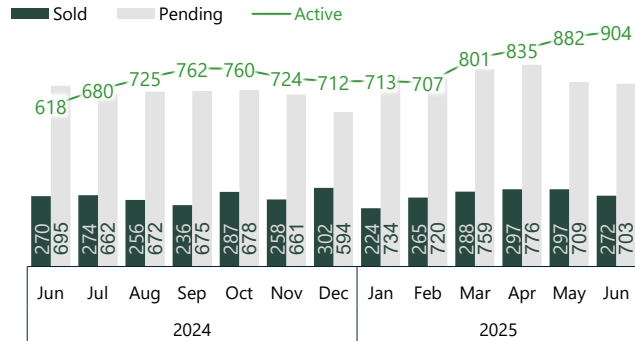


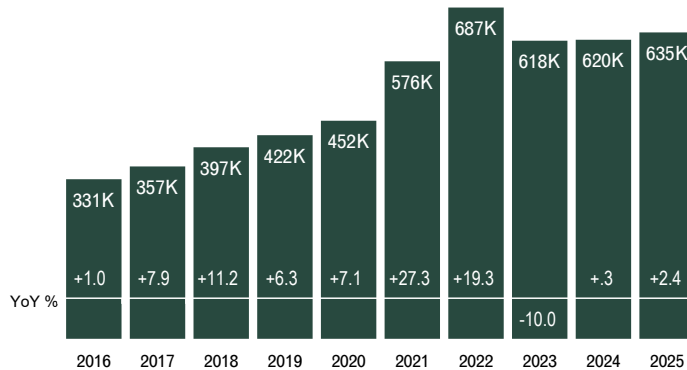
MONTHLY MARKET TRENDS

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

June 2025

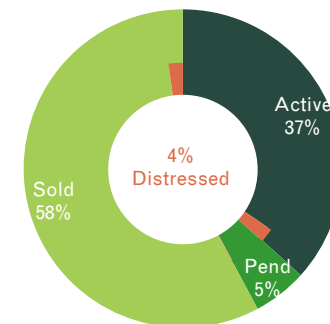
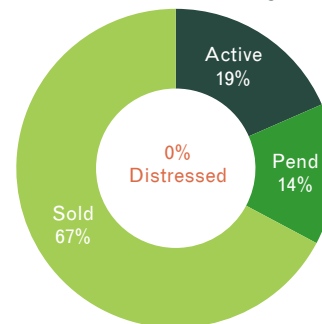
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	48	57	181	72	3.2	398,998	384,653	96.4%	1,455	264.39	—
400 - 499K	224	185	1,132	72	2.4	463,121	449,481	97.1%	1,788	251.36	—
500 - 599K	186	106	707	65	3.2	560,236	547,863	97.8%	2,172	252.19	—
600 - 799K	224	185	717	63	3.7	693,980	686,839	99.0%	2,437	281.86	—
800 - 999K	81	73	277	61	3.5	872,778	879,888	100.8%	2,737	321.42	—
1 - 1.5M	94	68	204	70	5.5	1,205,699	1,201,346	99.6%	3,188	376.84	—
1.5 - 2M	24	14	53	61	5.4	1,690,588	1,701,224	100.6%	3,674	463.05	—
2 - 2.5M	15	6	19	64	9.5	2,339,355	2,256,682	96.5%	4,053	556.80	—
2.5 - 3M	4	7	5	7	9.6	2,669,332	2,679,772	100.4%	5,457	491.05	—
>3M	4	2	—	—	—	—	—	—	—	—	—
Totals	904	703	3,295	67	3.3	644,995	635,351	98.5%	2,209	\$288	0

Avg Price \$743,250 \$714,442 \$635,351

Current Market Strength

- VS -

2010 Market Distress

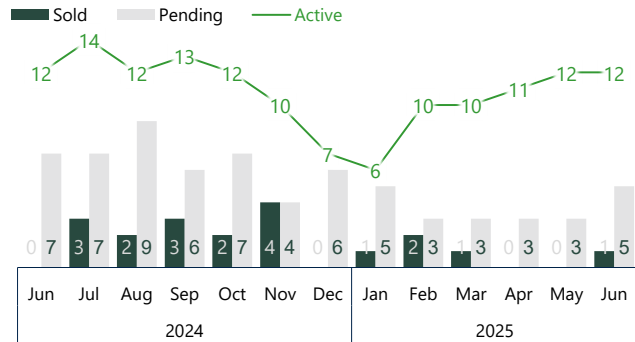


Report Date: Jul 5, 2025

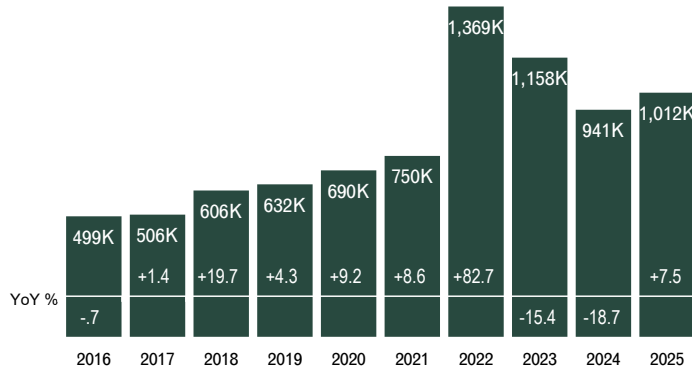
MONTHLY MARKET TRENDS

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

June 2025

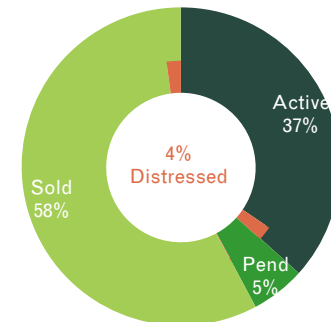
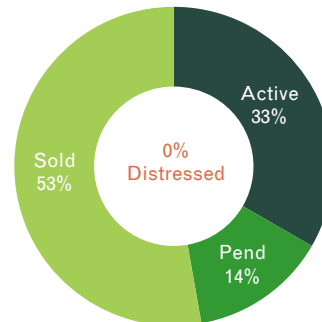
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	1	261	-	499,000	464,000	93.0%	778	596.40	-
500 - 599K	1	-	-	-	-	-	-	-	-	-	-
600 - 799K	3	2	9	137	4.0	673,233	666,200	99.0%	1,848	360.52	-
800 - 999K	4	1	2	201	24.0	888,950	889,470	100.1%	2,301	386.64	-
1 - 1.5M	1	1	3	268	4.0	1,133,267	1,075,968	94.9%	2,123	506.74	-
1.5 - 2M	1	1	2	115	6.0	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	5	19	171	7.6	1,049,674	1,011,823	96.4%	2,274	\$445	0

