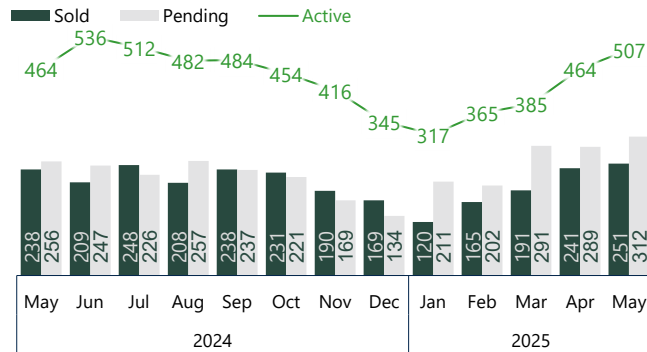


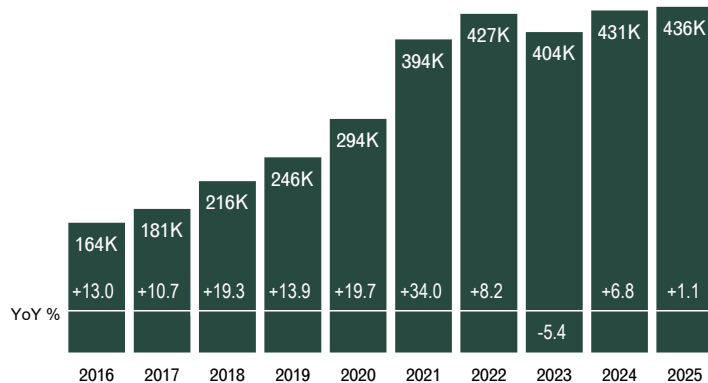
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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: Canyon County

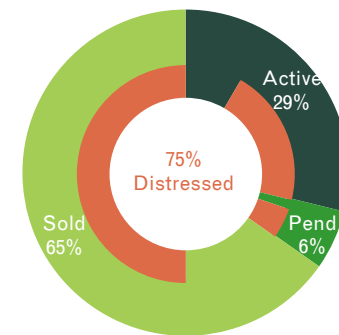
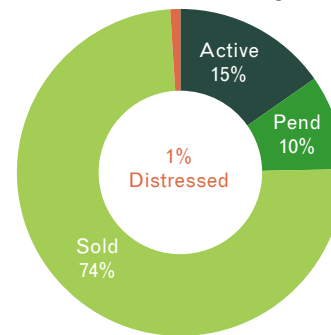
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)					
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	1	11	—	114,900	95,000	82.7%	528	179.92	—
100 - 199K	1	2	27	27	0.4	191,715	158,374	82.6%	1,192	132.86	—
200 - 299K	13	22	209	35	0.7	276,727	262,847	95.0%	1,069	245.96	4
300 - 399K	162	131	1,153	34	1.7	361,841	353,158	97.6%	1,422	248.35	24
400 - 499K	132	75	527	42	3.0	454,340	440,322	96.9%	2,048	215.00	4
500 - 599K	66	37	242	46	3.3	561,347	545,128	97.1%	2,347	232.26	—
600 - 799K	76	23	194	50	4.7	704,950	679,857	96.4%	2,589	262.56	1
800 - 999K	21	12	77	49	3.3	932,591	890,359	95.5%	3,171	280.76	—
1 - 1.5M	31	9	32	97	11.6	1,226,064	1,135,012	92.6%	3,389	334.95	—
1.5 - 2M	5	1	4	64	15.0	1,812,250	1,707,500	94.2%	4,763	358.47	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	507	312	2,466	40	2.5	450,392	435,551	96.7%	1,791	\$243	33
Avg Price	\$539,573	\$466,393	\$435,551								

### Current Market Strength

- VS -

### 2010 Market Distress

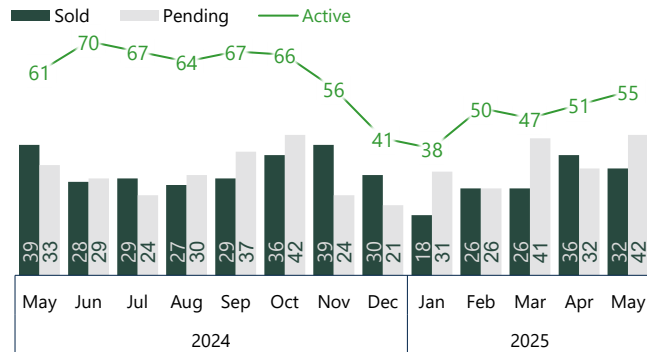


Report Date: Jun 4, 2025

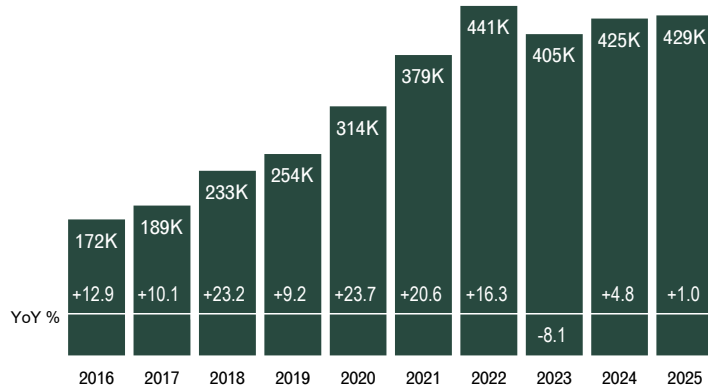
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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:** 1250, NE Nampa

