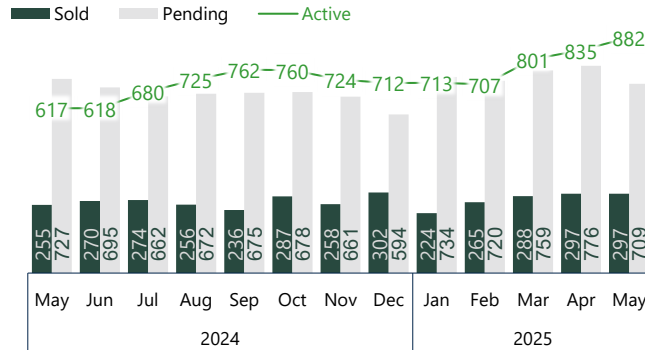


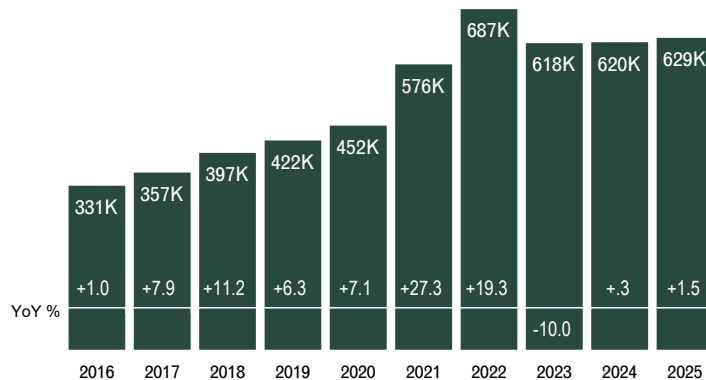
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

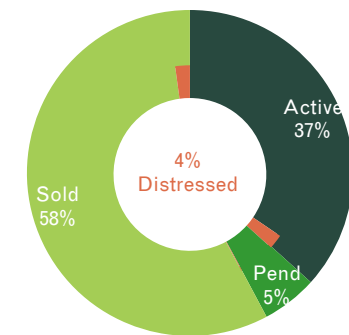
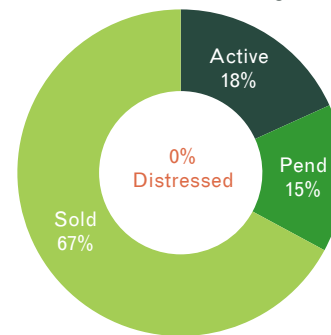
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	48	45	183	72	3.1	397,741	383,157	96.3%	1,434	267.12	—
400 - 499K	233	163	1,154	72	2.4	463,723	449,279	96.9%	1,792	250.69	—
500 - 599K	176	133	691	66	3.1	560,295	547,707	97.8%	2,180	251.26	—
600 - 799K	206	187	690	62	3.6	690,752	683,963	99.0%	2,426	281.89	—
800 - 999K	79	84	264	60	3.6	873,393	880,690	100.8%	2,728	322.87	—
1 - 1.5M	91	64	192	67	5.7	1,215,708	1,209,799	99.5%	3,193	378.86	—
1.5 - 2M	24	19	54	57	5.3	1,678,189	1,685,806	100.5%	3,718	453.46	—
2 - 2.5M	15	7	16	71	11.3	2,346,988	2,265,690	96.5%	4,195	540.11	—
2.5 - 3M	5	6	5	7	12.0	2,669,332	2,679,772	100.4%	5,457	491.05	—
>3M	5	1	—	—	—	—	—	—	—	—	—
Totals	882	709	3,249	67	3.3	639,341	629,256	98.4%	2,197	\$286	0

Avg Price \$745,125 \$725,598 \$629,256

Current Market Strength

- VS - 2010 Market Distress

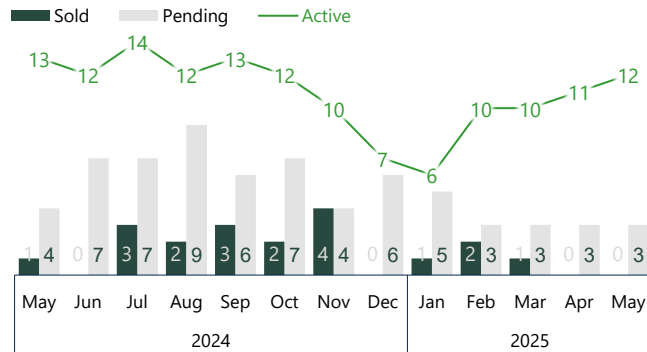


Report Date: Jun 4, 2025

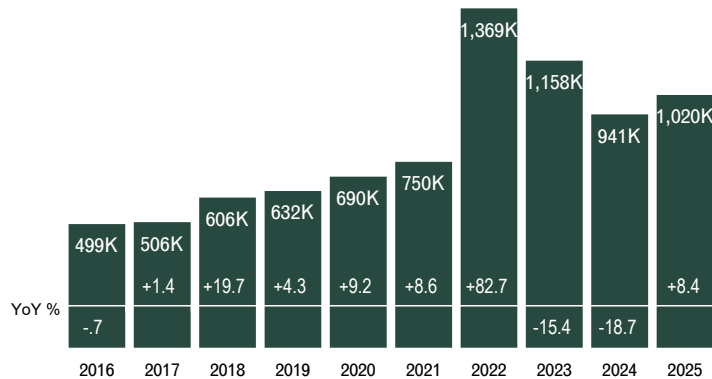
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

May 2025

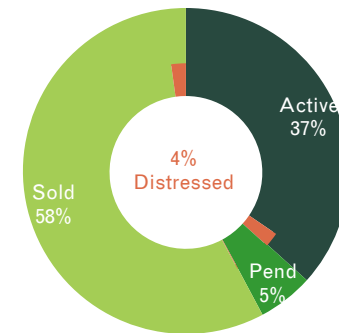
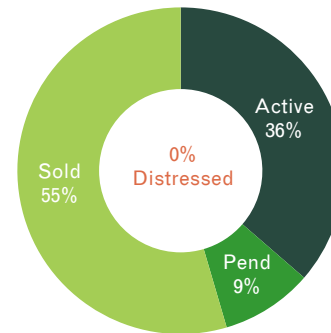
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	1	261	-	499,000	464,000	93.0%	778	596.40
500 - 599K	1	-	-	-	-	-	-	-	-	-
600 - 799K	4	1	9	137	5.3	673,233	666,200	99.0%	1,848	360.52
800 - 999K	3	1	1	-	36.0	908,000	918,939	101.2%	2,313	397.29
1 - 1.5M	-	1	3	268	-	1,133,267	1,075,968	94.9%	2,123	506.74
1.5 - 2M	2	-	2	115	12.0	1,729,000	1,616,500	93.5%	3,555	454.71
2 - 2.5M	-	-	2	157	-	2,375,000	2,262,500	95.3%	3,858	586.52
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	2	-	-	-	-	-	-	-	-	-
Totals	12	3	18	158	8.0	1,059,661	1,020,258	96.3%	2,273	\$449