Avg Price \$1,541,850 \$1,101,938 \$1,011,823

Current Market Strength

- VS -

2010 Market Distress

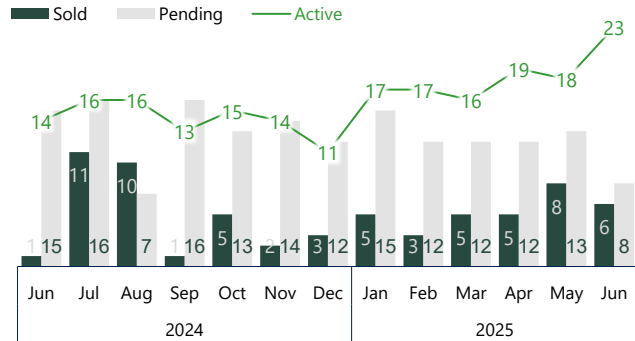


Report Date: Jul 5, 2025

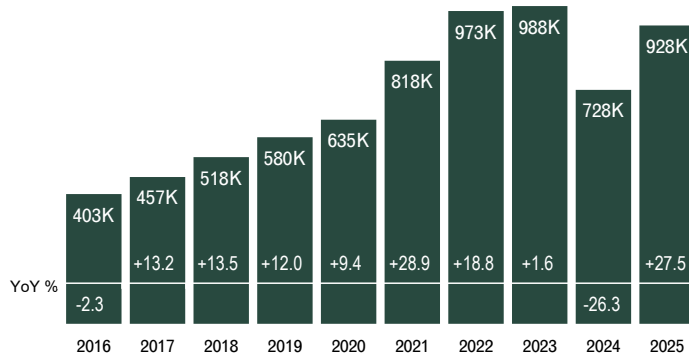
MONTHLY MARKET TRENDS

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

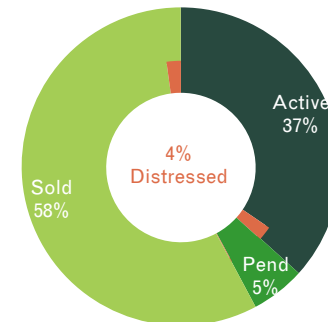
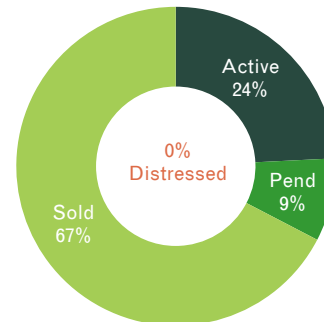
June 2025

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	3	1	10	49	3.6	368,400	368,410	100.0%	697	528.41	—
400 - 499K	5	1	16	70	3.8	457,713	457,713	100.0%	916	499.72	—
500 - 599K	3	3	5	19	7.2	532,900	532,880	100.0%	1,191	447.50	—
600 - 799K	2	1	9	71	2.7	783,257	774,406	98.9%	2,152	359.89	—
800 - 999K	2	—	5	60	4.8	846,524	841,732	99.4%	2,236	376.51	—
1 - 1.5M	2	—	8	27	3.0	1,250,228	1,232,517	98.6%	2,843	433.55	—
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	—	6	39	4.0	2,385,054	2,335,252	97.9%	4,163	561.02	—
2.5 - 3M	1	1	2	15	6.0	3,125,000	2,900,000	92.8%	5,512	526.12	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	23	8	64	51	4.3	942,285	927,946	98.5%	2,002	\$463	0
Avg Price	\$1,021,762	\$944,855	\$927,946								

Current Market Strength

- VS -

2010 Market Distress

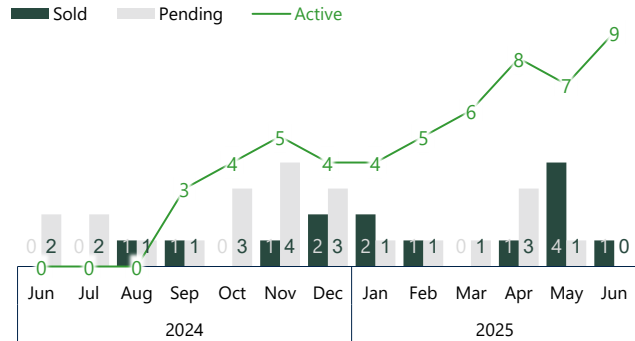


Report Date: Jul 5, 2025

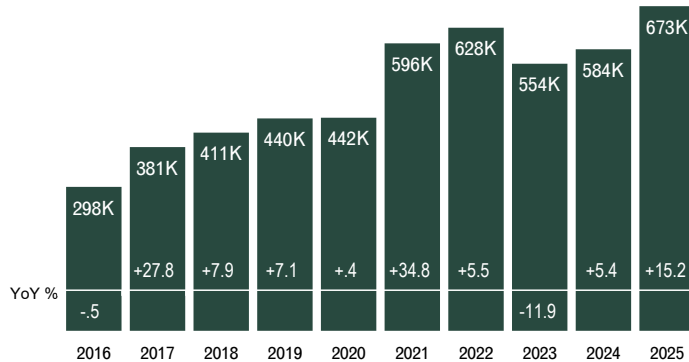
MONTHLY MARKET TRENDS

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

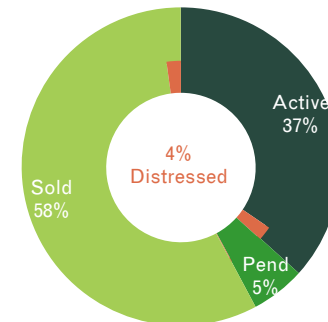
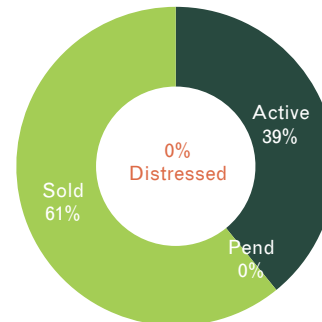
June 2025

Price \$1000's	# Active as of 07/05/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	1	-	6	31	2.0	557,250	558,267	100.2%	1,693	329.69	-
600 - 799K	5	-	6	49	10.0	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	58	-	1,049,900	1,050,000	100.0%	2,463	426.31	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	9	0	14	40	7.7	681,050	672,821	98.8%	2,013	\$334	0
Avg Price	\$728,089	\$0	\$672,821								

