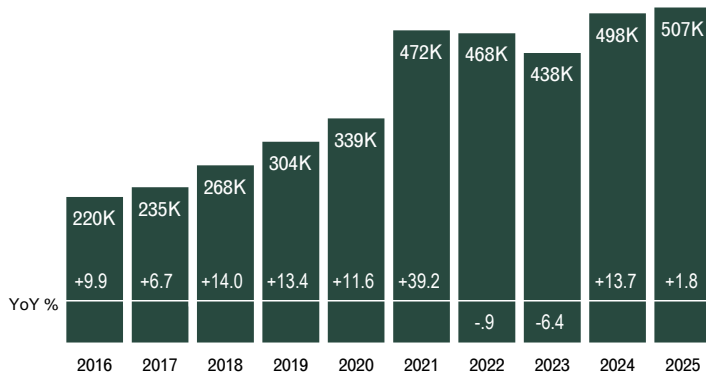
MONTHLY MARKET TRENDS

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

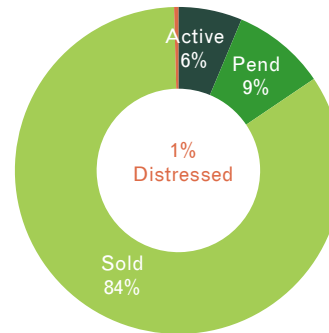
Area: 650, W Boise/Meridian

March 2025

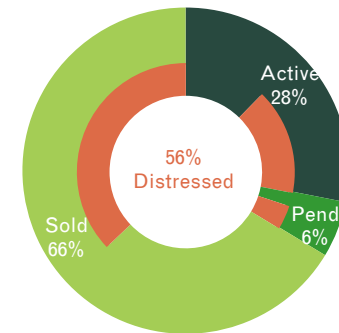
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	1	-	-	-	-	-	-	-	-	
200 - 299K	-	-	1	15	-	289,000	289,000	100.0%	1,001	288.71	-
300 - 399K	2	7	81	19	0.3	368,441	364,334	98.9%	1,263	288.52	2
400 - 499K	8	21	153	26	0.6	453,751	442,442	97.5%	1,649	268.33	-
500 - 599K	6	7	92	38	0.8	563,472	549,375	97.5%	2,293	239.60	-
600 - 799K	9	5	56	31	1.9	696,253	675,732	97.1%	2,711	249.29	-
800 - 999K	2	3	14	27	1.7	923,278	908,343	98.4%	3,532	257.16	-
1 - 1.5M	3	-	2	16	18.0	1,137,000	1,130,000	99.4%	3,023	373.86	-
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	30	44	400	28	0.9	518,665	506,622	97.7%	1,947	\$260	2