Avg Price \$1,564,849 \$1,009,933 \$1,020,258

Current Market Strength

- vs -

2010 Market Distress

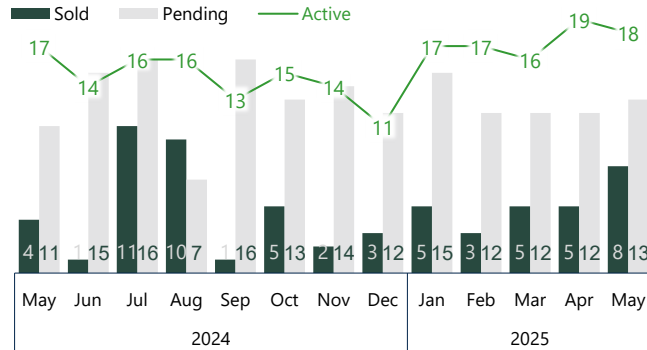


Report Date: Jun 4, 2025

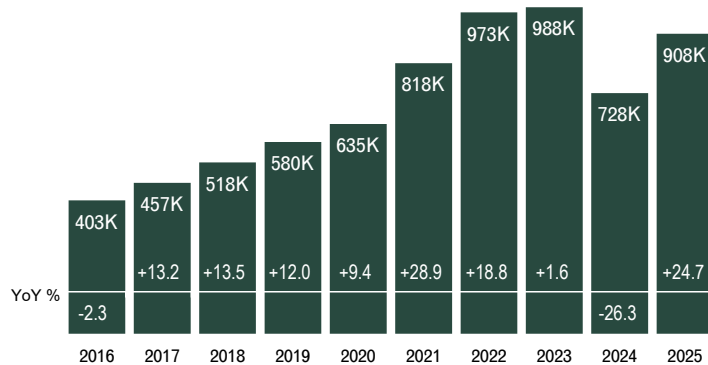
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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: 200, NE Boise

May 2025

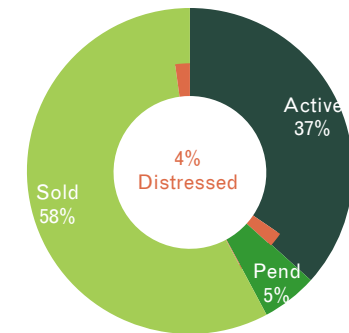
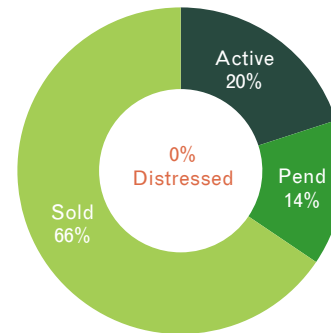
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)					
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	1	2	10	49	1.2	368,400	368,410	100.0%	697	528.41	—
400 - 499K	3	2	15	56	2.4	456,567	456,567	100.0%	910	501.87	—
500 - 599K	2	3	4	24	6.0	534,900	534,875	100.0%	1,229	435.21	—
600 - 799K	2	2	9	97	2.7	779,923	772,751	99.1%	2,125	363.57	—
800 - 999K	2	—	5	60	4.8	846,524	841,732	99.4%	2,236	376.51	—
1 - 1.5M	2	1	6	23	4.0	1,241,972	1,223,358	98.5%	2,912	420.11	—
1.5 - 2M	3	1	3	40	12.0	1,596,751	1,622,222	101.6%	3,764	430.98	—
2 - 2.5M	2	1	5	45	4.8	2,403,065	2,343,302	97.5%	4,323	542.03	—
2.5 - 3M	1	1	2	15	6.0	3,125,000	2,900,000	92.8%	5,512	526.12	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	18	13	59	53	3.7	922,567	907,777	98.4%	1,987	\$457	0

Avg Price \$1,193,895 \$971,041 \$907,777

Current Market Strength

- vs -

2010 Market Distress

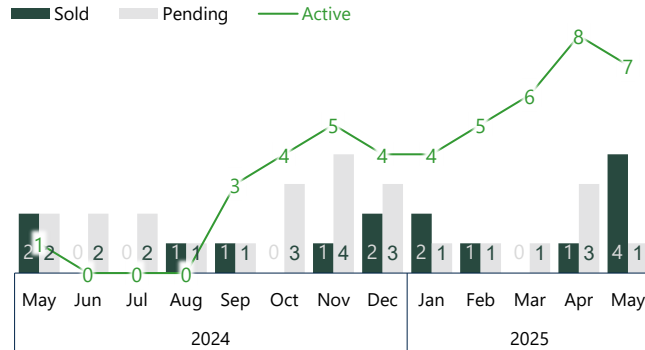


Report Date: Jun 4, 2025

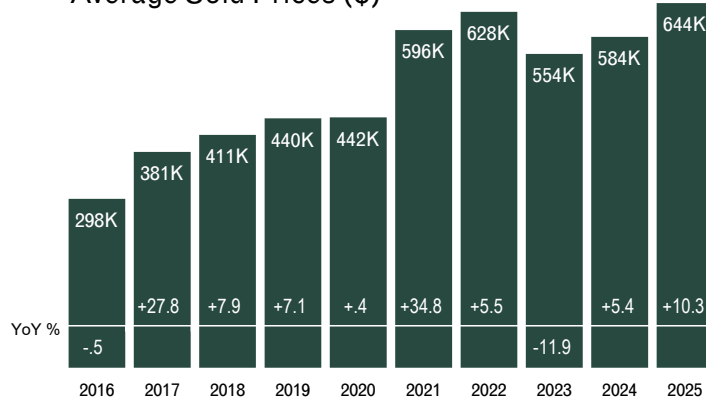
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

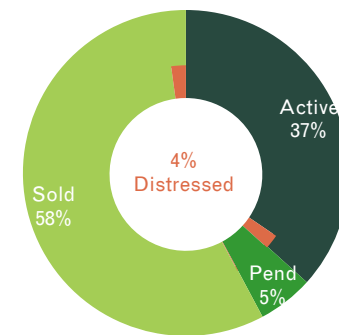
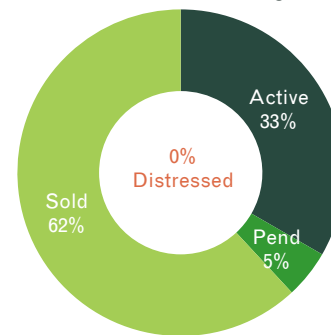
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	6	31	-	557,250	558,267	100.2%	1,693	329.69
600 - 799K	4	-	6	49	8.0	694,400	674,167	97.1%	2,235	301.69
800 - 999K	3	-	1	25	36.0	974,900	974,900	100.0%	2,151	453.23
1 - 1.5M	-	1	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	7	1	13	38	6.5	652,677	643,808	98.6%	1,978	\$325
Avg Price	\$764,971	\$1,049,900	\$643,808							

Current Market Strength

- VS -

2010 Market Distress

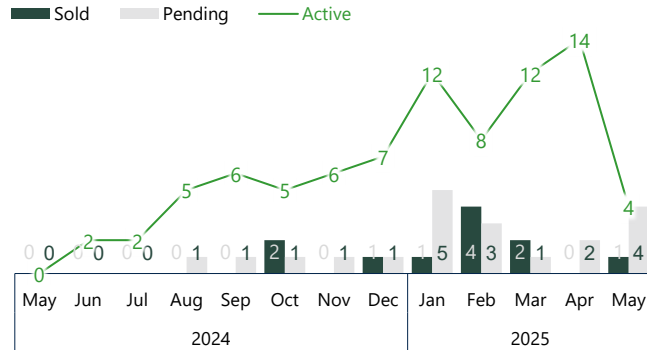


Report Date: Jun 4, 2025

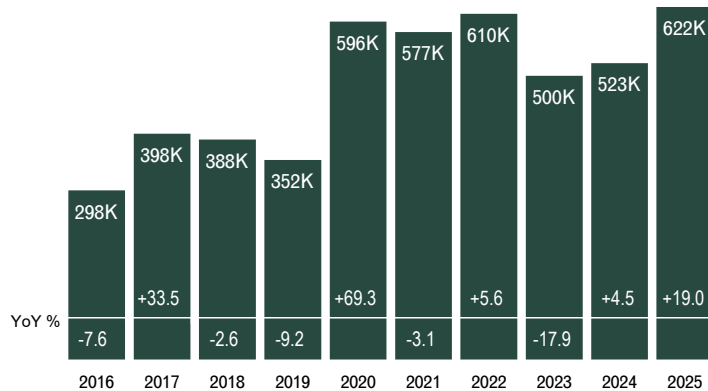
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

