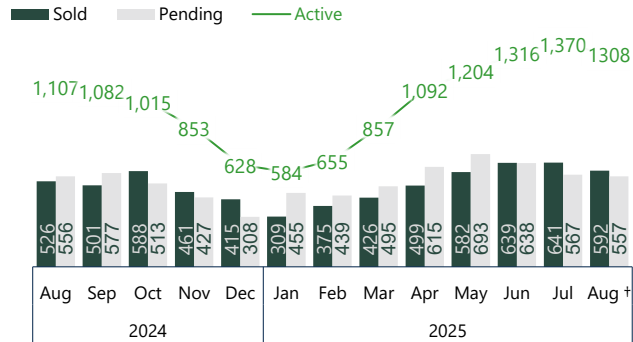


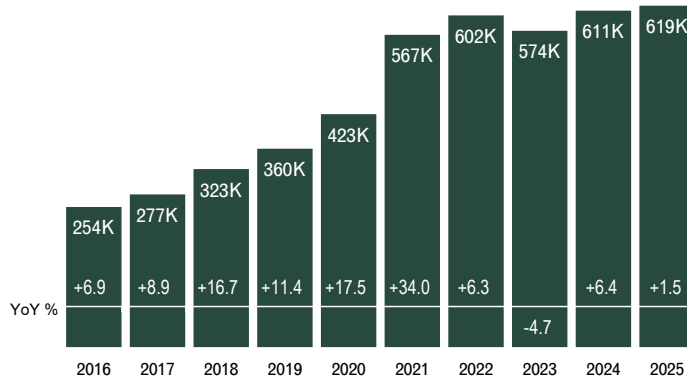
MONTHLY MARKET TRENDS

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

† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

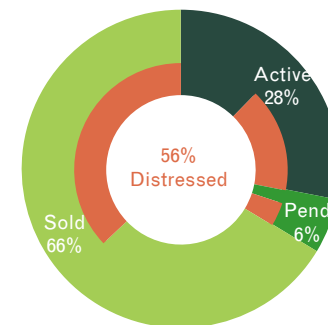
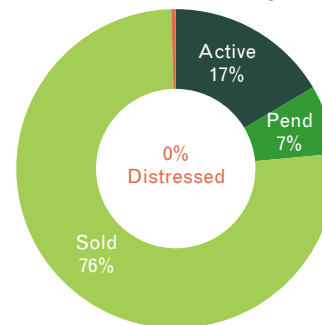
Area: Ada County

August 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	42	-	204,633	188,000	91.9%	663	283.56	-
200 - 299K	12	10	105	43	1.4	291,347	267,816	91.9%	948	282.52	1
300 - 399K	113	71	820	30	1.7	378,200	367,651	97.2%	1,252	293.57	10
400 - 499K	309	137	1,746	32	2.1	456,034	445,723	97.7%	1,623	274.63	10
500 - 599K	238	114	1,112	35	2.6	559,184	547,097	97.8%	2,034	268.92	3
600 - 799K	285	131	1,196	37	2.9	703,514	686,180	97.5%	2,412	284.48	5
800 - 999K	155	31	542	40	3.4	915,056	889,266	97.2%	2,824	314.93	5
1 - 1.5M	111	39	366	45	3.6	1,247,238	1,197,266	96.0%	3,378	354.41	2
1.5 - 2M	50	16	90	52	6.7	1,750,846	1,699,338	97.1%	3,953	429.86	-
2 - 2.5M	18	8	22	58	9.8	2,225,305	2,168,237	97.4%	4,626	468.72	-
2.5 - 3M	8	-	16	62	6.0	2,883,841	2,718,313	94.3%	5,417	501.82	-
>3M	9	-	9	145	12.0	3,715,000	3,538,709	95.3%	7,086	499.43	-
Totals	1,308	557	6,027	36	2.6	637,023	619,479	97.2%	2,071	\$299	36
Avg Price	\$752,291	\$658,824	\$619,479								

Current Market Strength

- VS - 2010 Market Distress



Report Date: Sep 4, 2025



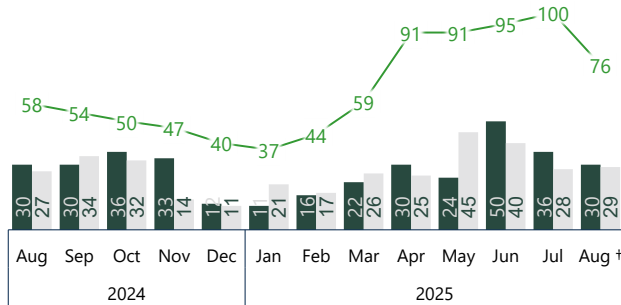
43° NORTH

MONTHLY MARKET TRENDS

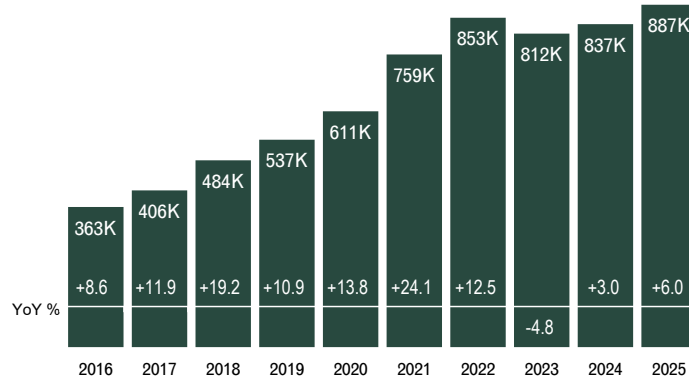
Existing Homes

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

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† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 100, N Boise, 83702

