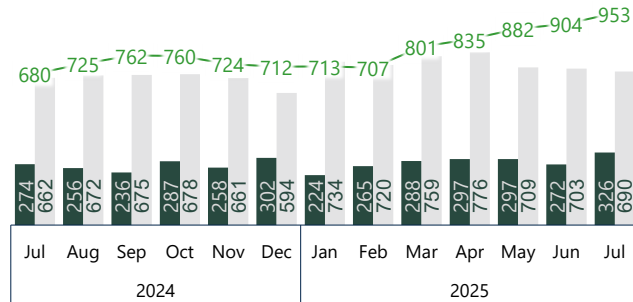


# MONTHLY MARKET TRENDS

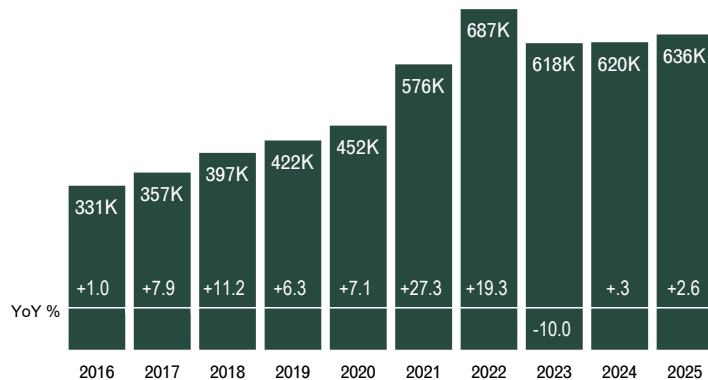
## New Construction Homes

### 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

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

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

**Area:** Ada County

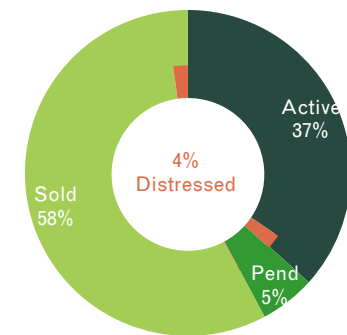
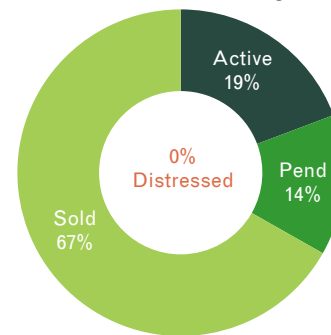
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	34	54	196	66	2.1	397,465	384,381	96.7%	1,466	262.13
400 - 499K	259	174	1,124	72	2.8	463,130	449,263	97.0%	1,790	251.04
500 - 599K	196	102	708	66	3.3	560,857	547,828	97.7%	2,171	252.29
600 - 799K	251	190	715	64	4.2	695,290	686,890	98.8%	2,432	282.43
800 - 999K	87	67	281	61	3.7	873,341	879,953	100.8%	2,747	320.33
1 - 1.5M	88	68	202	69	5.2	1,206,070	1,203,129	99.8%	3,191	377.03
1.5 - 2M	21	17	53	65	4.8	1,683,633	1,704,684	101.3%	3,682	462.98
2 - 2.5M	8	9	19	54	5.1	2,343,540	2,258,464	96.4%	4,156	543.38
2.5 - 3M	5	6	7	25	8.6	2,760,794	2,763,980	100.1%	5,253	526.13
>3M	4	3	—	—	—	—	—	—	—	—
<b>Totals</b>	<b>953</b>	<b>690</b>	<b>3,305</b>	<b>67</b>	<b>3.5</b>	<b>645,931</b>	<b>636,068</b>	<b>98.5%</b>	<b>2,210</b>	<b>\$288</b>

**Avg Price** \$718,886 \$732,033 \$636,068

Current Market Strength

- VS - 2010 Market Distress

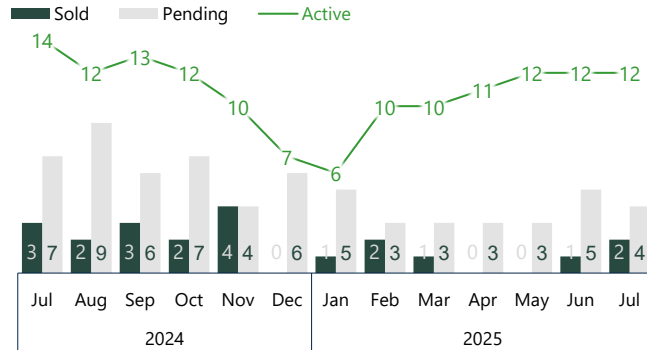


Report Date: Aug 4, 2025

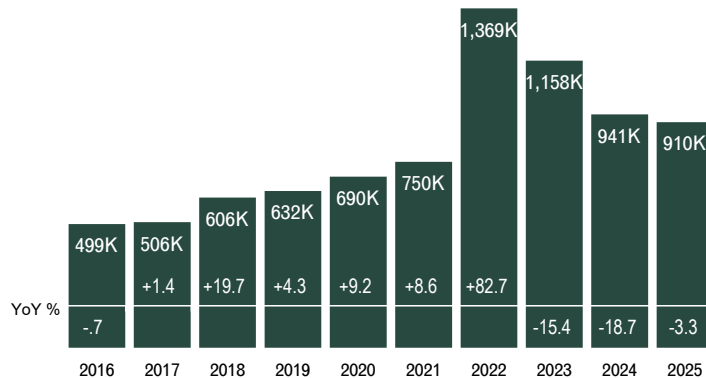
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area: 100, No. Boise**

**July 2025**

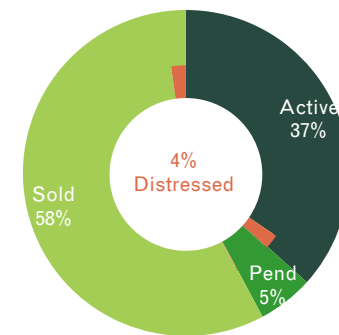
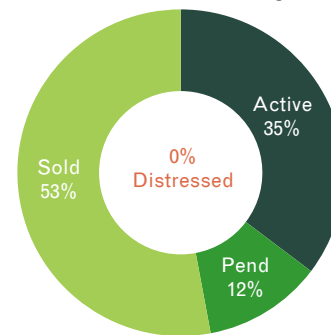
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	1	261	-	499,000	464,000	93.0%	778	596.40
500 - 599K	-	1	-	-	-	-	-	-	-	-
600 - 799K	4	-	10	203	4.8	675,900	667,570	98.8%	1,776	375.93
800 - 999K	4	1	2	201	24.0	888,950	889,470	100.1%	2,301	386.64
1 - 1.5M	1	1	2	259	6.0	1,124,900	1,050,952	93.4%	2,180	482.20
1.5 - 2M	1	1	2	74	6.0	1,653,995	1,653,950	100.0%	3,659	452.08
2 - 2.5M	-	-	1	187	-	2,300,000	2,050,000	89.1%	3,850	532.47
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	2	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>12</b>	<b>4</b>	<b>18</b>	<b>197</b>	<b>8.0</b>	<b>938,538</b>	<b>909,913</b>	<b>97.0%</b>	<b>2,148</b>	<b>\$424</b>

