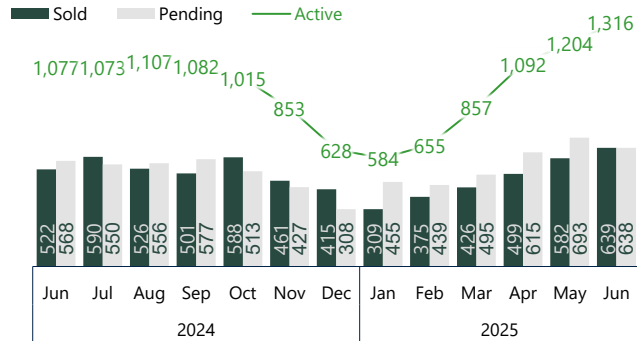


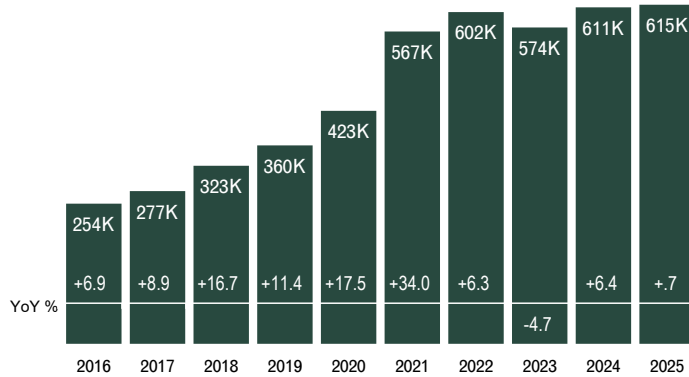
MONTHLY MARKET TRENDS

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

June 2025

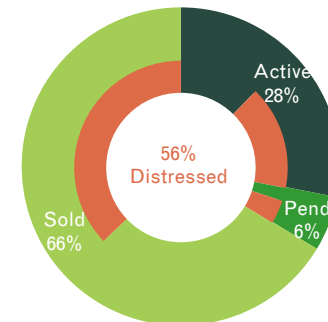
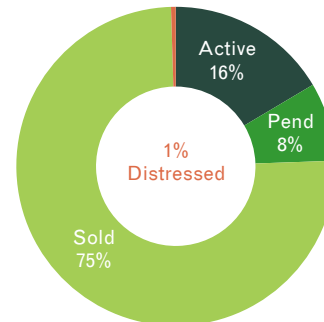
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	1	3	42	-	204,633	188,000	91.9%	663	283.56	-
200 - 299K	11	10	110	40	1.2	289,213	266,566	92.2%	941	283.29	1
300 - 399K	80	87	839	29	1.1	378,076	367,549	97.2%	1,257	292.35	13
400 - 499K	236	155	1,756	30	1.6	455,852	445,456	97.7%	1,628	273.58	9
500 - 599K	268	121	1,122	34	2.9	560,088	547,065	97.7%	2,043	267.79	3
600 - 799K	328	136	1,159	36	3.4	704,293	686,951	97.5%	2,414	284.53	5
800 - 999K	161	63	531	38	3.6	913,954	889,420	97.3%	2,850	312.11	5
1 - 1.5M	138	48	346	44	4.8	1,247,964	1,202,116	96.3%	3,382	355.47	2
1.5 - 2M	58	13	83	50	8.4	1,738,175	1,688,281	97.1%	3,913	431.42	-
2 - 2.5M	17	2	24	57	8.5	2,237,154	2,154,175	96.3%	4,786	450.13	-
2.5 - 3M	13	1	18	78	8.7	2,898,691	2,729,333	94.2%	5,326	512.50	-
>3M	6	1	9	124	8.0	3,625,554	3,453,333	95.2%	7,438	464.26	-
Totals	1,316	638	6,000	34	2.6	632,446	615,119	97.3%	2,066	\$298	38

Avg Price \$789,394 \$648,189 \$615,119

Current Market Strength

- VS -

2010 Market Distress

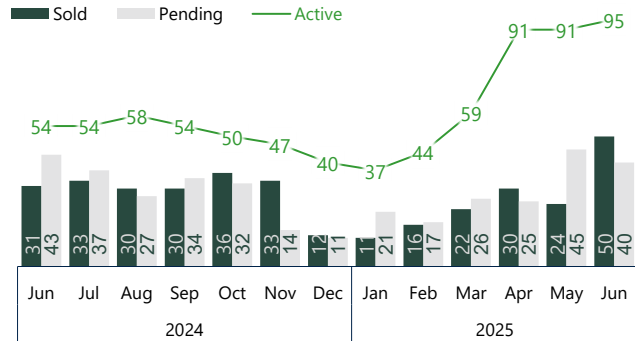


Report Date: Jul 5, 2025

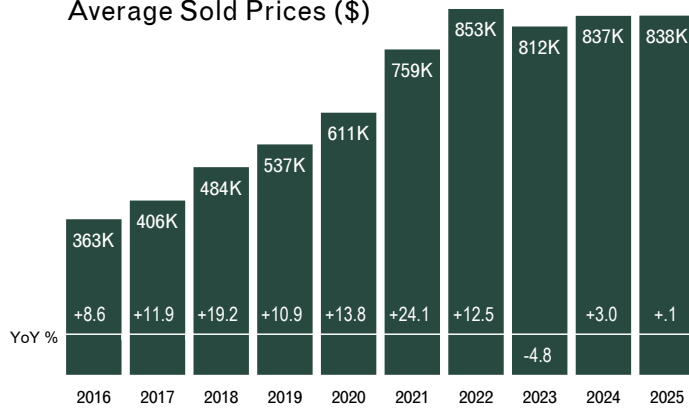
MONTHLY MARKET TRENDS

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

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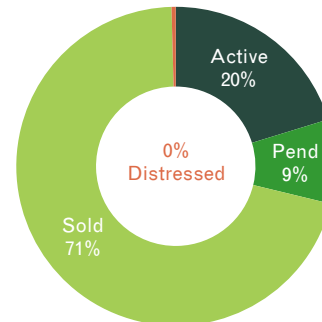
Area: 100, No. Boise

June 2025

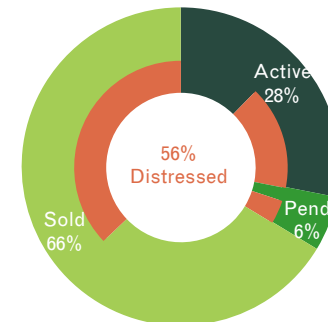
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	4	22	-	346,175	249,500	72.1%	677	368.54	-
300 - 399K	1	2	19	25	0.6	384,746	374,648	97.4%	881	425.43	-
400 - 499K	9	1	37	33	2.9	469,143	452,243	96.4%	1,078	419.62	-
500 - 599K	17	6	56	31	3.6	554,018	543,570	98.1%	1,328	409.39	-
600 - 799K	22	11	75	24	3.5	705,767	694,400	98.4%	1,796	386.74	1
800 - 999K	12	2	57	34	2.5	909,509	895,612	98.5%	2,442	366.78	1
1 - 1.5M	19	12	60	36	3.8	1,242,846	1,210,703	97.4%	2,870	421.81	-
1.5 - 2M	12	3	16	37	9.0	1,706,675	1,686,263	98.8%	3,721	453.18	-
2 - 2.5M	-	1	4	10	-	2,117,500	2,128,125	100.5%	3,834	555.14	-
2.5 - 3M	1	-	2	159	6.0	2,762,500	2,600,000	94.1%	5,277	492.75	-
>3M	2	1	2	313	12.0	3,547,500	3,207,500	90.4%	7,782	412.17	-
Totals	95	40	332	33	3.4	857,892	837,859	97.7%	2,050	\$409	2