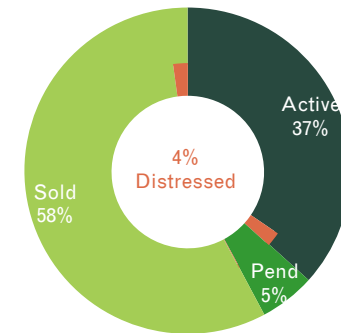
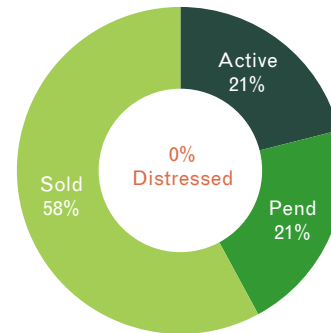
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—		—		—
300 - 399K	—	—	—	—	—	—	—		—		—
400 - 499K	1	1	—	—	—	—	—		—		—
500 - 599K	—	2	5	26	—	576,980	561,000	97.2%	1,667	336.45	—
600 - 799K	3	1	6	74	6.0	682,438	672,555	98.6%	2,201	305.61	—
800 - 999K	—	—	—	—	—	—	—		—		—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	4	4	11	52	4.4	634,503	621,848	98.0%	1,958	\$318	0
Avg Price	\$637,500	\$555,165	\$621,848								

Current Market Strength

- vs -

2010 Market Distress

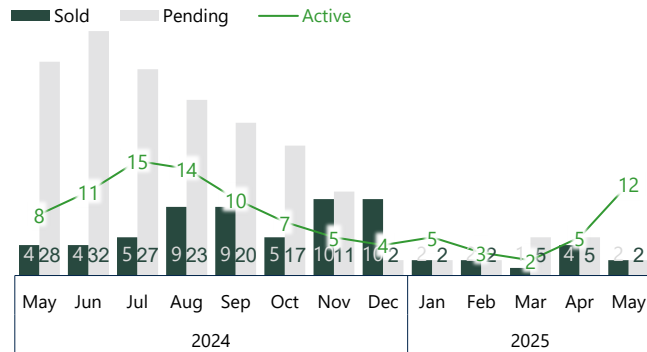


Report Date: Jun 4, 2025

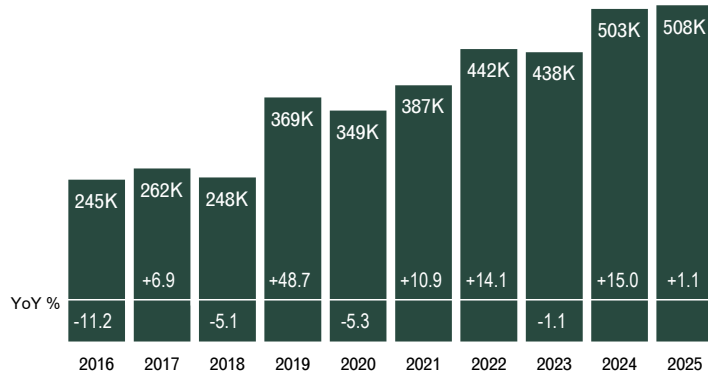
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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: 500, SW Boise

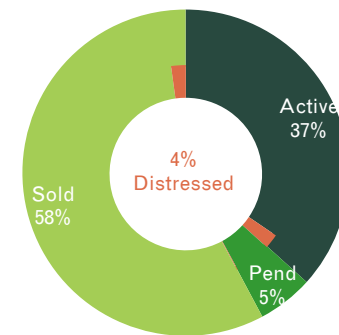
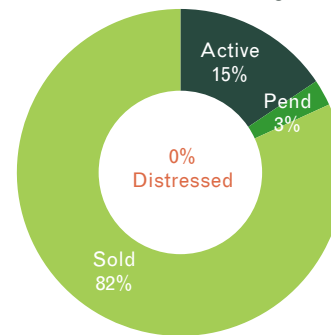
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—		—		—
300 - 399K	—	—	2	—	—	394,594	386,414	97.9%	1,024	377.36	—
400 - 499K	—	—	24	65	—	462,215	449,718	97.3%	1,562	287.93	—
500 - 599K	2	—	33	69	0.7	547,682	532,743	97.3%	2,131	250.01	—
600 - 799K	10	2	3	17	40.0	683,323	658,997	96.4%	2,625	251.05	—
800 - 999K	—	—	1	137	—	899,999	900,000	100.0%	2,532	355.45	—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	12	2	63	64	2.3	522,315	508,311	97.3%	1,909	\$266	0
Avg Price	\$642,074	\$734,990	\$508,311								

Current Market Strength

- vs -

2010 Market Distress

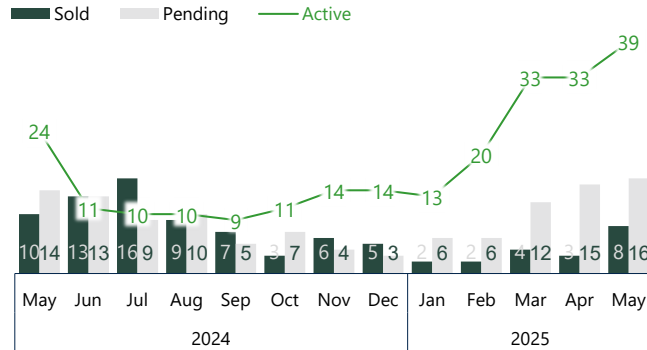


Report Date: Jun 4, 2025

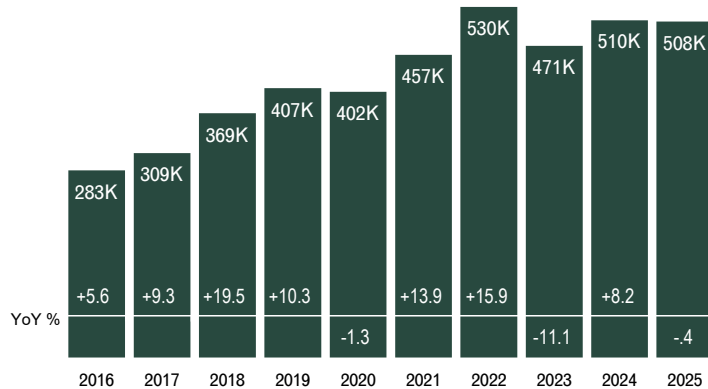
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

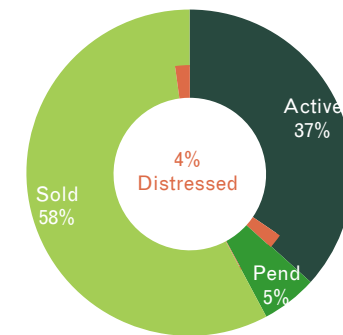
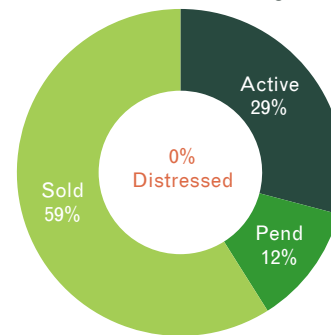
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—		—		—
300 - 399K	—	—	8	190	—	447,740	392,481	87.7%	1,529	256.63	—
400 - 499K	23	5	42	98	6.6	480,300	457,440	95.2%	1,720	265.96	—
500 - 599K	6	3	11	64	6.5	547,148	540,788	98.8%	1,913	282.70	—
600 - 799K	10	8	18	50	6.7	665,095	656,409	98.7%	2,466	266.23	—
800 - 999K	—	—	—	—	—	—	—		—		—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	39	16	79	92	5.9	528,416	507,802	96.1%	1,897	\$268	0
Avg Price	\$511,448	\$579,926	\$507,802								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Jun 4, 2025