August 2025

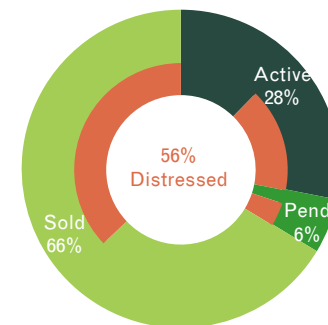
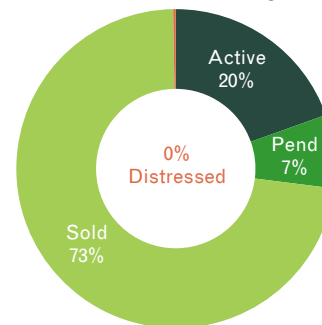
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	29	-	366,600	235,000	64.1%	635	370.27	-
300 - 399K	1	3	12	25	1.0	372,033	362,459	97.4%	741	488.87	-
400 - 499K	5	-	22	31	2.7	463,131	450,418	97.3%	990	454.80	-
500 - 599K	12	4	46	36	3.1	562,248	551,335	98.1%	1,299	424.58	-
600 - 799K	18	5	72	22	3.0	707,636	696,383	98.4%	1,759	396.01	1
800 - 999K	17	1	43	28	4.7	912,411	901,463	98.8%	2,272	396.78	-
1 - 1.5M	11	8	61	33	2.2	1,224,794	1,195,469	97.6%	2,826	422.98	-
1.5 - 2M	7	6	17	51	4.9	1,766,356	1,706,235	96.6%	3,697	461.53	-
2 - 2.5M	2	2	4	11	6.0	2,192,500	2,190,625	99.9%	3,676	595.93	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	2	-	3	261	8.0	3,965,000	3,714,461	93.7%	7,446	498.83	-
Totals	76	29	283	32	3.2	908,853	887,149	97.6%	2,081	\$426	1

