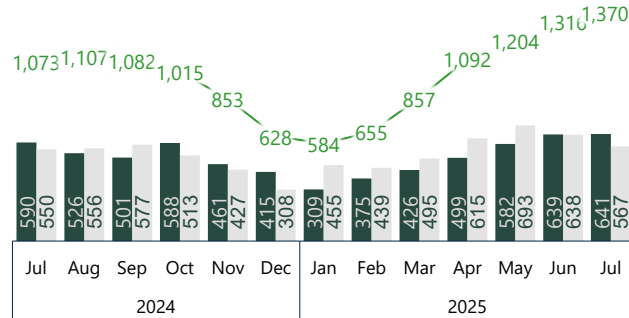


MONTHLY MARKET TRENDS

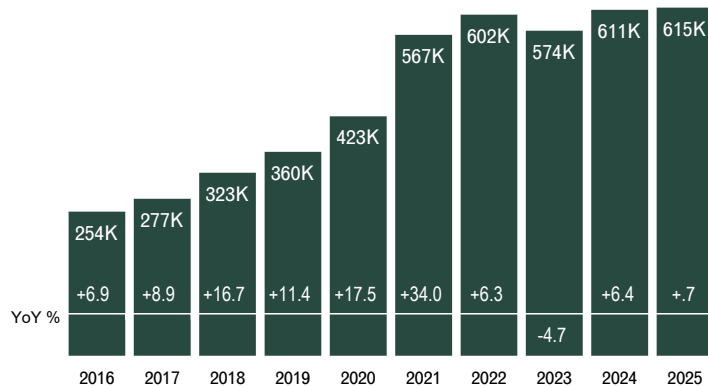
Existing Homes

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

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

July 2025

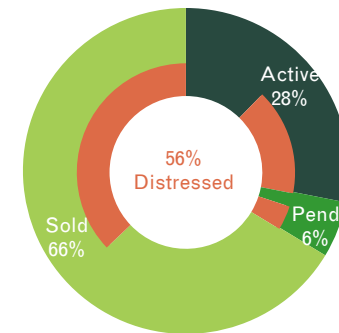
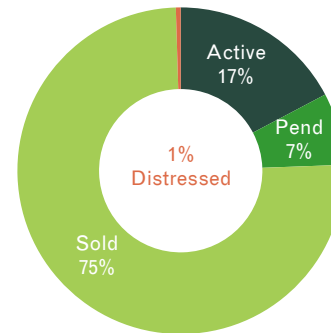
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	3	42	—	204,633	188,000	91.9%	663	283.56
200 - 299K	13	11	109	41	1.4	291,247	267,608	91.9%	941	284.32
300 - 399K	101	68	831	30	1.5	378,683	367,923	97.2%	1,256	293.01
400 - 499K	281	144	1,722	31	2.0	455,873	445,631	97.8%	1,626	273.99
500 - 599K	258	101	1,116	34	2.8	559,434	546,628	97.7%	2,032	269.01
600 - 799K	338	115	1,177	37	3.4	703,710	686,314	97.5%	2,414	284.32
800 - 999K	156	65	523	40	3.6	914,700	889,157	97.2%	2,830	314.18
1 - 1.5M	134	40	347	44	4.6	1,249,719	1,200,471	96.1%	3,374	355.81
1.5 - 2M	54	18	81	53	8.0	1,729,864	1,677,312	97.0%	3,918	428.10
2 - 2.5M	20	3	21	56	11.4	2,231,272	2,166,867	97.1%	4,731	458.06
2.5 - 3M	9	1	16	61	6.8	2,884,465	2,722,375	94.4%	5,338	510.03
>3M	6	1	9	138	8.0	3,792,777	3,627,598	95.6%	6,985	519.31
Totals	1,370	567	5,955	35	2.8	632,067	614,584	97.2%	2,061	\$298

Avg Price \$762,176 \$674,137 \$614,584

Current Market Strength

- VS -

2010 Market Distress



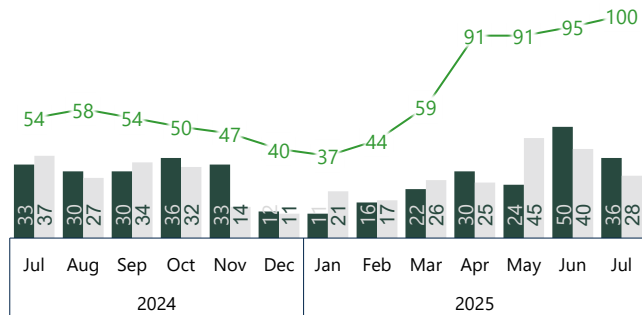
Report Date: Aug 4, 2025

MONTHLY MARKET TRENDS

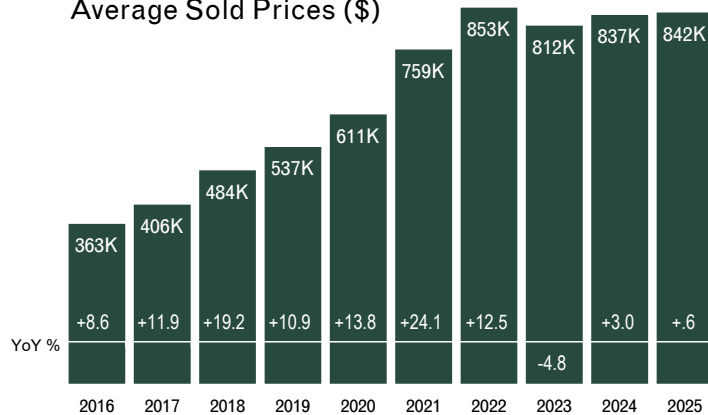
Existing Homes

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

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

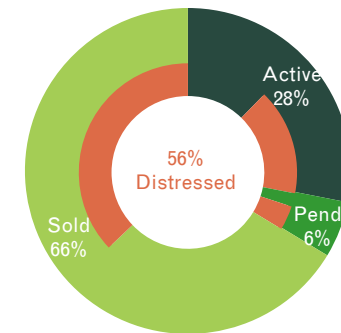
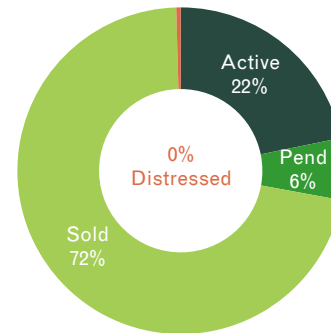
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	4	22	-	346,175	249,500	72.1%	677	368.54
300 - 399K	3	-	20	24	1.8	381,554	371,615	97.4%	855	434.54
400 - 499K	7	1	34	35	2.5	465,749	451,914	97.0%	1,064	424.60
500 - 599K	16	7	56	36	3.4	553,607	542,923	98.1%	1,286	422.09
600 - 799K	25	4	77	22	3.9	706,187	694,327	98.3%	1,757	395.29
800 - 999K	11	4	54	36	2.4	916,873	899,850	98.1%	2,421	371.63
1 - 1.5M	21	8	60	39	4.2	1,243,541	1,209,941	97.3%	2,851	424.44
1.5 - 2M	11	3	17	53	7.8	1,734,415	1,684,765	97.1%	3,733	451.30
2 - 2.5M	3	1	4	10	9.0	2,117,500	2,128,125	100.5%	3,834	555.14
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	3	-	3	261	12.0	3,965,000	3,714,461	93.7%	7,446	498.83
Totals	100	28	329	35	3.6	863,840	842,394	97.5%	2,025	\$416