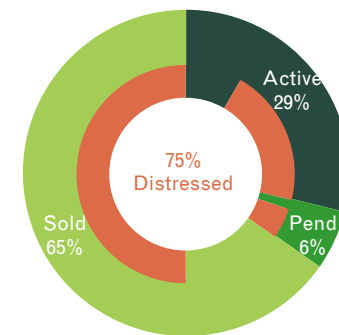
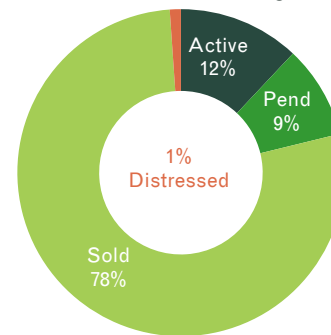
**May 2025**

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	1	11	-	114,900	95,000	82.7%	528	179.92
100 - 199K	-	-	7	14	-	157,743	152,700	96.8%	1,324	115.37
200 - 299K	-	7	30	43	-	273,503	264,102	96.6%	1,192	221.61
300 - 399K	21	19	172	31	1.5	360,994	354,255	98.1%	1,353	261.85
400 - 499K	12	6	78	36	1.8	448,858	438,805	97.8%	1,928	227.55
500 - 599K	7	6	28	53	3.0	555,780	543,636	97.8%	2,437	223.06
600 - 799K	11	1	18	26	7.3	703,416	680,650	96.8%	2,408	282.72
800 - 999K	1	2	16	56	0.8	962,971	898,361	93.3%	3,104	289.44
1 - 1.5M	3	-	6	165	6.0	1,178,983	1,090,000	92.5%	3,517	309.94
1.5 - 2M	-	1	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>55</b>	<b>42</b>	<b>356</b>	<b>37</b>	<b>1.9</b>	<b>441,660</b>	<b>428,744</b>	<b>97.1%</b>	<b>1,716</b>	<b>\$250</b>
<b>Avg Price</b>	<b>\$520,306</b>	<b>\$444,868</b>	<b>\$428,744</b>							

**Current Market Strength**

- VS -

**2010 Market Distress**

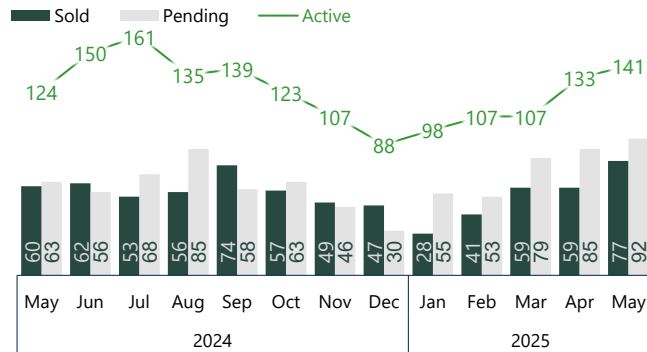


Report Date: Jun 4, 2025

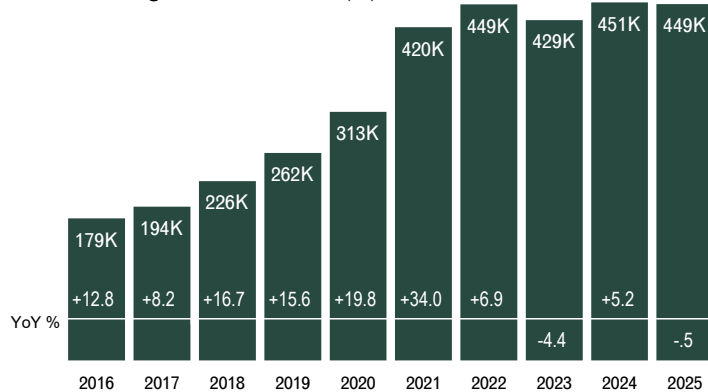
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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:** 1260, S Nampa

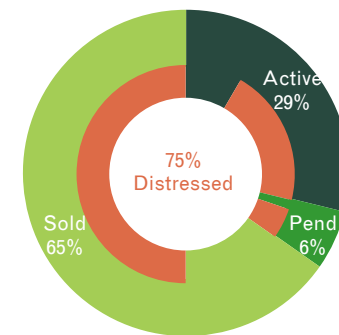
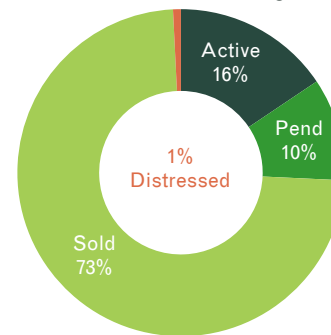
**May 2025**

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	1	2	79	-	215,000	170,000	79.1%	1,014	167.65
200 - 299K	1	3	50	27	0.2	276,610	262,984	95.1%	1,000	263.06
300 - 399K	40	38	255	35	1.9	367,008	357,534	97.4%	1,406	254.22
400 - 499K	39	29	174	43	2.7	457,532	442,496	96.7%	2,009	220.26
500 - 599K	24	12	97	47	3.0	560,112	545,704	97.4%	2,328	234.36
600 - 799K	24	7	67	52	4.3	707,215	681,001	96.3%	2,716	250.74
800 - 999K	7	1	17	41	4.9	913,935	880,488	96.3%	3,721	236.63
1 - 1.5M	5	1	3	182	20.0	1,326,300	1,170,000	88.2%	4,250	275.29
1.5 - 2M	1	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>141</b>	<b>92</b>	<b>665</b>	<b>41</b>	<b>2.5</b>	<b>464,193</b>	<b>449,163</b>	<b>96.8%</b>	<b>1,871</b>	<b>\$240</b>
<b>Avg Price</b>	<b>\$536,607</b>	<b>\$443,133</b>	<b>\$449,163</b>							