Avg Price \$1,027,271 \$1,128,510 \$887,149

Current Market Strength

- VS -

2010 Market Distress

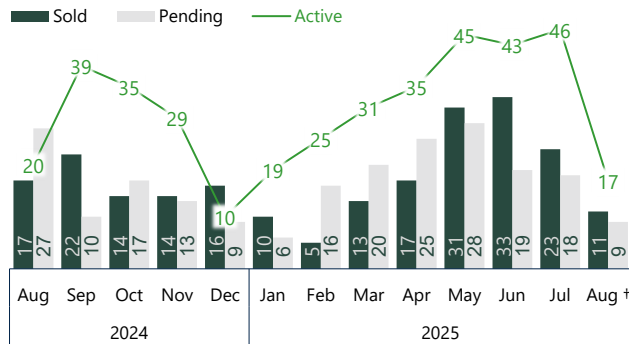


Report Date: Sep 4, 2025

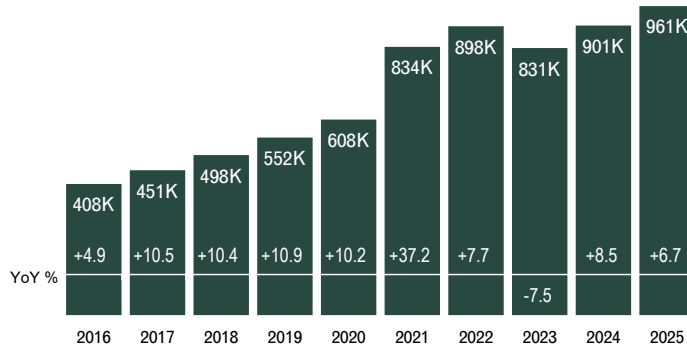
MONTHLY MARKET TRENDS

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

† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

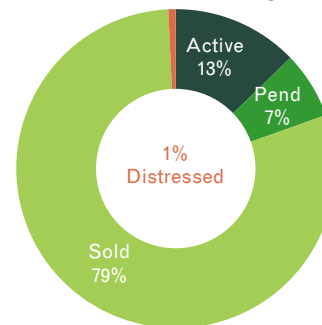
Area: 200, NE Boise, 83712

August 2025

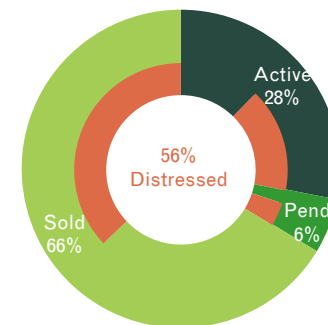
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	2	43	-	425,000	394,000	92.7%	1,060	371.87	-
400 - 499K	-	-	2	41	-	496,950	487,500	98.1%	1,207	404.06	-
500 - 599K	1	1	10	48	1.2	593,110	569,750	96.1%	1,604	355.12	-
600 - 799K	4	2	26	30	1.8	697,553	684,708	98.2%	1,858	368.50	-
800 - 999K	3	2	29	22	1.2	878,634	872,922	99.3%	2,553	341.95	1
1 - 1.5M	4	2	26	35	1.8	1,307,738	1,252,573	95.8%	3,442	363.94	-
1.5 - 2M	3	-	10	53	3.6	1,735,690	1,665,806	96.0%	3,886	428.70	-
2 - 2.5M	-	2	1	69	-	2,299,000	2,097,000	91.2%	6,092	344.22	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
Totals	17	9	106	34	1.9	991,027	961,317	97.0%	2,617	\$367	1

Avg Price \$1,367,365 \$1,240,533 \$961,317

Current Market Strength



- VS - 2010 Market Distress

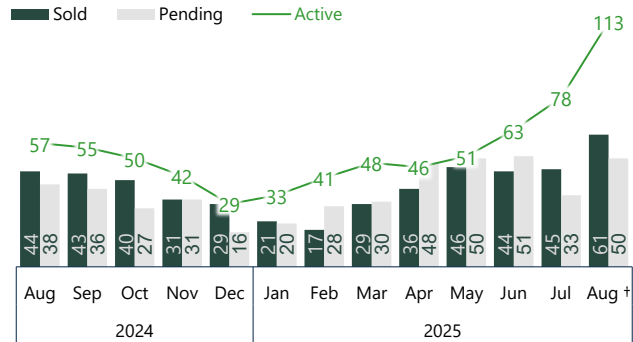


Report Date: Sep 4, 2025

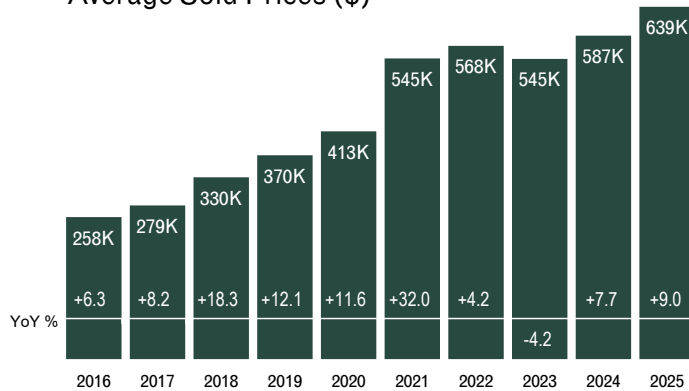
MONTHLY MARKET TRENDS

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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† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 300, SE Boise, 83706, 83716

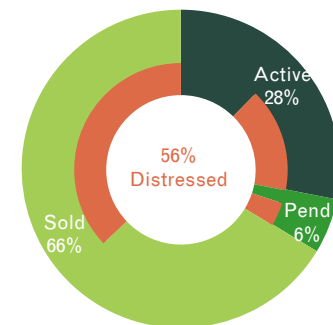
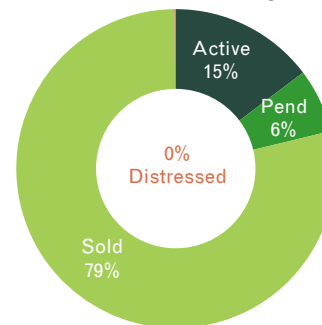
August 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	2	15	68	0.8	302,040	277,453	91.9%	941	294.93	-
300 - 399K	15	9	65	36	2.8	376,246	364,282	96.8%	1,031	353.26	-
400 - 499K	27	8	142	30	2.3	463,034	448,575	96.9%	1,362	329.35	1
500 - 599K	19	11	105	22	2.2	549,613	542,269	98.7%	1,699	319.24	-
600 - 799K	29	16	151	25	2.3	701,689	690,083	98.3%	2,176	317.20	-
800 - 999K	10	-	80	19	1.5	892,778	882,948	98.9%	2,667	331.04	-
1 - 1.5M	3	2	37	25	1.0	1,192,467	1,182,438	99.2%	3,141	376.40	-
1.5 - 2M	6	1	5	46	14.4	1,891,880	1,781,080	94.1%	4,963	358.84	-
2 - 2.5M	1	1	1	133	12.0	2,200,000	2,200,000	100.0%	4,306	510.92	-
2.5 - 3M	2	-	3	144	8.0	2,766,667	2,646,000	95.6%	5,164	512.36	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	113	50	604	28	2.2	652,160	639,252	98.0%	1,913	\$334	1
Avg Price \$697,716 \$625,368 \$639,252											