**Avg Price** \$1,544,683 \$1,200,450 \$909,913

**Current Market Strength**

- VS -

**2010 Market Distress**

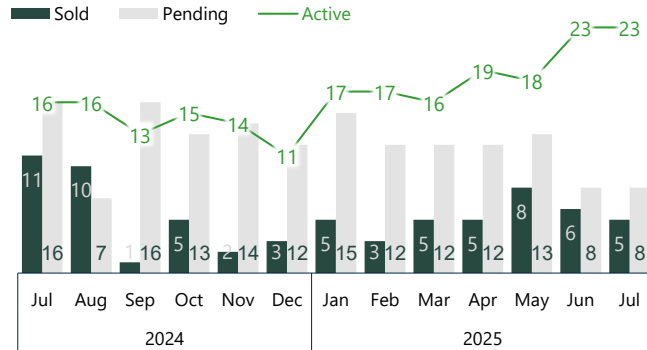


Report Date: Aug 4, 2025

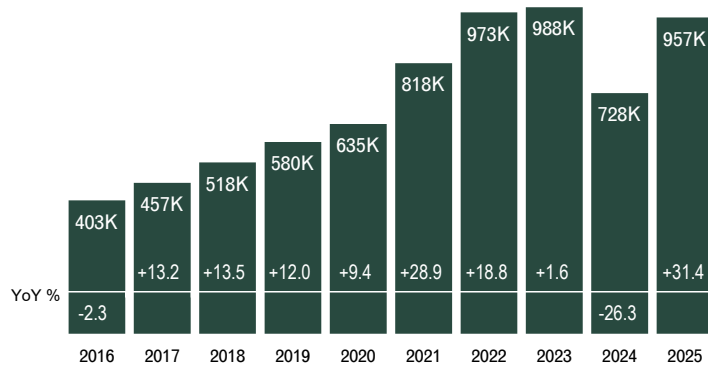
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area: 200, NE Boise**

**July 2025**

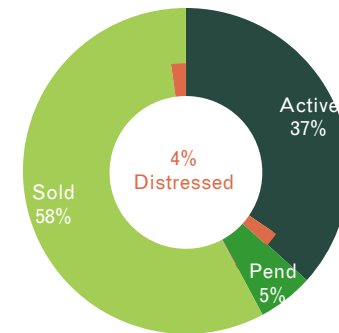
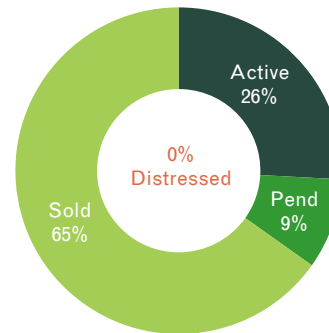
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	-	8	50	4.5	370,525	370,538	100.0%	700	529.53
400 - 499K	6	1	14	76	5.1	451,686	451,686	100.0%	901	501.20
500 - 599K	2	1	6	17	4.0	544,900	544,900	100.0%	1,201	453.77
600 - 799K	2	1	8	25	3.0	784,301	775,582	98.9%	2,152	360.42
800 - 999K	4	1	4	67	12.0	854,655	848,440	99.3%	2,281	371.96
1 - 1.5M	-	-	7	15	-	1,232,405	1,215,734	98.6%	2,813	432.14
1.5 - 2M	3	-	3	73	12.0	1,500,084	1,670,555	111.4%	3,697	451.91
2 - 2.5M	1	1	6	39	2.0	2,385,054	2,335,252	97.9%	4,163	561.02
2.5 - 3M	2	2	2	15	12.0	3,125,000	2,900,000	92.8%	5,512	526.12
>3M	-	1	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>23</b>	<b>8</b>	<b>58</b>	<b>45</b>	<b>4.8</b>	<b>964,442</b>	<b>956,707</b>	<b>99.2%</b>	<b>2,044</b>	<b>\$468</b>

**Avg Price** \$1,012,317 \$1,731,909 \$956,707

**Current Market Strength**

- vs -

**2010 Market Distress**



Report Date: Aug 4, 2025

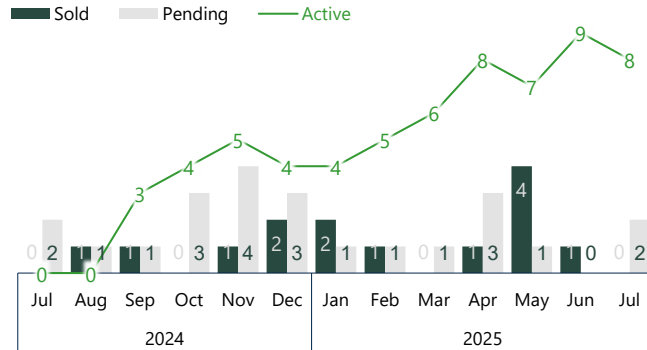


43° NORTH

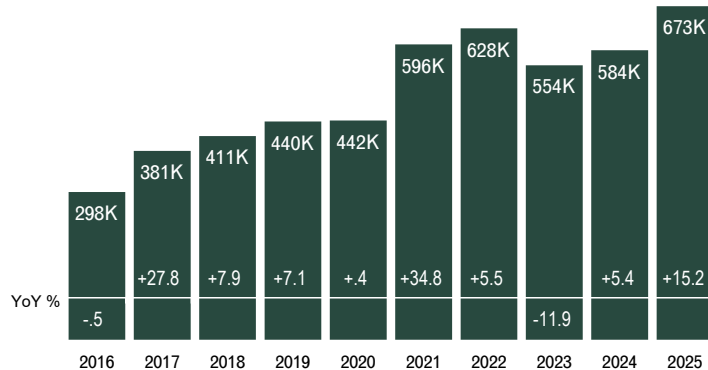
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

Area: 300, SE Boise

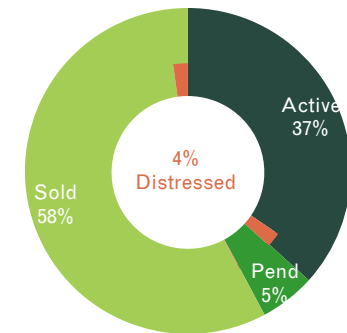
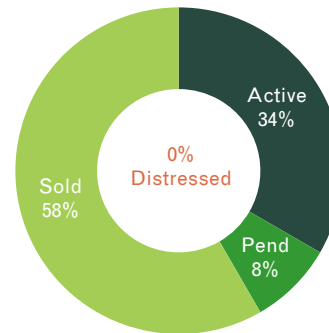
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	1	-	6	31	2.0	557,250	558,267	100.2%	1,693	329.69
600 - 799K	5	1	6	49	10.0	694,400	674,167	97.1%	2,235	301.69
800 - 999K	2	1	1	25	24.0	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	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>8</b>	<b>2</b>	<b>14</b>	<b>40</b>	<b>6.9</b>	<b>681,050</b>	<b>672,821</b>	<b>98.8%</b>	<b>2,013</b>	<b>\$334</b>

Avg Price \$706,963 \$782,400 \$672,821

Current Market Strength

- VS - 2010 Market Distress

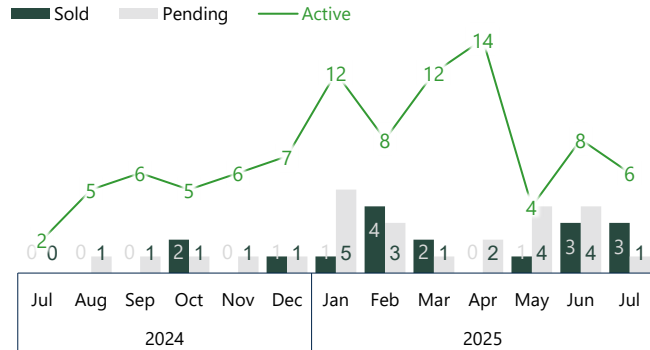


Report Date: Aug 4, 2025

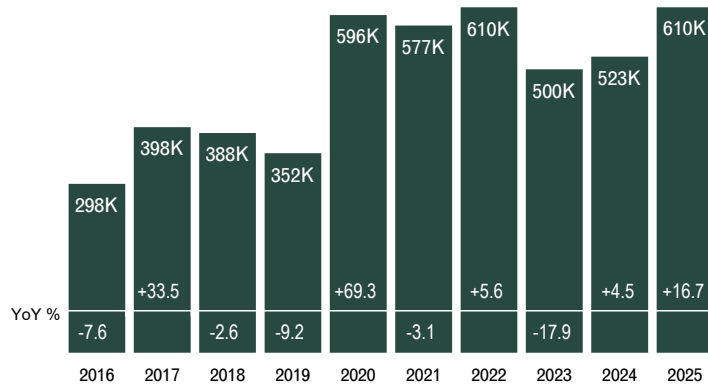
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area: 400, Bench**