Avg Price \$647,695 \$511,962 \$506,622

Current Market Strength



- vs - 2010 Market Distress

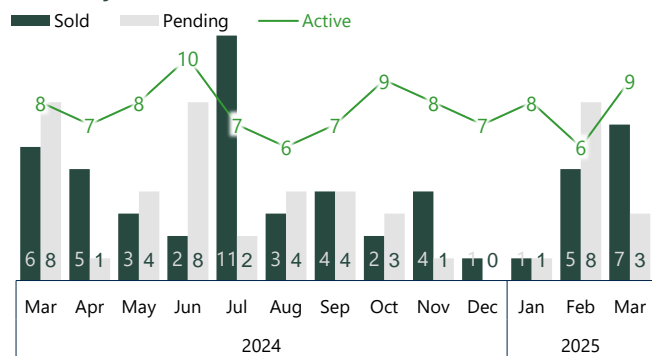


Report Date: Apr 4, 2025

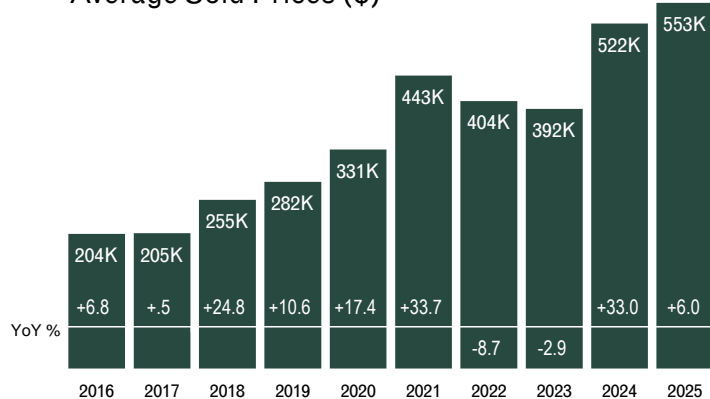
MONTHLY MARKET TRENDS

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: 700, Garden City

March 2025

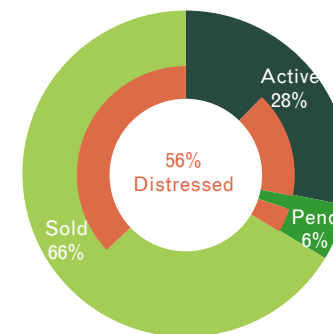
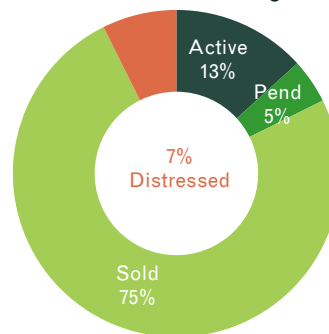
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	3	64	-	294,667	243,300	82.6%	1,294	188.07	
300 - 399K	-	-	8	20	-	367,263	358,550	97.6%	1,212	295.83	
400 - 499K	2	1	21	15	1.1	453,591	446,140	98.4%	1,399	318.88	
500 - 599K	2	-	3	51	8.0	541,667	539,000	99.5%	1,560	345.44	
600 - 799K	2	1	11	40	2.2	709,436	687,391	96.9%	2,242	306.57	
800 - 999K	1	1	1	-	12.0	975,000	975,000	100.0%	3,033	321.46	
1 - 1.5M	2	-	4	9	6.0	1,267,500	1,267,500	100.0%	2,392	529.95	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	9	3	51	25	2.1	565,124	552,756	97.8%	1,665	\$332	5