Current Market Strength

- VS -

2010 Market Distress

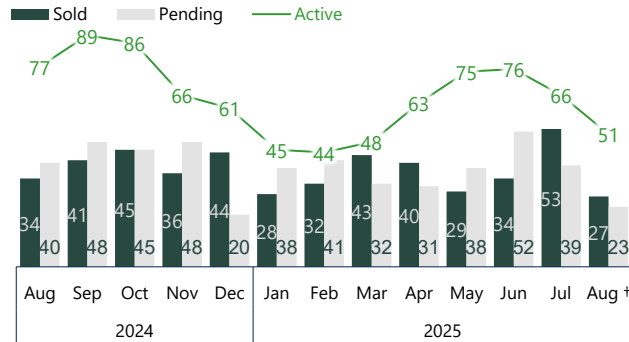


Report Date: Sep 4, 2025

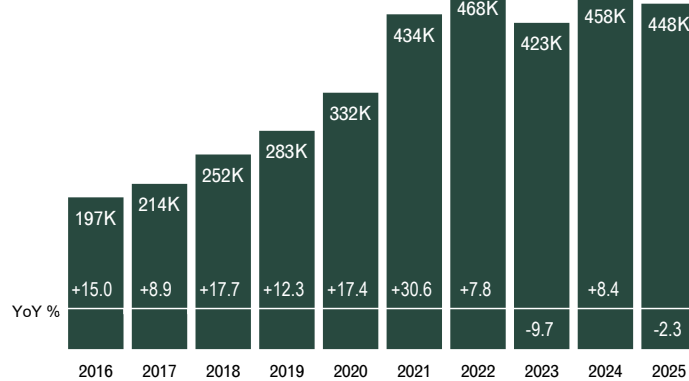
MONTHLY MARKET TRENDS

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: 400, Bench, 83705

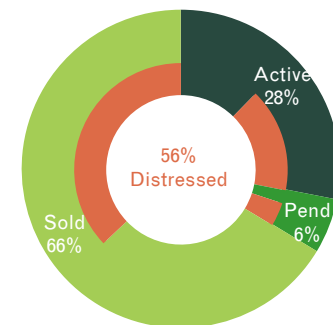
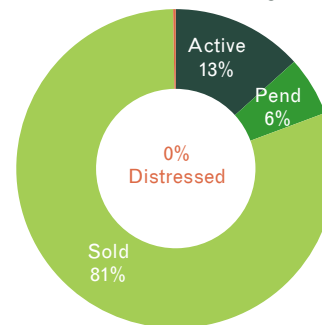
August 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	4	2	26	56	1.8	285,365	264,833	92.8%	961	275.64	1
300 - 399K	19	2	97	34	2.4	375,115	363,713	97.0%	1,161	313.24	-
400 - 499K	15	11	107	39	1.7	450,200	441,803	98.1%	1,451	304.41	-
500 - 599K	9	7	49	44	2.2	562,042	545,153	97.0%	1,938	281.26	-
600 - 799K	3	1	21	39	1.7	687,885	679,690	98.8%	2,547	266.82	-
800 - 999K	1	-	7	80	1.7	942,600	867,286	92.0%	3,217	269.63	-
1 - 1.5M	-	-	1	91	-	2,350,000	1,400,000	59.6%	5,504	254.36	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	51	23	308	41	2.0	463,996	447,714	96.5%	1,524	\$294	1
Avg Price \$446,752 \$465,289 \$447,714											

Current Market Strength

- VS -

2010 Market Distress

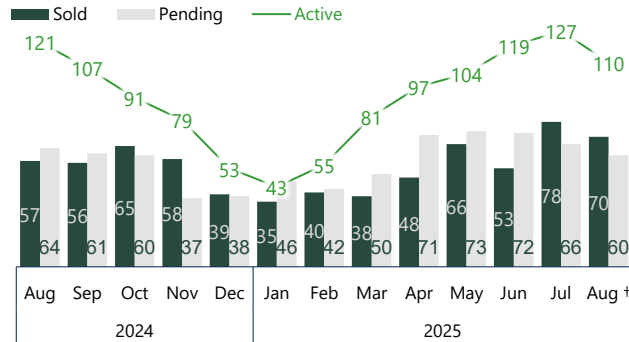


Report Date: Sep 4, 2025

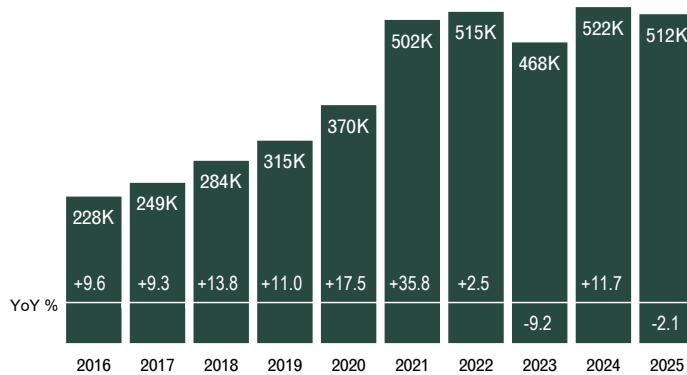
MONTHLY MARKET TRENDS

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: 500/550, South Boise, 83709