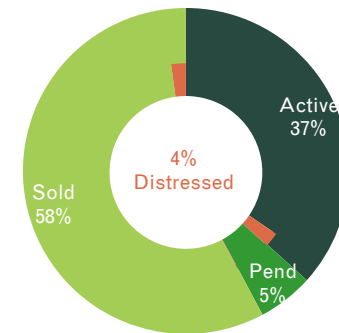
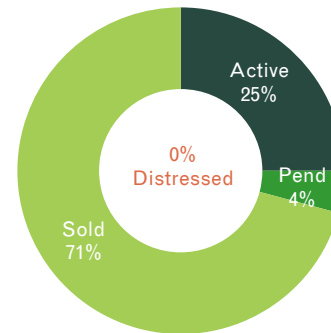
**July 2025**

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	—	—	—	—	—	—	—		—		—
400 - 499K	—	—	1	14	—	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	3	1	9	54	4.0	681,612	670,412	98.4%	2,113	317.21	—
800 - 999K	—	—	—	—	—	—	—		—		—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	6	1	17	40	4.2	620,599	609,832	98.3%	1,874	\$325	0
Avg Price	\$617,900	\$715,000	\$609,832								

Current Market Strength

- VS -

2010 Market Distress

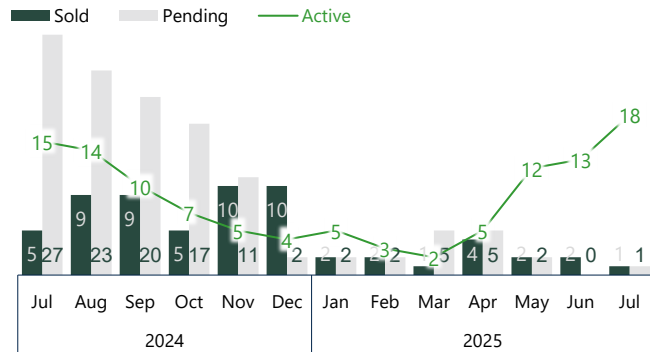


Report Date: Aug 4, 2025

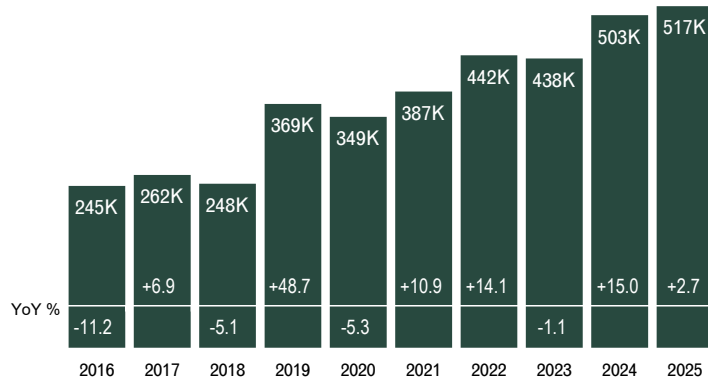
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area:** 500, SW Boise

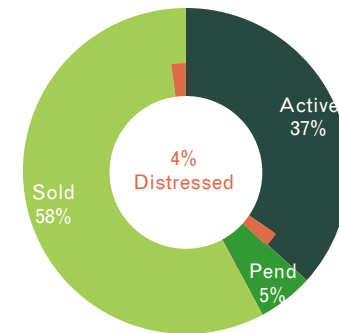
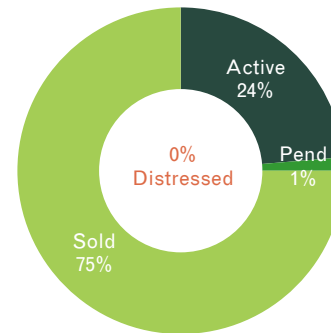
**July 2025**

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	—	—	2	—	—	394,594	386,414	97.9%	1,024	377.36	—
400 - 499K	—	—	20	56	—	470,660	453,640	96.4%	1,606	282.51	—
500 - 599K	2	—	29	56	0.8	544,088	531,226	97.6%	2,117	250.97	—
600 - 799K	16	1	5	15	38.4	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	18	1	57	52	3.8	530,805	516,722	97.3%	1,934	\$267	0
Avg Price	\$651,657	\$746,988	\$516,722								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Aug 4, 2025



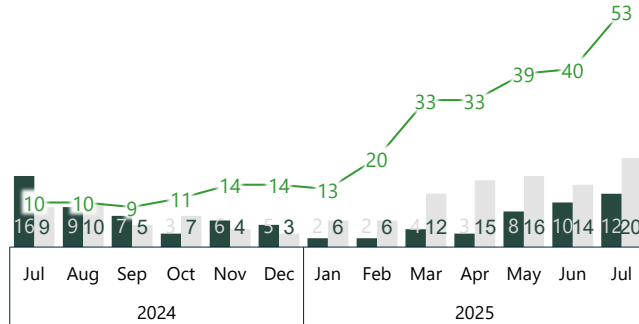
43° NORTH

# MONTHLY MARKET TRENDS

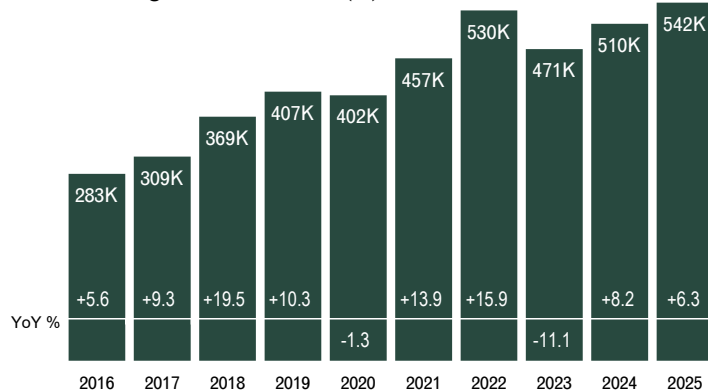
## New Construction Homes

### 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

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

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

Area: 550, SW Boise/Meridian

July 2025

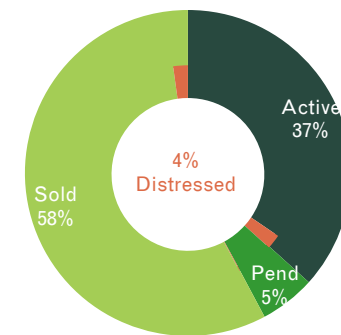
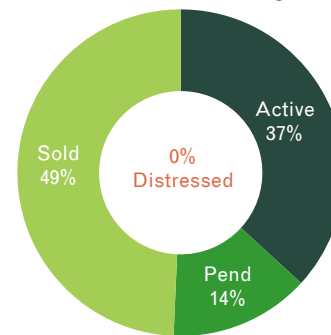
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	-	-	-	-	-	-	-	-	-
400 - 499K	29	13	34	92	10.2	481,019	462,966	96.2%	1,703	271.81
500 - 599K	4	5	13	48	3.7	556,470	543,396	97.7%	1,949	278.77
600 - 799K	17	2	24	61	8.5	659,889	652,587	98.9%	2,487	262.43
800 - 999K	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	53	20	71	73	9.0	555,297	541,790	97.6%	2,013	\$269