Avg Price \$1,048,171 \$1,012,036 \$842,394

Current Market Strength

- VS - 2010 Market Distress



Report Date: Aug 4, 2025

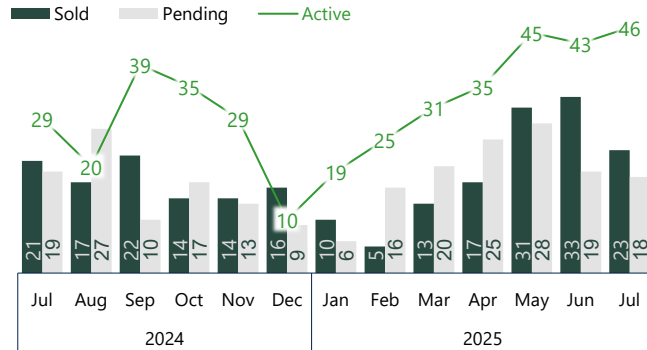


43° NORTH

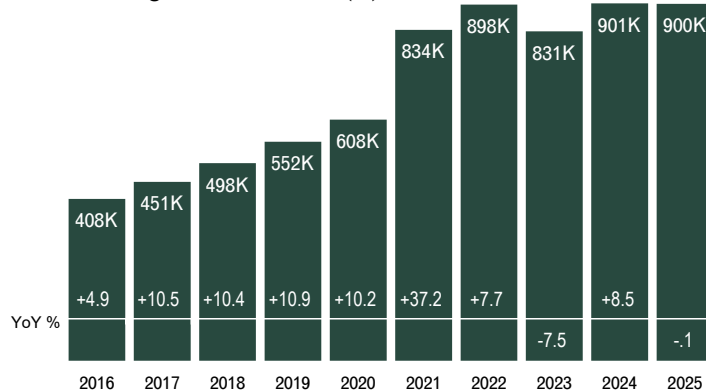
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

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

July 2025

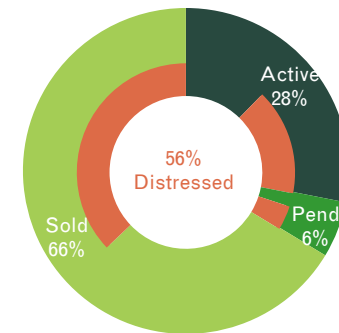
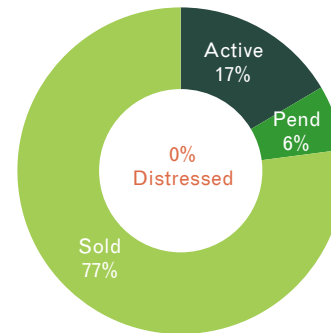
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)					
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	1	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	4	38	—	402,225	385,500	95.8%	963	400.21	—
400 - 499K	3	—	6	21	6.0	471,200	465,483	98.8%	1,269	366.91	—
500 - 599K	1	—	13	42	0.9	578,831	559,962	96.7%	1,573	355.98	—
600 - 799K	17	5	74	25	2.8	710,997	703,804	99.0%	2,099	335.38	—
800 - 999K	9	7	64	21	1.7	886,112	880,491	99.4%	2,582	341.06	—
1 - 1.5M	6	2	41	27	1.8	1,265,214	1,234,176	97.5%	3,392	363.82	—
1.5 - 2M	8	2	12	63	8.0	1,783,917	1,679,505	94.1%	3,787	443.49	—
2 - 2.5M	1	1	—	—	—	—	—	—	—	—	—
2.5 - 3M	1	—	1	140	12.0	2,675,000	2,600,000	97.2%	5,874	442.63	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	46	18	215	28	2.6	917,403	899,547	98.1%	2,525	\$356	0

Avg Price \$1,072,202 \$1,038,922 \$899,547

Current Market Strength

- VS -

2010 Market Distress

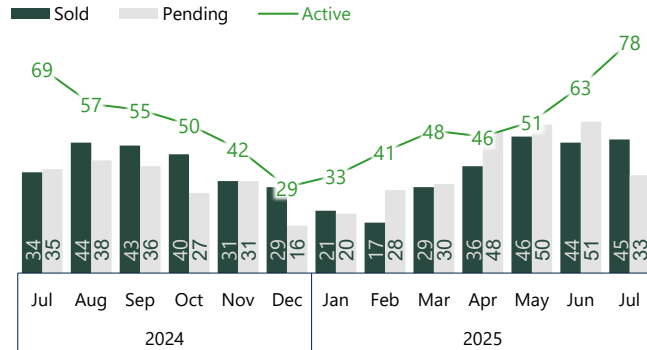


Report Date: Aug 4, 2025

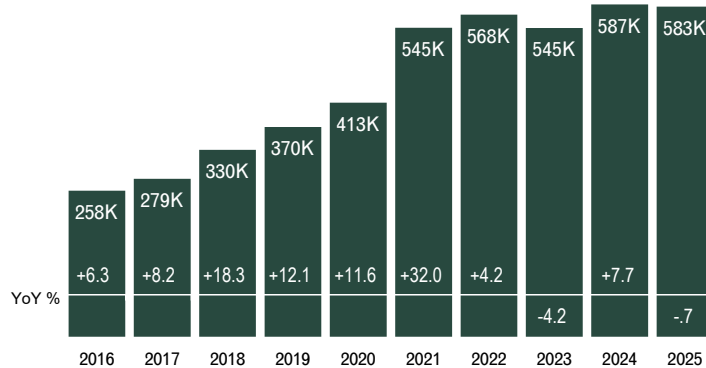
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 300, SE Boise

July 2025

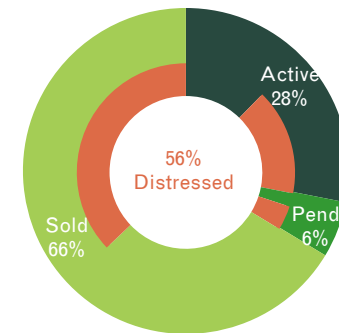
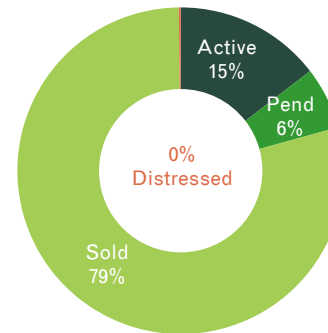
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	3	-	14	86	2.6	296,043	271,950	91.9%	875	310.93
300 - 399K	7	7	52	38	1.6	377,192	365,269	96.8%	1,058	345.18
400 - 499K	16	4	124	31	1.5	463,039	448,732	96.9%	1,359	330.20
500 - 599K	21	7	91	21	2.8	551,043	542,152	98.4%	1,706	317.80
600 - 799K	24	7	88	27	3.3	698,590	681,105	97.5%	2,176	313.02
800 - 999K	3	5	36	20	1.0	883,021	873,642	98.9%	2,712	322.09
1 - 1.5M	2	2	13	31	1.8	1,189,592	1,163,654	97.8%	3,168	367.36
1.5 - 2M	-	1	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	2	-	2	67	12.0	2,787,498	2,612,500	93.7%	4,440	588.40
>3M	-	-	-	-	-	-	-	-	-	-
Totals	78	33	424	30	2.2	597,675	582,572	97.5%	1,773	\$329

Avg Price \$637,968 \$650,180 \$582,572

Current Market Strength

- VS -

2010 Market Distress

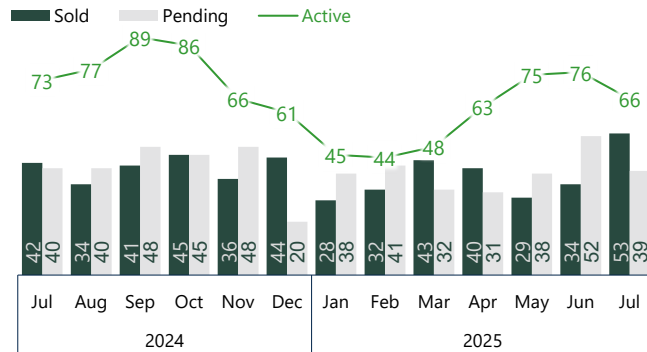


Report Date: Aug 4, 2025

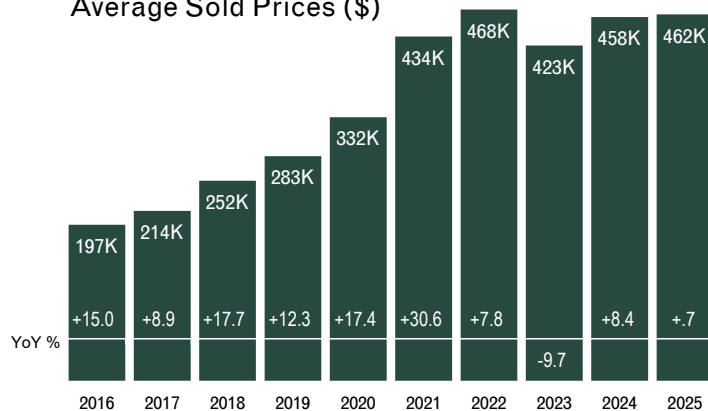
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 400, Bench