**Current Market Strength**

- VS -

**2010 Market Distress**

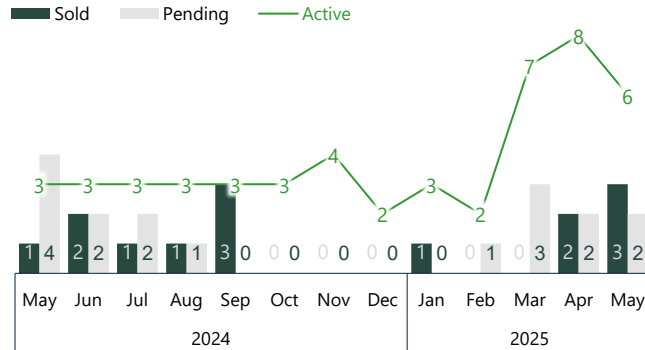


Report Date: Jun 4, 2025

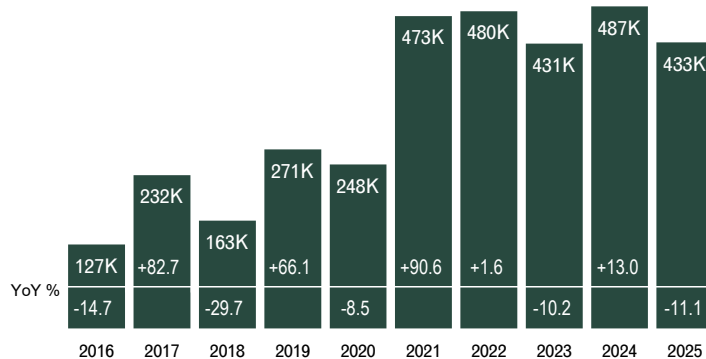
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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: 1265, Melba**

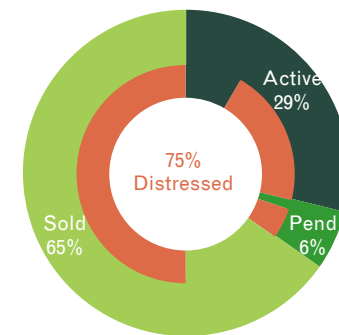
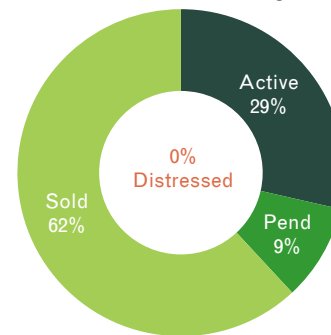
**May 2025**

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)					
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	1	1	—	195,000	190,000	97.4%	1,716	110.72	—
200 - 299K	—	—	2	101	—	279,450	263,175	94.2%	1,010	260.70	—
300 - 399K	3	1	3	10	12.0	309,333	319,767	103.4%	1,568	203.93	—
400 - 499K	1	—	2	110	6.0	477,450	440,000	92.2%	2,045	215.21	—
500 - 599K	—	—	2	65	—	554,950	524,950	94.6%	1,801	291.56	—
600 - 799K	1	—	3	94	4.0	729,633	673,300	92.3%	2,387	282.11	—
800 - 999K	—	1	—	—	—	—	—	—	—	—	—
1 - 1.5M	1	—	—	—	—	—	—	—	—	—	—
1.5 - 2M	—	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	6	2	13	66	5.5	456,585	432,727	94.8%	1,791	\$242	0
Avg Price	\$576,983	\$670,000	\$432,727								

### Current Market Strength

- VS -

### 2010 Market Distress

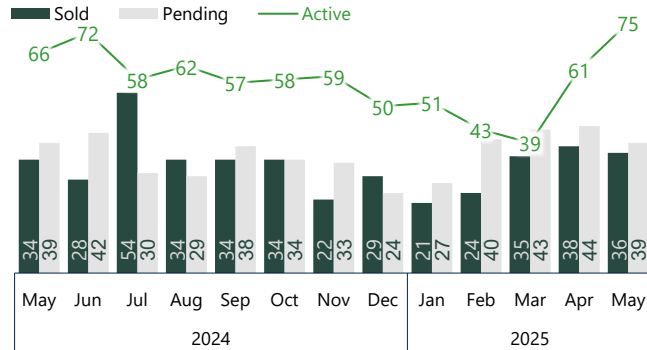


Report Date: Jun 4, 2025

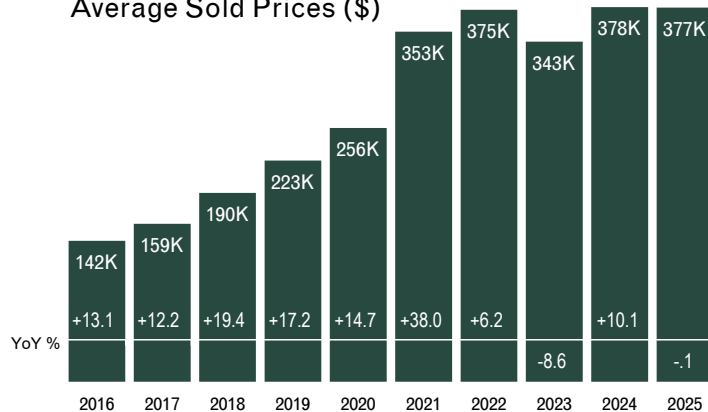
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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:** 1270, NW Nampa