Avg Price \$527,118 \$511,290 \$541,790

Current Market Strength

- VS -

2010 Market Distress

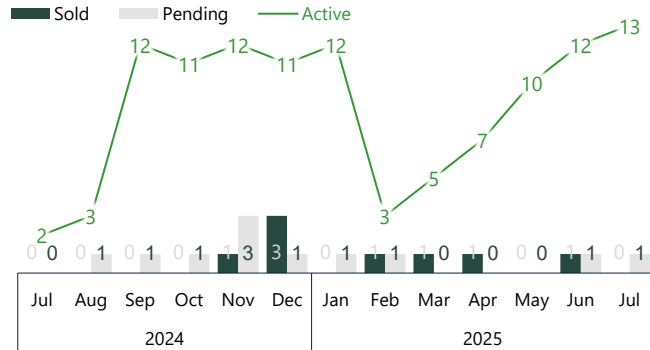


Report Date: Aug 4, 2025

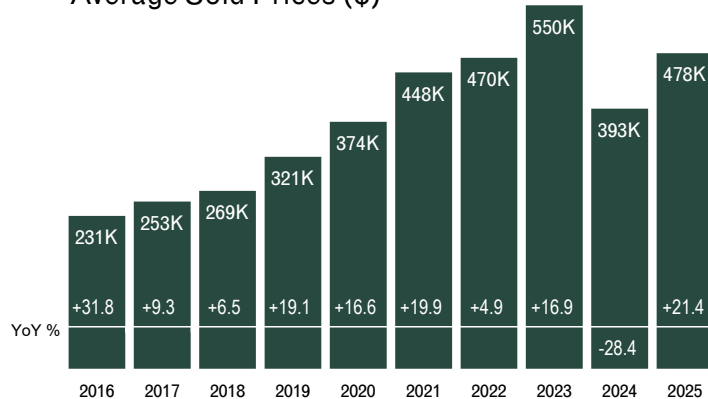
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area: 600, W Boise**

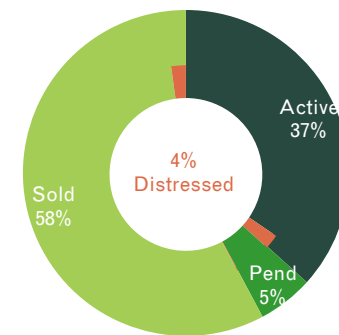
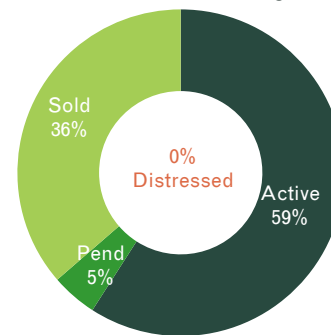
**July 2025**

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	5	34	—	347,740	342,080	98.4%	1,138	300.70	—
400 - 499K	1	—	—	—	—	—	—	—	—	—	—
500 - 599K	5	—	1	47	60.0	589,900	589,900	100.0%	1,938	304.39	—
600 - 799K	7	—	1	4	84.0	629,900	629,900	100.0%	1,935	325.53	—
800 - 999K	—	—	1	61	—	910,000	890,000	97.8%	2,686	331.35	—
1 - 1.5M	—	—	—	—	—	—	—	—	—	—	—
1.5 - 2M	—	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	13	1	8	35	19.5	483,563	477,525	98.8%	1,531	\$312	0
Avg Price	\$645,100	\$399,900	\$477,525								

Current Market Strength

- VS -

2010 Market Distress



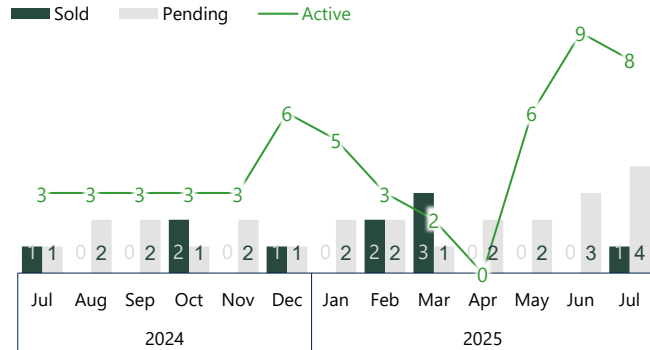
Report Date: Aug 4, 2025



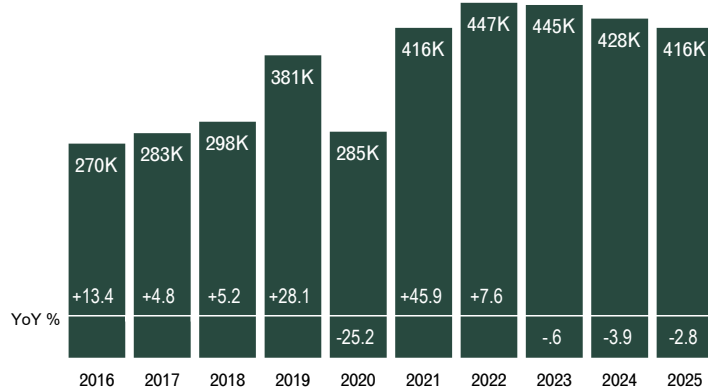
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area:** 650, W Boise/Meridian

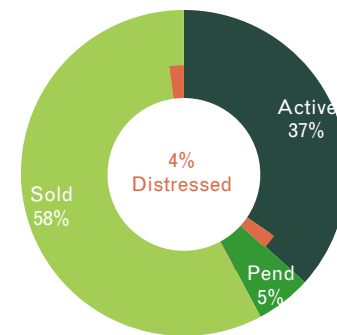
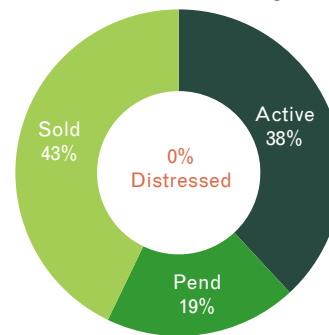
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	—	2	3	176	—	416,600	396,600	95.2%	1,623	244.36	—
400 - 499K	2	1	6	50	4.0	433,233	425,401	98.2%	1,832	232.21	—
500 - 599K	2	—	—	—	—	—	—		—		—
600 - 799K	4	1	—	—	—	—	—		—		—
800 - 999K	—	—	—	—	—	—	—		—		—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	8	4	9	92	10.7	427,689	415,800	97.2%	1,762	\$236	0
Avg Price	\$563,275	\$433,650	\$415,800								