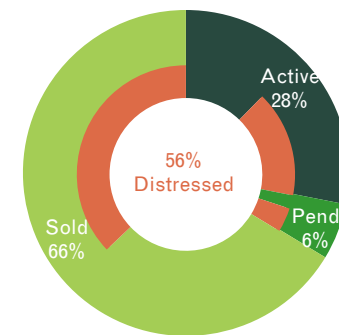
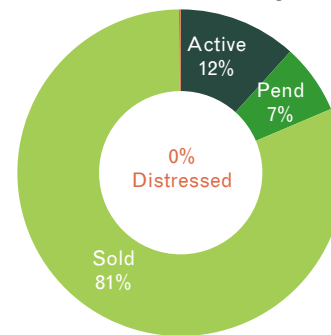
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)					
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	4	3	39	38	1.2	291,087	271,141	93.1%	996	272.29	1
300 - 399K	16	12	136	30	1.4	378,278	364,796	96.4%	1,190	306.54	—
400 - 499K	21	10	153	39	1.6	453,290	443,187	97.8%	1,510	293.48	—
500 - 599K	14	8	82	38	2.0	559,640	541,458	96.8%	1,928	280.78	—
600 - 799K	7	3	31	27	2.7	666,019	661,594	99.3%	2,437	271.44	—
800 - 999K	3	2	11	52	3.3	942,373	890,264	94.5%	2,667	333.81	—
1 - 1.5M	—	1	5	21	—	1,396,000	1,194,300	85.6%	2,797	427.02	—
1.5 - 2M	—	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	1	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	1	245	—	2,850,000	2,838,000	99.6%	5,345	530.96	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	66	39	458	36	1.7	477,914	461,803	96.6%	1,559	\$296	1

Avg Price \$520,165 \$482,774 \$461,803

Current Market Strength

- VS - 2010 Market Distress

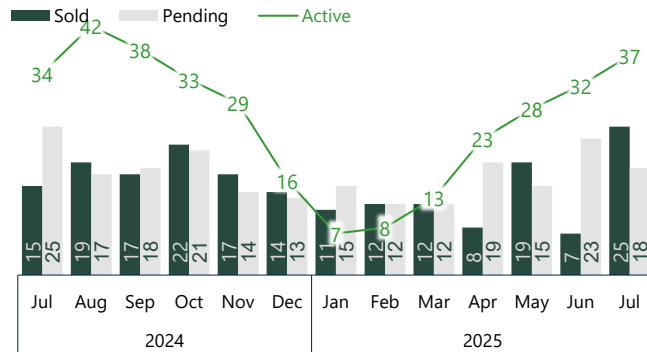


Report Date: Aug 4, 2025

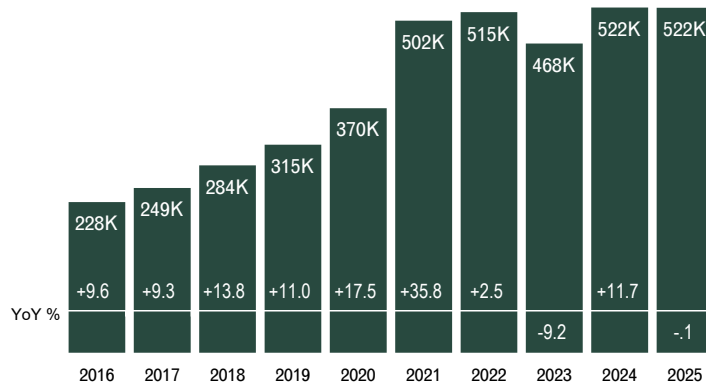
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

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Area: 500, SW Boise

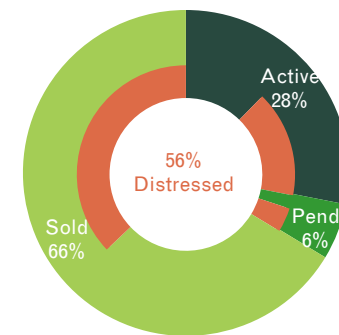
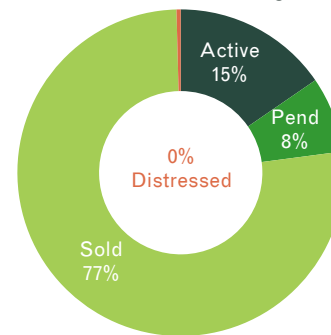
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)					
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K	—	—	—	—	—	—	—		—		—
200 - 299K	—	—	3	19	—	306,593	282,433	92.1%	790	357.36	—
300 - 399K	5	3	27	42	2.2	390,133	370,487	95.0%	1,339	276.78	—
400 - 499K	11	2	72	31	1.8	453,935	444,847	98.0%	1,597	278.47	1
500 - 599K	7	2	39	39	2.2	552,370	546,446	98.9%	2,178	250.95	—
600 - 799K	9	7	32	36	3.4	699,759	679,172	97.1%	2,613	259.97	—
800 - 999K	2	4	10	41	2.4	919,580	900,000	97.9%	2,860	314.65	—
1 - 1.5M	3	—	1	295	36.0	1,149,900	1,110,000	96.5%	3,083	360.04	—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	37	18	184	37	2.4	534,876	521,926	97.6%	1,922	\$271	1
Avg Price	\$602,570	\$634,311	\$521,926								

Current Market Strength

- VS -

2010 Market Distress

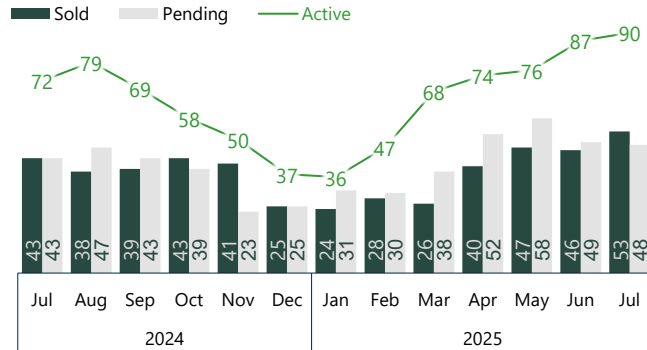


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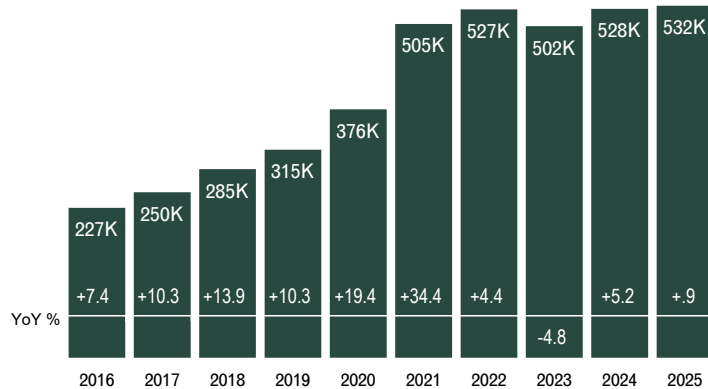
MONTHLY MARKET TRENDS