**May 2025**

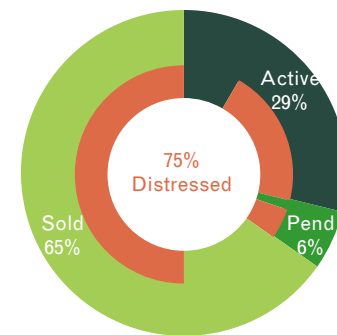
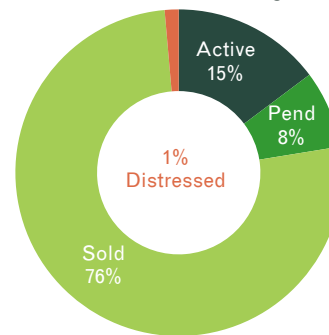
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	2	46	-	212,450	192,450	90.6%	819	235.13
200 - 299K	4	4	45	34	1.1	275,175	266,264	96.8%	1,070	248.94
300 - 399K	34	23	230	34	1.8	355,889	347,717	97.7%	1,413	246.01
400 - 499K	22	7	85	37	3.1	446,623	435,050	97.4%	2,077	209.47
500 - 599K	3	1	14	19	2.6	554,393	549,314	99.1%	2,474	222.04
600 - 799K	8	4	9	45	10.7	719,378	700,144	97.3%	2,499	280.14
800 - 999K	2	-	1	7	24.0	824,999	825,000	100.0%	2,977	277.12
1 - 1.5M	1	-	-	-	-	-	-	-	-	-
1.5 - 2M	1	-	1	125	12.0	1,995,000	1,900,000	95.2%	5,435	349.59
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>75</b>	<b>39</b>	<b>387</b>	<b>34</b>	<b>2.3</b>	<b>386,773</b>	<b>377,358</b>	<b>97.6%</b>	<b>1,594</b>	<b>\$237</b>

**Avg Price** \$463,600 \$402,911 \$377,358

**Current Market Strength**

- VS -

**2010 Market Distress**

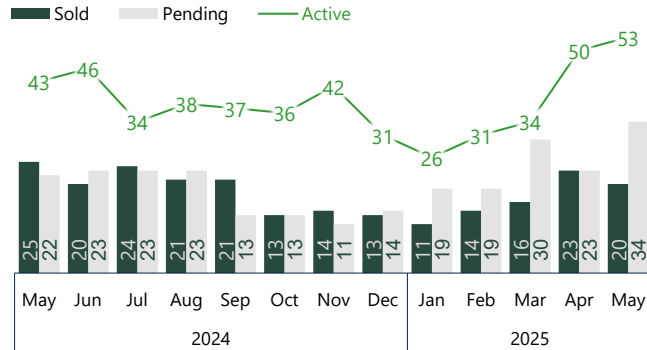


Report Date: Jun 4, 2025

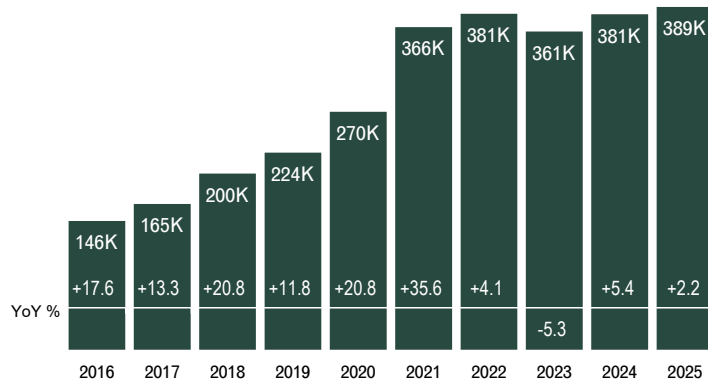
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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:** 1275, NW Caldwell

**May 2025**

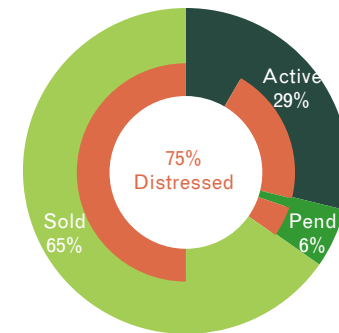
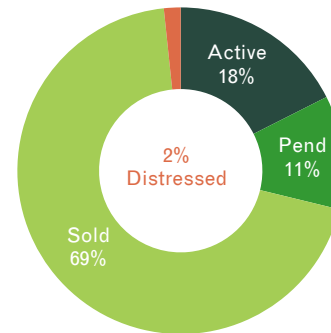
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	51	-	211,633	163,300	77.2%	1,055	154.84
200 - 299K	2	2	16	22	1.5	266,706	250,744	94.0%	906	276.68
300 - 399K	17	17	117	35	1.7	364,000	355,559	97.7%	1,462	243.25
400 - 499K	17	10	56	39	3.6	445,932	433,352	97.2%	2,114	205.02
500 - 599K	10	2	11	60	10.9	550,863	538,726	97.8%	2,423	222.36
600 - 799K	4	2	4	90	12.0	682,175	660,250	96.8%	2,488	265.37
800 - 999K	-	1	3	49	-	981,633	915,000	93.2%	4,242	215.72
1 - 1.5M	2	-	-	-	-	-	-	-	-	-
1.5 - 2M	1	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>53</b>	<b>34</b>	<b>210</b>	<b>38</b>	<b>3.0</b>	<b>400,931</b>	<b>388,961</b>	<b>97.0%</b>	<b>1,697</b>	<b>\$229</b>