Avg Price \$772,633 \$684,633 \$552,756

Current Market Strength

- vs -

2010 Market Distress

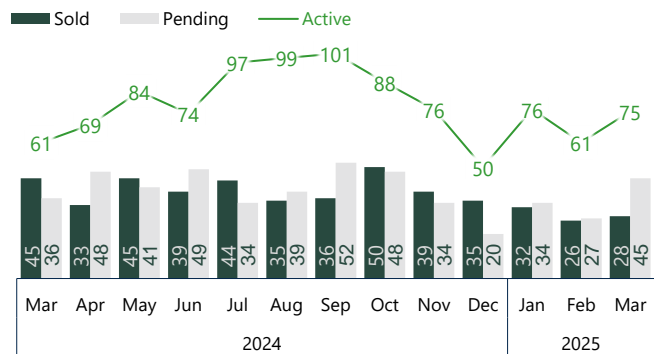


Report Date: Apr 4, 2025

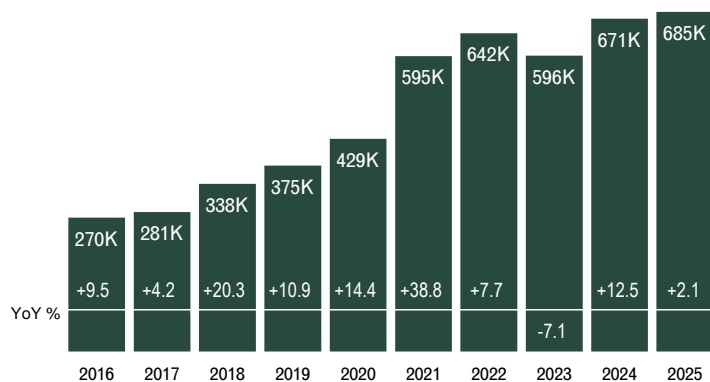
MONTHLY MARKET TRENDS

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

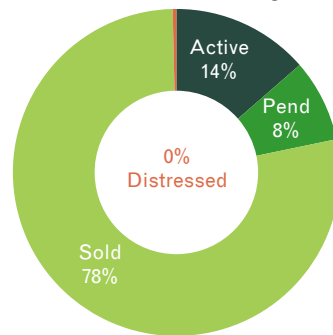
Area: 800, NW Boise/Garden City

March 2025

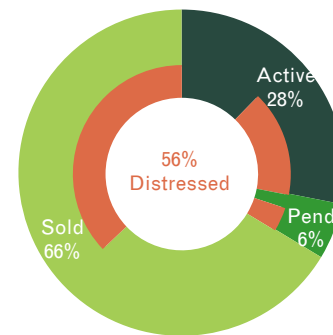
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	7	38	-	267,826	241,529	90.2%	781	309.20	-
300 - 399K	4	2	34	37	1.4	378,559	369,759	97.7%	1,229	300.87	-
400 - 499K	9	10	106	29	1.0	457,712	447,903	97.9%	1,426	314.03	2
500 - 599K	14	8	69	33	2.4	559,004	547,924	98.0%	1,824	300.45	-
600 - 799K	16	9	96	34	2.0	708,337	687,674	97.1%	2,304	298.52	-
800 - 999K	11	8	64	32	2.1	914,722	885,135	96.8%	2,781	318.24	-
1 - 1.5M	13	6	40	37	3.9	1,215,516	1,186,326	97.6%	3,479	341.02	-
1.5 - 2M	5	1	11	69	5.5	1,705,118	1,645,359	96.5%	4,058	405.50	-
2 - 2.5M	1	-	3	49	4.0	2,248,000	2,193,000	97.6%	5,522	397.11	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	2	-	-	-	-	-	-	-	-	-	-
Totals	75	45	430	34	2.1	703,484	684,519	97.3%	2,148	\$319	2

Avg Price \$913,864 \$716,992 \$684,519

Current Market Strength



- vs - 2010 Market Distress

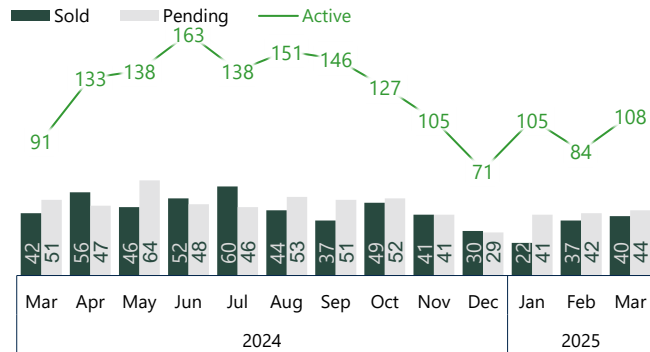


Report Date: Apr 4, 2025

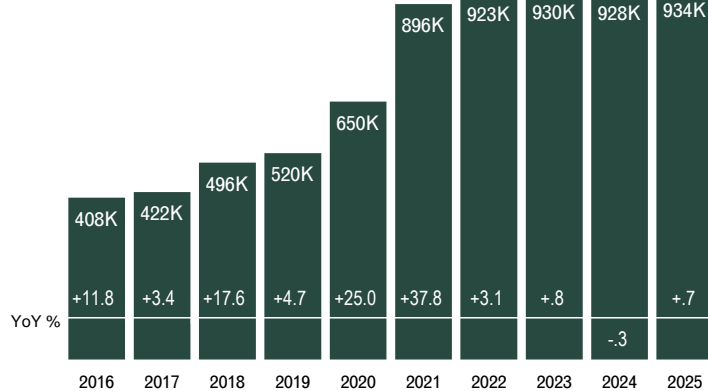
MONTHLY MARKET TRENDS

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

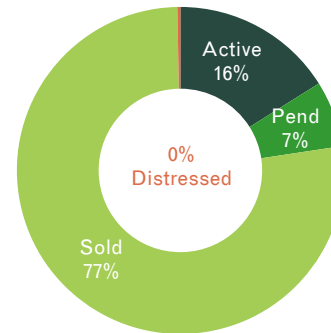
March 2025

Area: 900, Eagle

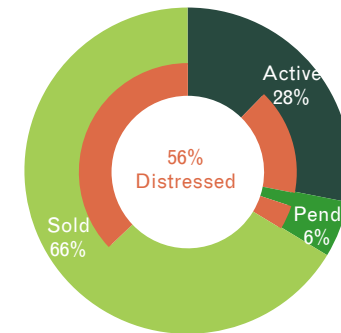
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	30	-	302,450	288,450	95.4%	960	300.47	-
300 - 399K	1	3	8	32	1.5	352,550	333,488	94.6%	1,033	322.87	-
400 - 499K	5	4	43	40	1.4	480,509	458,711	95.5%	1,589	288.62	-
500 - 599K	4	4	77	43	0.6	564,376	545,204	96.6%	1,909	285.58	-
600 - 799K	27	8	142	41	2.3	721,424	693,066	96.1%	2,364	293.16	-
800 - 999K	18	10	92	48	2.3	939,947	904,849	96.3%	2,872	315.09	1
1 - 1.5M	31	12	98	60	3.8	1,283,805	1,212,146	94.4%	3,461	350.25	1
1.5 - 2M	11	2	30	67	4.4	1,790,460	1,706,452	95.3%	4,121	414.05	-
2 - 2.5M	6	-	15	50	4.8	2,296,611	2,192,512	95.5%	4,839	453.10	-
2.5 - 3M	3	1	7	40	5.1	2,944,636	2,806,429	95.3%	5,389	520.78	-
>3M	2	-	4	21	6.0	3,809,998	3,716,250	97.5%	6,025	616.80	-
Totals	108	44	518	48	2.5	977,393	934,350	95.6%	2,746	\$340	2