Current Market Strength

- VS -

2010 Market Distress

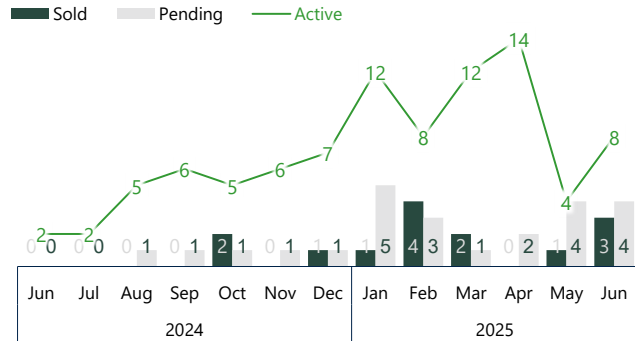


Report Date: Jul 5, 2025

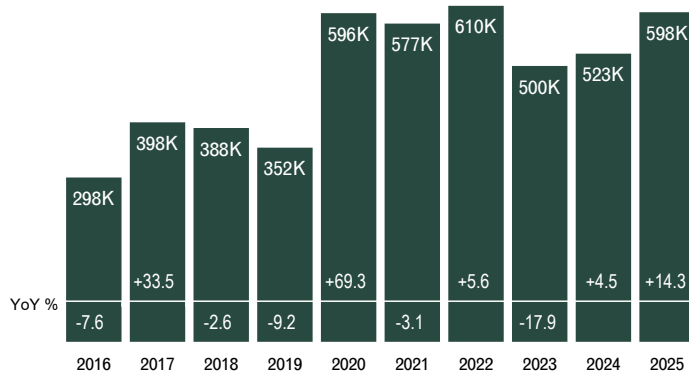
MONTHLY MARKET TRENDS

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

June 2025

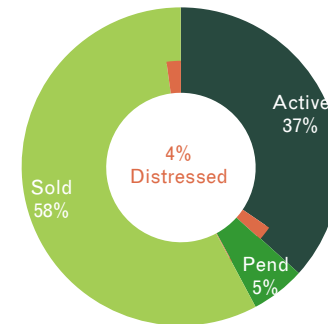
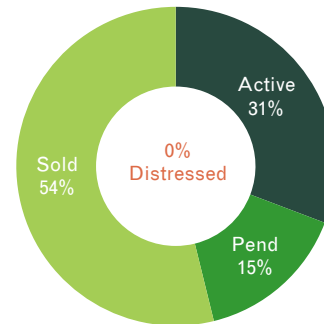
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K	—	—	—	—	—	—	—		—		—
200 - 299K	—	—	—	—	—	—	—		—		—
300 - 399K	1	—	—	—	—	—	—		—		—
400 - 499K	2	—	1	14	24.0	489,880	489,880	100.0%	1,341	365.31	—
500 - 599K	3	—	7	25	5.1	560,829	549,078	97.9%	1,643	334.25	—
600 - 799K	2	4	6	74	4.0	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	8	4	14	45	6.9	607,879	597,768	98.3%	1,860	\$321	0

Avg Price \$553,550 \$679,970 \$597,768

Current Market Strength

- VS -

2010 Market Distress

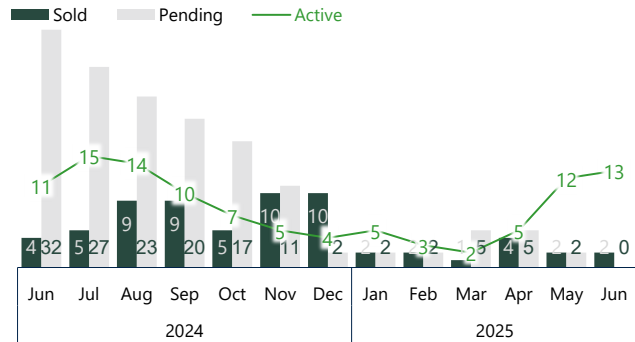


Report Date: Jul 5, 2025

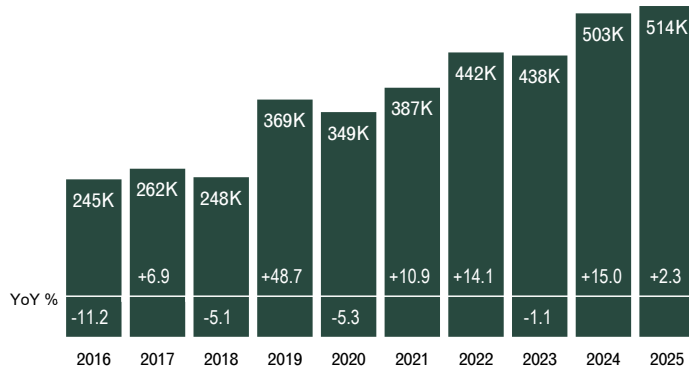
MONTHLY MARKET TRENDS

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

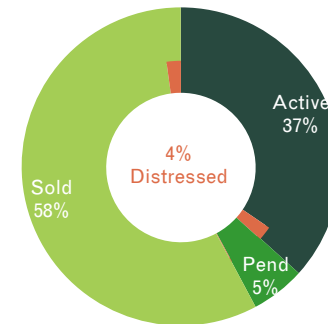
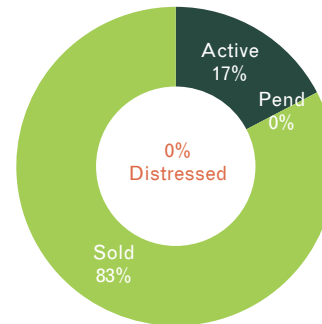
June 2025

Price	# Active	# Pend	# Sold	CDOM	Months	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	—	—	394,594	386,414	97.9%	1,024	377.36	—
400 - 499K	—	—	23	61	—	465,007	450,961	97.0%	1,578	285.86	—
500 - 599K	1	—	31	53	0.4	545,598	533,566	97.8%	2,118	251.90	—
600 - 799K	12	—	5	15	28.8	674,990	660,394	97.8%	2,431	271.68	—
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	13	0	62	52	2.5	526,981	514,314	97.6%	1,914	\$269	0
Avg Price	\$666,529	\$0	\$514,314								

Current Market Strength

- VS -

2010 Market Distress



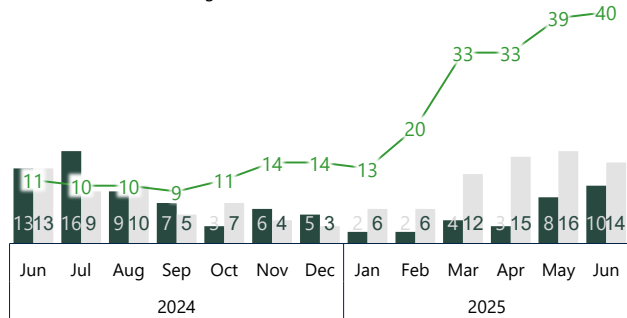
Report Date: Jul 5, 2025

MONTHLY MARKET TRENDS

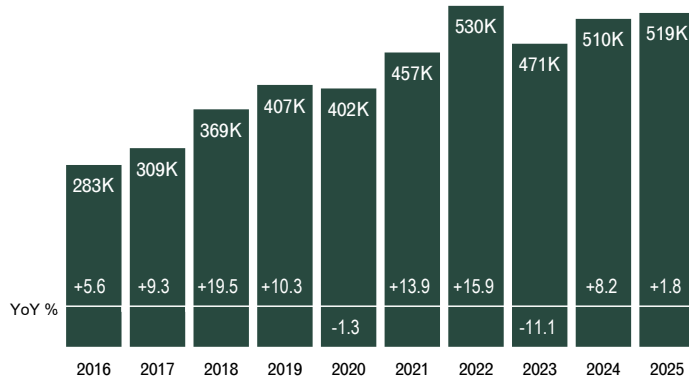
New Construction Homes

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: 550, SW Boise/Meridian

June 2025

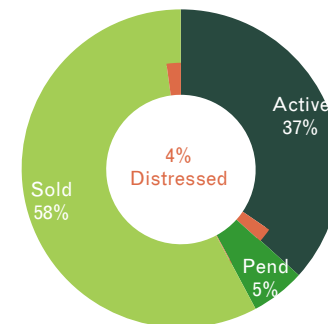
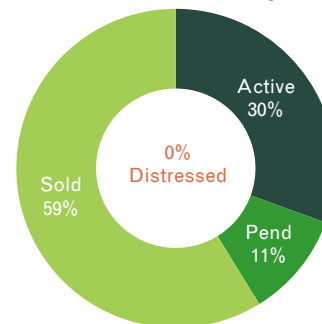
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	-	6	191	2.0	449,323	392,310	87.3%	1,559	251.62	-
400 - 499K	22	10	37	97	7.1	479,476	459,454	95.8%	1,707	269.18	-
500 - 599K	6	1	15	65	4.8	559,233	545,903	97.6%	1,956	279.08	-
600 - 799K	11	3	19	67	6.9	661,743	654,362	98.9%	2,491	262.70	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	40	14	77	90	6.2	537,639	519,157	96.6%	1,937	\$268	0