**Avg Price** \$501,160 \$431,987 \$388,961

**Current Market Strength**

- VS -

**2010 Market Distress**

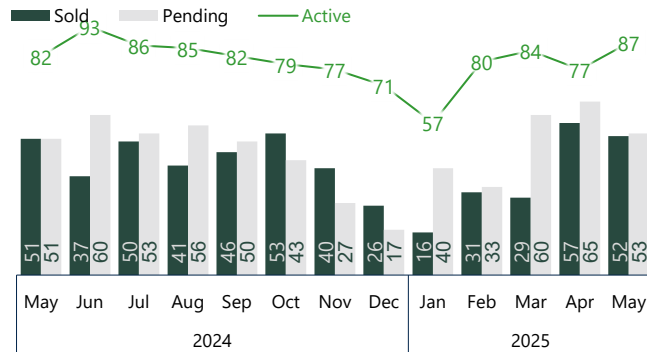


Report Date: Jun 4, 2025

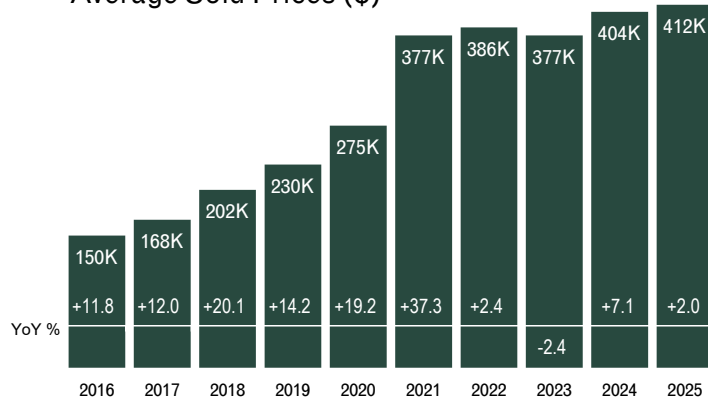
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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:** 1280, SW Caldwell

**May 2025**

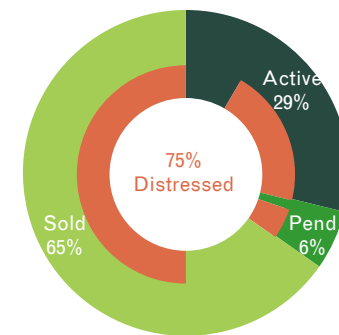
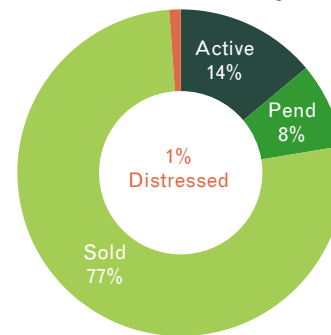
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	-	5	6	2.4	218,700	159,600	73.0%	1,394	114.52
200 - 299K	4	5	42	29	1.1	277,993	262,309	94.4%	1,063	246.77
300 - 399K	32	26	271	33	1.4	359,775	350,851	97.5%	1,468	238.98
400 - 499K	25	15	71	46	4.2	458,433	444,923	97.1%	2,185	203.58
500 - 599K	11	5	36	49	3.7	565,955	546,931	96.6%	2,512	217.76
600 - 799K	9	-	39	34	2.8	684,320	664,497	97.1%	2,557	259.82
800 - 999K	2	2	12	26	2.0	903,133	882,858	97.8%	2,845	310.32
1 - 1.5M	3	-	2	42	18.0	1,172,500	1,085,000	92.5%	2,692	403.05
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>87</b>	<b>53</b>	<b>478</b>	<b>36</b>	<b>2.2</b>	<b>424,817</b>	<b>411,829</b>	<b>96.9%</b>	<b>1,745</b>	<b>\$236</b>

**Avg Price** \$478,883 \$406,791 \$411,829

**Current Market Strength**

- VS -

**2010 Market Distress**



Report Date: Jun 4, 2025

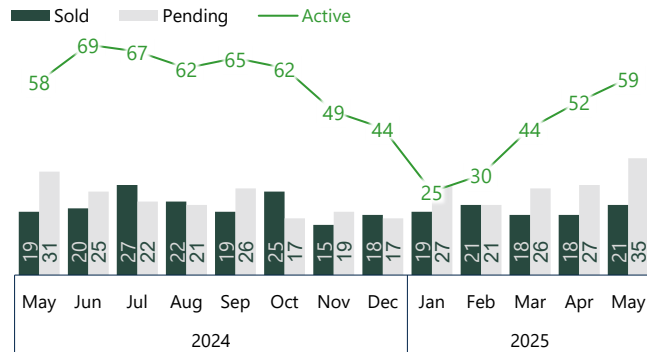


43° NORTH

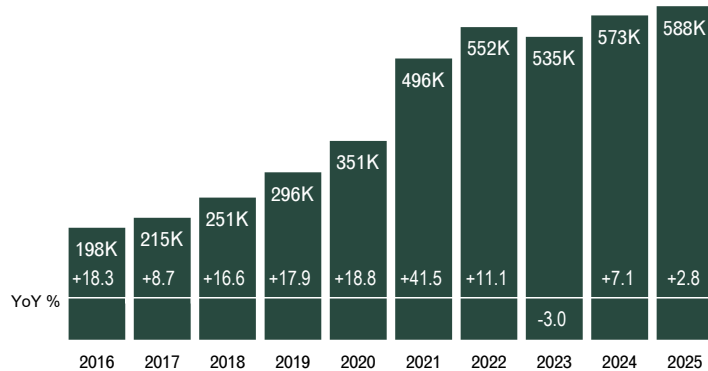
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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: 1285, Middleton