Current Market Strength

- VS -

2010 Market Distress

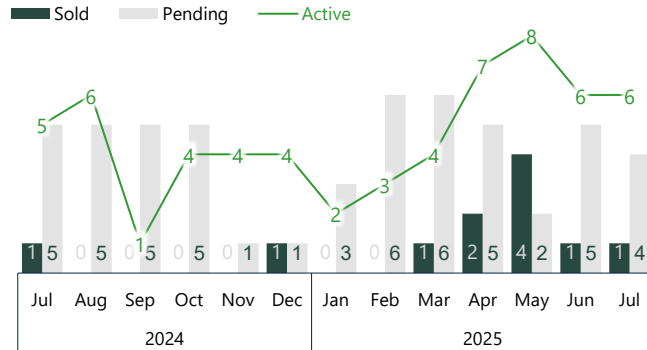


Report Date: Aug 4, 2025

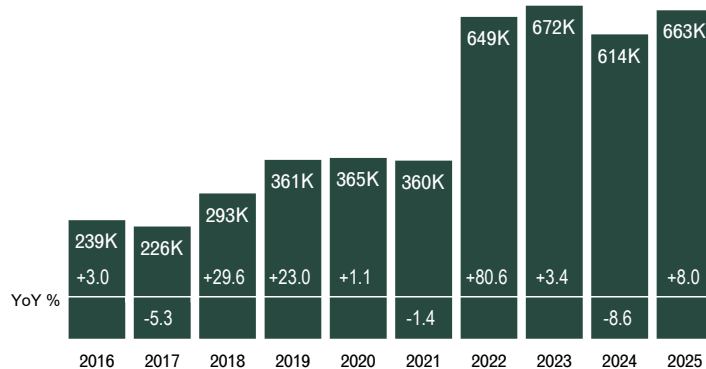
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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**Area:** 700, Garden City

July 2025

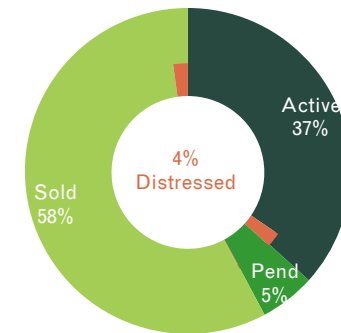
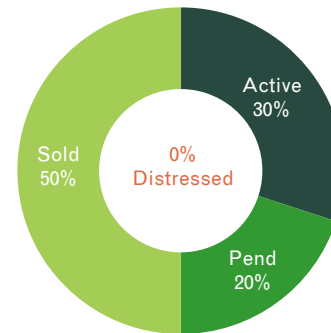
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	4	-	4	10	12.0	453,750	453,750	100.0%	1,510	300.45
500 - 599K	-	-	1	65	-	600,000	590,000	98.3%	1,622	363.75
600 - 799K	-	-	1	21	-	649,900	627,500	96.6%	2,138	293.50
800 - 999K	2	2	4	88	6.0	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	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>6</b>	<b>4</b>	<b>10</b>	<b>48</b>	<b>7.2</b>	<b>675,730</b>	<b>662,700</b>	<b>98.1%</b>	<b>1,851</b>	<b>\$358</b>

**Avg Price** \$595,800 \$1,519,950 \$662,700

Current Market Strength

- VS -

2010 Market Distress

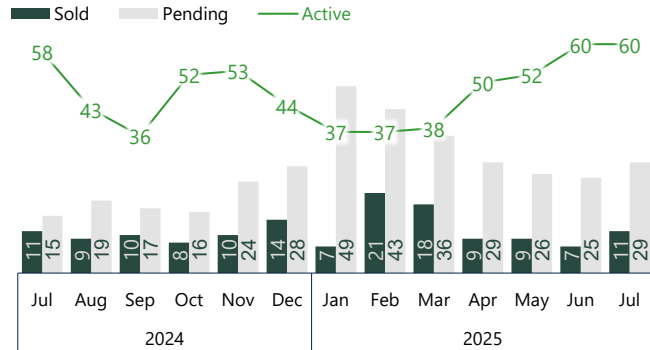


Report Date: Aug 4, 2025

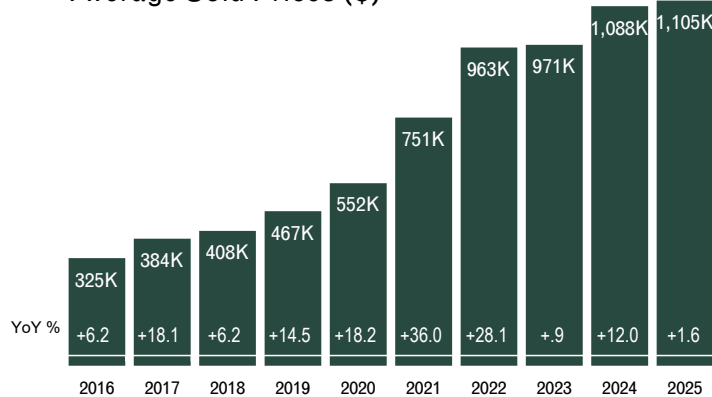
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area:** 800, NW Boise/Garden City

July 2025

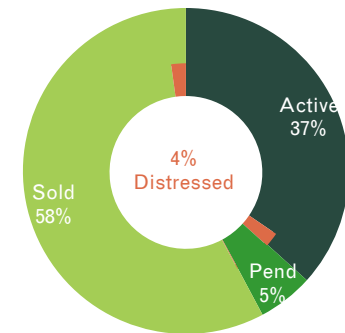
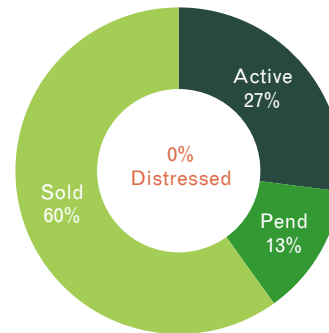
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)					
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	—	—	—	—	—	—	—	—	—
400 - 499K	9	1	18	197	6.0	524,464	443,141	84.5%	1,768	250.65	—
500 - 599K	6	1	13	81	5.5	566,068	546,946	96.6%	1,791	305.45	—
600 - 799K	13	5	14	55	11.1	710,547	703,013	98.9%	2,157	325.90	—
800 - 999K	9	2	12	59	9.0	858,464	860,016	100.2%	2,511	342.47	—
1 - 1.5M	18	7	47	57	4.6	1,270,377	1,251,508	98.5%	3,461	361.61	—
1.5 - 2M	4	9	24	72	2.0	1,694,788	1,700,726	100.4%	3,483	488.29	—
2 - 2.5M	1	3	3	—	4.0	2,349,190	2,319,328	98.7%	4,901	473.27	—
2.5 - 3M	—	1	2	4	—	2,282,350	2,533,448	111.0%	5,064	500.29	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	60	29	133	79	5.4	1,120,627	1,104,604	98.6%	2,906	\$380	0

**Avg Price** \$945,604 \$1,394,092 \$1,104,604

Current Market Strength

- vs -

2010 Market Distress

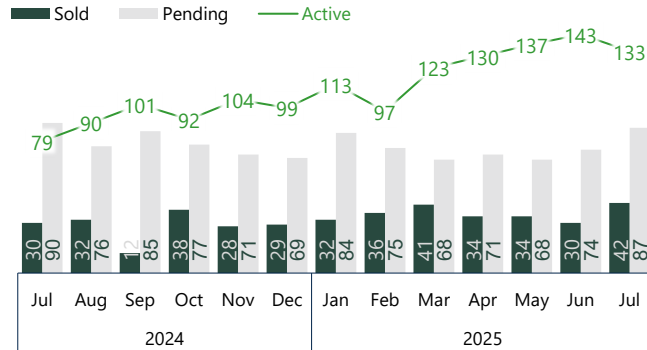


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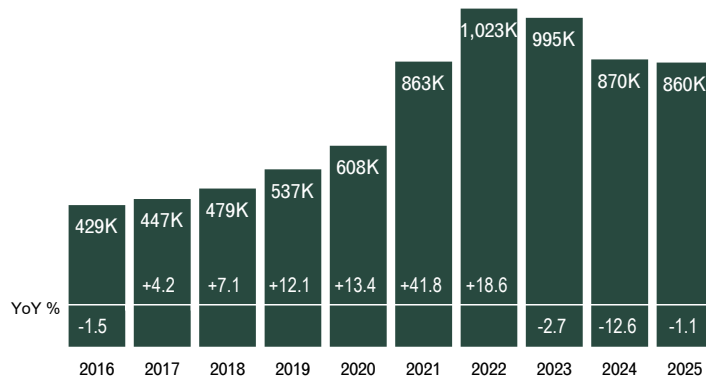
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area: 900, Eagle**