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

July 2025

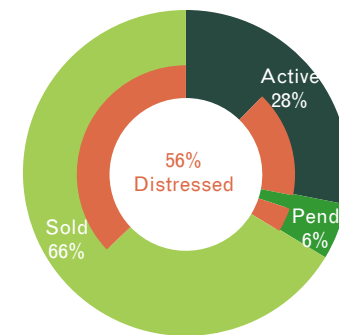
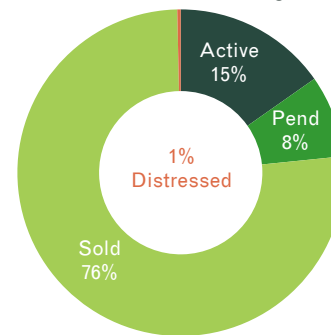
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	5	48	-	282,200	261,625	92.7%	977	267.84
300 - 399K	5	1	52	37	1.2	388,398	375,903	96.8%	1,284	292.79
400 - 499K	21	19	180	35	1.4	461,265	449,304	97.4%	1,727	260.18
500 - 599K	32	11	102	35	3.8	555,351	544,313	98.0%	2,251	241.80
600 - 799K	24	11	82	31	3.5	684,770	674,235	98.5%	2,487	271.09
800 - 999K	6	3	23	45	3.1	916,289	873,068	95.3%	2,838	307.64
1 - 1.5M	1	1	6	29	2.0	1,187,300	1,165,150	98.1%	4,637	251.26
1.5 - 2M	-	1	-	-	-	-	-	-	-	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	90	48	450	35	2.4	545,846	532,463	97.5%	2,020	\$264

Avg Price \$601,655 \$597,043 \$532,463

Current Market Strength

- VS -

2010 Market Distress

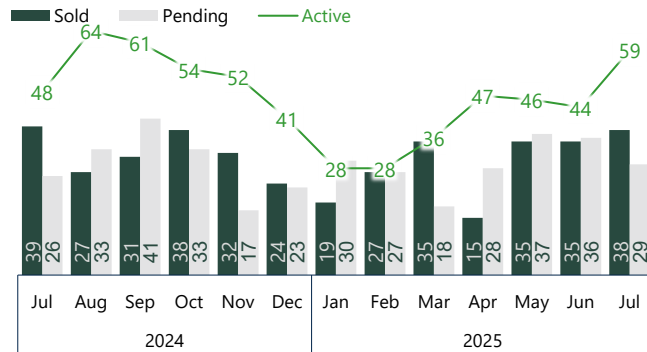


Report Date: Aug 4, 2025

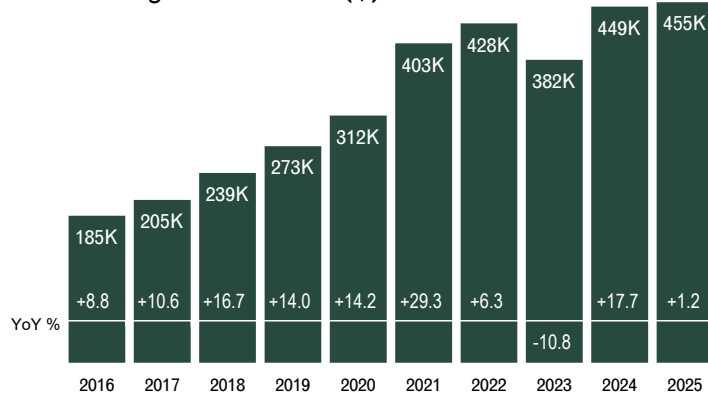
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 600, W Boise

July 2025

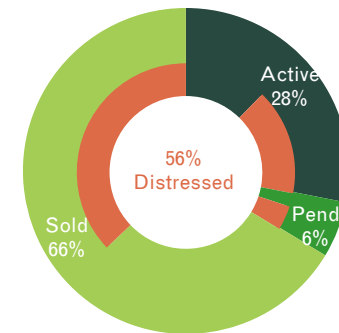
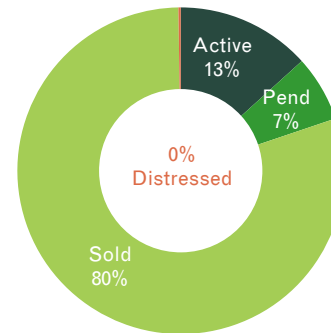
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	2	63	-	207,450	183,500	88.5%	663	276.77
200 - 299K	5	3	19	28	3.2	277,865	263,207	94.7%	933	282.01
300 - 399K	19	7	120	30	1.9	370,956	362,422	97.7%	1,296	279.61
400 - 499K	18	6	121	31	1.8	461,940	448,150	97.0%	1,740	257.61
500 - 599K	9	6	54	33	2.0	554,352	542,493	97.9%	2,161	251.03
600 - 799K	5	5	29	38	2.1	713,000	684,662	96.0%	2,659	257.52
800 - 999K	2	2	8	41	3.0	916,299	880,875	96.1%	3,049	288.92
1 - 1.5M	1	-	2	141	6.0	1,375,000	1,062,500	77.3%	7,890	134.66
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	59	29	355	33	2.0	469,849	454,666	96.8%	1,744	\$261

Avg Price \$466,564 \$501,362 \$454,666

Current Market Strength

- VS -

2010 Market Distress

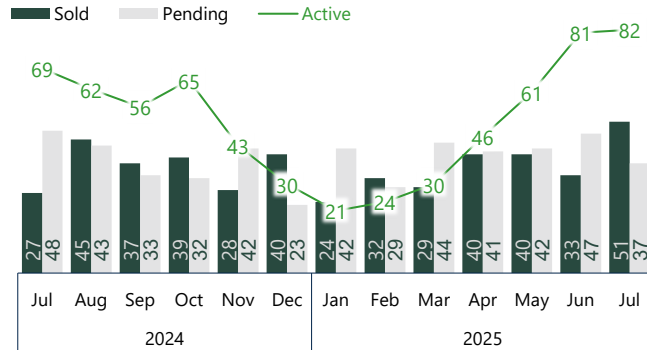


Report Date: Aug 4, 2025

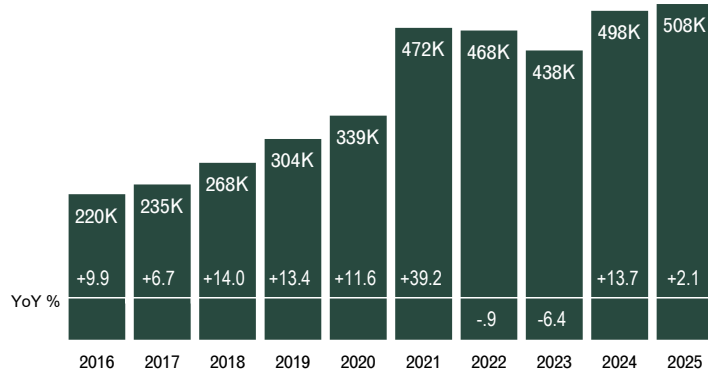
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 650, W Boise/Meridian

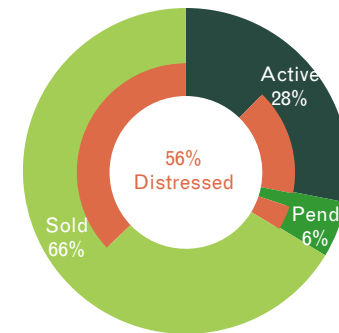
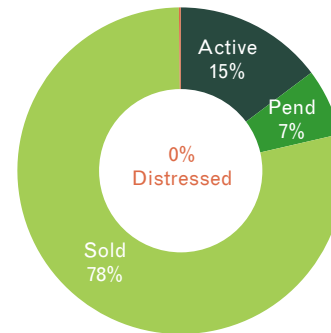
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	1	-	199,000	197,000	99.0%	663	297.13
200 - 299K	1	-	4	23	3.0	324,000	284,750	87.9%	1,076	264.64
300 - 399K	7	7	80	19	1.1	367,883	366,112	99.5%	1,282	285.53
400 - 499K	29	12	180	24	1.9	451,952	442,751	98.0%	1,630	271.64
500 - 599K	16	6	89	35	2.2	560,922	548,840	97.8%	2,233	245.73
600 - 799K	19	8	60	34	3.8	705,015	683,988	97.0%	2,776	246.42
800 - 999K	8	4	18	23	5.3	916,478	904,822	98.7%	3,679	245.91
1 - 1.5M	2	-	4	9	6.0	1,253,500	1,250,000	99.7%	3,551	352.06
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	82	37	436	26	2.3	518,373	508,012	98.0%	1,942	\$262