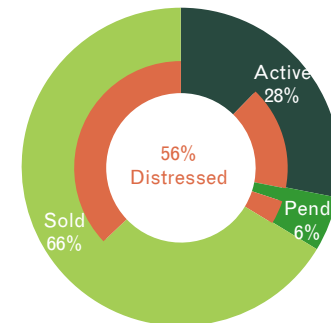
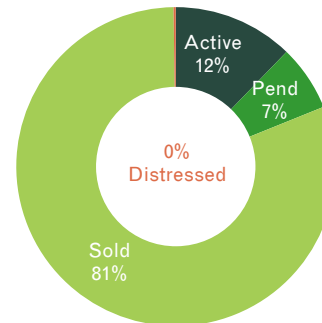
August 2025

Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	10	38	-	293,090	270,563	92.3%	1,055	256.58	-
300 - 399K	12	5	115	36	1.3	389,457	373,646	95.9%	1,334	280.03	-
400 - 499K	37	15	292	35	1.5	458,702	447,783	97.6%	1,702	263.17	2
500 - 599K	32	22	173	38	2.2	552,126	542,092	98.2%	2,225	243.69	-
600 - 799K	17	15	106	29	1.9	684,708	671,078	98.0%	2,574	260.69	-
800 - 999K	9	1	25	33	4.3	912,200	893,280	97.9%	3,003	297.43	-
1 - 1.5M	3	2	6	66	6.0	1,173,983	1,140,833	97.2%	4,296	265.57	-
1.5 - 2M	-	-	1	62	-	1,985,000	1,898,000	95.6%	5,704	332.75	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	110	60	728	35	1.8	524,162	511,564	97.6%	1,958	\$261	2
Avg Price \$567,723 \$574,516 \$511,564											

Current Market Strength

- VS -

2010 Market Distress

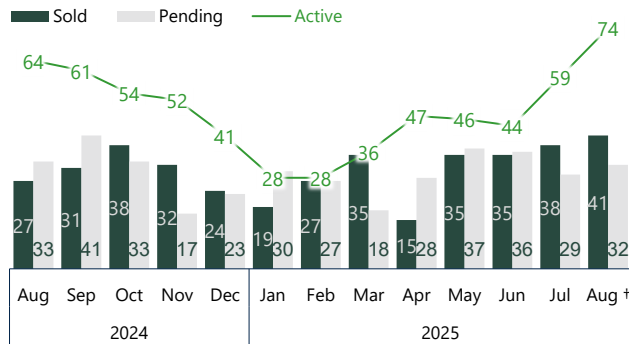


Report Date: Sep 4, 2025

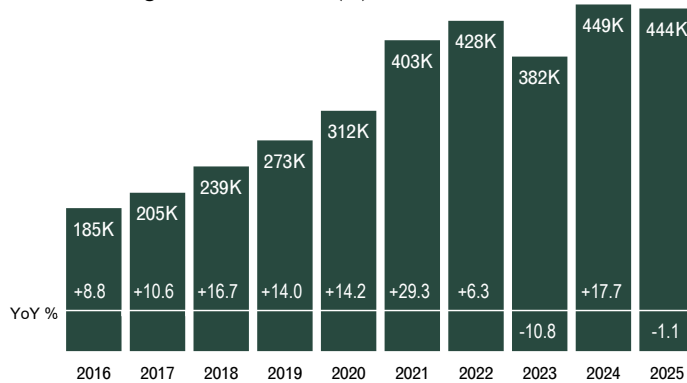
MONTHLY MARKET TRENDS

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

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Area: 600, West Boise, 83704

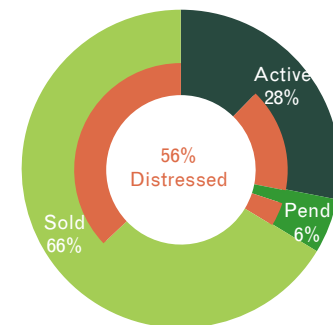
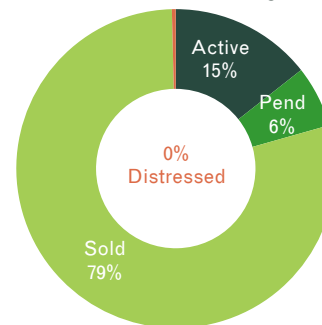
August 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	42	-	204,633	188,000	91.9%	663	283.56	-
200 - 299K	2	5	25	30	1.0	283,473	264,717	93.4%	931	284.28	-
300 - 399K	20	11	138	28	1.7	365,270	360,167	98.6%	1,270	283.52	2
400 - 499K	29	7	137	27	2.5	453,439	443,164	97.7%	1,682	263.53	-
500 - 599K	13	4	69	32	2.3	559,277	547,993	98.0%	2,142	255.79	-
600 - 799K	8	4	29	33	3.3	713,838	688,636	96.5%	2,808	245.20	-
800 - 999K	2	-	3	64	8.0	965,967	920,667	95.3%	2,678	343.79	-
1 - 1.5M	-	1	2	141	-	1,375,000	1,062,500	77.3%	7,890	134.66	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	74	32	406	29	2.2	456,080	444,008	97.4%	1,685	\$264	2
Avg Price	\$478,272	\$456,772	\$444,008								