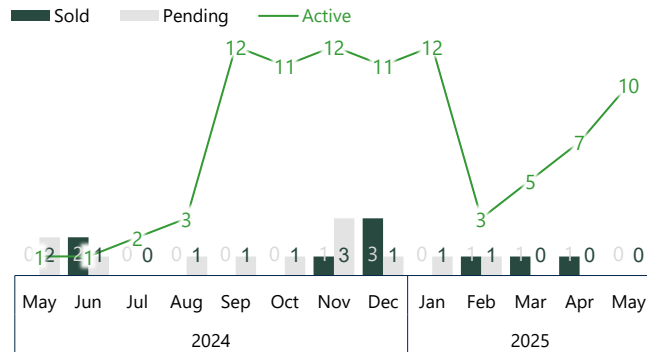


43° NORTH

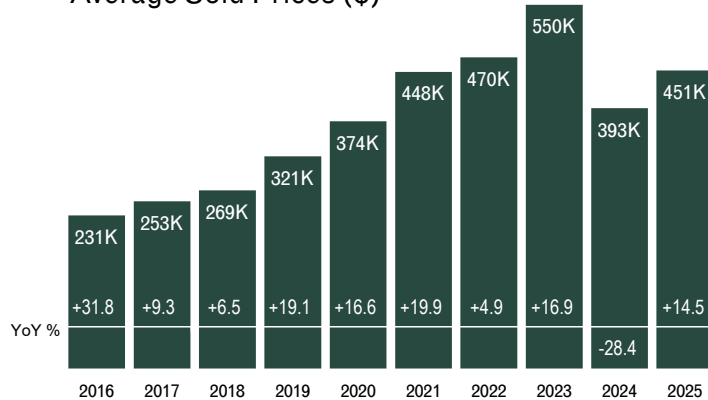
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

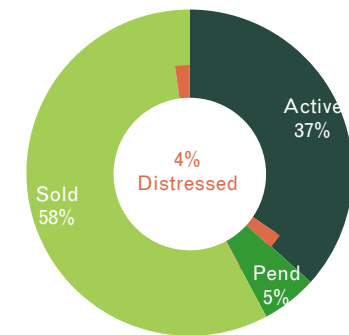
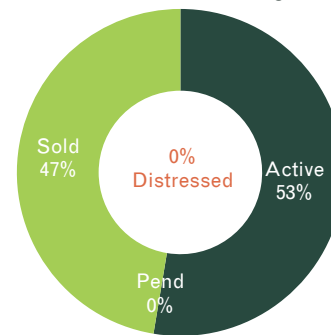
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months	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	—	—	—	—	—	—	—		—		—
300 - 399K	1	—	6	61	2.0	327,733	324,383	99.0%	1,021	317.66	—
400 - 499K	1	—	—	—	—	—	—		—		—
500 - 599K	2	—	1	47	24.0	589,900	589,900	100.0%	1,938	304.39	—
600 - 799K	3	—	1	4	36.0	629,900	629,900	100.0%	1,935	325.53	—
800 - 999K	3	—	1	61	36.0	910,000	890,000	97.8%	2,686	331.35	—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	10	0	9	53	13.3	455,133	450,678	99.0%	1,410	\$320	0
Avg Price	\$669,169	\$0	\$450,678								

Current Market Strength

- vs -

2010 Market Distress

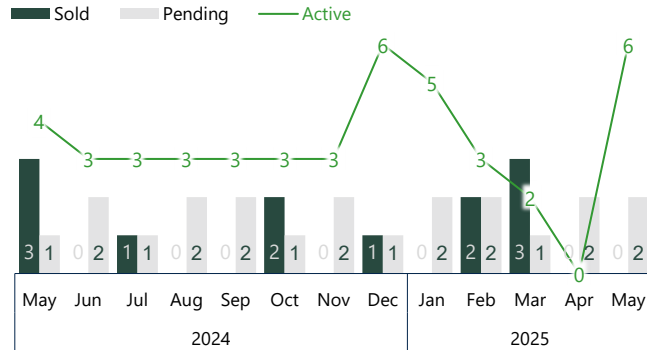


Report Date: Jun 4, 2025

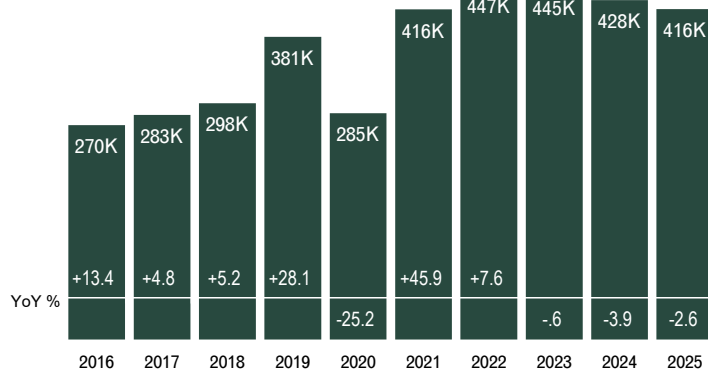
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

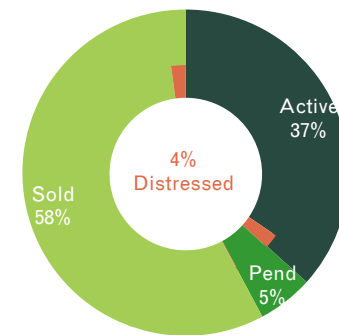
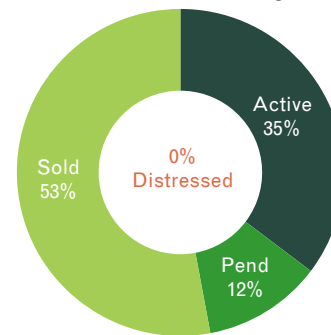
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—		—		—
300 - 399K	—	—	3	176	—	416,600	396,600	95.2%	1,623	244.36	—
400 - 499K	1	2	6	35	2.0	436,567	426,234	97.6%	1,842	231.36	—
500 - 599K	2	—	—	—	—	—	—		—		—
600 - 799K	3	—	—	—	—	—	—		—		—
800 - 999K	—	—	—	—	—	—	—		—		—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	6	2	9	82	8.0	429,911	416,356	96.8%	1,769	\$235	0
Avg Price	\$572,317	\$419,900	\$416,356								