May 2025

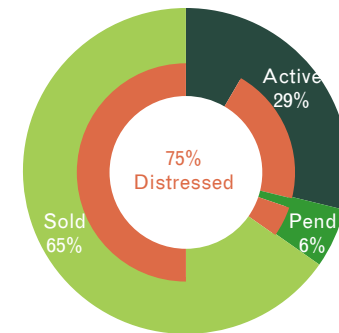
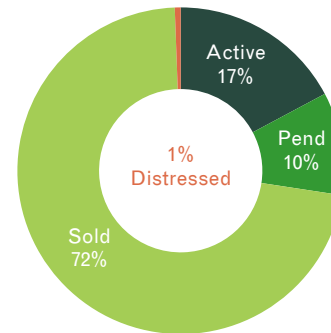
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	58	-	298,466	245,933	82.4%	1,049	234.52
300 - 399K	4	4	71	44	0.7	368,831	358,327	97.2%	1,413	253.61
400 - 499K	11	5	45	53	2.9	465,442	447,179	96.1%	2,098	213.12
500 - 599K	6	8	45	44	1.6	563,690	541,248	96.0%	2,179	248.42
600 - 799K	14	8	36	61	4.7	725,130	699,886	96.5%	2,611	268.07
800 - 999K	6	4	24	60	3.0	935,528	898,804	96.1%	2,900	309.95
1 - 1.5M	16	6	20	73	9.6	1,234,312	1,150,020	93.2%	3,322	346.14
1.5 - 2M	2	-	3	44	8.0	1,751,333	1,643,333	93.8%	4,539	362.02
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	59	35	247	52	2.9	614,943	588,485	95.7%	2,185	\$269

Avg Price \$801,259 \$702,285 \$588,485

Current Market Strength

- VS -

2010 Market Distress



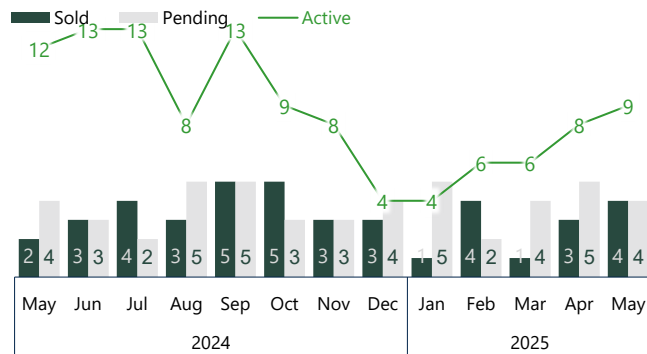
Report Date: Jun 4, 2025



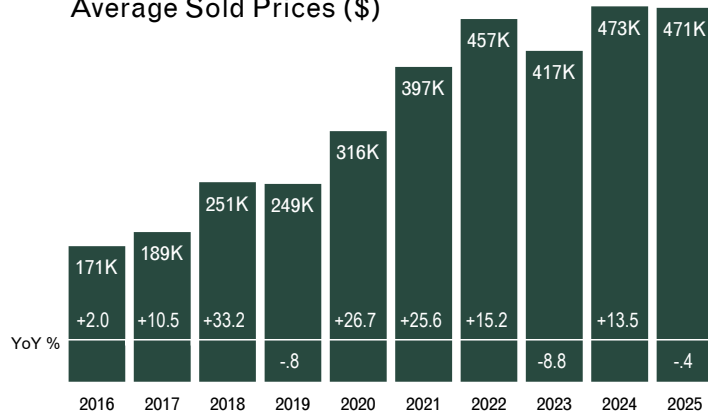
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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:** 1290, Canyon Other

**May 2025**

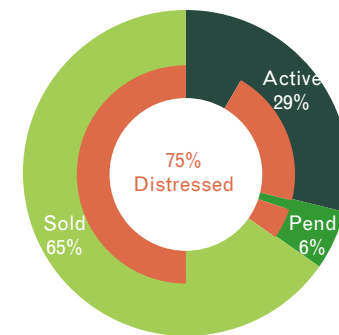
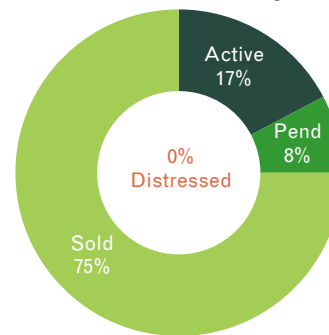
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	11	-	114,999	114,900	99.9%	636	180.66
200 - 299K	-	-	4	44	-	288,475	275,375	95.5%	1,088	253.04
300 - 399K	4	1	17	37	2.8	364,599	355,464	97.5%	1,331	266.97
400 - 499K	1	1	3	22	4.0	423,000	415,000	98.1%	1,608	258.08
500 - 599K	3	1	4	39	9.0	570,750	550,000	96.4%	2,103	261.53
600 - 799K	1	-	6	58	2.0	673,617	663,167	98.4%	2,564	258.68
800 - 999K	-	-	3	58	-	958,333	868,333	90.6%	3,129	277.48
1 - 1.5M	-	1	1	11	-	1,150,000	1,100,000	95.7%	2,752	399.71
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>9</b>	<b>4</b>	<b>39</b>	<b>40</b>	<b>2.8</b>	<b>489,379</b>	<b>471,495</b>	<b>96.3%</b>	<b>1,753</b>	<b>\$269</b>