**July 2025**

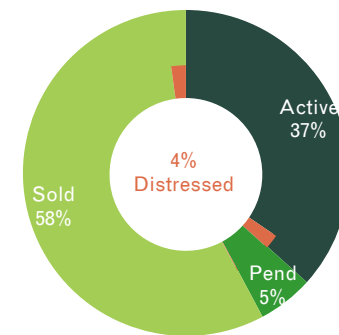
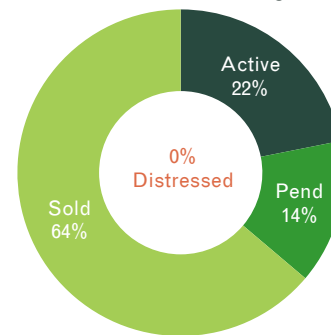
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)				
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	5	6	20	51	3.0	403,625	382,940	94.9%	1,789	214.02
400 - 499K	12	8	57	81	2.5	463,480	440,757	95.1%	1,942	226.99
500 - 599K	15	4	46	91	3.9	572,447	556,288	97.2%	1,987	280.02
600 - 799K	15	17	96	63	1.9	702,032	688,404	98.1%	2,201	312.73
800 - 999K	19	7	53	93	4.3	915,337	907,951	99.2%	2,470	367.56
1 - 1.5M	49	32	87	69	6.8	1,197,594	1,204,588	100.6%	3,011	400.08
1.5 - 2M	7	4	19	55	4.4	1,717,577	1,727,921	100.6%	3,819	452.44
2 - 2.5M	6	5	8	52	9.0	2,339,920	2,230,859	95.3%	3,959	563.56
2.5 - 3M	3	2	2	37	18.0	2,765,481	2,765,481	100.0%	5,583	495.38
>3M	2	2	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>133</b>	<b>87</b>	<b>388</b>	<b>73</b>	<b>4.1</b>	<b>870,635</b>	<b>859,760</b>	<b>98.8%</b>	<b>2,468</b>	<b>\$348</b>

**Avg Price** \$1,097,626 \$1,117,113 \$859,760

**Current Market Strength**

- VS -

**2010 Market Distress**

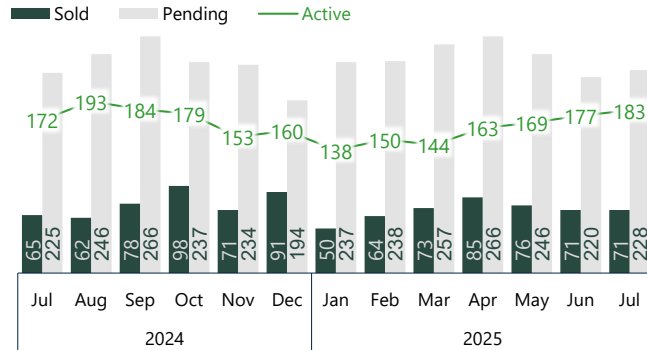


Report Date: Aug 4, 2025

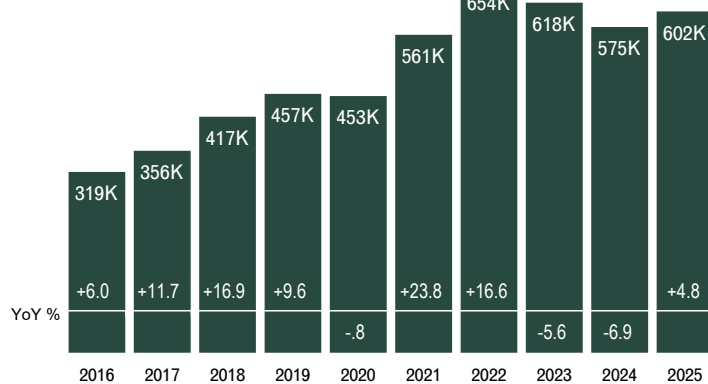
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area: 950, Star**

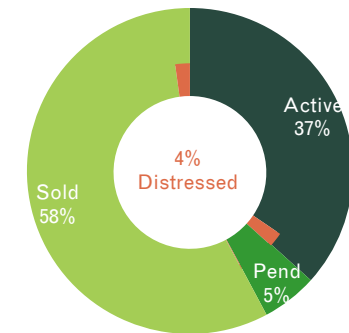
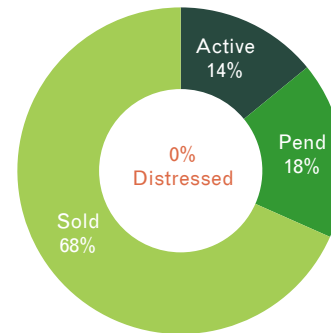
**July 2025**

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	9	8	45	75	2.4	400,086	382,785	95.7%	1,612	237.47	—
400 - 499K	31	44	268	59	1.4	466,538	454,334	97.4%	1,828	248.57	—
500 - 599K	53	46	248	60	2.6	556,154	544,682	97.9%	2,227	244.61	—
600 - 799K	58	79	220	60	3.2	692,895	683,148	98.6%	2,542	268.72	—
800 - 999K	14	30	65	63	2.6	892,472	886,452	99.3%	2,954	300.07	—
1 - 1.5M	14	18	36	87	4.7	1,160,984	1,140,765	98.3%	3,428	332.80	—
1.5 - 2M	4	3	4	63	12.0	1,628,861	1,707,696	104.8%	3,887	439.39	—
2 - 2.5M	—	—	1	193	—	2,149,999	2,044,444	95.1%	3,775	541.57	—
2.5 - 3M	—	—	1	65	—	2,979,900	2,950,000	99.0%	4,457	661.88	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	183	228	888	62	2.5	613,570	602,334	98.2%	2,267	\$266	0

**Avg Price** \$677,504 \$677,080 \$602,334

**Current Market Strength**

**- VS - 2010 Market Distress**

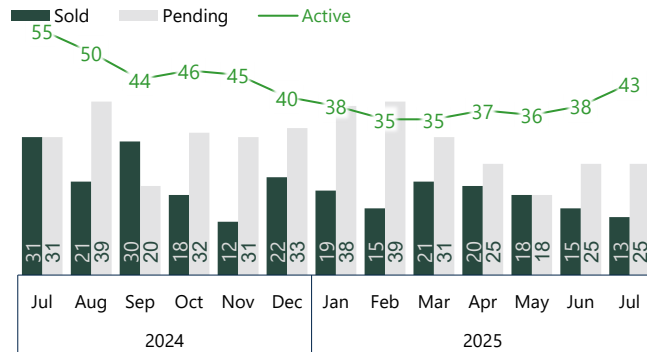


Report Date: Aug 4, 2025

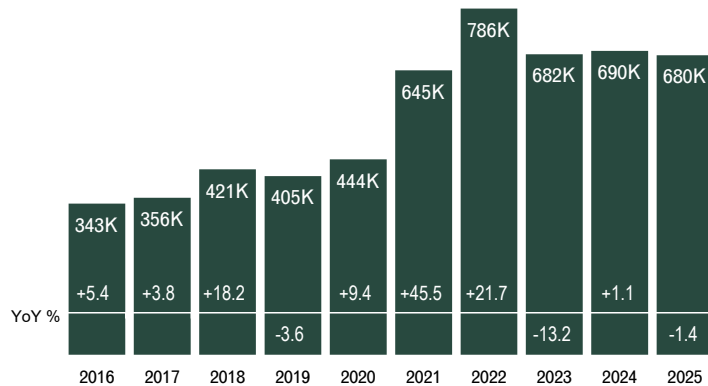
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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**Area:** 1000, SE Meridian