Avg Price \$1,199,390 \$920,702 \$934,350

Current Market Strength



- vs - 2010 Market Distress

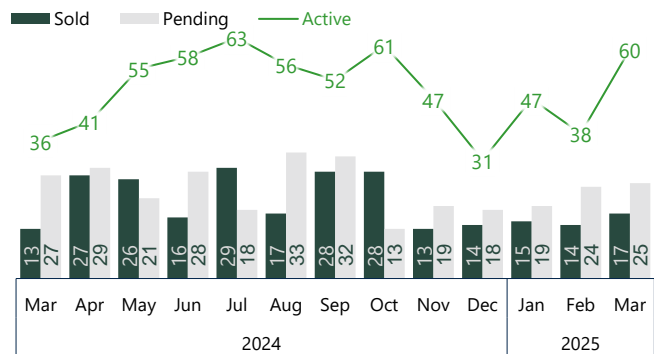


Report Date: Apr 4, 2025

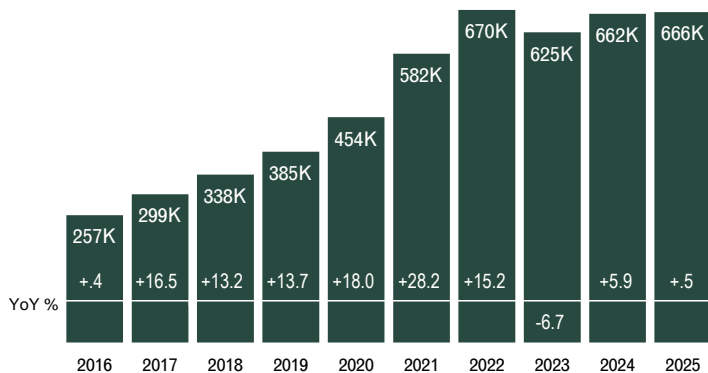
MONTHLY MARKET TRENDS

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

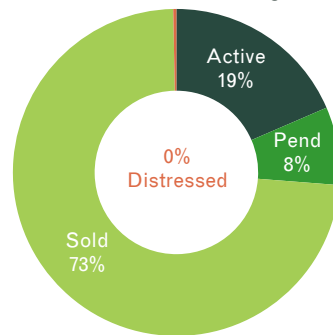
March 2025

Area: 950, Star

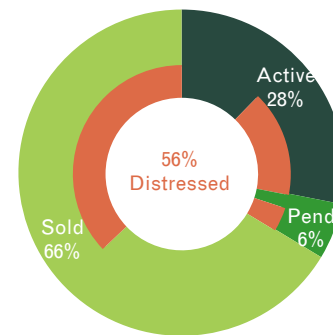
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	1	-	-	362,500	262,500	72.4%	1,354	193.87	
300 - 399K	4	1	15	28	3.2	382,673	374,447	97.9%	1,368	273.75	
400 - 499K	9	7	61	38	1.8	462,406	448,823	97.1%	1,878	238.96	
500 - 599K	7	6	53	35	1.6	566,600	547,946	96.7%	2,295	238.78	
600 - 799K	15	7	54	46	3.3	728,776	710,861	97.5%	2,581	275.44	
800 - 999K	15	4	28	50	6.4	947,439	901,995	95.2%	2,863	315.06	
1 - 1.5M	7	-	24	52	3.5	1,279,468	1,222,453	95.5%	3,617	338.01	
1.5 - 2M	3	-	2	57	18.0	1,682,000	1,587,000	94.4%	3,757	422.41	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	60	25	238	41	3.0	690,305	665,772	96.4%	2,403	\$277	1