Avg Price \$1,015,734 \$1,011,804 \$837,859

Current Market Strength



- VS - 2010 Market Distress

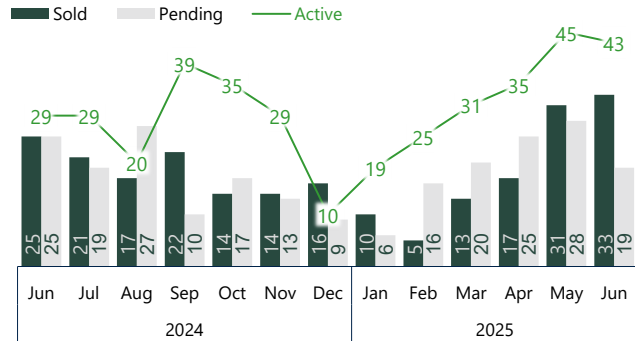


Report Date: Jul 5, 2025

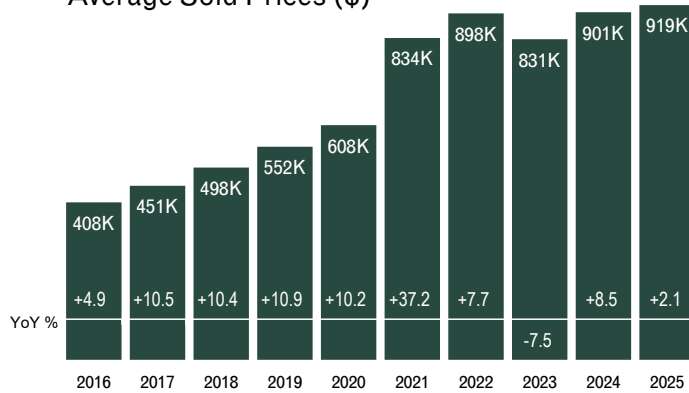
MONTHLY MARKET TRENDS

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

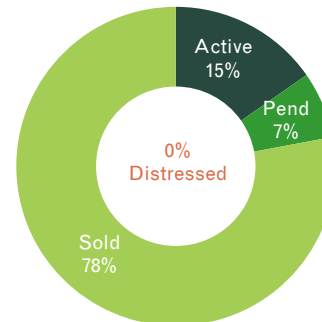
Area: 200, NE Boise

June 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)				
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	-	3	23	4.0	369,633	382,333	103.4%	886	431.53
400 - 499K	2	1	6	21	4.0	471,200	465,483	98.8%	1,269	366.91
500 - 599K	1	1	14	40	0.9	573,113	556,878	97.2%	1,514	367.94
600 - 799K	11	9	73	26	1.8	715,157	706,218	98.8%	2,103	335.75
800 - 999K	7	7	67	19	1.3	883,058	881,199	99.8%	2,560	344.18
1 - 1.5M	7	1	40	28	2.1	1,259,344	1,227,030	97.4%	3,352	366.08
1.5 - 2M	11	-	13	63	10.2	1,796,692	1,692,620	94.2%	3,772	448.75
2 - 2.5M	1	-	1	66	12.0	2,599,990	2,400,000	92.3%	4,460	538.12
2.5 - 3M	2	-	2	146	12.0	2,937,000	2,775,000	94.5%	5,052	549.29
>3M	-	-	-	-	-	-	-	-	-	-
Totals	43	19	219	28	2.4	938,520	919,478	98.0%	2,531	\$363

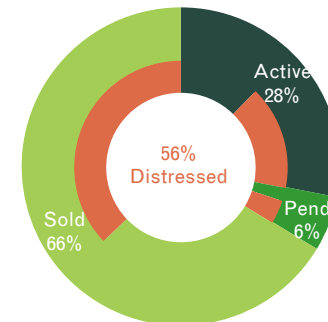
Avg Price \$1,216,251 \$796,574 \$919,478

Current Market Strength



- VS -

2010 Market Distress

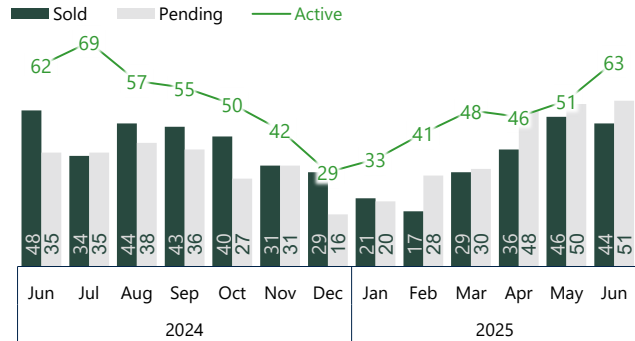


Report Date: Jul 5, 2025

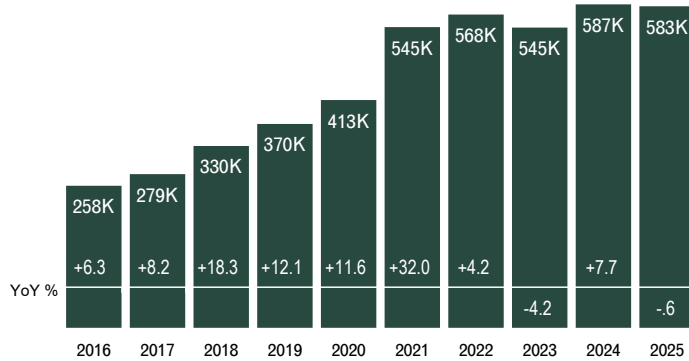
MONTHLY MARKET TRENDS

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

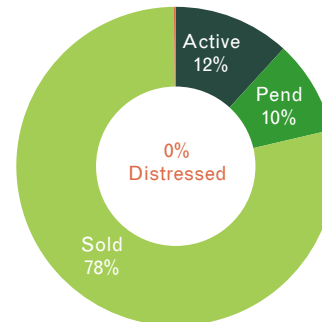
Area: 300, SE Boise

June 2025

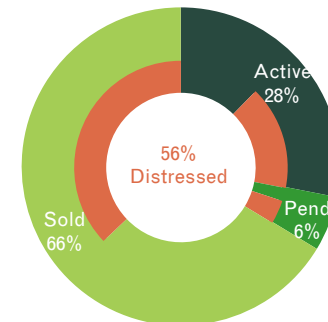
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)				
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	2	15	80	-	296,007	275,420	93.0%	880	312.98
300 - 399K	12	8	51	35	2.8	375,807	364,659	97.0%	1,107	329.45
400 - 499K	9	12	122	32	0.9	463,208	449,240	97.0%	1,356	331.20
500 - 599K	17	10	88	20	2.3	549,214	541,124	98.5%	1,706	317.23
600 - 799K	18	8	91	26	2.4	700,605	683,633	97.6%	2,181	313.50
800 - 999K	3	6	33	21	1.1	883,605	873,888	98.9%	2,759	316.71
1 - 1.5M	1	5	13	30	0.9	1,214,208	1,191,538	98.1%	3,472	343.19
1.5 - 2M	-	-	3	28	-	1,863,133	1,763,300	94.6%	5,689	309.97
2 - 2.5M	-	-	1	133	-	2,200,000	2,200,000	100.0%	4,306	510.92
2.5 - 3M	3	-	2	67	18.0	2,787,498	2,612,500	93.7%	4,440	588.40
>3M	-	-	-	-	-	-	-	-	-	-
Totals	63	51	419	29	1.8	597,880	583,315	97.6%	1,790	\$326