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jun 4, 2025

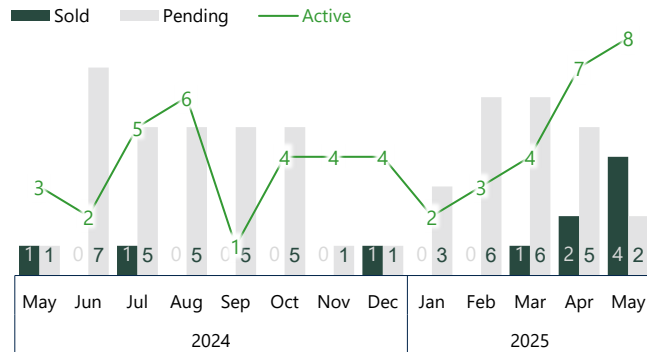


43° NORTH

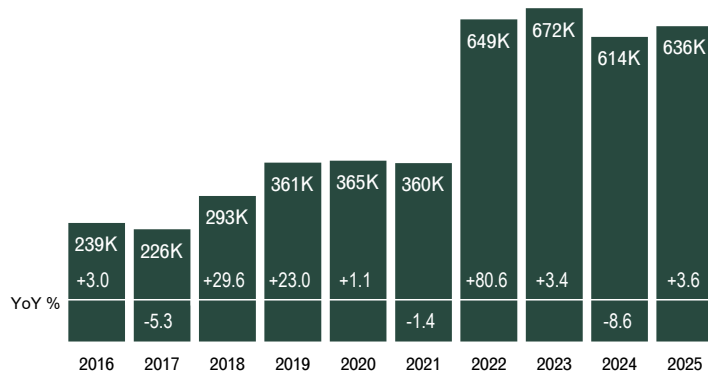
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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: 700, Garden City

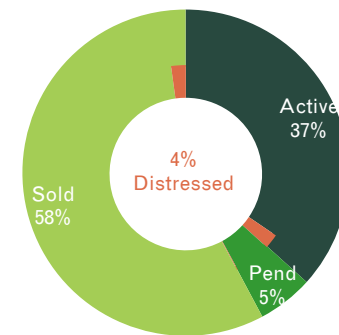
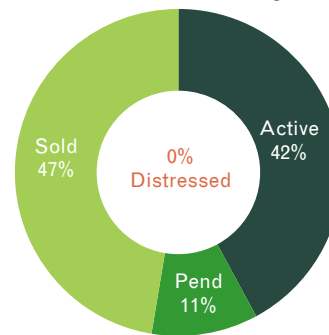
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—		—		—
300 - 399K	—	—	—	—	—	—	—		—		—
400 - 499K	3	—	4	10	9.0	453,750	453,750	100.0%	1,510	300.45	—
500 - 599K	1	—	1	5	12.0	535,000	530,000	99.1%	1,779	297.92	—
600 - 799K	1	—	1	21	12.0	649,900	627,500	96.6%	2,138	293.50	—
800 - 999K	3	—	3	76	12.0	950,000	916,667	96.5%	2,159	424.58	—
1 - 1.5M	—	1	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	1	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	8	2	9	33	10.7	649,989	635,833	97.8%	1,826	\$348	0
Avg Price	\$642,367	\$2,195,000	\$635,833								

Current Market Strength

- VS -

2010 Market Distress

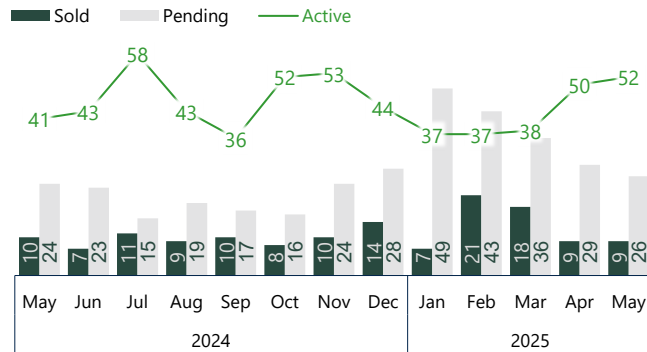


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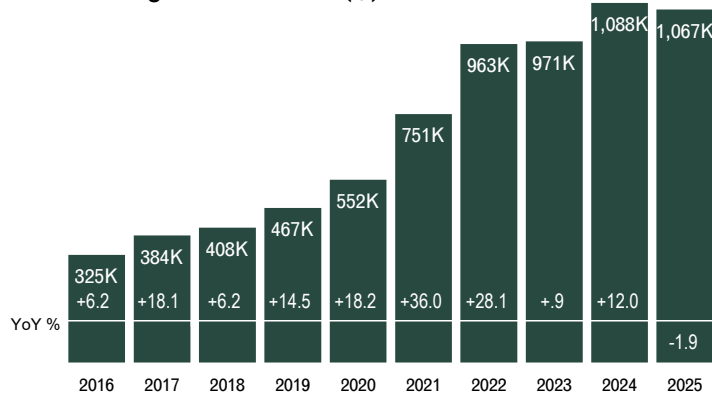
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

May 2025

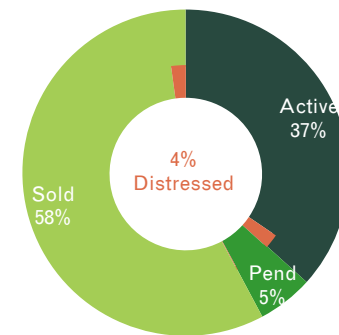
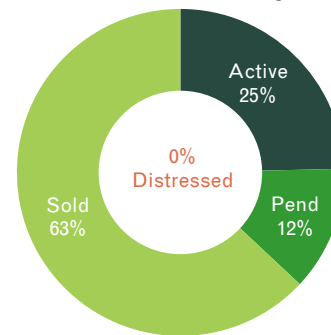
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)				
\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	20	199	-	524,016	444,326	84.8%	1,747	254.31
500 - 599K	5	-	15	89	4.0	568,919	547,783	96.3%	1,834	298.68
600 - 799K	8	2	13	57	7.4	722,788	714,181	98.8%	2,159	330.80
800 - 999K	9	2	14	23	7.7	852,854	859,752	100.8%	2,469	348.25
1 - 1.5M	21	7	46	56	5.5	1,280,829	1,260,581	98.4%	3,510	359.19
1.5 - 2M	6	11	20	75	3.6	1,697,178	1,688,864	99.5%	3,554	475.22
2 - 2.5M	3	3	3	60	12.0	2,283,349	2,237,045	98.0%	4,507	496.39
2.5 - 3M	-	1	2	4	-	2,282,350	2,533,448	111.0%	5,064	500.29
>3M	-	-	-	-	-	-	-	-	-	-
Totals	52	26	133	80	4.7	1,087,419	1,067,415	98.2%	2,867	\$372

Avg Price \$1,158,425 \$1,542,530 \$1,067,415

Current Market Strength

- VS -

2010 Market Distress

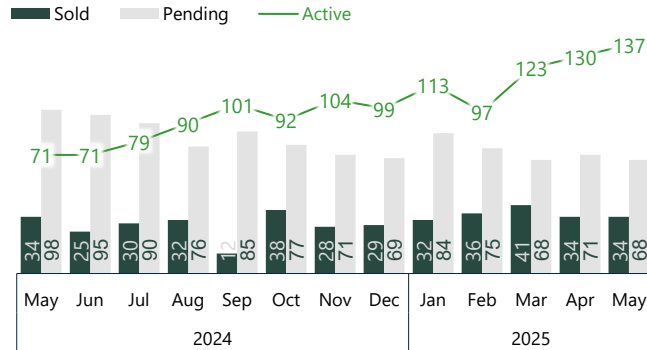


Report Date: Jun 4, 2025

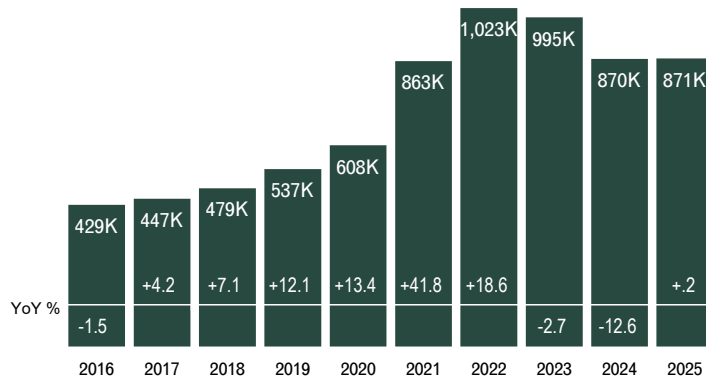
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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: 900, Eagle