**July 2025**

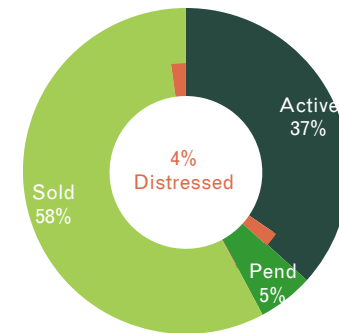
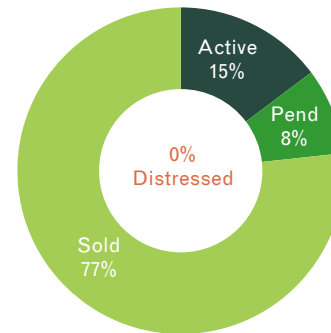
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)					
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	—	—	—	—	—	—	—	—	—
400 - 499K	5	1	17	49	3.5	474,363	473,039	99.7%	1,588	297.87	—
500 - 599K	7	3	73	88	1.2	573,757	557,677	97.2%	1,982	281.43	—
600 - 799K	13	14	86	59	1.8	680,034	677,162	99.6%	2,387	283.65	—
800 - 999K	16	5	37	42	5.2	867,579	865,133	99.7%	2,861	302.40	—
1 - 1.5M	1	2	11	96	1.1	1,242,802	1,205,858	97.0%	3,351	359.90	—
1.5 - 2M	1	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	43	25	224	67	2.3	688,404	679,743	98.7%	2,320	\$293	0

**Avg Price** \$757,351 \$732,526 \$679,743

**Current Market Strength**

- VS -

**2010 Market Distress**

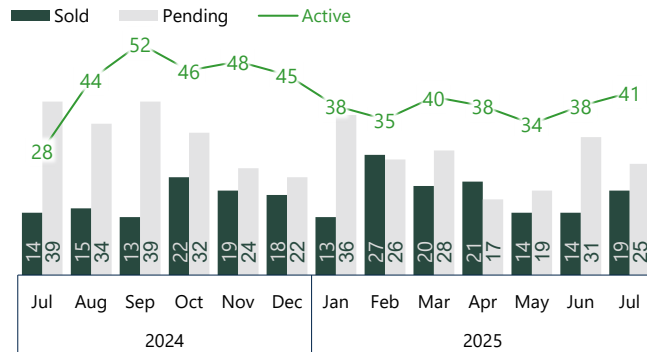


Report Date: Aug 4, 2025

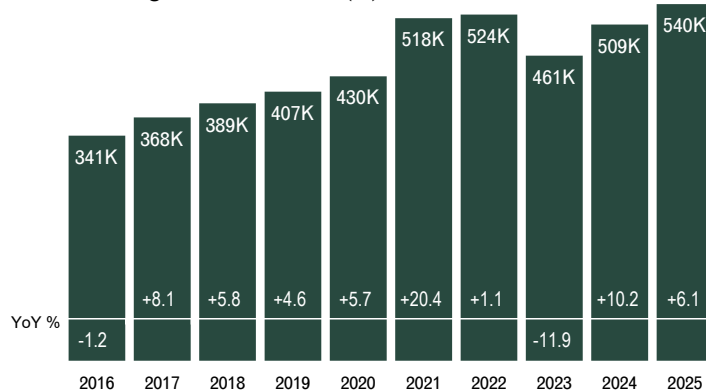
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area:** 1010, SW Meridian

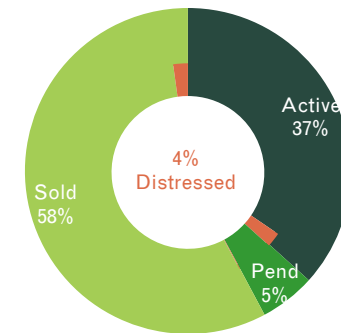
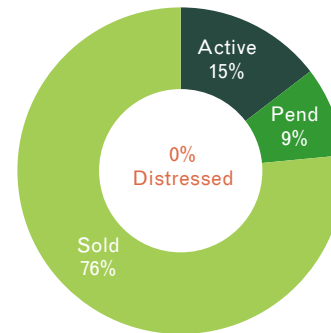
**July 2025**

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	10	77	—	406,933	392,854	96.5%	1,303	301.62	—
400 - 499K	18	7	115	61	1.9	449,923	441,400	98.1%	1,688	261.54	—
500 - 599K	13	5	38	70	4.1	557,352	546,561	98.1%	2,135	255.95	—
600 - 799K	6	10	29	88	2.5	693,274	687,306	99.1%	2,665	257.95	—
800 - 999K	3	1	21	47	1.7	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	41	25	215	65	2.3	542,336	539,504	99.5%	1,993	\$271	0

**Avg Price** \$567,326 \$595,044 \$539,504

**Current Market Strength**

**- VS - 2010 Market Distress**

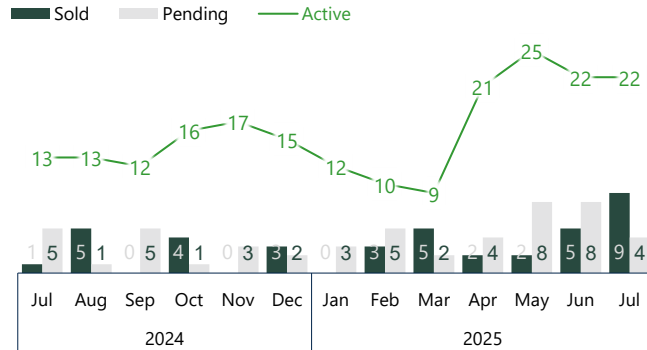


Report Date: Aug 4, 2025

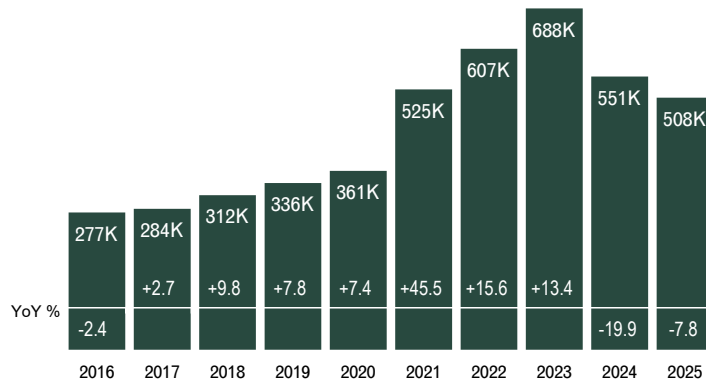
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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**Area:** 1020, NE Meridian