Avg Price \$679,587 \$605,502 \$583,315

Current Market Strength



- VS - 2010 Market Distress

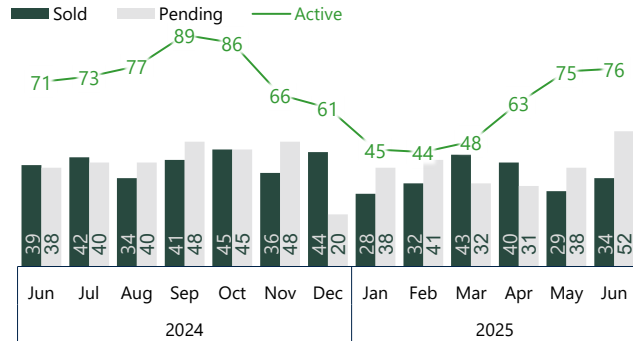


Report Date: Jul 5, 2025

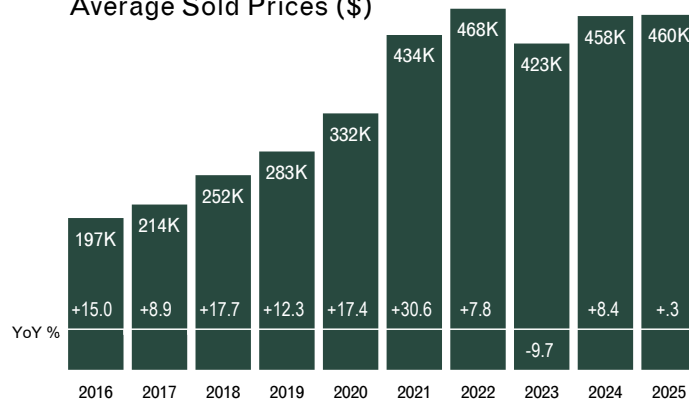
MONTHLY MARKET TRENDS

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

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Area: 400, Bench

June 2025

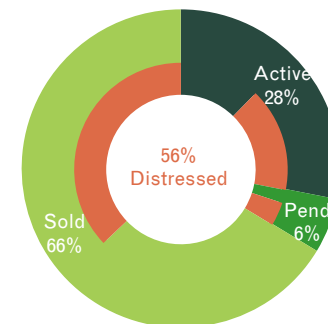
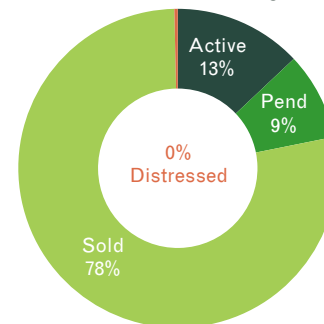
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	4	3	38	38	1.3	288,747	269,147	93.2%	1,001	268.89	1
300 - 399K	12	12	143	30	1.0	377,407	364,162	96.5%	1,188	306.49	1
400 - 499K	22	16	150	35	1.8	450,509	441,407	98.0%	1,509	292.61	-
500 - 599K	20	16	76	39	3.2	562,546	544,277	96.8%	1,936	281.14	-
600 - 799K	12	1	33	25	4.4	674,100	666,703	98.9%	2,415	276.12	-
800 - 999K	4	3	10	44	4.8	951,610	898,980	94.5%	2,695	333.62	-
1 - 1.5M	1	-	5	3	2.4	1,205,980	1,194,280	99.0%	3,001	397.93	-
1.5 - 2M	-	1	-	-	-	-	-	-	-	-	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	1	245	-	2,850,000	2,838,000	99.6%	5,345	530.96	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	76	52	456	34	2.0	473,493	459,823	97.1%	1,553	\$296	2

Avg Price \$558,317 \$495,653 \$459,823

Current Market Strength

- VS -

2010 Market Distress

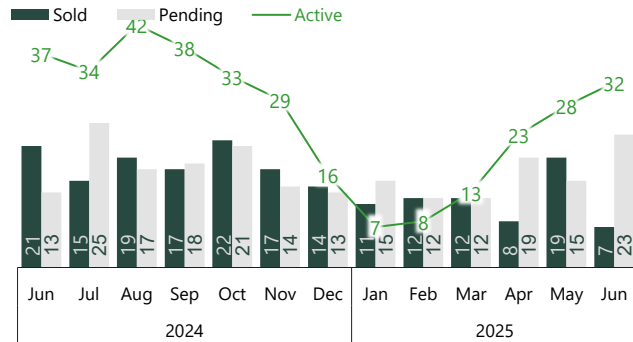


Report Date: Jul 5, 2025

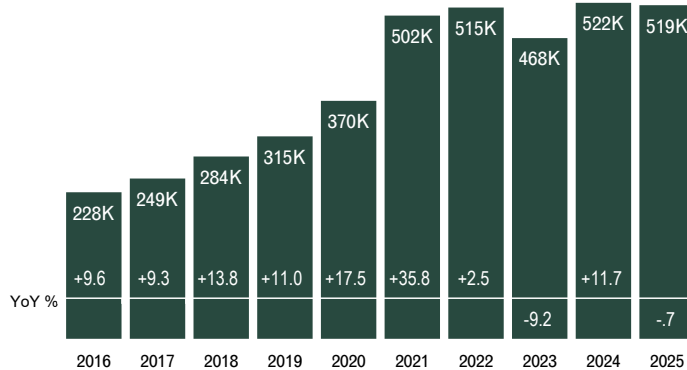
MONTHLY MARKET TRENDS

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

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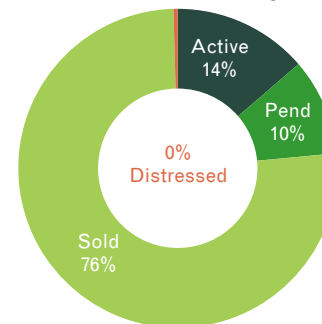
Area: 500, SW Boise

June 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)				
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	19	-	306,593	282,433	92.1%	790	357.36
300 - 399K	3	2	26	27	1.4	387,138	368,875	95.3%	1,292	285.44
400 - 499K	6	8	70	31	1.0	451,403	443,590	98.3%	1,609	275.70
500 - 599K	3	6	37	40	1.0	549,874	546,741	99.4%	2,160	253.17
600 - 799K	13	3	33	35	4.7	695,733	674,042	96.9%	2,582	261.07
800 - 999K	5	4	8	44	7.5	930,112	906,250	97.4%	2,828	320.46
1 - 1.5M	2	-	1	295	24.0	1,149,900	1,110,000	96.5%	3,083	360.04
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	32	23	178	35	2.2	530,780	518,664	97.7%	1,907	\$272

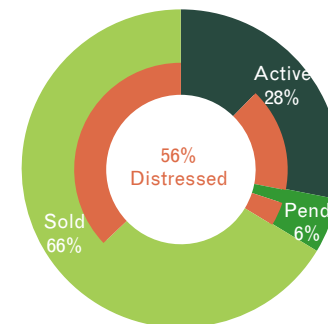
Avg Price \$664,375 \$579,565 \$518,664

Current Market Strength



- VS -

2010 Market Distress

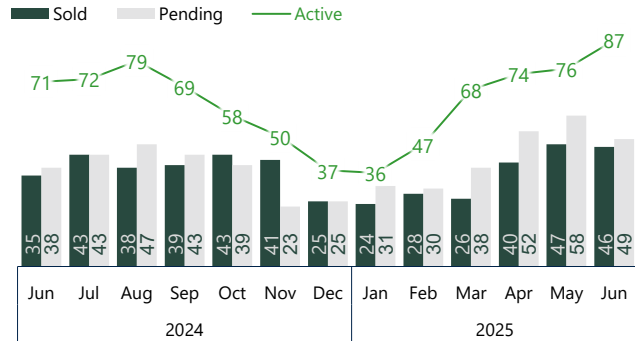


Report Date: Jul 5, 2025

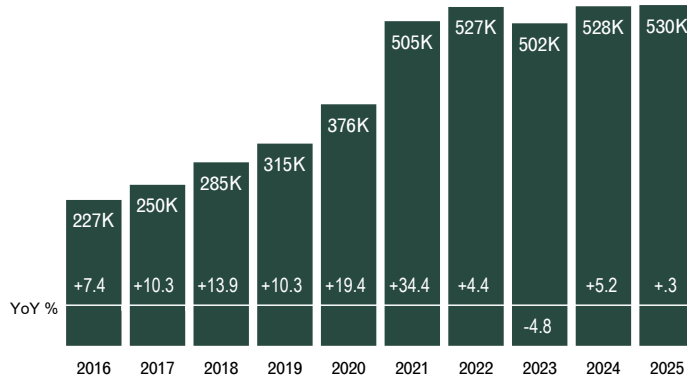
MONTHLY MARKET TRENDS

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

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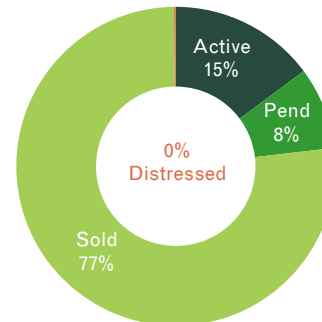
Area: 550, SW Boise/Meridian