Avg Price \$789,893 \$601,019 \$665,772

Current Market Strength



- vs - 2010 Market Distress

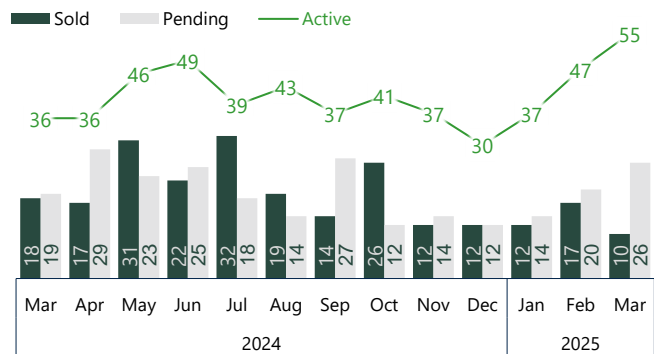


Report Date: Apr 4, 2025

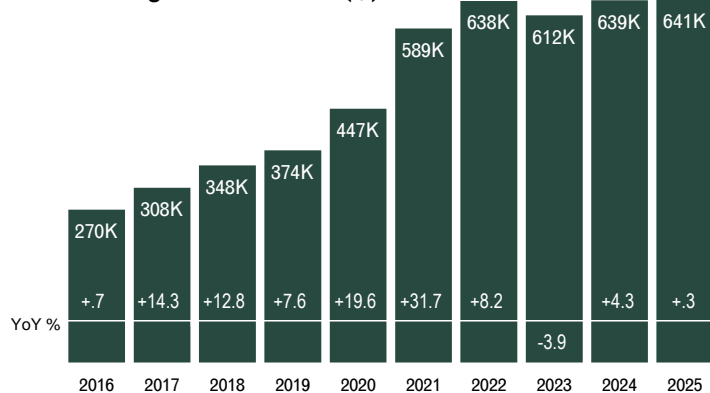
MONTHLY MARKET TRENDS

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

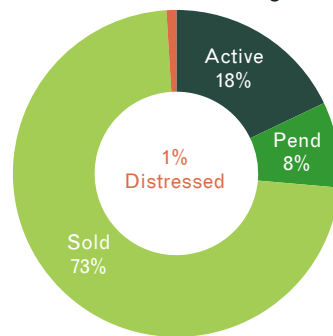
Area: 1000, SE Meridian

March 2025

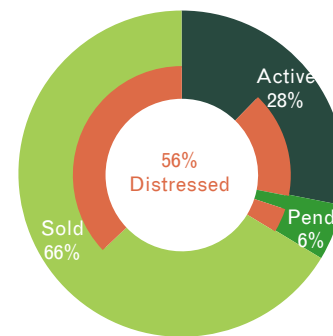
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	6	30	-	403,098	391,283	97.1%	1,376	284.29	-
400 - 499K	7	6	57	21	1.5	456,664	446,181	97.7%	1,760	253.54	1
500 - 599K	13	7	52	36	3.0	562,836	543,286	96.5%	2,258	240.65	-
600 - 799K	18	9	66	47	3.3	708,198	691,609	97.7%	2,631	262.88	-
800 - 999K	10	3	29	56	4.1	897,600	865,196	96.4%	3,258	265.52	2
1 - 1.5M	6	-	12	57	6.0	1,239,942	1,180,891	95.2%	3,777	312.63	-
1.5 - 2M	1	-	1	28	12.0	1,997,000	1,945,000	97.4%	5,132	378.99	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	55	26	223	39	3.0	660,824	640,733	97.0%	2,442	\$262	3