Avg Price \$584,346 \$554,258 \$508,012

Current Market Strength

- VS - 2010 Market Distress

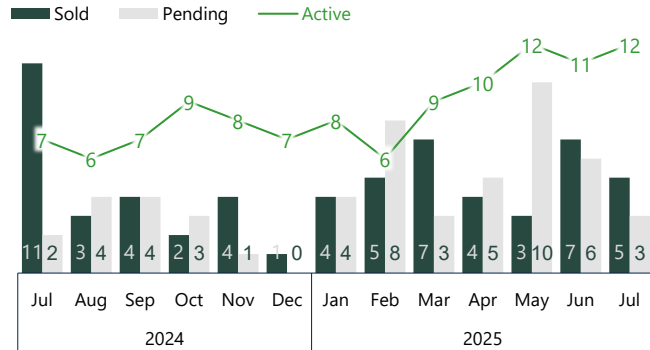


Report Date: Aug 4, 2025

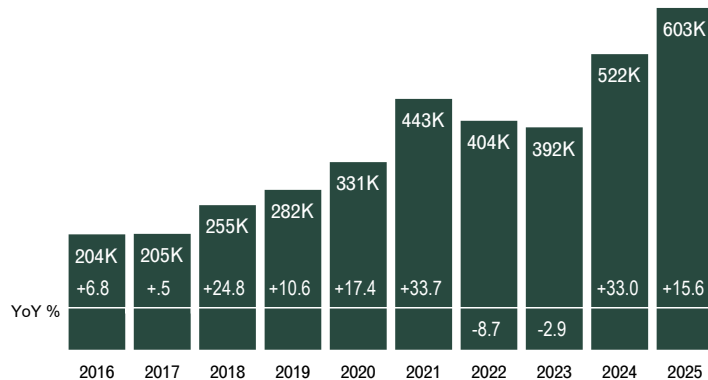
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 700, Garden City

July 2025

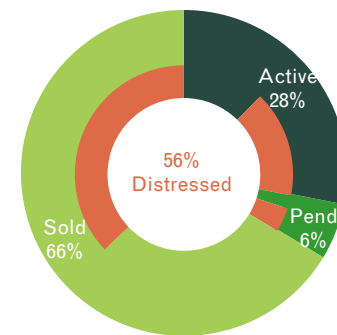
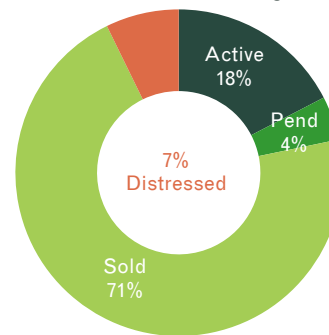
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	144	-	349,000	215,000	61.6%	1,395	154.12
300 - 399K	1	-	6	21	2.0	374,100	360,817	96.4%	1,129	319.59
400 - 499K	1	1	17	18	0.7	448,613	444,344	99.0%	1,394	318.71
500 - 599K	1	1	5	40	2.4	551,400	539,400	97.8%	1,561	345.59
600 - 799K	4	1	13	30	3.7	730,477	713,177	97.6%	2,168	328.94
800 - 999K	2	-	3	18	8.0	983,267	956,633	97.3%	2,945	324.87
1 - 1.5M	3	-	4	10	9.0	1,230,000	1,196,750	97.3%	2,543	470.56
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	12	3	49	26	2.9	619,245	603,244	97.4%	1,773	\$340

Avg Price \$818,508 \$551,300 \$603,244

Current Market Strength

- VS -

2010 Market Distress

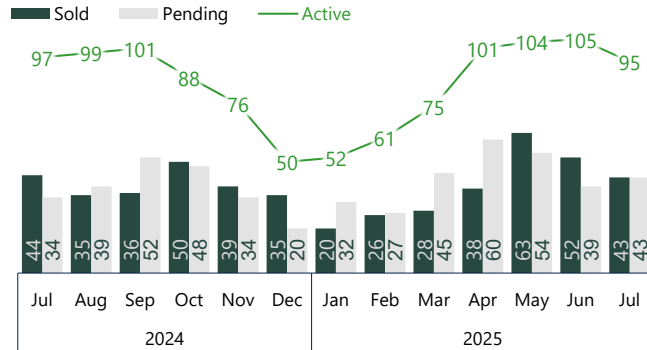


Report Date: Aug 4, 2025

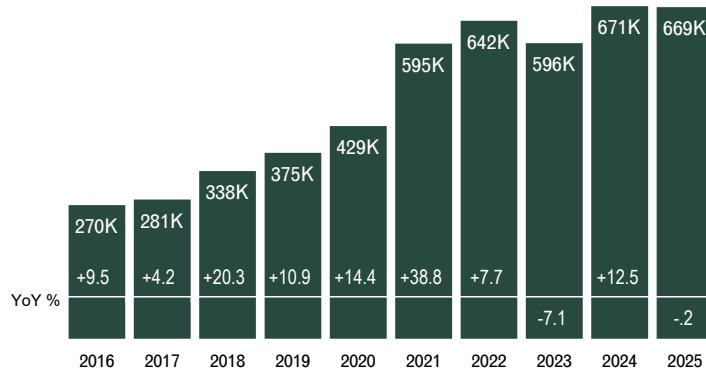
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 800, NW Boise/Garden City

July 2025

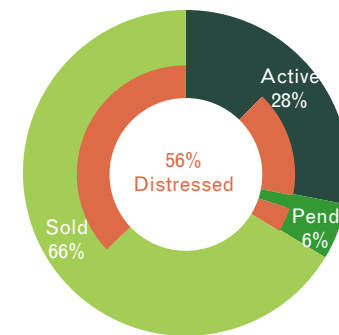
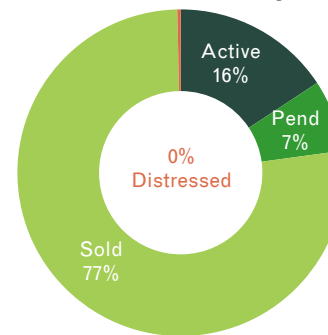
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	9	33	-	269,864	247,856	91.8%	803	308.79
300 - 399K	3	5	39	38	0.9	382,892	367,408	96.0%	1,242	295.71
400 - 499K	17	11	117	26	1.7	451,983	443,276	98.1%	1,401	316.44
500 - 599K	15	4	83	35	2.2	560,480	546,840	97.6%	1,846	296.22
600 - 799K	20	11	106	36	2.3	703,070	686,328	97.6%	2,249	305.11
800 - 999K	15	7	58	45	3.1	930,893	893,272	96.0%	2,734	326.78
1 - 1.5M	18	4	36	31	6.0	1,220,698	1,188,378	97.4%	3,474	342.10
1.5 - 2M	4	-	13	36	3.7	1,682,145	1,671,304	99.4%	3,896	429.03
2 - 2.5M	3	-	2	58	18.0	2,174,500	2,150,000	98.9%	5,319	404.25
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	1	299	-	3,595,000	3,250,000	90.4%	12,741	255.08
Totals	95	43	464	35	2.5	687,581	669,030	97.3%	2,088	\$320