June 2025

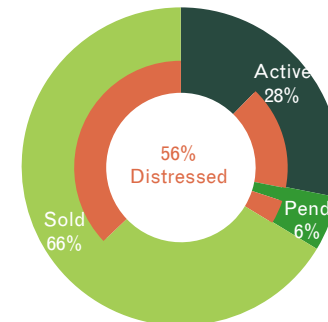
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	5	48	2.4	282,200	261,625	92.7%	977	267.84	-
300 - 399K	6	2	58	33	1.2	387,175	377,130	97.4%	1,279	294.76	1
400 - 499K	23	23	174	33	1.6	458,450	447,679	97.7%	1,728	259.09	-
500 - 599K	23	10	103	36	2.7	553,689	543,697	98.2%	2,254	241.25	-
600 - 799K	22	11	82	29	3.2	684,939	675,861	98.7%	2,475	273.05	-
800 - 999K	8	1	24	46	4.0	921,860	876,274	95.1%	2,845	308.01	-
1 - 1.5M	2	2	4	39	6.0	1,232,225	1,206,500	97.9%	5,127	235.35	-
1.5 - 2M	1	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	87	49	450	34	2.3	541,969	529,679	97.7%	2,008	\$264	1

Avg Price \$626,105 \$563,197 \$529,679

Current Market Strength



- VS - 2010 Market Distress

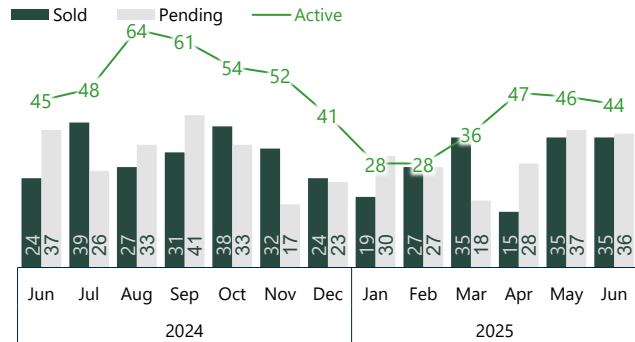


Report Date: Jul 5, 2025

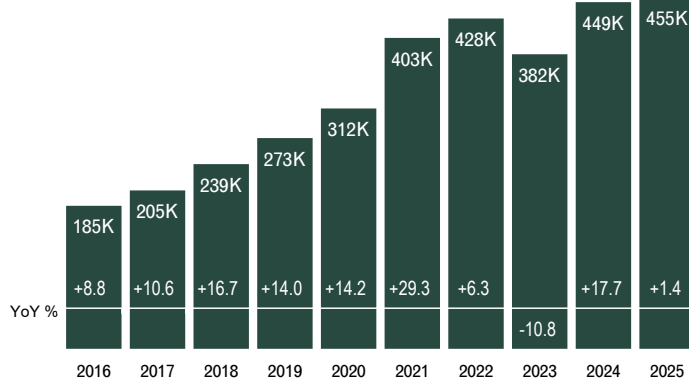
MONTHLY MARKET TRENDS

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

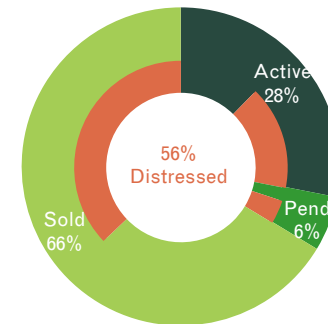
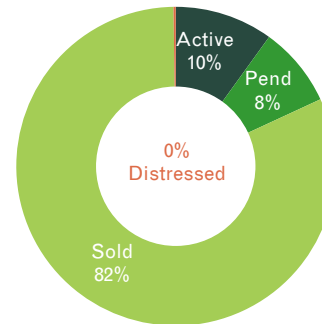
June 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	2	63	-	207,450	183,500	88.5%	663	276.77	-
200 - 299K	3	2	20	27	1.8	276,721	262,897	95.0%	929	283.03	-
300 - 399K	8	8	125	28	0.8	370,684	362,623	97.8%	1,308	277.14	1
400 - 499K	17	11	121	28	1.7	460,337	448,173	97.4%	1,707	262.51	-
500 - 599K	9	8	53	31	2.0	552,837	542,538	98.1%	2,205	246.07	-
600 - 799K	3	7	29	37	1.2	703,962	683,662	97.1%	2,707	252.52	-
800 - 999K	3	-	8	41	4.5	916,299	880,875	96.1%	3,049	288.92	-
1 - 1.5M	1	-	3	158	4.0	1,383,000	1,174,667	84.9%	7,155	164.17	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	44	36	361	31	1.5	468,643	455,217	97.1%	1,749	\$260	1
Avg Price	\$506,848	\$490,179	\$455,217								

Current Market Strength

- VS -

2010 Market Distress

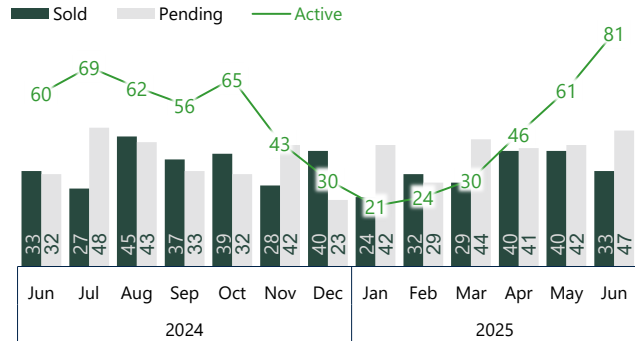


Report Date: Jul 5, 2025

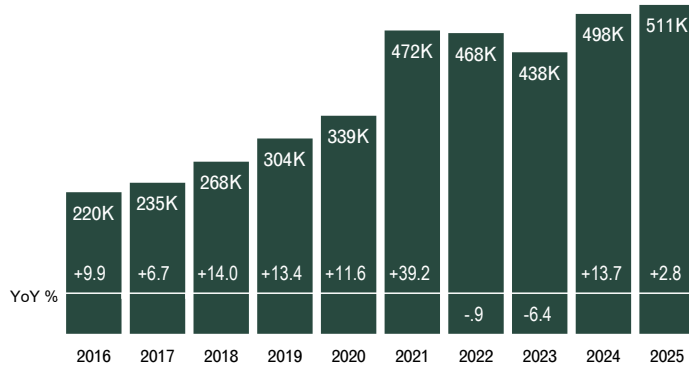
MONTHLY MARKET TRENDS

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

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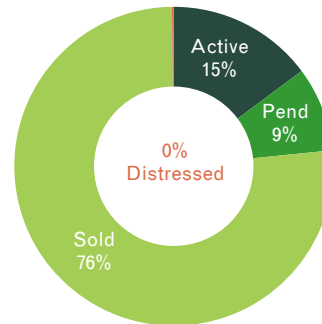
Area: 650, W Boise/Meridian

June 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)				
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	1	1	1	-	199,000	197,000	99.0%	663	297.13
200 - 299K	2	1	2	20	12.0	334,000	279,500	83.7%	1,151	242.83
300 - 399K	8	13	72	19	1.3	369,774	364,909	98.7%	1,268	287.87
400 - 499K	20	18	177	24	1.4	453,436	443,657	97.8%	1,644	269.85
500 - 599K	15	4	90	36	2.0	563,448	550,239	97.7%	2,244	245.17
600 - 799K	23	8	52	36	5.3	705,444	683,639	96.9%	2,760	247.70
800 - 999K	12	2	20	27	7.2	920,035	906,185	98.5%	3,606	251.33
1 - 1.5M	1	-	4	9	3.0	1,253,500	1,250,000	99.7%	3,551	352.06
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	81	47	418	27	2.3	522,863	511,366	97.8%	1,955	\$262