Avg Price \$753,473 \$621,587 \$640,733

Current Market Strength



- vs - 2010 Market Distress

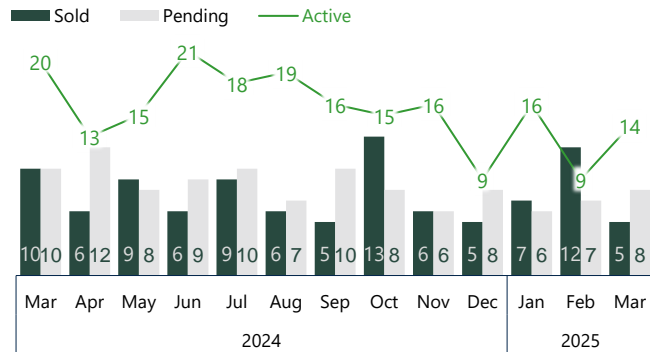


Report Date: Apr 4, 2025

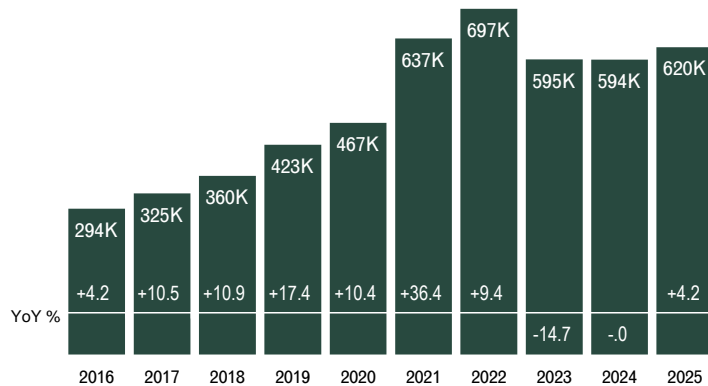
MONTHLY MARKET TRENDS

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

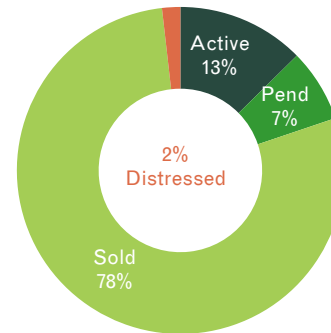
Area: 1010, SW Meridian

March 2025

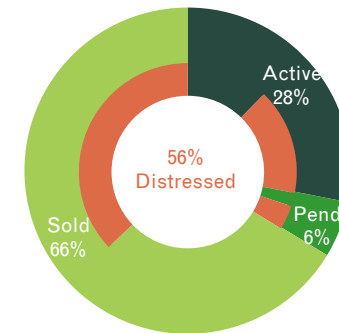
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	11	16	-	374,382	370,191	98.9%	1,365	271.20	1
400 - 499K	2	3	25	34	1.0	465,387	450,566	96.8%	1,788	251.95	-
500 - 599K	2	2	16	45	1.5	578,274	552,286	95.5%	2,330	237.08	1
600 - 799K	5	1	19	60	3.2	716,089	696,284	97.2%	2,874	242.29	-
800 - 999K	2	2	9	42	2.7	890,400	866,378	97.3%	3,281	264.04	-
1 - 1.5M	2	-	6	44	4.0	1,219,667	1,201,817	98.5%	3,527	340.76	-
1.5 - 2M	-	-	1	16	-	1,498,000	1,500,000	100.1%	4,081	367.56	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	14	8	87	41	1.9	637,248	619,661	97.2%	2,372	\$261	2