Avg Price \$847,990 \$662,176 \$669,030

Current Market Strength

- VS -

2010 Market Distress



Report Date: Aug 4, 2025



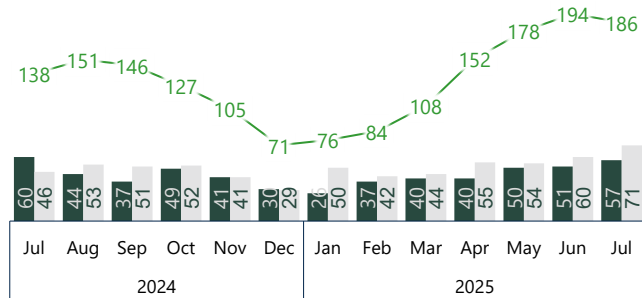
43° NORTH

MONTHLY MARKET TRENDS

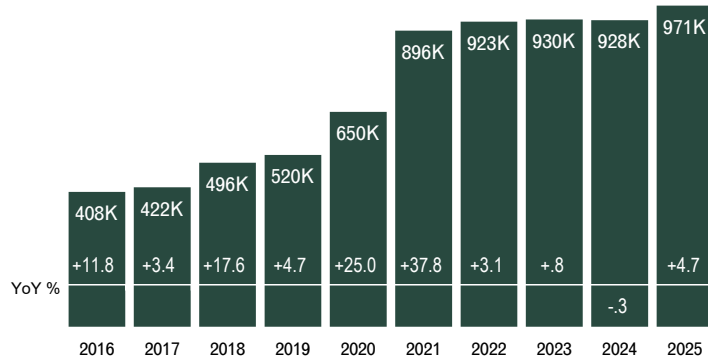
Existing Homes

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

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

July 2025

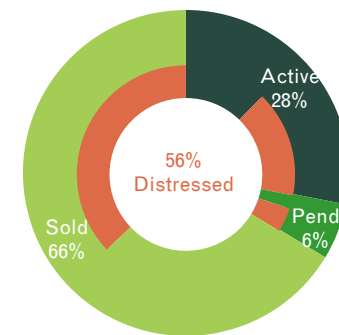
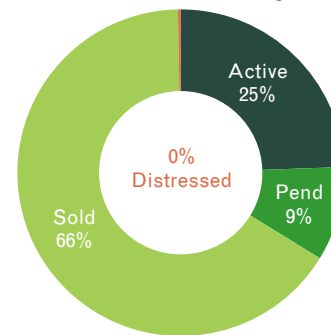
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	2	-	299,000	295,000	98.7%	960	307.29
300 - 399K	6	1	15	26	4.8	347,307	333,053	95.9%	1,052	316.63
400 - 499K	6	7	32	52	2.3	484,434	463,259	95.6%	1,613	287.16
500 - 599K	8	12	61	36	1.6	563,773	546,317	96.9%	1,886	289.65
600 - 799K	45	16	125	43	4.3	728,553	701,290	96.3%	2,348	298.70
800 - 999K	30	9	96	51	3.8	934,634	899,420	96.2%	2,827	318.17
1 - 1.5M	53	14	116	55	5.5	1,267,309	1,210,581	95.5%	3,426	353.31
1.5 - 2M	21	9	28	61	9.0	1,703,414	1,669,585	98.0%	3,900	428.07
2 - 2.5M	10	1	13	67	9.2	2,291,370	2,187,831	95.5%	5,020	435.78
2.5 - 3M	4	1	12	38	4.0	2,920,954	2,741,250	93.8%	5,442	503.72
>3M	3	1	3	18	12.0	3,981,663	3,901,667	98.0%	4,416	883.46
Totals	186	71	502	48	4.4	1,011,319	971,441	96.1%	2,786	\$349

Avg Price \$1,184,834 \$1,017,369 \$971,441

Current Market Strength

- VS -

2010 Market Distress



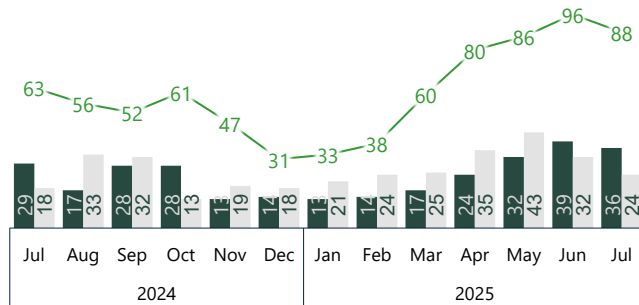
Report Date: Aug 4, 2025

MONTHLY MARKET TRENDS

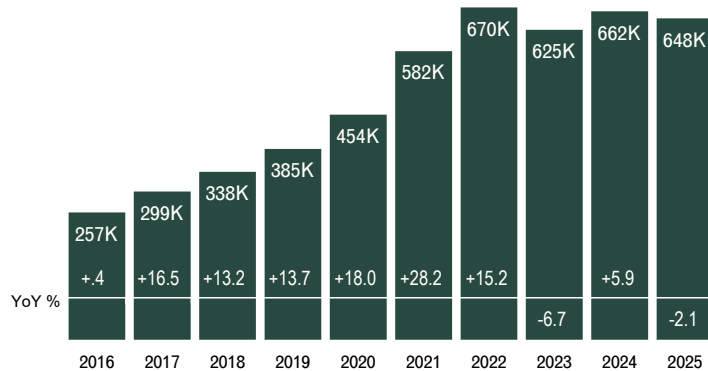
Existing Homes

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

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

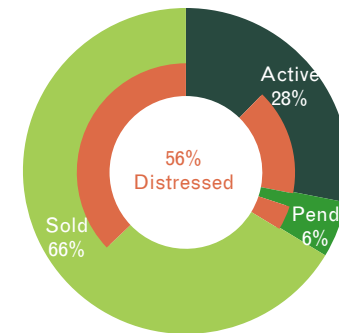
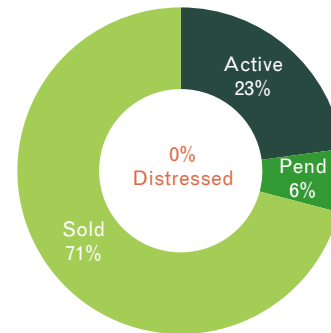
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	1	-	281,250	251,250	89.3%	1,609	156.15
300 - 399K	2	1	20	25	1.2	379,900	372,140	98.0%	1,266	293.98
400 - 499K	9	6	63	41	1.7	455,896	444,767	97.6%	1,787	248.89
500 - 599K	17	6	60	26	3.4	564,095	550,552	97.6%	2,256	244.05
600 - 799K	25	4	70	42	4.3	723,512	705,547	97.5%	2,610	270.37
800 - 999K	21	7	38	53	6.6	942,621	905,843	96.1%	2,879	314.60
1 - 1.5M	9	-	19	49	5.7	1,251,013	1,190,463	95.2%	3,417	348.39
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	88	24	273	39	3.9	669,235	648,267	96.9%	2,331	\$278
Avg Price	\$794,216	\$646,712	\$648,267							

Current Market Strength

- VS -

2010 Market Distress

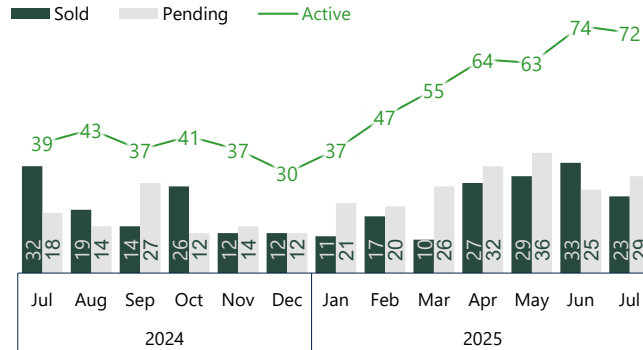


Report Date: Aug 4, 2025

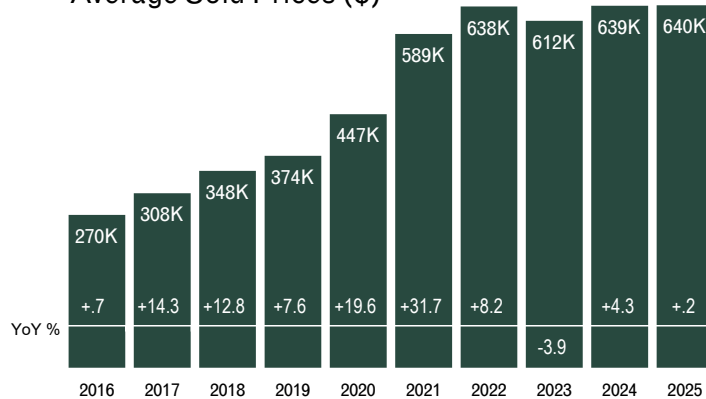
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