Avg Price \$511,961 \$517,564 \$519,157

Current Market Strength

- VS -

2010 Market Distress

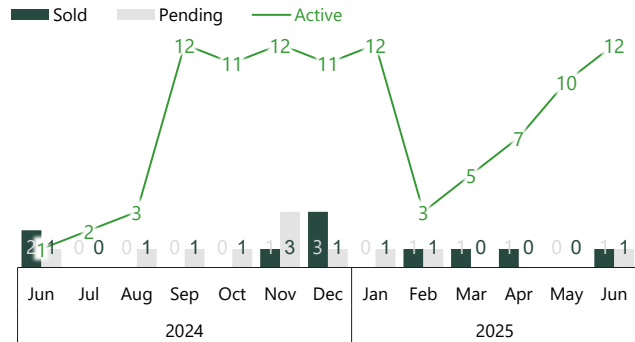


Report Date: Jul 5, 2025

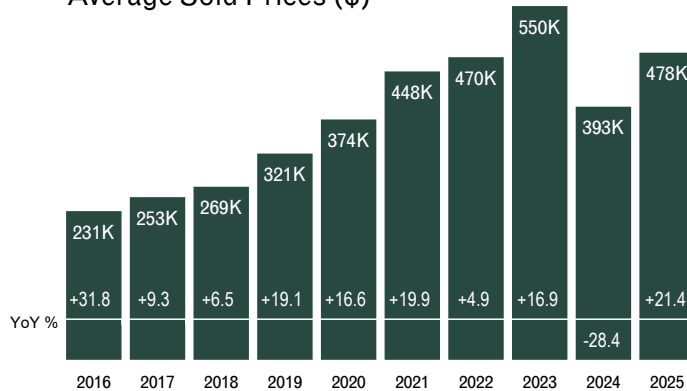
MONTHLY MARKET TRENDS

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: 600, W Boise

June 2025

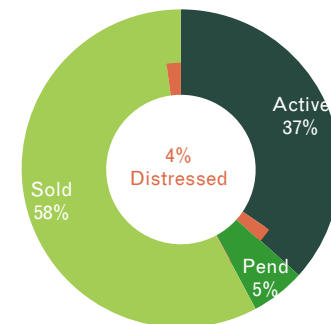
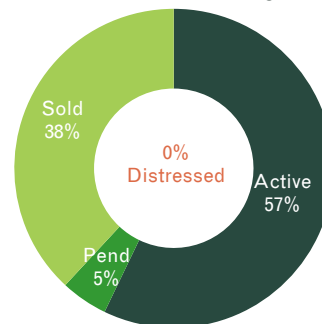
Price \$1000's	# Active as of 07/05/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					# Dis- tressed
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	5	34	-	347,740	342,080	98.4%	1,138	300.70	-
400 - 499K	1	-	-	-	-	-	-	-	-	-	-
500 - 599K	4	-	1	47	48.0	589,900	589,900	100.0%	1,938	304.39	-
600 - 799K	4	-	1	4	48.0	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	12	1	8	35	18.0	483,563	477,525	98.8%	1,531	\$312	0

Avg Price \$680,383 \$399,900 \$477,525

Current Market Strength

- VS -

2010 Market Distress

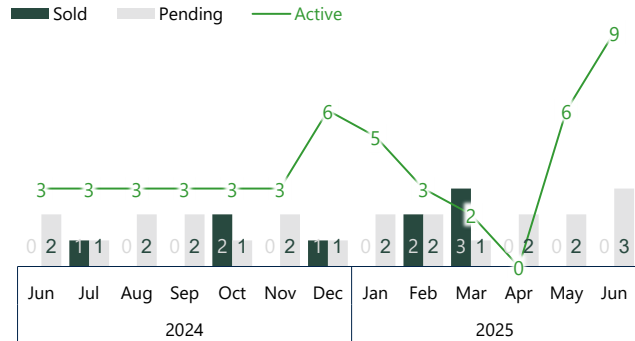


Report Date: Jul 5, 2025

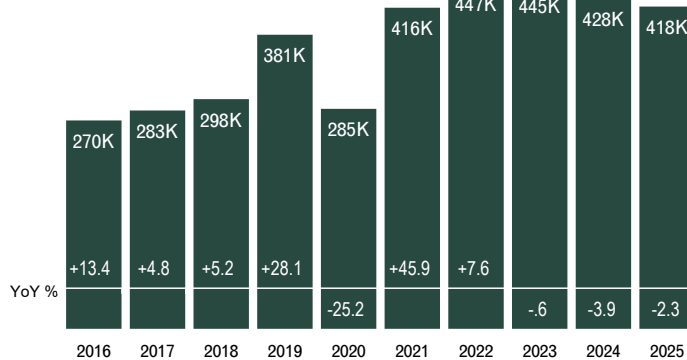
MONTHLY MARKET TRENDS

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

June 2025

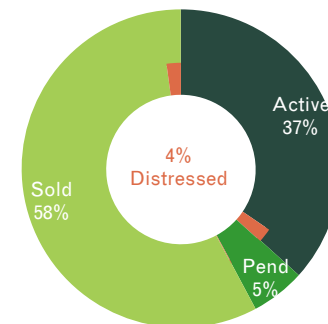
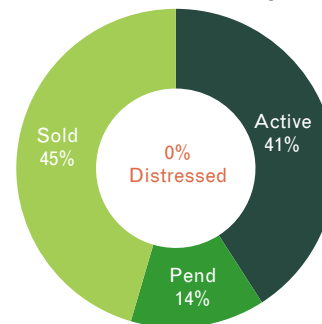
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)				
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	1	3	176	4.0	416,600	396,600	95.2%	1,623	244.36
400 - 499K	2	1	7	49	3.4	435,614	426,758	98.0%	1,813	235.35
500 - 599K	2	-	-	-	-	-	-	-	-	-
600 - 799K	4	1	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	9	3	10	87	10.8	429,910	417,710	97.2%	1,756	\$238