Avg Price \$869,467 \$616,336 \$619,661

Current Market Strength



- vs - 2010 Market Distress

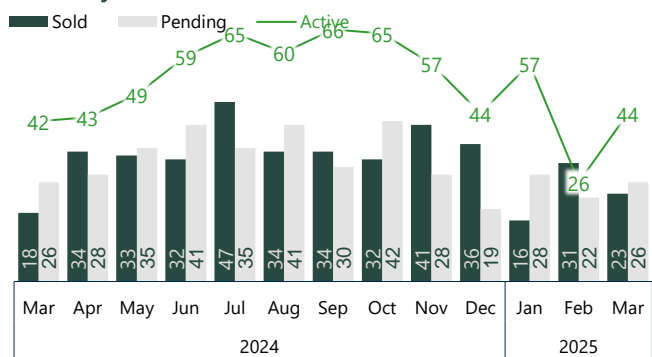


Report Date: Apr 4, 2025

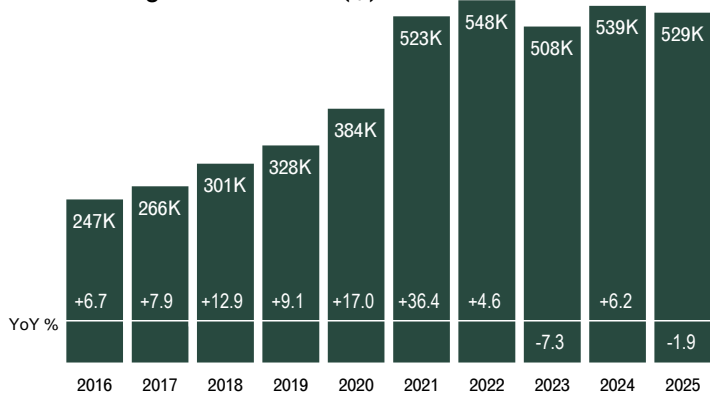
MONTHLY MARKET TRENDS

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

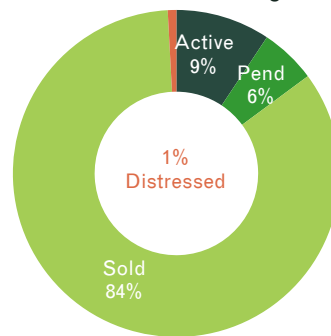
Area: 1020, NE Meridian

March 2025

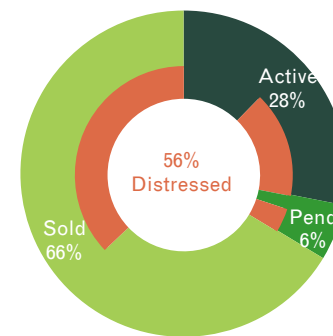
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	6	10	2.0	279,133	278,008	99.6%	961	289.34	-
300 - 399K	2	2	51	21	0.5	386,003	376,115	97.4%	1,336	281.45	-
400 - 499K	12	10	147	25	1.0	445,900	439,695	98.6%	1,627	270.18	3
500 - 599K	14	11	95	37	1.8	560,061	547,676	97.8%	2,081	263.23	1
600 - 799K	8	1	75	45	1.3	683,432	668,768	97.9%	2,681	249.45	-
800 - 999K	4	2	17	23	2.8	860,440	842,265	97.9%	3,257	258.60	-
1 - 1.5M	1	-	5	36	2.4	1,317,980	1,264,000	95.9%	4,541	278.33	-
1.5 - 2M	2	-	1	2	24.0	1,699,000	1,699,000	100.0%	4,248	399.95	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	44	26	397	31	1.3	539,768	528,991	98.0%	2,000	\$264	4

Avg Price \$638,440 \$532,588 \$528,991

Current Market Strength



- vs - 2010 Market Distress

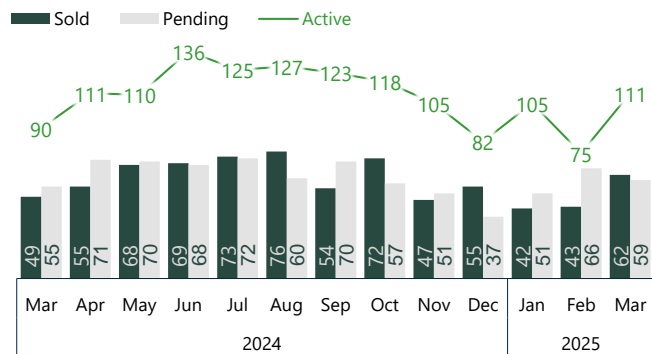


Report Date: Apr 4, 2025

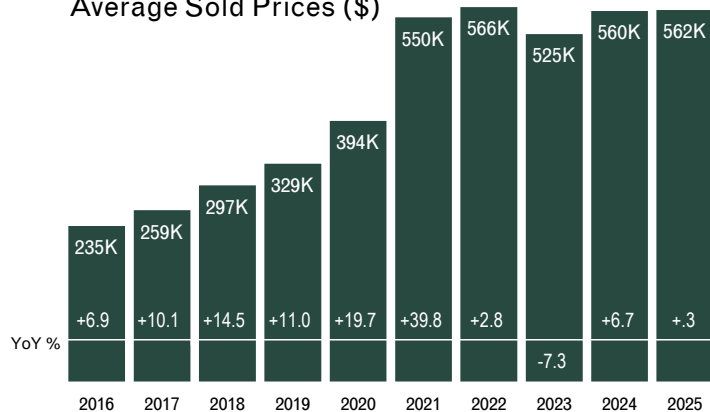
MONTHLY MARKET TRENDS

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: 1030, NW Meridian

March 2025

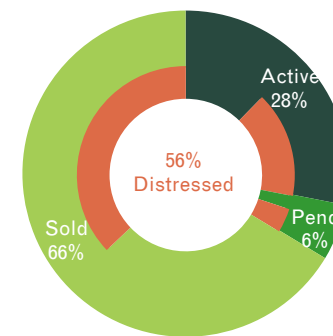
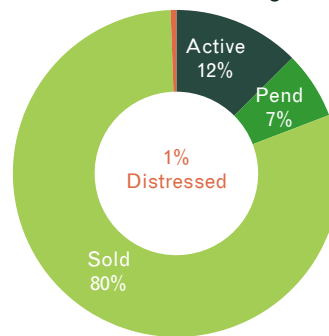
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 04/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	71	-	292,450	282,450	96.6%	959	294.68	-
300 - 399K	2	3	105	28	0.2	383,730	371,924	96.9%	1,331	279.45	2
400 - 499K	29	25	235	31	1.5	459,645	448,323	97.5%	1,724	260.12	1
500 - 599K	30	13	155	32	2.3	561,329	547,076	97.5%	2,110	259.25	-
600 - 799K	30	14	151	43	2.4	705,553	688,784	97.6%	2,553	269.79	1
800 - 999K	7	4	47	38	1.8	911,306	884,870	97.1%	3,287	269.22	-
1 - 1.5M	9	-	11	60	9.8	1,281,427	1,212,182	94.6%	3,711	326.62	1
1.5 - 2M	2	-	2	31	12.0	1,662,495	1,583,291	95.2%	3,328	475.75	-
2 - 2.5M	1	-	2	80	6.0	2,192,000	2,022,500	92.3%	6,081	332.59	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	1	-	1	101	12.0	3,500,000	3,350,000	95.7%	7,978	419.90	-
Totals	111	59	711	35	1.9	577,459	561,548	97.2%	2,084	\$270	5