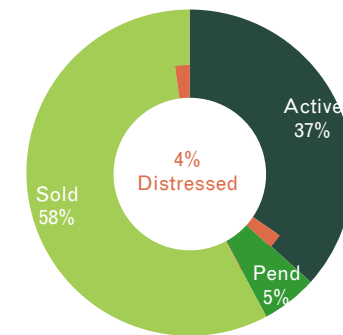
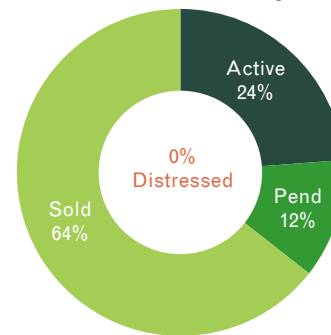
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	3	7	11	70	3.3	416,764	387,745	93.0%	1,801	215.35	—
400 - 499K	11	2	47	86	2.8	458,172	440,045	96.0%	1,902	231.33	—
500 - 599K	20	5	46	86	5.2	566,960	556,162	98.1%	1,961	283.63	—
600 - 799K	12	12	97	62	1.5	702,639	688,945	98.1%	2,180	316.08	—
800 - 999K	16	7	55	89	3.5	912,790	910,587	99.8%	2,466	369.32	—
1 - 1.5M	50	24	87	62	6.9	1,208,825	1,216,123	100.6%	3,009	404.17	—
1.5 - 2M	9	4	24	42	4.5	1,692,607	1,696,879	100.3%	3,785	448.30	—
2 - 2.5M	10	3	3	69	40.0	2,446,633	2,263,300	92.5%	3,571	633.86	—
2.5 - 3M	3	3	1	—	36.0	2,531,962	2,531,962	100.0%	6,134	412.78	—
>3M	3	1	—	—	—	—	—	—	—	—	—
Totals	137	68	371	71	4.4	879,300	871,402	99.1%	2,469	\$353	0

Avg Price \$1,166,447 \$1,123,211 \$871,402

Current Market Strength

- vs - 2010 Market Distress

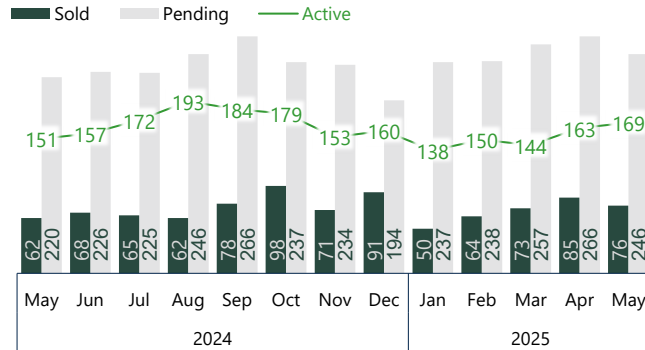


Report Date: Jun 4, 2025

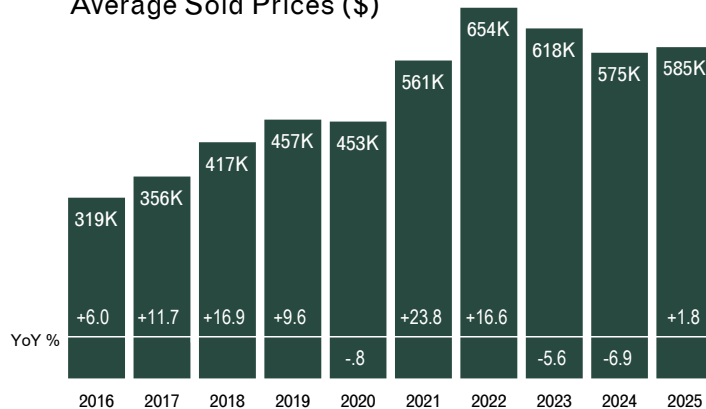
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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: 950, Star

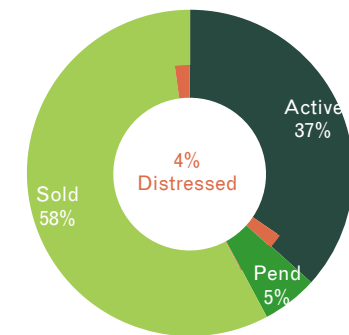
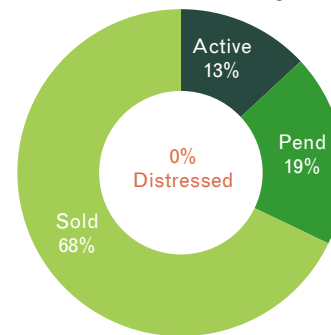
May 2025

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\$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	—	—	—	—	—	—	—		—		—
300 - 399K	10	2	50	83	2.4	400,329	381,718	95.4%	1,577	242.06	—
400 - 499K	26	43	288	62	1.1	466,806	455,189	97.5%	1,843	246.92	—
500 - 599K	43	58	244	56	2.1	557,009	546,842	98.2%	2,256	242.38	—
600 - 799K	60	84	208	58	3.5	683,043	676,391	99.0%	2,565	263.70	—
800 - 999K	14	35	52	75	3.2	897,092	890,319	99.2%	2,900	306.97	—
1 - 1.5M	12	21	31	79	4.6	1,158,219	1,135,449	98.0%	3,402	333.76	—
1.5 - 2M	3	3	3	54	12.0	1,521,549	1,704,774	112.0%	4,189	407.00	—
2 - 2.5M	—	—	1	193	—	2,149,999	2,044,444	95.1%	3,775	541.57	—
2.5 - 3M	1	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	169	246	877	62	2.3	594,878	584,896	98.3%	2,242	\$261	0
Avg Price	\$689,707	\$693,068	\$584,896								

Current Market Strength

- VS -

2010 Market Distress

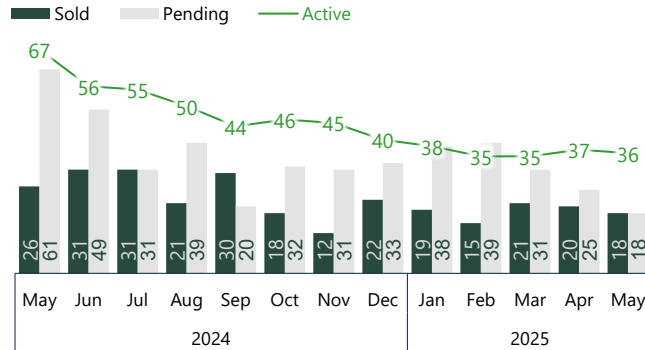


Report Date: Jun 4, 2025

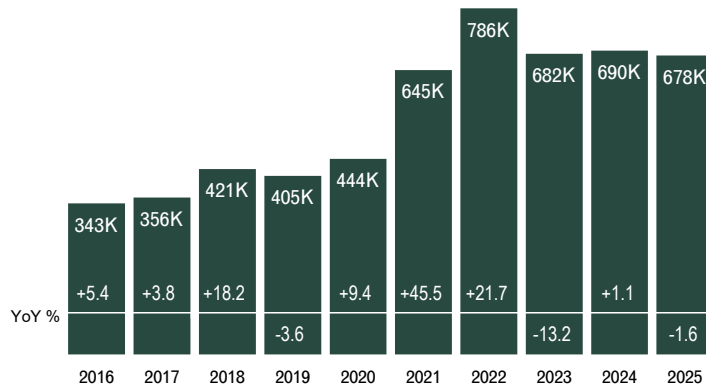
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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: 1000, SE Meridian