Avg Price \$540,122 \$464,900 \$417,710

Current Market Strength

- VS -

2010 Market Distress

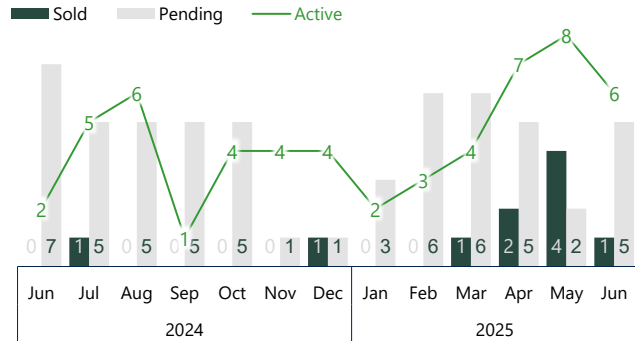


Report Date: Jul 5, 2025

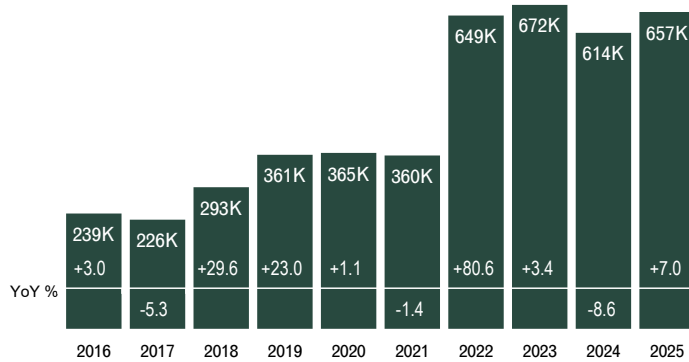
MONTHLY MARKET TRENDS

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: 700, Garden City

June 2025

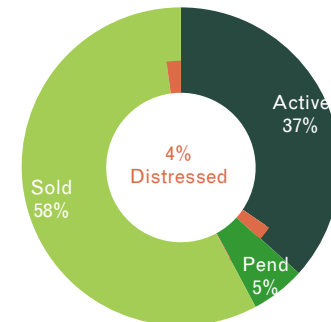
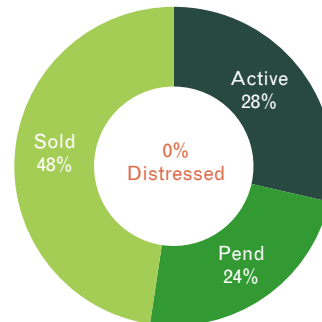
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)				
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	3	-	4	10	9.0	453,750	453,750	100.0%	1,510	300.45
500 - 599K	-	-	1	5	-	535,000	530,000	99.1%	1,779	297.92
600 - 799K	-	1	1	21	-	649,900	627,500	96.6%	2,138	293.50
800 - 999K	3	2	4	88	9.0	923,100	898,625	97.3%	2,177	412.83
1 - 1.5M	-	1	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	1	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	6	5	10	42	7.2	669,230	656,700	98.1%	1,867	\$352

Avg Price \$670,783 \$1,339,960 \$656,700

Current Market Strength

- VS -

2010 Market Distress

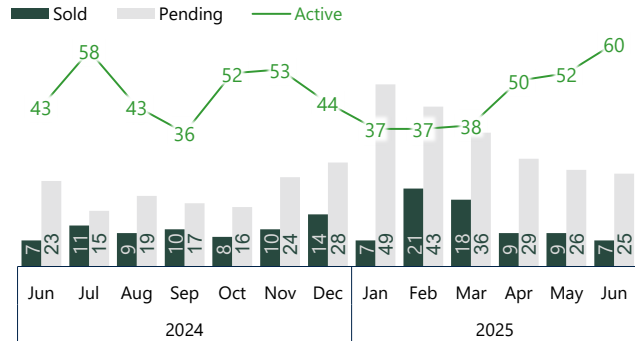


Report Date: Jul 5, 2025

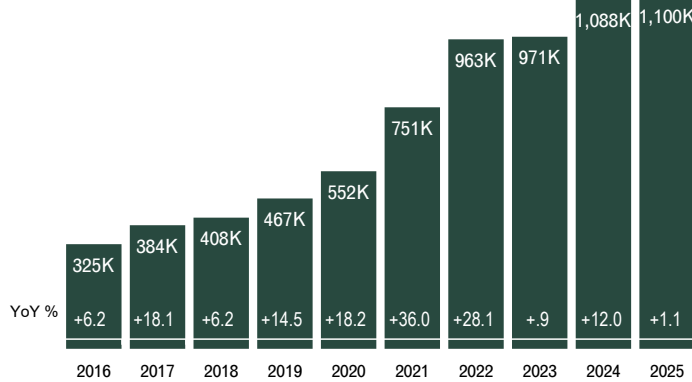
MONTHLY MARKET TRENDS

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: 800, NW Boise/Garden City

June 2025

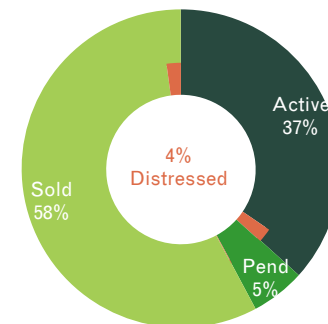
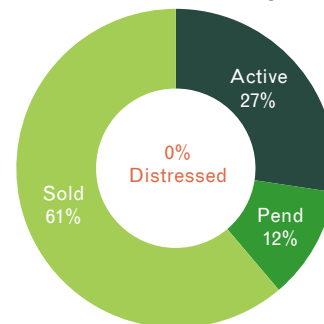
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	1	1	20	199	0.6	524,016	444,326	84.8%	1,747	254.31	-
500 - 599K	6	-	14	85	5.1	567,777	544,307	95.9%	1,795	303.28	-
600 - 799K	17	1	13	57	15.7	724,090	716,668	99.0%	2,155	332.54	-
800 - 999K	7	3	11	29	7.6	842,695	849,645	100.8%	2,468	344.25	-
1 - 1.5M	21	9	46	58	5.5	1,265,964	1,245,738	98.4%	3,471	358.88	-
1.5 - 2M	6	8	24	73	3.0	1,701,807	1,707,744	100.3%	3,506	487.14	-
2 - 2.5M	2	2	4	45	6.0	2,249,932	2,212,663	98.3%	4,568	484.38	-
2.5 - 3M	-	1	2	4	-	2,282,350	2,533,448	111.0%	5,064	500.29	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	60	25	134	81	5.4	1,117,568	1,099,828	98.4%	2,891	\$380	0