**Avg Price** \$481,233 \$594,950 \$471,495

**Current Market Strength**

- VS -

**2010 Market Distress**



Report Date: Jun 4, 2025

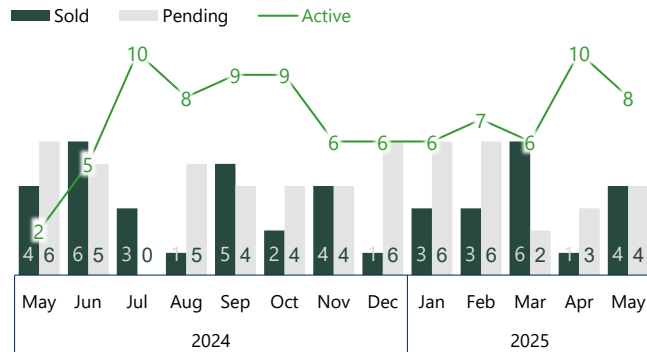


43° NORTH

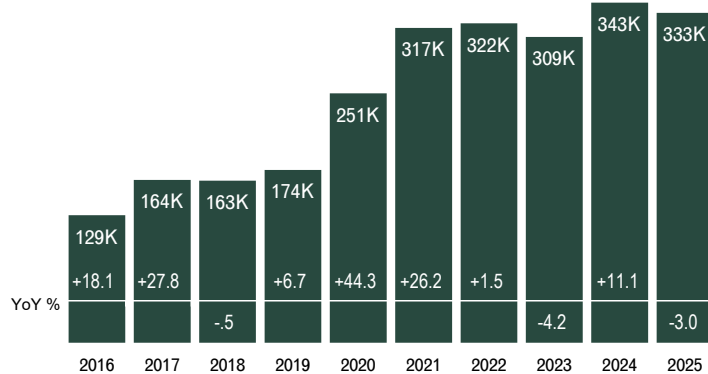
# MONTHLY MARKET TRENDS

## 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

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

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Area: 1292, Parma

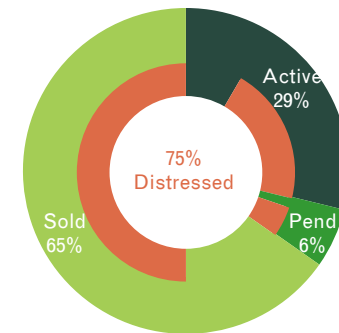
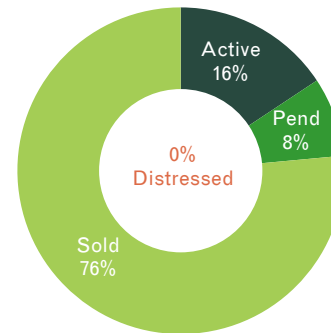
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	1	6	32	-	196,467	148,250	75.5%	1,129	131.35
200 - 299K	2	1	11	73	2.2	282,118	254,764	90.3%	1,296	196.62
300 - 399K	2	-	9	69	2.7	385,733	354,944	92.0%	1,660	213.81
400 - 499K	3	2	10	62	3.6	464,915	435,540	93.7%	1,960	222.23
500 - 599K	-	-	1	35	-	589,000	525,000	89.1%	2,496	210.34
600 - 799K	1	-	2	50	6.0	612,500	605,000	98.8%	2,254	268.47
800 - 999K	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>8</b>	<b>4</b>	<b>39</b>	<b>61</b>	<b>2.5</b>	<b>364,534</b>	<b>332,739</b>	<b>91.3%</b>	<b>1,604</b>	<b>\$207</b>
<b>Avg Price</b>	<b>\$397,486</b>	<b>\$312,450</b>	<b>\$332,739</b>							

### Current Market Strength

- VS -

### 2010 Market Distress

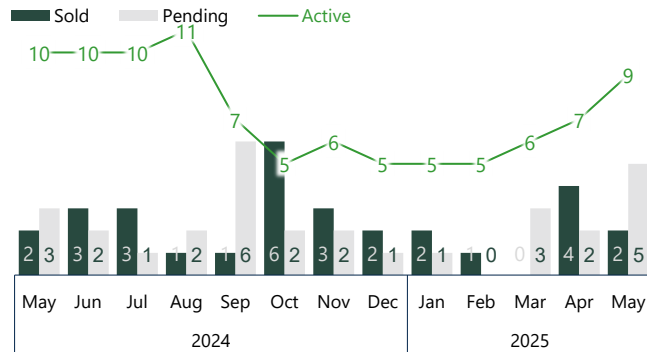


Report Date: Jun 4, 2025

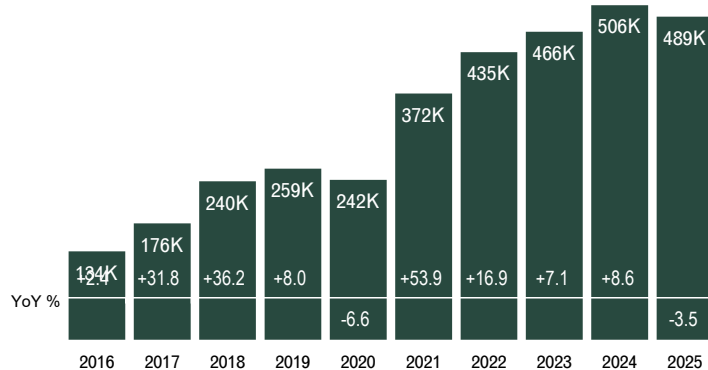
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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:** 1293, Wilder