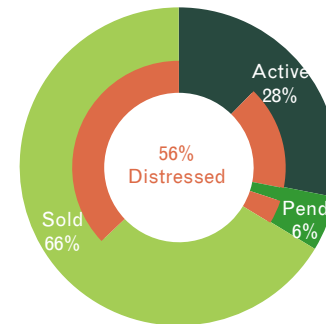
Avg Price \$606,992 \$489,109 \$511,366

Current Market Strength



- VS -

2010 Market Distress

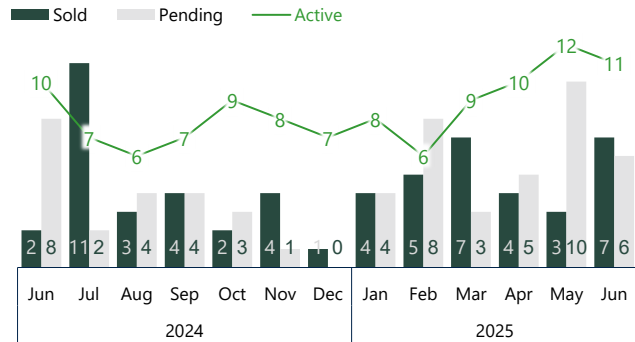


Report Date: Jul 5, 2025

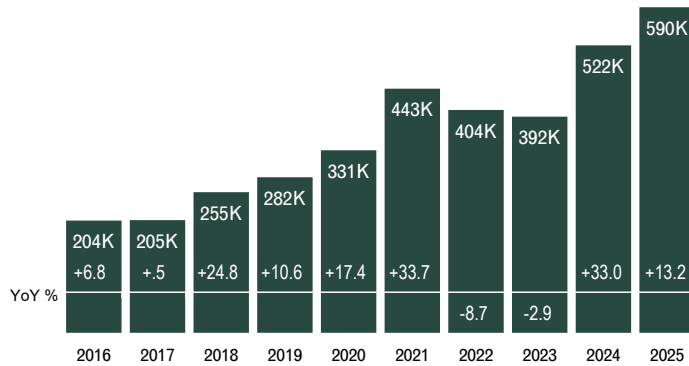
MONTHLY MARKET TRENDS

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

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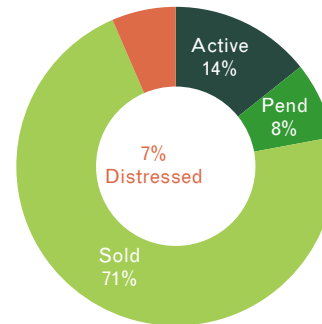
Area: 700, Garden City

June 2025

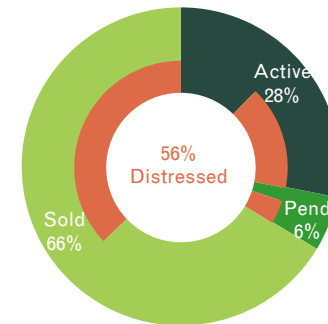
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	96	-	299,500	216,950	72.4%	1,391	156.02	-
300 - 399K	-	-	7	18	-	379,929	366,400	96.4%	1,167	314.08	-
400 - 499K	2	2	19	18	1.3	454,754	446,150	98.1%	1,412	315.95	-
500 - 599K	2	2	5	42	4.8	548,600	544,600	99.3%	1,604	339.53	1
600 - 799K	2	-	15	34	1.6	721,080	703,420	97.6%	2,195	320.53	3
800 - 999K	-	1	3	18	-	983,267	956,633	97.3%	2,945	324.87	1
1 - 1.5M	5	1	4	9	15.0	1,230,000	1,214,250	98.7%	2,544	477.30	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	11	6	55	27	2.4	605,960	590,486	97.4%	1,777	\$332	5

Avg Price \$857,619 \$709,483 \$590,486

Current Market Strength



- VS - 2010 Market Distress

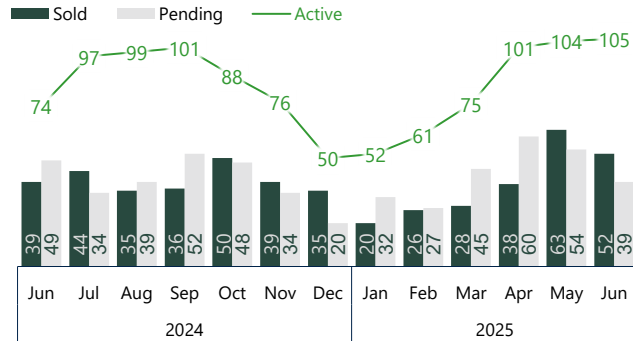


Report Date: Jul 5, 2025

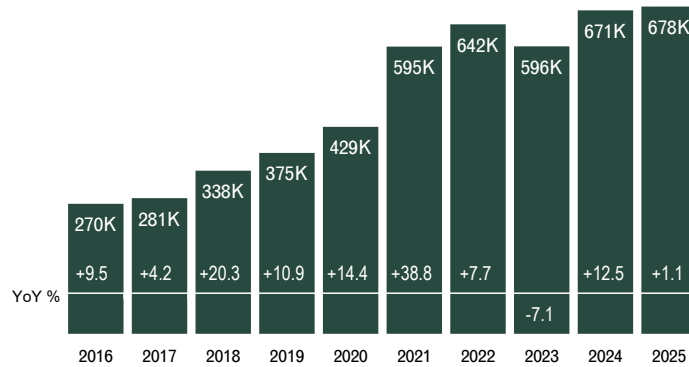
MONTHLY MARKET TRENDS

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

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Area: 800, NW Boise/Garden City

June 2025

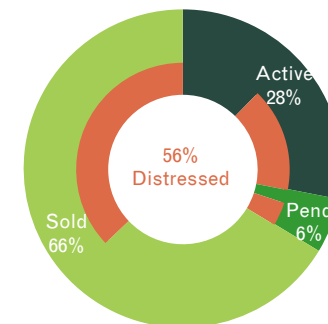
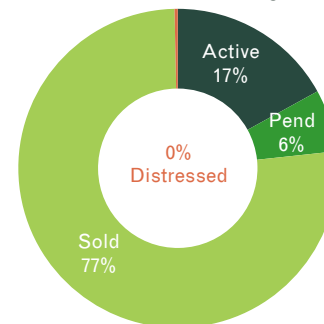
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	9	33	-	269,864	247,856	91.8%	803	308.79	-
300 - 399K	4	5	38	36	1.3	383,360	368,471	96.1%	1,243	296.42	1
400 - 499K	11	5	120	28	1.1	453,087	443,194	97.8%	1,410	314.24	1
500 - 599K	18	8	78	34	2.8	559,683	546,436	97.6%	1,835	297.74	-
600 - 799K	26	9	109	34	2.9	705,678	688,003	97.5%	2,265	303.69	-
800 - 999K	20	7	59	43	4.1	930,685	892,732	95.9%	2,745	325.24	-
1 - 1.5M	21	3	43	32	5.9	1,222,255	1,189,287	97.3%	3,439	345.83	-
1.5 - 2M	1	1	13	43	0.9	1,699,453	1,671,304	98.3%	3,937	424.47	-
2 - 2.5M	3	-	2	58	18.0	2,174,500	2,150,000	98.9%	5,319	404.25	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	1	299	-	3,595,000	3,250,000	90.4%	12,741	255.08	-
Totals	105	39	472	35	2.7	697,977	678,216	97.2%	2,115	\$321	2