Current Market Strength

- VS -

2010 Market Distress

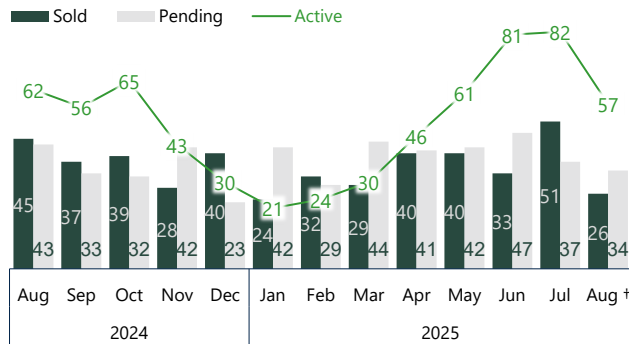


Report Date: Sep 4, 2025

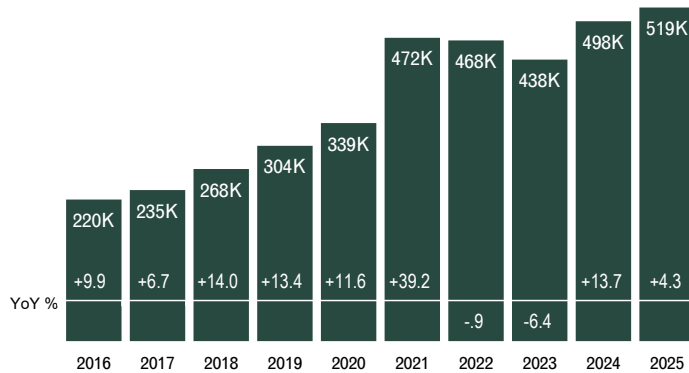
MONTHLY MARKET TRENDS

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

† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 650, W Boise - Garden City, 83713

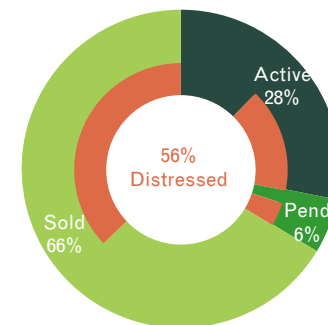
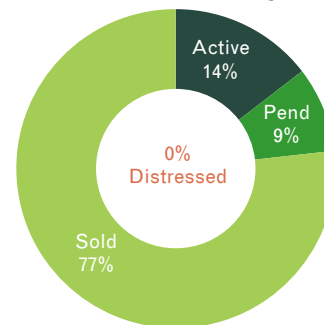
August 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	1	3	22	8.0	305,667	289,667	94.8%	1,001	289.38	-
300 - 399K	4	3	43	18	1.1	371,923	366,781	98.6%	1,240	295.68	-
400 - 499K	21	12	129	25	2.0	455,210	445,607	97.9%	1,628	273.69	-
500 - 599K	11	7	60	40	2.2	552,568	542,480	98.2%	2,211	245.34	-
600 - 799K	13	7	48	40	3.3	707,854	686,684	97.0%	2,814	244.00	-
800 - 999K	5	4	17	25	3.5	923,735	891,571	96.5%	3,751	237.67	-
1 - 1.5M	-	-	1	1	-	1,365,000	1,365,000	100.0%	3,921	348.13	-
1.5 - 2M	1	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	57	34	301	29	2.3	531,001	518,788	97.7%	1,999	\$259	0
Avg Price	\$576,597	\$568,409	\$518,788								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