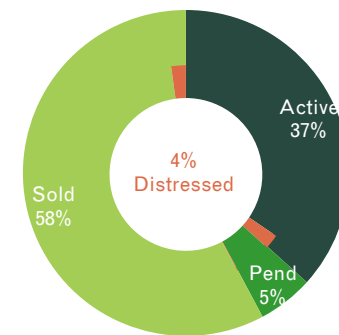
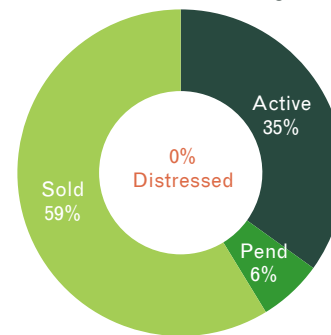
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	5	65	—	413,100	397,920	96.3%	1,622	245.36	—
400 - 499K	2	—	19	136	1.3	446,984	444,162	99.4%	1,745	254.59	—
500 - 599K	7	1	7	248	12.0	583,483	548,996	94.1%	1,838	298.74	—
600 - 799K	13	2	5	27	31.2	746,990	741,512	99.3%	2,980	248.80	—
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	4	37	134	7.1	519,117	508,222	97.9%	1,948	\$261	0
Avg Price	\$623,605	\$548,695	\$508,222								

Current Market Strength

- VS -

2010 Market Distress



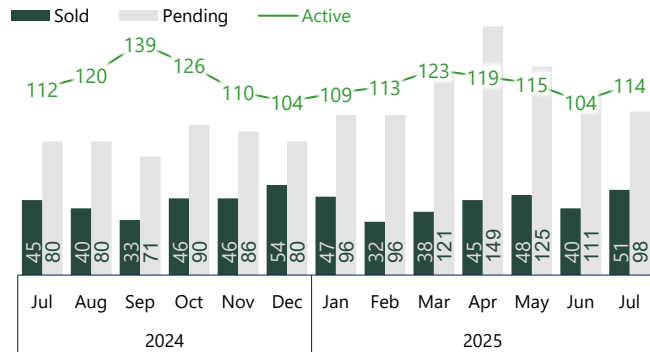
Report Date: Aug 4, 2025



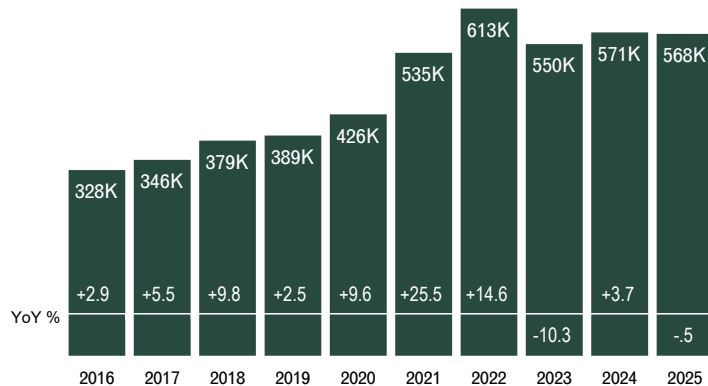
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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**Area:** 1030, NW Meridian

**July 2025**

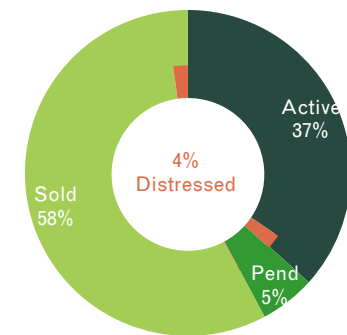
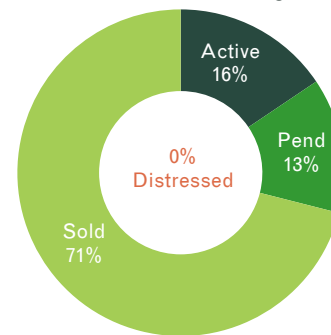
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 08-01-24 to 07-31-25)					
\$1000's	as of 08/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	6	9	123	—	423,869	387,201	91.3%	1,626	238.11	—
400 - 499K	39	39	245	82	1.9	469,968	453,572	96.5%	1,849	245.36	—
500 - 599K	23	18	112	66	2.5	567,563	553,639	97.5%	2,273	243.57	—
600 - 799K	44	24	100	55	5.3	705,375	697,489	98.9%	2,530	275.70	—
800 - 999K	5	11	49	53	1.2	851,886	858,524	100.8%	2,937	292.28	—
1 - 1.5M	2	—	4	83	6.0	1,307,830	1,343,080	102.7%	3,360	399.79	—
1.5 - 2M	1	—	1	55	12.0	1,600,000	1,550,000	96.9%	5,033	307.97	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	114	98	520	71	2.6	580,068	567,993	97.9%	2,188	\$260	0

**Avg Price** \$608,753 \$572,462 \$567,993

**Current Market Strength**

- VS -

**2010 Market Distress**

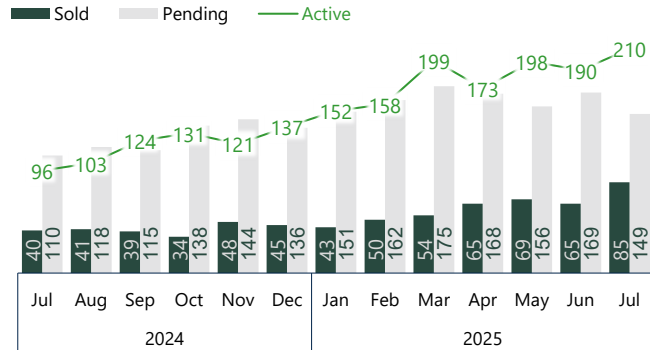


Report Date: Aug 4, 2025

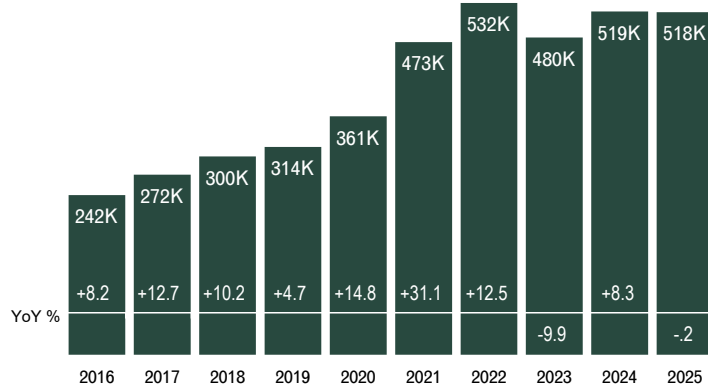
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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Area: 1100, Kuna

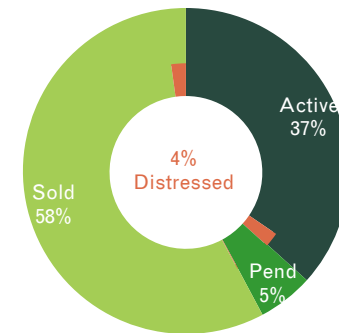
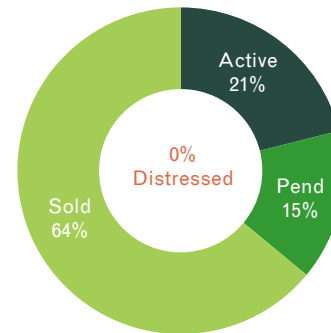
July 2025

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	14	29	89	58	1.9	394,778	386,678	97.9%	1,406	275.05	—
400 - 499K	101	59	305	67	4.0	454,860	443,558	97.5%	1,804	245.86	—
500 - 599K	53	17	108	54	5.9	555,674	542,958	97.7%	2,390	227.21	—
600 - 799K	31	32	101	78	3.7	699,664	694,058	99.2%	2,419	286.92	—
800 - 999K	9	6	30	25	3.6	815,188	874,187	107.2%	2,628	332.60	—
1 - 1.5M	2	6	5	25	4.8	1,075,542	1,197,699	111.4%	2,813	425.71	—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	210	149	638	63	3.9	524,106	518,265	98.9%	1,992	\$260	0
Avg Price	\$533,971	\$546,990	\$518,265								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Aug 4, 2025