Avg Price \$853,629 \$681,225 \$678,216

Current Market Strength

- VS -

2010 Market Distress



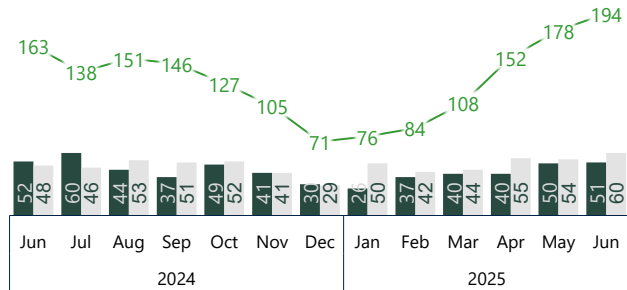
Report Date: Jul 5, 2025

MONTHLY MARKET TRENDS

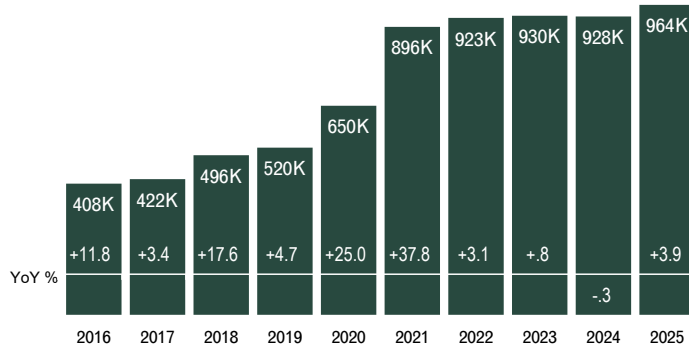
Existing Homes

Monthly Trends

■ Sold ■ Pending — Active



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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Area: 900, Eagle

June 2025

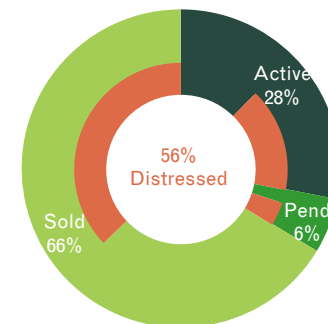
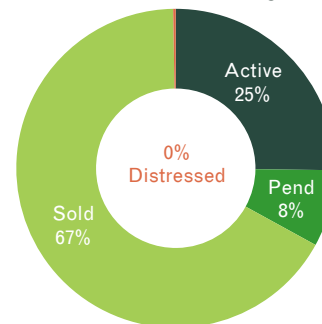
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	2	-	299,000	295,000	98.7%	960	307.29	-
300 - 399K	2	2	13	32	1.8	341,715	326,369	95.5%	1,027	317.74	-
400 - 499K	9	2	37	47	2.9	482,532	461,643	95.7%	1,622	284.65	-
500 - 599K	14	7	69	36	2.4	566,054	547,554	96.7%	1,915	285.94	-
600 - 799K	45	18	125	43	4.3	729,122	700,265	96.0%	2,351	297.84	-
800 - 999K	31	8	100	50	3.7	932,870	899,582	96.4%	2,848	315.83	1
1 - 1.5M	52	16	110	56	5.7	1,266,219	1,206,418	95.3%	3,412	353.55	1
1.5 - 2M	22	5	31	62	8.5	1,744,045	1,698,361	97.4%	3,901	435.33	-
2 - 2.5M	10	1	13	64	9.2	2,279,908	2,168,678	95.1%	4,935	439.41	-
2.5 - 3M	5	1	11	38	5.5	2,941,132	2,755,909	93.7%	5,543	497.15	-
>3M	4	-	4	21	12.0	3,809,998	3,716,250	97.5%	6,025	616.80	-
Totals	194	60	514	47	4.5	1,005,177	964,240	95.9%	2,783	\$346	2

Avg Price \$1,201,039 \$972,099 \$964,240

Current Market Strength

- VS -

2010 Market Distress



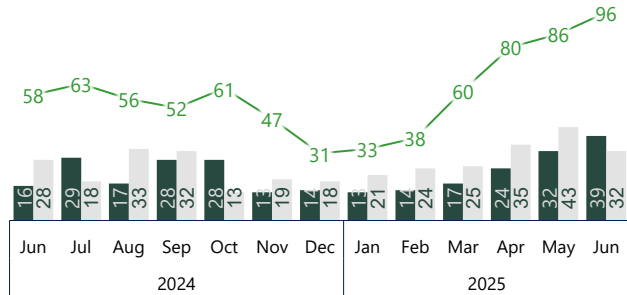
Report Date: Jul 5, 2025

MONTHLY MARKET TRENDS

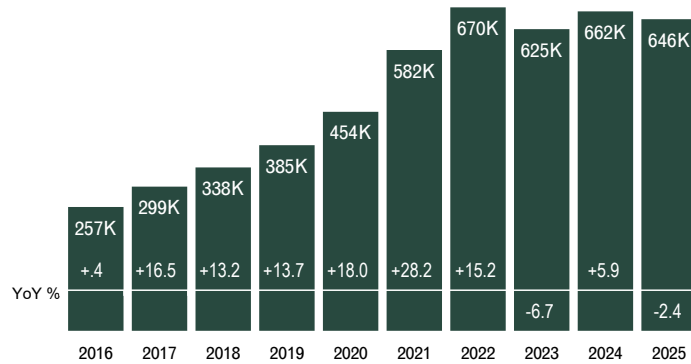
Existing Homes

Monthly Trends

■ Sold ■ Pending — Active



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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Area: 950, Star

June 2025

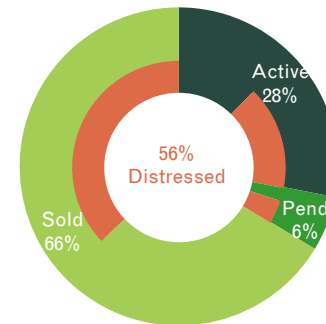
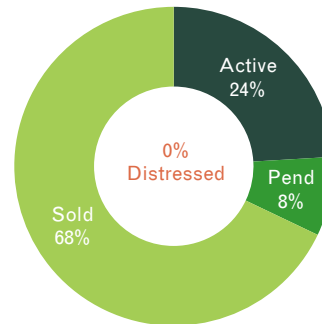
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	1	-	281,250	251,250	89.3%	1,609	156.15	-
300 - 399K	3	4	16	28	2.3	383,075	373,394	97.5%	1,355	275.50	-
400 - 499K	5	6	71	41	0.8	458,503	446,834	97.5%	1,809	247.07	-
500 - 599K	26	7	60	27	5.2	569,031	553,769	97.3%	2,321	238.56	-
600 - 799K	23	8	67	43	4.1	724,954	705,767	97.4%	2,629	268.43	-
800 - 999K	25	6	34	50	8.8	946,962	907,887	95.9%	2,935	309.32	-
1 - 1.5M	9	1	20	51	5.4	1,259,962	1,199,940	95.2%	3,500	342.81	-
1.5 - 2M	5	-	1	113	60.0	1,739,000	1,549,000	89.1%	2,778	557.60	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	96	32	271	39	4.3	668,244	646,238	96.7%	2,367	\$273	0