Avg Price \$1,067,047 \$1,421,341 \$1,099,828

Current Market Strength

- VS -

2010 Market Distress

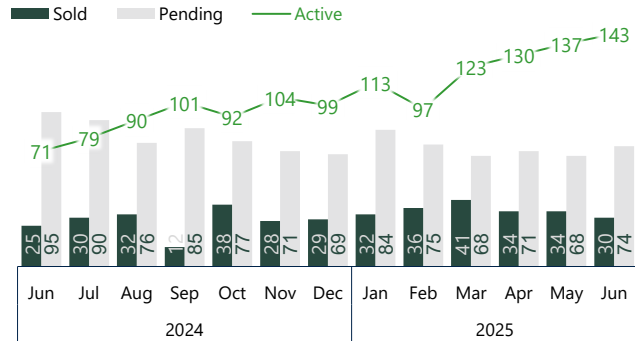


Report Date: Jul 5, 2025

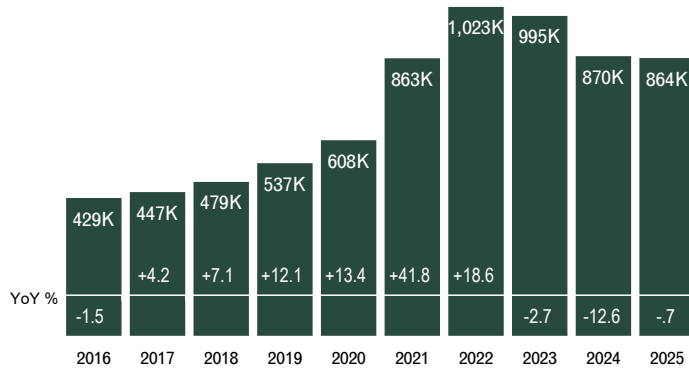
MONTHLY MARKET TRENDS

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

June 2025

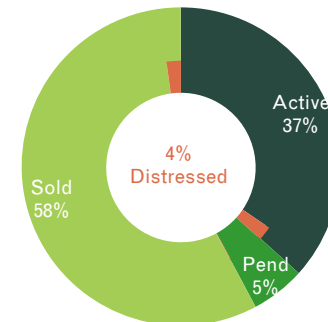
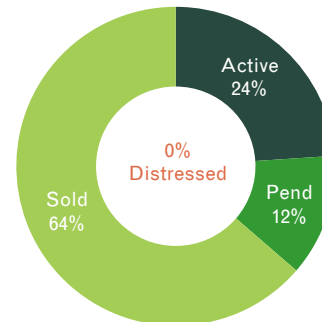
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	8	15	60	2.4	410,867	386,387	94.0%	1,806	213.97	-
400 - 499K	13	6	48	84	3.3	456,708	439,219	96.2%	1,906	230.47	-
500 - 599K	16	5	47	89	4.1	568,371	555,261	97.7%	1,951	284.59	-
600 - 799K	17	9	98	64	2.1	703,189	690,456	98.2%	2,188	315.58	-
800 - 999K	17	6	56	91	3.6	910,654	905,890	99.5%	2,462	367.89	-
1 - 1.5M	51	28	90	65	6.8	1,196,845	1,204,185	100.6%	3,009	400.21	-
1.5 - 2M	10	3	19	46	6.3	1,699,414	1,706,916	100.4%	3,816	447.32	-
2 - 2.5M	11	4	6	51	22.0	2,372,950	2,240,892	94.4%	3,712	603.77	-
2.5 - 3M	3	3	1	-	36.0	2,531,962	2,531,962	100.0%	6,134	412.78	-
>3M	2	2	-	-	-	-	-	-	-	-	-
Totals	143	74	380	72	4.5	872,322	863,567	99.0%	2,459	\$351	0

Avg Price \$1,152,204 \$1,157,482 \$863,567

Current Market Strength

- VS -

2010 Market Distress

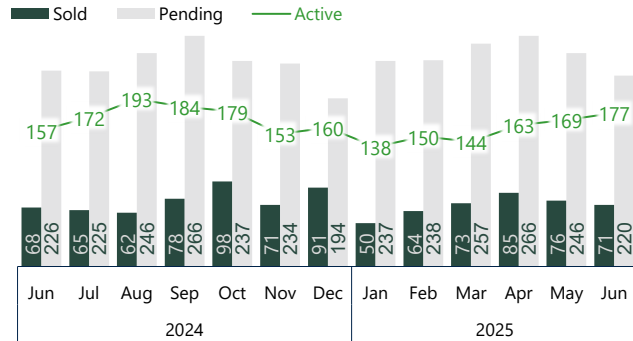


Report Date: Jul 5, 2025

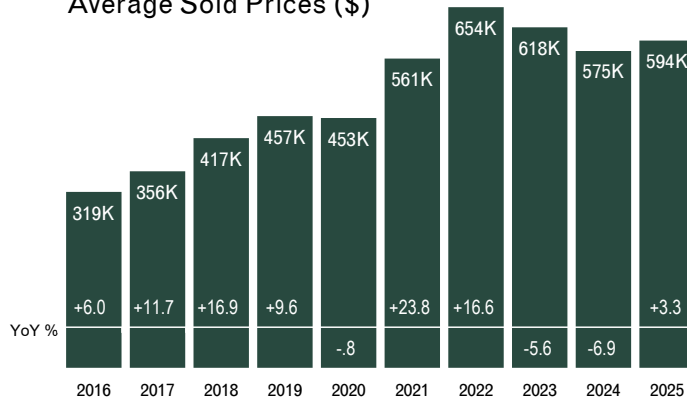
MONTHLY MARKET TRENDS

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

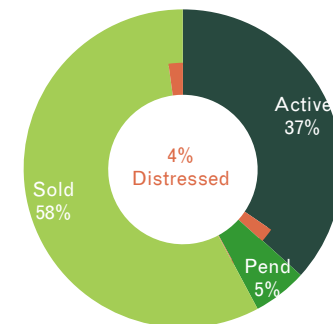
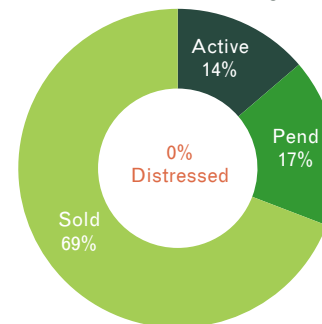
June 2025

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	14	4	46	77	3.7	400,345	382,877	95.6%	1,587	241.30	-
400 - 499K	30	33	282	58	1.3	466,130	454,618	97.5%	1,838	247.28	-
500 - 599K	45	50	246	57	2.2	556,068	545,747	98.1%	2,251	242.44	-
600 - 799K	60	82	221	58	3.3	688,320	680,744	98.9%	2,555	266.47	-
800 - 999K	11	31	56	72	2.4	898,022	891,373	99.3%	2,906	306.71	-
1 - 1.5M	14	18	36	87	4.7	1,164,837	1,146,194	98.4%	3,443	332.90	-
1.5 - 2M	3	1	3	70	12.0	1,659,167	1,776,928	107.1%	3,938	451.19	-
2 - 2.5M	-	-	1	193	-	2,149,999	2,044,444	95.1%	3,775	541.57	-
2.5 - 3M	-	1	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	177	220	891	61	2.4	603,958	593,791	98.3%	2,258	\$263	0
Avg Price	\$672,349	\$695,354	\$593,791								

Current Market Strength

- VS -

2010 Market Distress

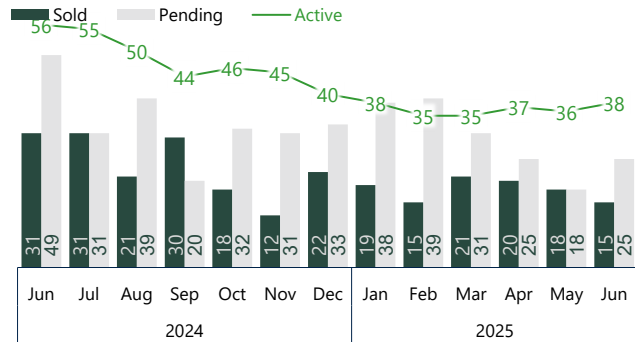


Report Date: Jul 5, 2025

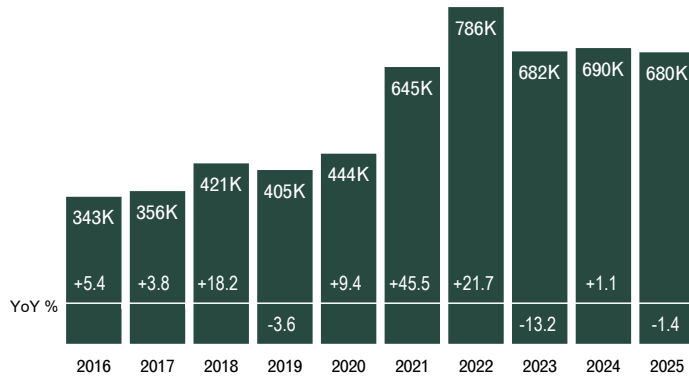
MONTHLY MARKET TRENDS

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

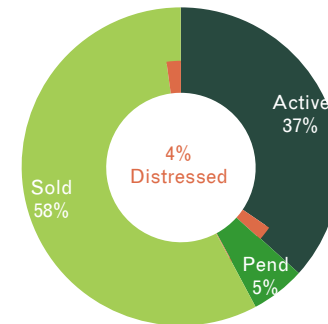
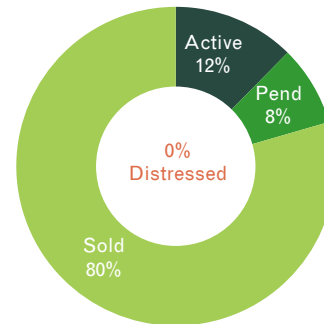
June 2025