May 2025

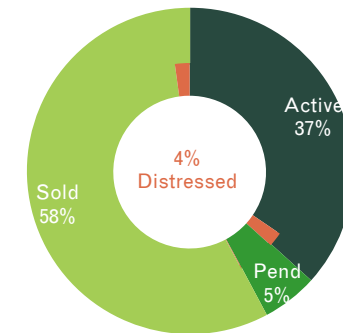
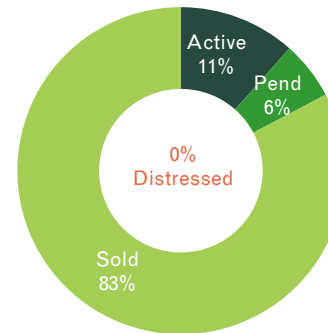
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\$1000's	as of 06/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	—	—	—	—	—	—	—	—	—
400 - 499K	7	1	25	51	3.4	486,346	468,566	96.3%	1,676	279.57	—
500 - 599K	7	5	84	87	1.0	576,913	557,715	96.7%	2,011	277.38	—
600 - 799K	9	8	95	53	1.1	676,424	675,807	99.9%	2,365	285.78	—
800 - 999K	12	3	40	45	3.6	867,956	866,044	99.8%	2,891	299.56	—
1 - 1.5M	—	1	13	85	—	1,220,651	1,190,714	97.5%	3,280	363.01	—
1.5 - 2M	1	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	1	14	—	2,150,000	2,150,000	100.0%	4,266	503.98	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	36	18	258	64	1.7	688,435	678,430	98.5%	2,318	\$293	0

Avg Price \$712,732 \$687,707 \$678,430

Current Market Strength

- VS -

2010 Market Distress

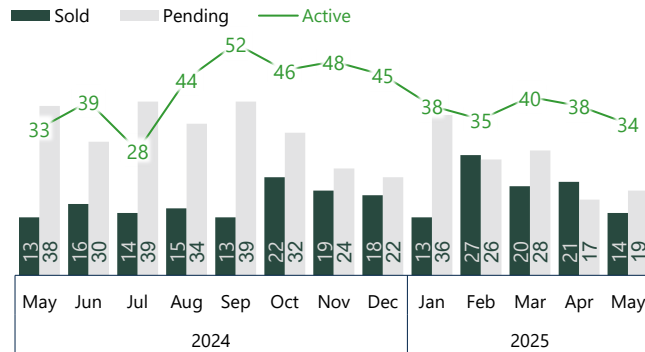


Report Date: Jun 4, 2025

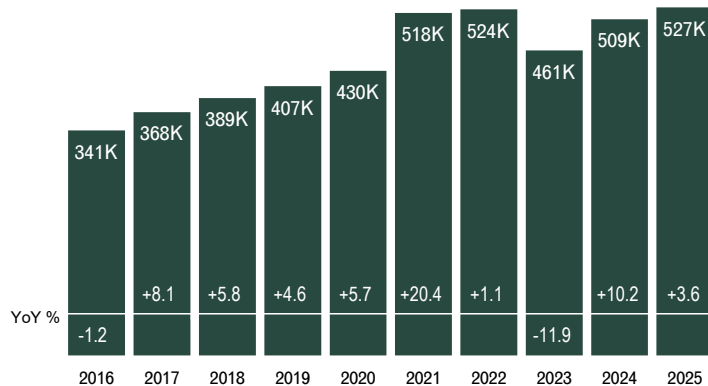
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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: 1010, SW Meridian

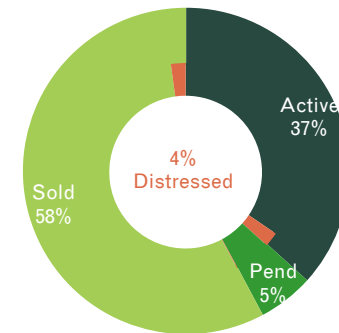
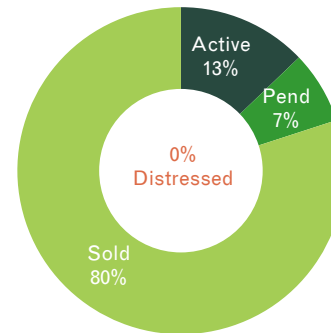
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 06-01-24 to 05-31-25)					
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0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	1	1	11	68	1.1	405,393	394,775	97.4%	1,315	300.13	—
400 - 499K	16	8	123	60	1.6	449,798	440,261	97.9%	1,684	261.50	—
500 - 599K	11	4	35	63	3.8	550,130	543,043	98.7%	2,162	251.14	—
600 - 799K	4	4	22	100	2.2	700,971	694,645	99.1%	2,686	258.64	—
800 - 999K	1	2	19	51	0.6	844,875	885,298	104.8%	2,687	329.45	—
1 - 1.5M	1	—	2	1	6.0	863,000	1,028,626	119.2%	2,852	360.67	—
1.5 - 2M	—	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	34	19	212	63	1.9	529,429	526,704	99.5%	1,948	\$270	0

Avg Price \$541,439 \$557,380 \$526,704

Current Market Strength

- VS - 2010 Market Distress



Report Date: Jun 4, 2025

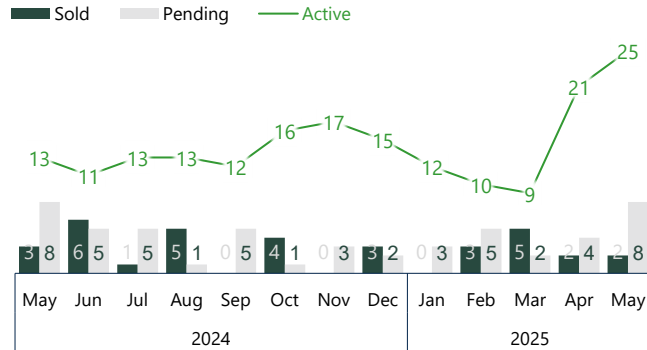


43° NORTH

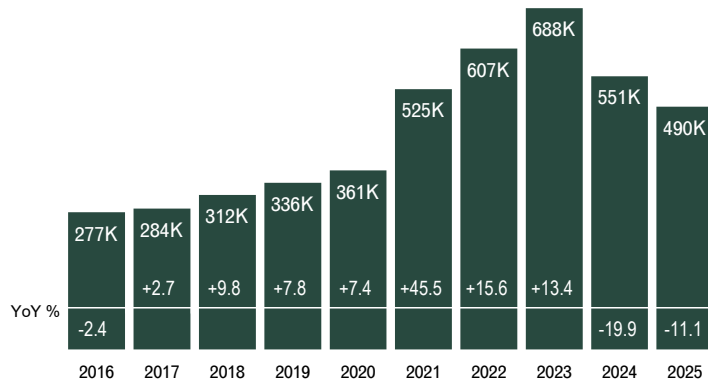
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