Avg Price \$787,660 \$629,168 \$646,238

Current Market Strength

- VS -

2010 Market Distress

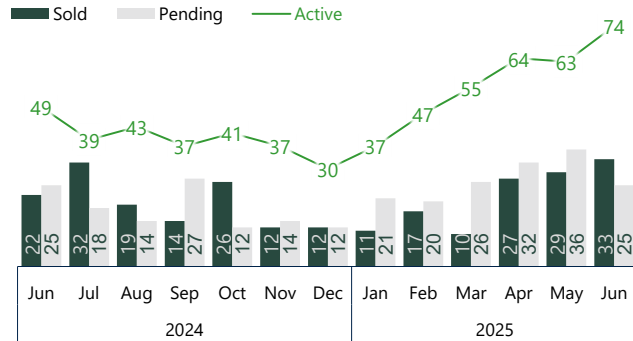


Report Date: Jul 5, 2025

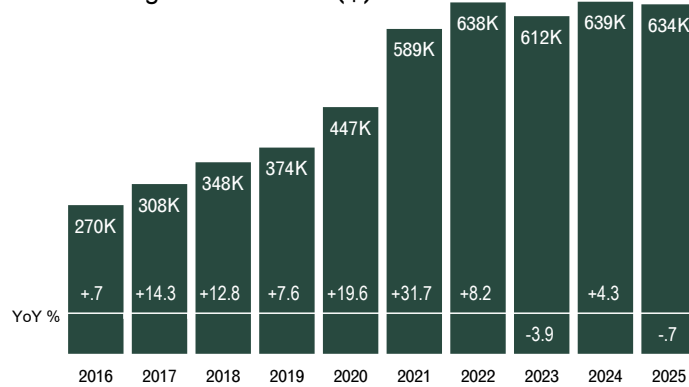
MONTHLY MARKET TRENDS

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

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Area: 1000, SE Meridian

June 2025

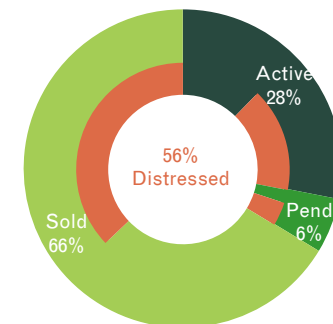
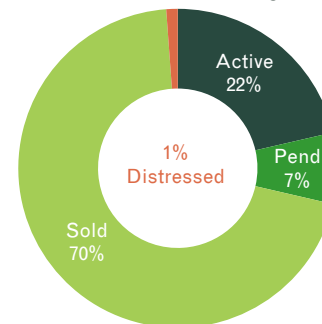
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\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	3	24	-	401,567	391,933	97.6%	1,412	277.57
400 - 499K	5	3	60	24	1.0	451,965	444,407	98.3%	1,700	261.40
500 - 599K	30	5	62	36	5.8	559,151	545,143	97.5%	2,158	252.59
600 - 799K	15	8	80	39	2.3	705,512	687,314	97.4%	2,655	258.85
800 - 999K	15	8	27	51	6.7	908,774	875,522	96.3%	3,174	275.80
1 - 1.5M	8	1	10	87	9.6	1,270,680	1,186,740	93.4%	3,680	322.45
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	74	25	243	38	3.7	652,970	634,056	97.1%	2,387	\$266

Avg Price \$735,981 \$710,731 \$634,056

Current Market Strength

- VS -

2010 Market Distress

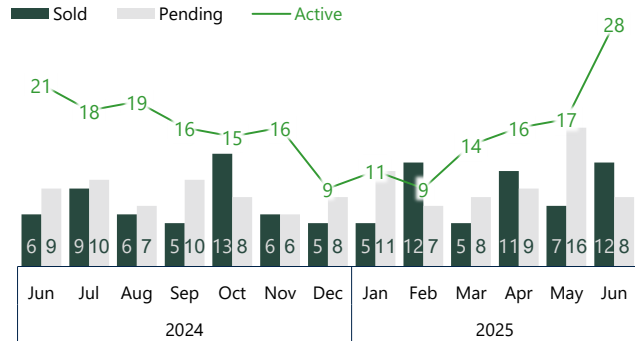


Report Date: Jul 5, 2025

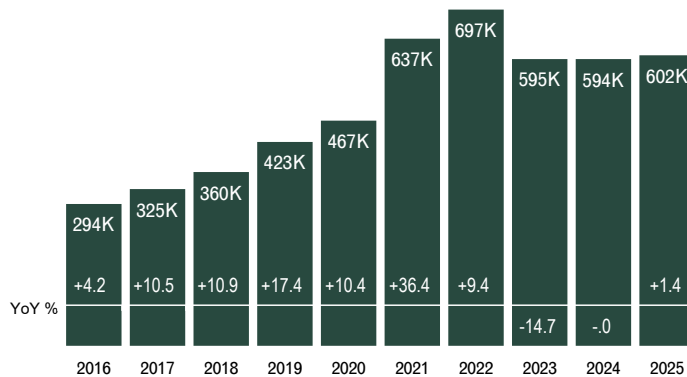
MONTHLY MARKET TRENDS

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

June 2025

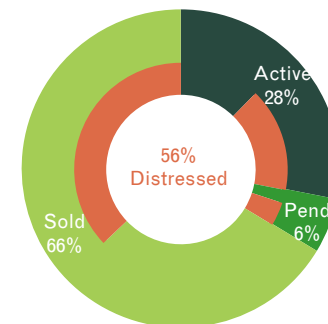
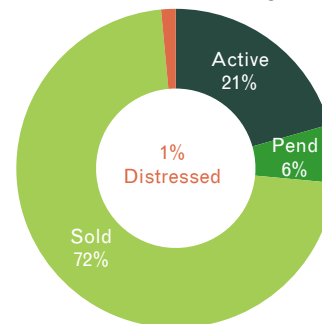
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	2	13	16	1.8	378,692	374,608	98.9%	1,361	275.31	1
400 - 499K	3	-	28	31	1.3	472,128	457,230	96.8%	1,840	248.54	-
500 - 599K	2	1	20	35	1.2	561,244	547,569	97.6%	2,181	251.08	1
600 - 799K	13	3	20	60	7.8	706,710	686,045	97.1%	2,725	251.72	-
800 - 999K	3	1	12	56	3.0	882,883	865,042	98.0%	2,948	293.41	-
1 - 1.5M	3	1	4	52	9.0	1,237,000	1,203,975	97.3%	3,311	363.66	-
1.5 - 2M	2	-	1	16	24.0	1,498,000	1,500,000	100.1%	4,081	367.56	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	28	8	98	39	3.4	617,778	602,459	97.5%	2,245	\$268	2

Avg Price \$793,777 \$684,838 \$602,459

Current Market Strength

- VS -

2010 Market Distress

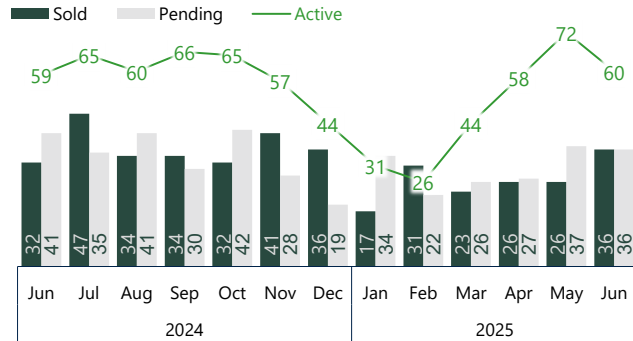


Report Date: Jul 5, 2025

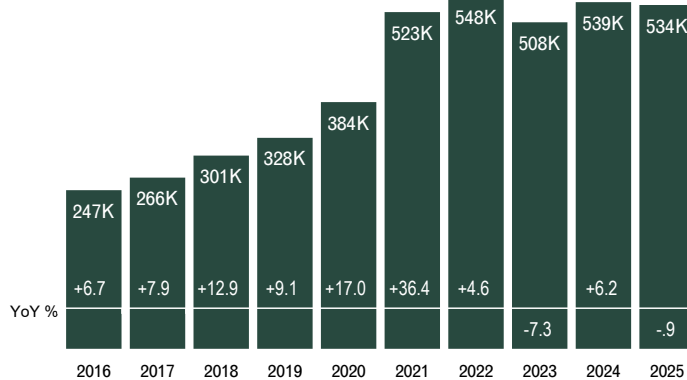
MONTHLY MARKET TRENDS

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

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Area: 1020, NE Meridian

June 2025

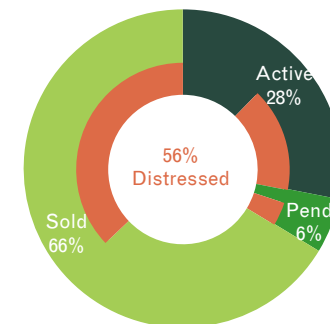
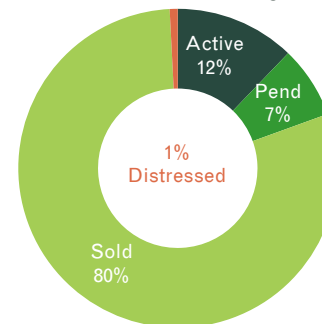
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)				
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	6	28	2.0	284,967	277,842	97.5%	728	381.48
300 - 399K	2	5	45	23	0.5	391,914	380,724	97.1%	1,326	287.10
400 - 499K	16	9	141	26	1.4	448,651	442,056	98.5%	1,617	273.39
500 - 599K	15	9	100	36	1.8	561,977	549,624	97.8%	2,125	258.60
600 - 799K	22	8	79	44	3.3	680,799	666,205	97.9%	2,668	249.75
800 - 999K	3	1	16	22	2.3	868,074	853,548	98.3%	3,205	266.35
1 - 1.5M	-	3	5	38	-	1,243,000	1,192,000	95.9%	4,115	289.70
1.5 - 2M	1	1	1	2	12.0	1,699,000	1,699,000	100.0%	4,248	399.95
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	60	36	393	32	1.8	545,521	534,448	98.0%	2,014	\$265