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	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	6	3	18	61	4.0	486,697	475,835	97.8%	1,673	284.35	-
500 - 599K	8	7	80	85	1.2	574,763	558,293	97.1%	1,997	279.61	-
600 - 799K	10	10	93	56	1.3	678,759	677,558	99.8%	2,382	284.46	-
800 - 999K	13	4	42	43	3.7	867,469	865,931	99.8%	2,877	300.95	-
1 - 1.5M	-	1	11	96	-	1,242,802	1,205,858	97.0%	3,351	359.90	-
1.5 - 2M	1	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	38	25	244	65	1.9	688,404	679,815	98.8%	2,332	\$291	0
Avg Price	\$728,884	\$663,633	\$679,815								

Current Market Strength

- VS -

2010 Market Distress

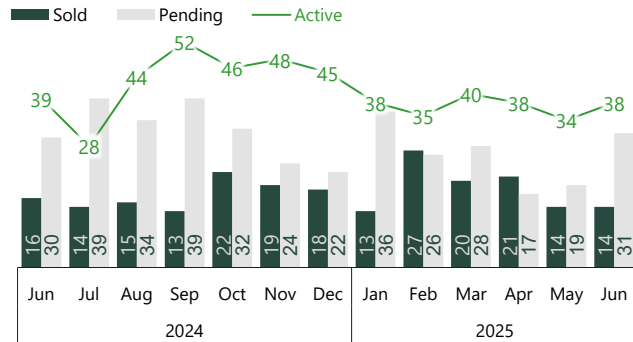


Report Date: Jul 5, 2025

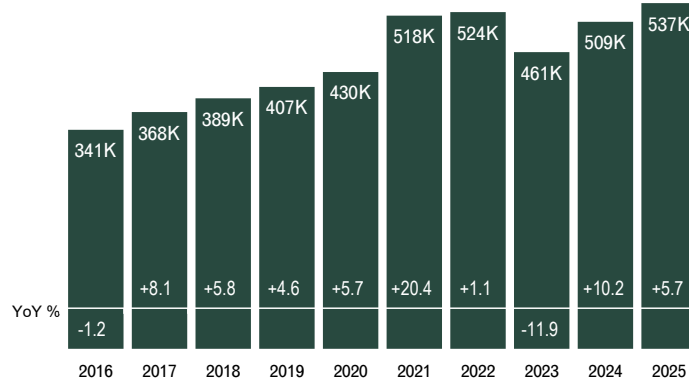
MONTHLY MARKET TRENDS

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: 1010, SW Meridian

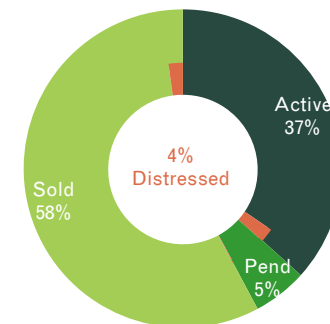
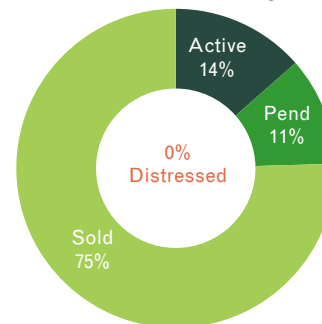
June 2025

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	3	2	8	78	4.5	405,544	394,820	97.4%	1,326	297.67	-
400 - 499K	14	10	119	60	1.4	450,312	440,920	97.9%	1,690	260.88	-
500 - 599K	15	6	35	63	5.1	551,728	544,555	98.7%	2,152	253.04	-
600 - 799K	3	11	27	91	1.3	696,857	690,447	99.1%	2,688	256.89	-
800 - 999K	2	1	21	47	1.1	846,738	883,120	104.3%	2,730	323.50	-
1 - 1.5M	1	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	38	31	212	63	2.2	539,928	537,417	99.5%	1,994	\$270	0
Avg Price	\$544,249	\$569,761	\$537,417								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Jul 5, 2025



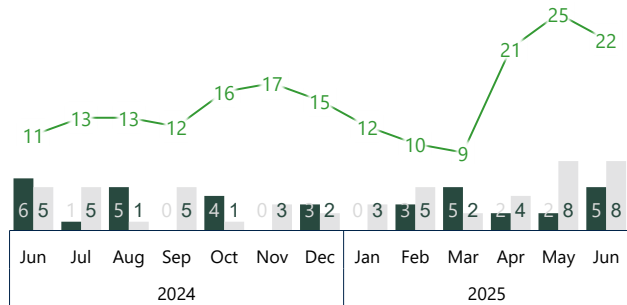
43° NORTH

MONTHLY MARKET TRENDS

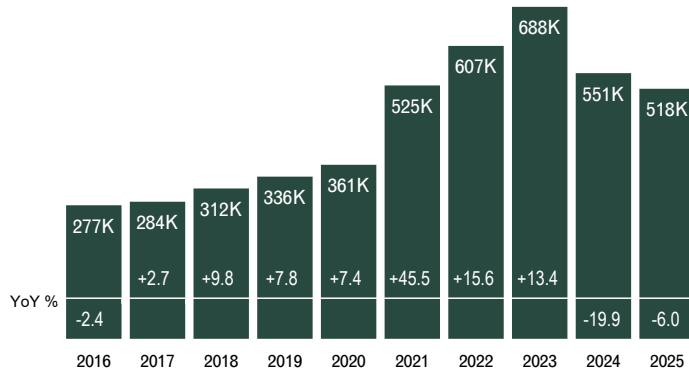
New Construction Homes

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: 1020, NE Meridian

June 2025

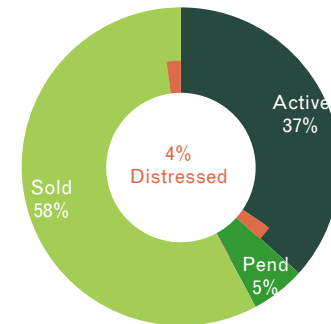
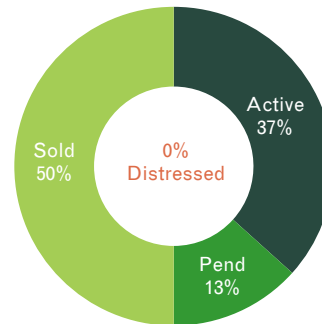
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	–	–	–	–	–	–	–	–	–	–	–
100 - 199K	–	–	–	–	–	–	–	–	–	–	–
200 - 299K	–	–	–	–	–	–	–	–	–	–	–
300 - 399K	1	5	1	210	12.0	435,900	390,000	89.5%	1,596	244.36	–
400 - 499K	1	1	18	131	0.7	450,567	447,387	99.3%	1,748	255.91	–
500 - 599K	9	–	6	271	18.0	571,565	550,745	96.4%	1,802	305.63	–
600 - 799K	11	2	4	50	33.0	746,193	743,713	99.7%	2,922	254.57	–
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	22	8	30	153	8.8	526,335	518,243	98.5%	1,954	\$265	0