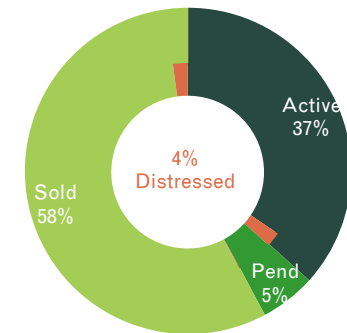
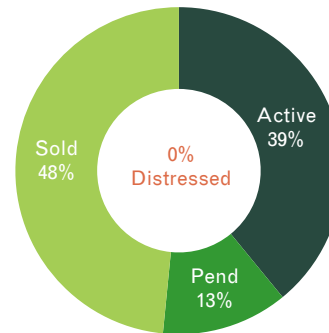
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—		—		—
300 - 399K	2	3	—	—	—	—	—		—		—
400 - 499K	1	—	23	124	0.5	440,857	439,215	99.6%	1,721	255.25	—
500 - 599K	8	1	4	321	24.0	559,900	559,900	100.0%	1,831	305.83	—
600 - 799K	14	4	3	108	56.0	681,563	673,257	98.8%	2,450	274.84	—
800 - 999K	—	—	1	201	—	829,800	825,000	99.4%	3,068	268.90	—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	25	8	31	150	9.7	492,058	489,881	99.6%	1,849	\$265	0
Avg Price	\$633,360	\$579,318	\$489,881								

Current Market Strength

- VS -

2010 Market Distress

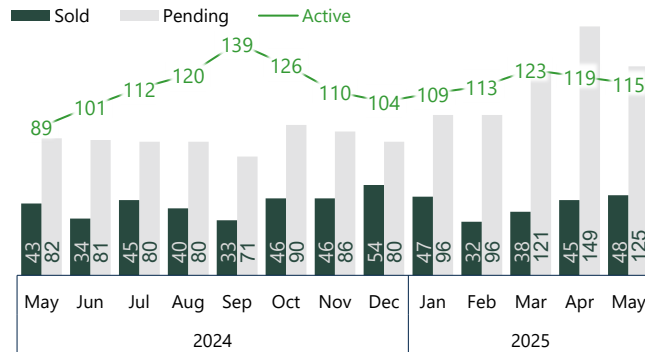


Report Date: Jun 4, 2025

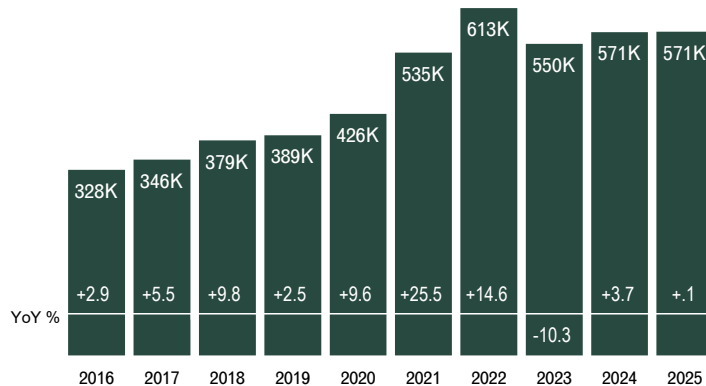
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

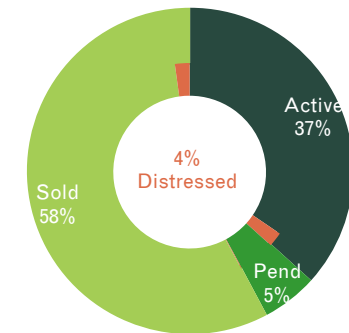
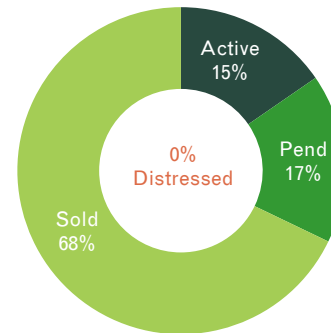
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	4	4	6	116	8.0	435,308	390,477	89.7%	1,655	235.91	—
400 - 499K	49	46	243	81	2.4	470,077	453,096	96.4%	1,845	245.52	—
500 - 599K	23	26	102	69	2.7	566,507	550,668	97.2%	2,230	246.93	—
600 - 799K	28	28	106	49	3.2	700,403	695,117	99.2%	2,514	276.54	—
800 - 999K	8	20	44	53	2.2	848,497	855,636	100.8%	3,010	284.22	—
1 - 1.5M	3	1	3	105	12.0	1,310,473	1,365,773	104.2%	3,343	408.55	—
1.5 - 2M	—	—	2	28	—	1,621,598	1,658,574	102.3%	3,932	421.81	—
2 - 2.5M	—	—	1	—	—	2,296,537	2,314,055	100.8%	5,514	419.67	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	115	125	507	70	2.7	583,179	571,346	98.0%	2,186	\$261	0

Avg Price \$579,417 \$603,898 \$571,346

Current Market Strength

- VS - 2010 Market Distress



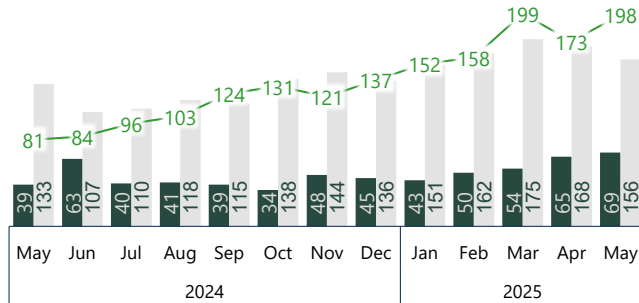
Report Date: Jun 4, 2025

MONTHLY MARKET TRENDS

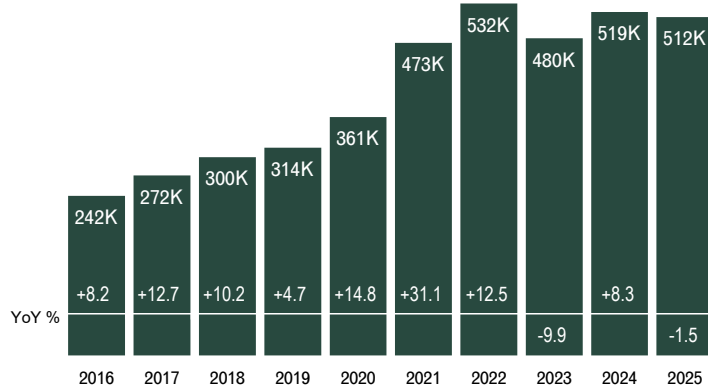
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

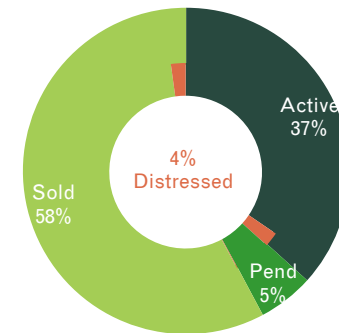
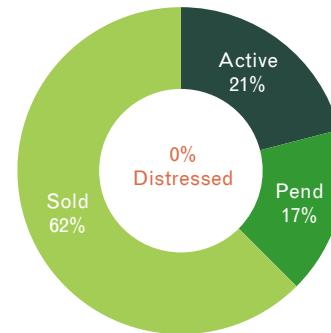
May 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	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	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	26	26	76	51	4.1	392,674	386,163	98.3%	1,410	273.80	—
400 - 499K	91	53	293	65	3.7	456,595	443,834	97.2%	1,825	243.23	—
500 - 599K	43	26	100	54	5.2	553,164	540,307	97.7%	2,402	224.94	—
600 - 799K	31	31	93	77	4.0	692,295	686,739	99.2%	2,419	283.92	—
800 - 999K	5	14	27	31	2.2	817,540	870,696	106.5%	2,576	337.99	—
1 - 1.5M	2	6	1	5	24.0	1,047,700	1,091,168	104.1%	2,203	495.31	—
1.5 - 2M	—	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	198	156	590	61	4.0	519,401	511,676	98.5%	1,998	\$256	0
Avg Price	\$520,077	\$573,570	\$511,676								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Jun 4, 2025