Avg Price \$607,281 \$638,285 \$534,448

Current Market Strength

- VS -

2010 Market Distress

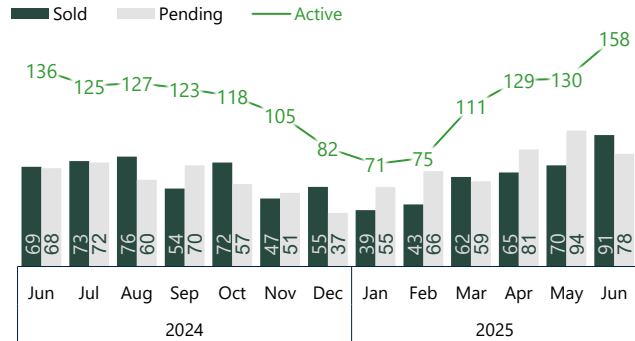


Report Date: Jul 5, 2025

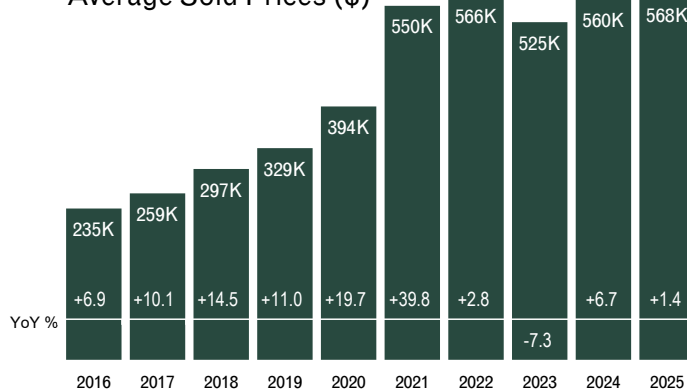
MONTHLY MARKET TRENDS

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

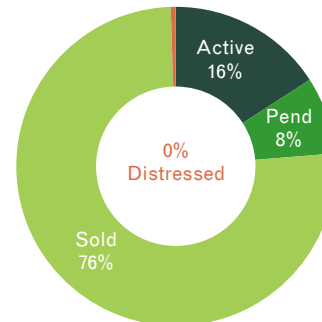
Area: 1030, NW Meridian

June 2025

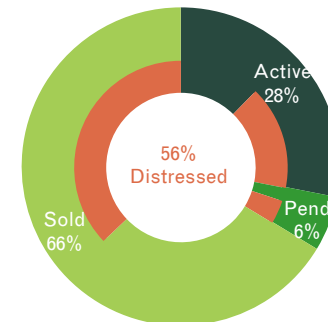
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	2	71	—	292,450	282,450	96.6%	959	294.68	—
300 - 399K	6	7	95	30	0.8	383,216	372,224	97.1%	1,302	285.97	2
400 - 499K	50	25	271	28	2.2	455,590	445,488	97.8%	1,694	263.01	1
500 - 599K	43	19	162	33	3.2	565,381	550,758	97.4%	2,134	258.08	—
600 - 799K	41	18	150	41	3.3	700,730	684,575	97.7%	2,512	272.55	1
800 - 999K	8	5	50	38	1.9	904,832	884,390	97.7%	3,173	278.76	—
1 - 1.5M	6	2	17	28	4.2	1,192,047	1,142,229	95.8%	3,584	318.74	1
1.5 - 2M	2	2	2	14	12.0	1,637,000	1,600,000	97.7%	3,615	442.66	—
2 - 2.5M	1	—	3	62	4.0	2,144,633	2,031,633	94.7%	5,320	381.89	—
2.5 - 3M	1	—	—	—	—	—	—	—	—	—	—
>3M	—	—	2	54	—	3,350,000	3,275,000	97.8%	7,270	450.48	—
Totals	158	78	754	33	2.5	582,322	567,699	97.5%	2,075	\$274	5

Avg Price \$630,482 \$598,883 \$567,699

Current Market Strength



- VS - 2010 Market Distress

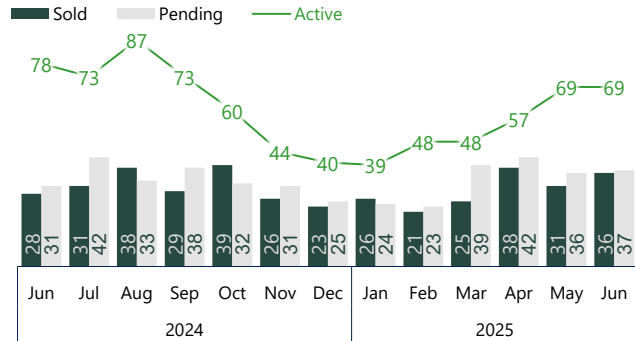


Report Date: Jul 5, 2025

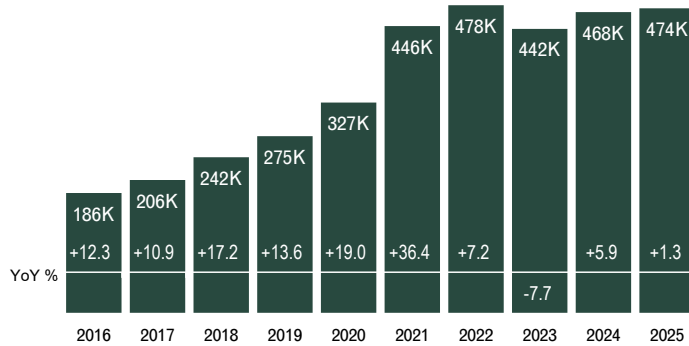
MONTHLY MARKET TRENDS

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

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Area: 1100, Kuna

June 2025

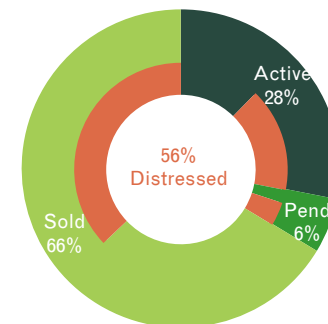
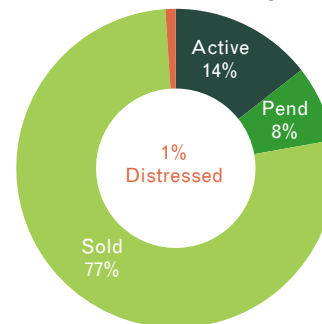
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)				
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	3	-	299,000	299,000	100.0%	958	312.11
300 - 399K	10	15	112	33	1.1	376,804	366,488	97.3%	1,346	272.30
400 - 499K	27	13	152	35	2.1	449,967	440,681	97.9%	1,869	235.81
500 - 599K	13	2	49	44	3.2	563,685	546,779	97.0%	2,250	243.05
600 - 799K	17	6	46	53	4.4	695,619	671,861	96.6%	2,550	263.47
800 - 999K	2	1	3	47	8.0	908,293	883,000	97.2%	3,548	248.90
1 - 1.5M	-	-	3	43	-	1,233,300	1,175,000	95.3%	3,153	372.70
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	69	37	367	38	2.3	486,621	473,528	97.3%	1,872	\$253

Avg Price \$538,862 \$472,966 \$473,528

Current Market Strength

- VS -

2010 Market Distress



Report Date: Jul 5, 2025