**May 2025**

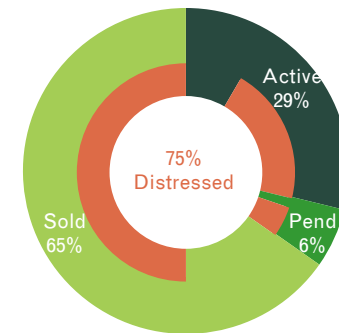
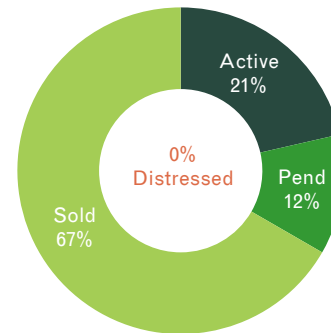
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)					
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	6	28	—	293,833	280,667	95.5%	1,095	256.36	—
300 - 399K	3	1	8	29	4.5	349,837	349,300	99.8%	1,464	238.63	—
400 - 499K	1	—	1	94	12.0	525,000	478,500	91.1%	2,350	203.62	—
500 - 599K	1	2	3	39	4.0	611,633	584,633	95.6%	2,560	228.40	—
600 - 799K	1	1	9	74	1.3	732,067	677,322	92.5%	2,369	285.87	—
800 - 999K	3	—	1	74	36.0	929,900	875,000	94.1%	2,440	358.61	—
1 - 1.5M	—	1	—	—	—	—	—	—	—	—	—
1.5 - 2M	—	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	9	5	28	48	3.9	515,718	488,632	94.7%	1,860	\$263	0

**Avg Price** \$604,300 \$666,420 \$488,632

### Current Market Strength

- VS -

### 2010 Market Distress



Report Date: Jun 4, 2025

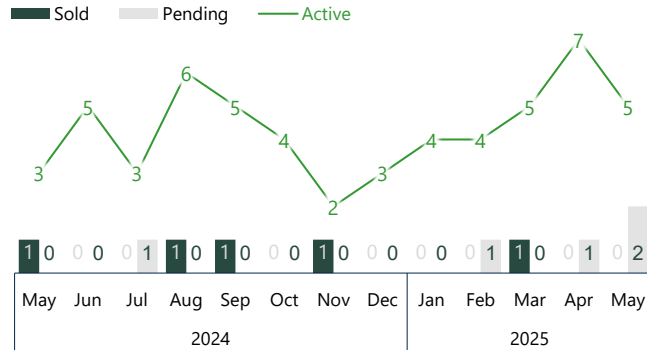


43° NORTH

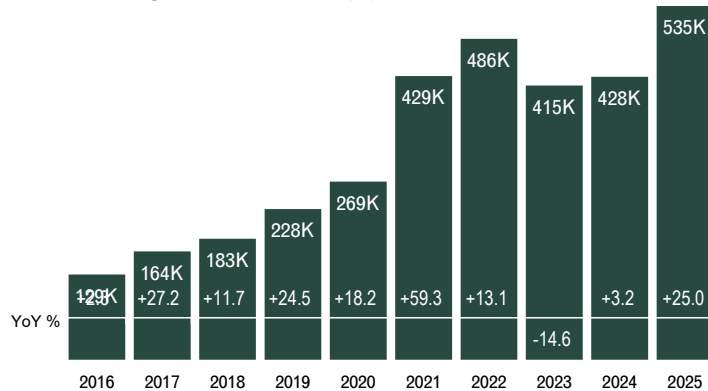
# MONTHLY MARKET TRENDS

## 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

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

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Area: 1294, Greenleaf

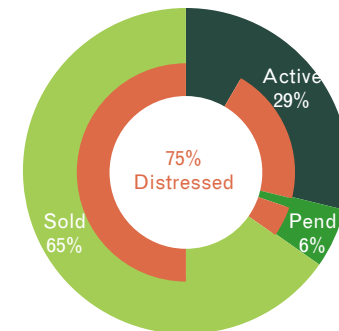
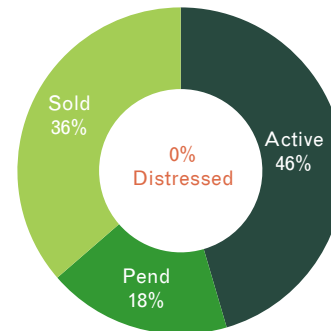
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	1	-	-	-	-	-	-	-	-
400 - 499K	-	-	2	45	-	494,450	455,000	92.0%	1,975	230.44
500 - 599K	1	-	1	3	12.0	575,000	575,000	100.0%	1,948	295.17
600 - 799K	2	-	1	-	24.0	675,000	655,000	97.0%	2,469	265.29
800 - 999K	-	1	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	5	2	4	23	15.0	559,725	535,000	95.6%	2,092	\$256
Avg Price	\$520,980	\$609,700	\$535,000							

Current Market Strength

- VS -

2010 Market Distress



Report Date: Jun 4, 2025