Avg Price \$714,709 \$551,941 \$561,548

Current Market Strength

- vs -

2010 Market Distress

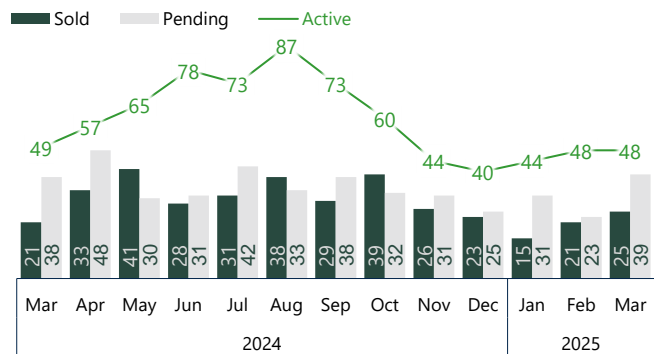


Report Date: Apr 4, 2025

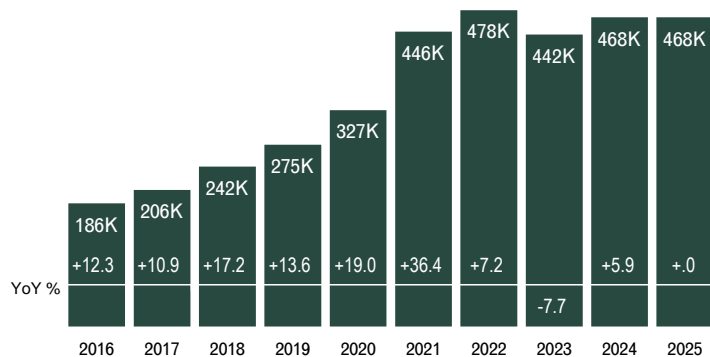
MONTHLY MARKET TRENDS

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

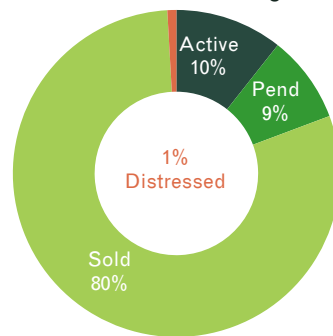
Area: 1100, Kuna

March 2025

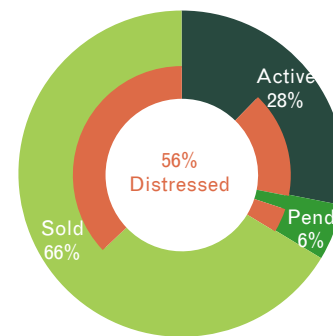
Price \$1000's	# Active as of 04/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-24 to 03-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	3	-	299,000	299,000	100.0%	958	312.11	-
300 - 399K	8	9	114	28	0.8	372,220	364,335	97.9%	1,335	272.83	4
400 - 499K	21	17	147	34	1.7	445,018	437,795	98.4%	1,853	236.29	-
500 - 599K	5	5	51	42	1.2	563,104	546,931	97.1%	2,255	242.52	-
600 - 799K	12	7	40	59	3.6	685,562	658,260	96.0%	2,519	261.31	-
800 - 999K	2	-	3	127	8.0	909,633	856,000	94.1%	3,335	256.65	-
1 - 1.5M	-	1	3	39	-	1,298,967	1,250,667	96.3%	3,306	378.34	-
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	48	39	360	37	1.6	479,351	467,547	97.5%	1,847	\$253	4

Avg Price \$529,341 \$509,628 \$467,547

Current Market Strength



- vs - 2010 Market Distress



Report Date: Apr 4, 2025