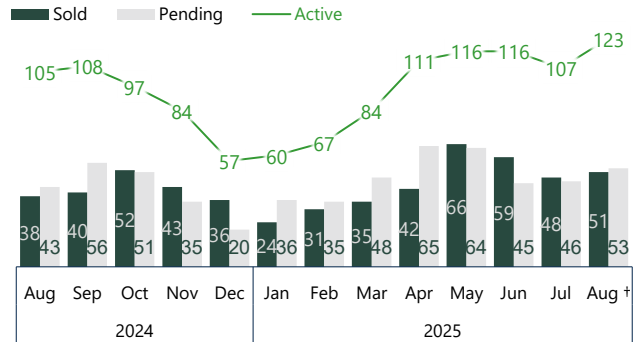


43° NORTH

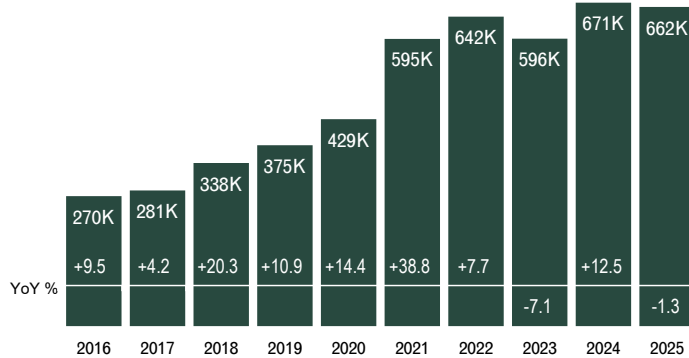
MONTHLY MARKET TRENDS

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

† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 700/800, NW Boise, 83703, 83714

August 2025

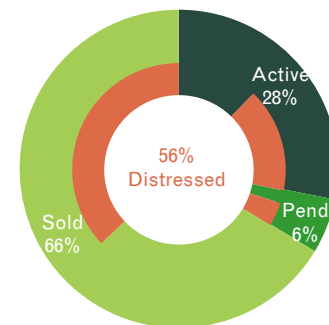
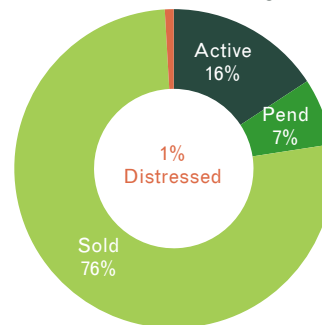
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	10	48	1.2	285,169	255,020	89.4%	904	282.10	-
300 - 399K	7	4	56	34	1.5	383,974	369,589	96.3%	1,223	302.30	1
400 - 499K	30	12	162	27	2.2	453,289	444,290	98.0%	1,402	316.84	1
500 - 599K	17	8	97	33	2.1	557,226	543,200	97.5%	1,774	306.24	1
600 - 799K	24	17	130	38	2.2	704,168	686,061	97.4%	2,228	307.97	3
800 - 999K	20	3	78	42	3.1	923,011	891,780	96.6%	2,702	330.04	1
1 - 1.5M	20	7	46	37	5.2	1,249,938	1,198,728	95.9%	3,417	350.82	-
1.5 - 2M	2	1	14	37	1.7	1,710,206	1,684,782	98.5%	3,863	436.13	-
2 - 2.5M	2	1	3	39	8.0	2,116,333	2,116,667	100.0%	4,980	425.03	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	1	299	-	3,595,000	3,250,000	90.4%	12,741	255.08	-
Totals	123	53	597	35	2.5	681,338	661,621	97.1%	2,037	\$325	7