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Area: 1000, SE Meridian

July 2025

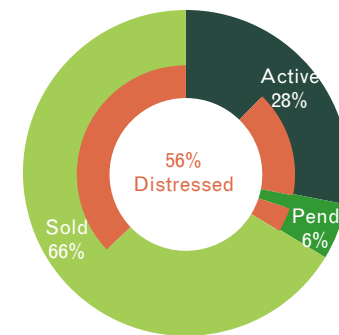
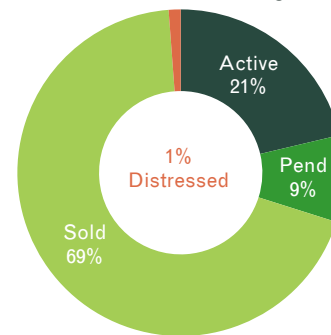
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	3	24	-	401,567	391,933	97.6%	1,412	277.57
400 - 499K	12	5	52	23	2.8	449,698	443,416	98.6%	1,673	265.07
500 - 599K	22	8	57	33	4.6	556,222	544,646	97.9%	2,114	257.60
600 - 799K	22	4	83	42	3.2	708,070	688,348	97.2%	2,667	258.06
800 - 999K	11	6	29	58	4.6	902,134	872,351	96.7%	3,165	275.62
1 - 1.5M	3	5	8	106	4.5	1,273,975	1,182,175	92.8%	3,775	313.16
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	1	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	72	29	233	39	3.7	658,430	639,965	97.2%	2,404	\$266

Avg Price \$710,108 \$729,591 \$639,965

Current Market Strength

- VS -

2010 Market Distress

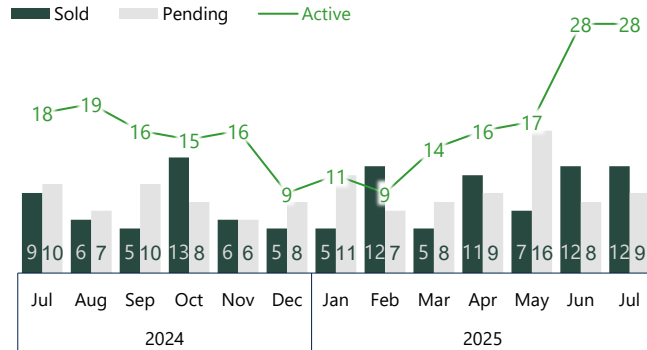


Report Date: Aug 4, 2025

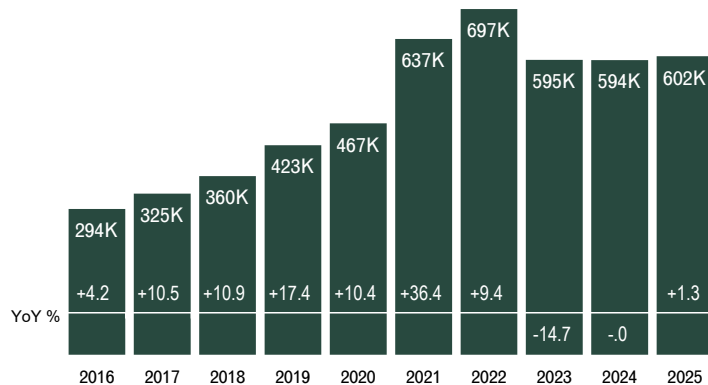
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 1010, SW Meridian

July 2025

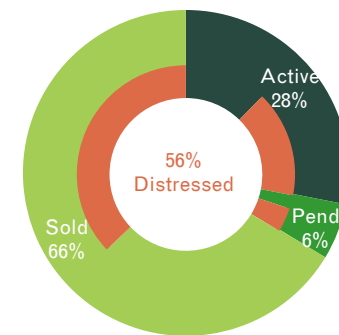
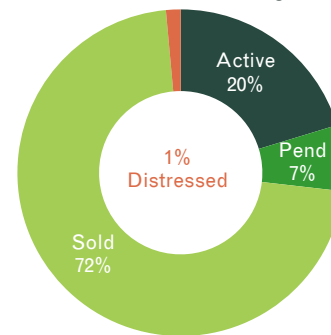
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)					
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	1	14	17	0.9	383,356	376,557	98.2%	1,342	280.64	1
400 - 499K	4	3	28	31	1.7	471,056	457,769	97.2%	1,831	250.04	-
500 - 599K	3	1	18	28	2.0	553,383	546,743	98.8%	2,150	254.36	1
600 - 799K	13	1	21	54	7.4	706,390	686,471	97.2%	2,766	248.14	-
800 - 999K	3	2	13	55	2.8	891,815	864,346	96.9%	2,988	289.29	-
1 - 1.5M	2	1	5	96	4.8	1,284,600	1,205,180	93.8%	3,439	350.40	-
1.5 - 2M	2	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	28	9	99	40	3.4	619,881	602,111	97.1%	2,251	\$267	2

Avg Price \$773,846 \$624,421 \$602,111

Current Market Strength

- VS -

2010 Market Distress

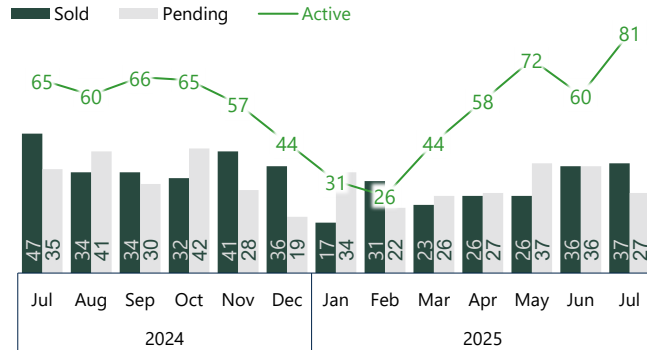


Report Date: Aug 4, 2025

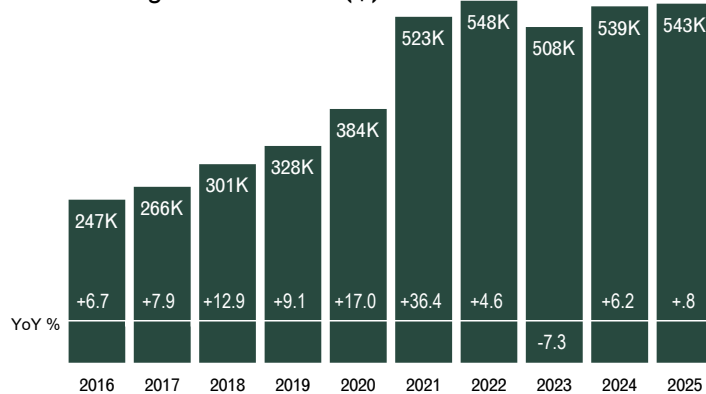
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



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Area: 1020, NE Meridian

July 2025

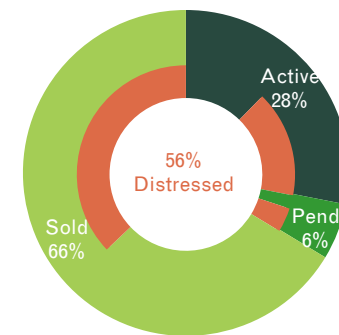
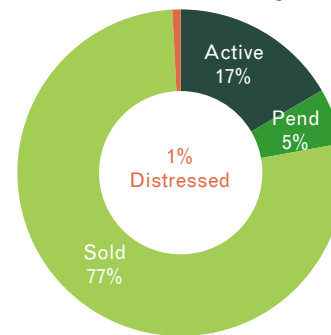
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	5	29	-	286,960	277,410	96.7%	768	361.02
300 - 399K	2	3	43	26	0.6	394,659	381,790	96.7%	1,332	286.53
400 - 499K	30	11	127	27	2.8	448,887	442,856	98.7%	1,628	272.05
500 - 599K	18	2	97	37	2.2	560,078	548,466	97.9%	2,148	255.29
600 - 799K	23	8	83	43	3.3	685,699	668,046	97.4%	2,665	250.67
800 - 999K	6	-	13	24	5.5	873,868	857,943	98.2%	3,148	272.54
1 - 1.5M	1	2	6	33	2.0	1,218,667	1,165,000	95.6%	3,975	293.09
1.5 - 2M	1	-	2	38	6.0	1,722,000	1,699,500	98.7%	4,397	386.56
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	81	27	376	33	2.6	555,241	543,186	97.8%	2,051	\$265