Avg Price \$630,874 \$467,748 \$518,243

Current Market Strength

- VS -

2010 Market Distress



Report Date: Jul 5, 2025

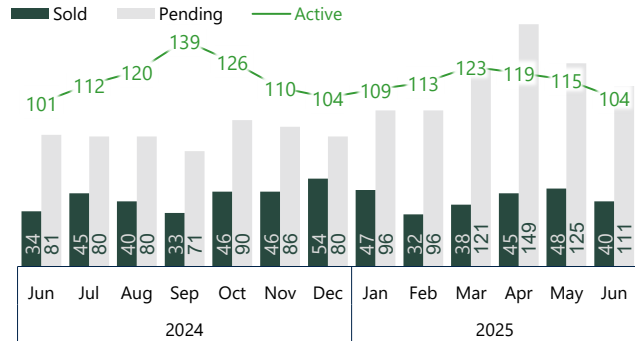


43° NORTH

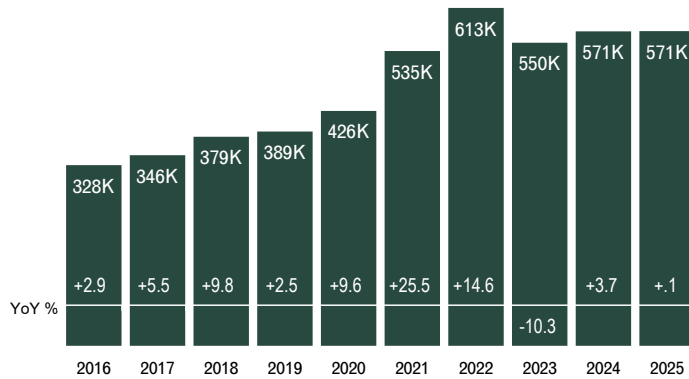
MONTHLY MARKET TRENDS

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: 1030, NW Meridian

June 2025

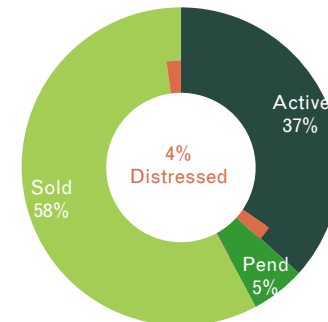
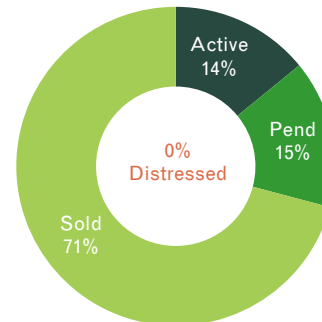
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-24 to 06-30-25)					
\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	5	2	8	124	7.5	428,104	390,289	91.2%	1,633	238.95	-
400 - 499K	39	47	245	80	1.9	469,468	453,438	96.6%	1,842	246.14	-
500 - 599K	19	18	112	63	2.0	567,389	552,329	97.3%	2,247	245.83	-
600 - 799K	32	27	104	51	3.7	703,699	698,427	99.3%	2,529	276.14	-
800 - 999K	6	17	48	50	1.5	852,572	858,903	100.7%	2,994	286.89	-
1 - 1.5M	3	-	4	83	9.0	1,307,830	1,343,080	102.7%	3,360	399.79	-
1.5 - 2M	-	-	2	28	-	1,621,598	1,658,574	102.3%	3,932	421.81	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	104	111	523	68	2.4	582,361	570,991	98.0%	2,188	\$261	0

Avg Price \$591,059 \$587,727 \$570,991

Current Market Strength

- VS -

2010 Market Distress

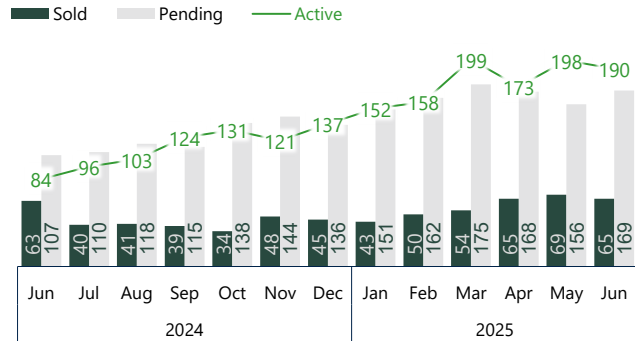


Report Date: Jul 5, 2025

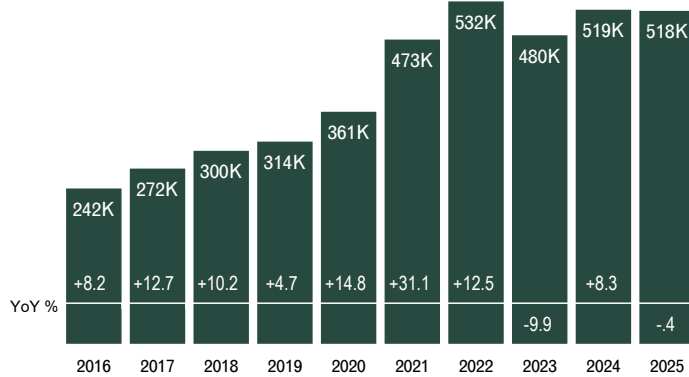
MONTHLY MARKET TRENDS

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: 1100, Kuna

June 2025

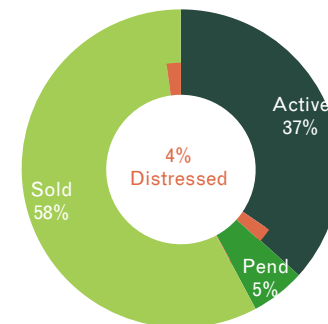
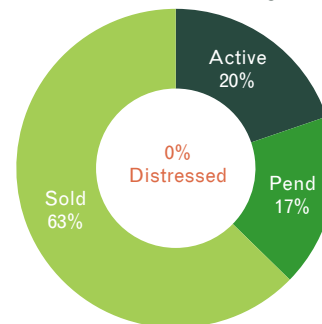
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\$1000's	as of 07/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	16	33	77	58	2.5	394,508	387,431	98.2%	1,416	273.56	—
400 - 499K	85	72	293	68	3.5	454,988	443,722	97.5%	1,810	245.11	—
500 - 599K	47	16	101	58	5.6	554,478	542,307	97.8%	2,391	226.82	—
600 - 799K	31	31	101	80	3.7	697,357	690,431	99.0%	2,428	284.38	—
800 - 999K	10	8	28	30	4.3	812,424	872,224	107.4%	2,632	331.43	—
1 - 1.5M	1	9	3	41	4.0	999,433	1,099,690	110.0%	2,781	395.43	—
1.5 - 2M	—	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	190	169	603	65	3.8	523,831	517,530	98.8%	2,004	\$258	0

Avg Price \$532,622 \$552,223 \$517,530

Current Market Strength

- VS -

2010 Market Distress



Report Date: Jul 5, 2025