Avg Price \$593,126 \$576,300 \$543,186

Current Market Strength

- VS -

2010 Market Distress

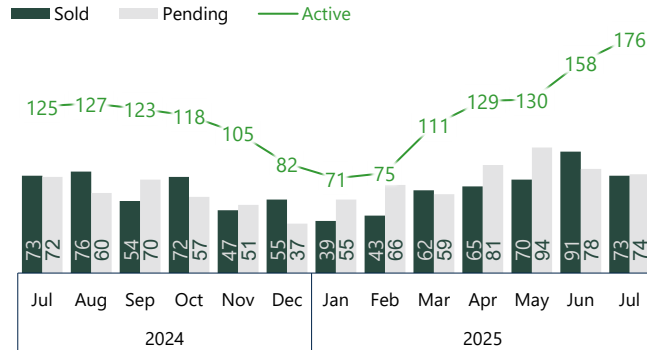


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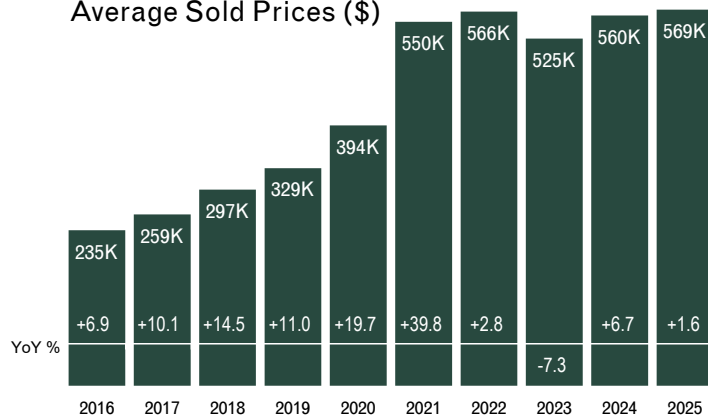
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



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Area: 1030, NW Meridian

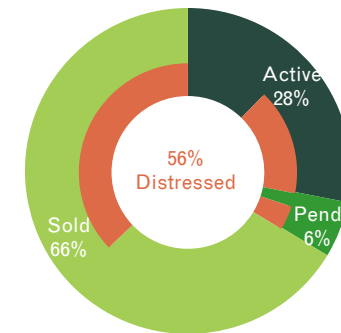
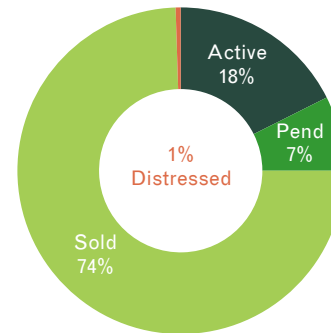
July 2025

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\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	2	71	—	292,450	282,450	96.6%	959	294.68	—
300 - 399K	11	6	86	30	1.5	385,474	373,995	97.0%	1,318	283.80	2
400 - 499K	51	33	267	27	2.3	453,911	444,952	98.0%	1,688	263.67	1
500 - 599K	47	15	163	32	3.5	565,790	551,894	97.5%	2,150	256.64	—
600 - 799K	39	16	155	42	3.0	698,000	681,587	97.6%	2,495	273.15	1
800 - 999K	19	2	47	36	4.9	905,031	884,755	97.8%	3,122	283.43	—
1 - 1.5M	6	—	19	29	3.8	1,195,516	1,139,889	95.3%	3,657	311.68	1
1.5 - 2M	1	2	3	43	4.0	1,748,000	1,608,333	92.0%	3,753	428.58	—
2 - 2.5M	1	—	1	28	12.0	2,049,900	2,049,900	100.0%	3,798	539.73	—
2.5 - 3M	1	—	—	—	—	—	—	—	—	—	—
>3M	—	—	2	54	—	3,350,000	3,275,000	97.8%	7,270	450.48	—
Totals	176	74	745	33	2.8	583,341	568,862	97.5%	2,079	\$274	5

Avg Price \$628,685 \$569,936 \$568,862

Current Market Strength

- VS - 2010 Market Distress

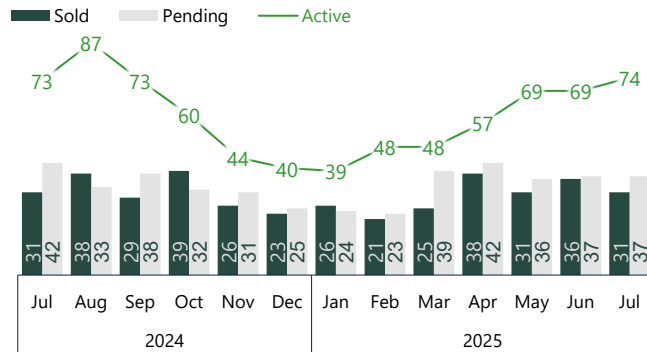


Report Date: Aug 4, 2025

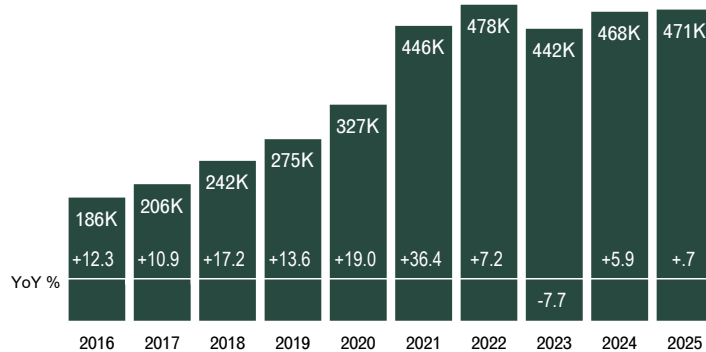
MONTHLY MARKET TRENDS

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Area: 1100, Kuna

July 2025

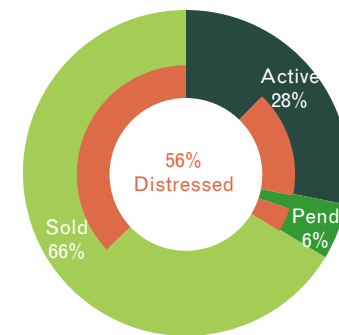
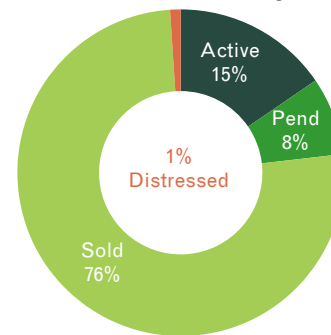
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0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	1	3	-	299,000	299,000	100.0%	958	312.11
300 - 399K	13	13	114	33	1.4	377,477	367,311	97.3%	1,356	270.82
400 - 499K	25	13	149	36	2.0	450,440	441,352	98.0%	1,881	234.60
500 - 599K	11	5	46	47	2.9	565,019	546,878	96.8%	2,224	245.86
600 - 799K	17	4	48	50	4.3	691,441	670,221	96.9%	2,544	263.45
800 - 999K	5	1	2	65	30.0	887,490	855,000	96.3%	3,113	274.65
1 - 1.5M	3	-	2	20	18.0	1,200,000	1,147,500	95.6%	3,123	367.49
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	74	37	363	38	2.4	483,339	470,661	97.4%	1,863	\$253

Avg Price \$566,538 \$470,159 \$470,661

Current Market Strength

- VS -

2010 Market Distress



Report Date: Aug 4, 2025