Avg Price \$759,400 \$722,481 \$661,621

Current Market Strength

- VS -

2010 Market Distress



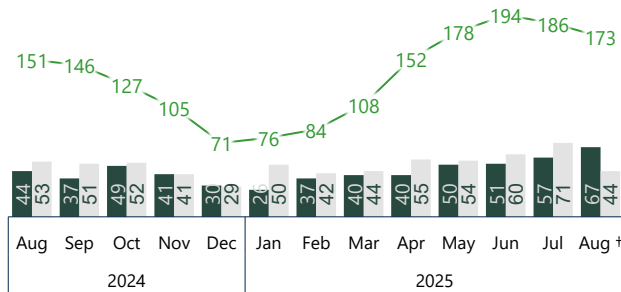
Report Date: Sep 4, 2025

MONTHLY MARKET TRENDS

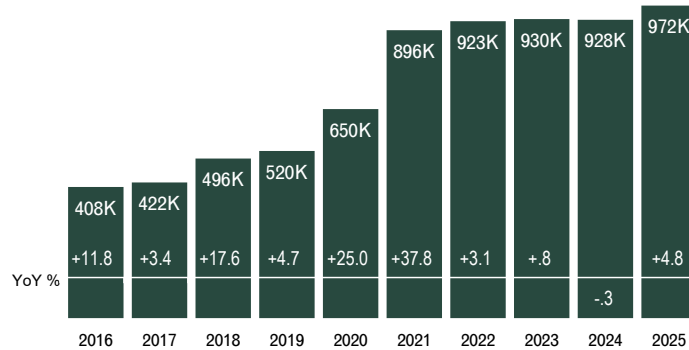
Existing Homes

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

† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 900, Eagle, 83616

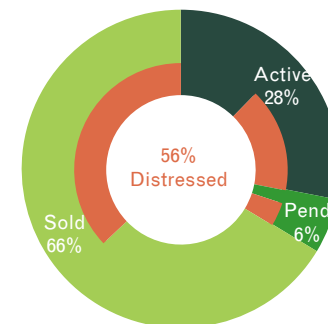
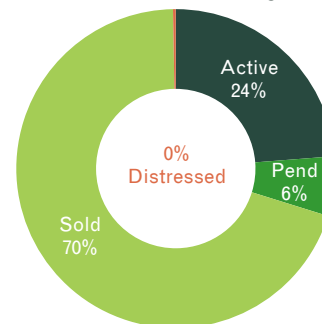
August 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	2	-	299,000	295,000	98.7%	960	307.29	-
300 - 399K	4	2	18	24	2.7	344,661	330,183	95.8%	1,027	321.47	-
400 - 499K	6	3	42	49	1.7	479,629	458,981	95.7%	1,591	288.54	-
500 - 599K	9	4	57	39	1.9	563,363	548,653	97.4%	1,918	285.98	-
600 - 799K	39	15	127	43	3.7	727,204	700,553	96.3%	2,332	300.43	-
800 - 999K	30	4	88	57	4.1	944,071	902,102	95.6%	2,821	319.78	1
1 - 1.5M	49	9	112	56	5.3	1,265,685	1,214,035	95.9%	3,422	354.77	1
1.5 - 2M	20	6	36	58	6.7	1,730,664	1,696,750	98.0%	3,919	432.95	-
2 - 2.5M	10	1	12	73	10.0	2,274,067	2,186,817	96.2%	4,827	453.00	-
2.5 - 3M	2	-	13	43	1.8	2,910,881	2,735,000	94.0%	5,475	499.53	-
>3M	4	-	3	39	16.0	3,748,333	3,635,000	97.0%	4,717	770.67	-
Totals	173	44	509	49	4.1	1,011,057	972,300	96.2%	2,765	\$352	2

Avg Price \$1,199,477 \$965,461 \$972,300

Current Market Strength

- VS - 2010 Market Distress



Report Date: Sep 4, 2025



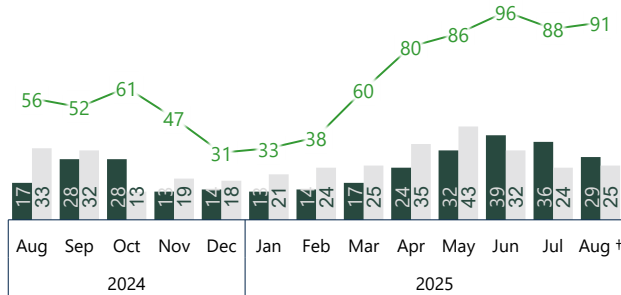
43° NORTH

MONTHLY MARKET TRENDS

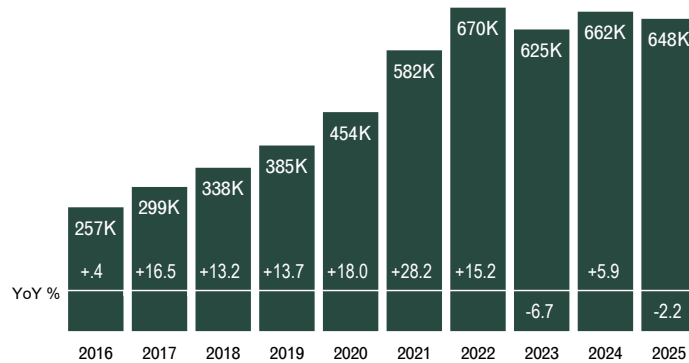
Existing Homes

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

† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 950, Star, 83669

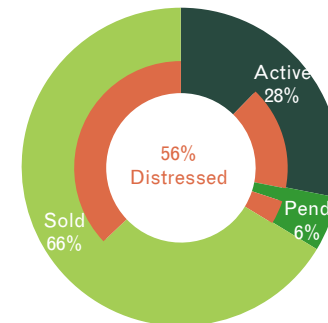
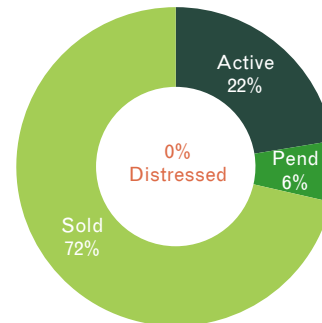
August 2025

Price \$1000's	# Active as of 09/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)				
						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	1	4	22	28	0.5	379,445	371,077	97.8%	1,262	294.11
400 - 499K	14	3	68	40	2.5	457,718	444,949	97.2%	1,777	250.37
500 - 599K	16	7	66	26	2.9	563,674	550,714	97.7%	2,274	242.20
600 - 799K	28	5	67	46	5.0	719,493	702,079	97.6%	2,611	268.89
800 - 999K	20	5	43	62	5.6	933,451	901,955	96.6%	2,846	316.97
1 - 1.5M	8	1	21	48	4.6	1,260,678	1,196,800	94.9%	3,328	359.58
1.5 - 2M	4	-	1	113	48.0	1,739,000	1,549,000	89.1%	2,778	557.60
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	91	25	290	41	3.8	668,260	647,500	96.9%	2,317	\$279
Avg Price \$765,222 \$640,359 \$647,500										

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

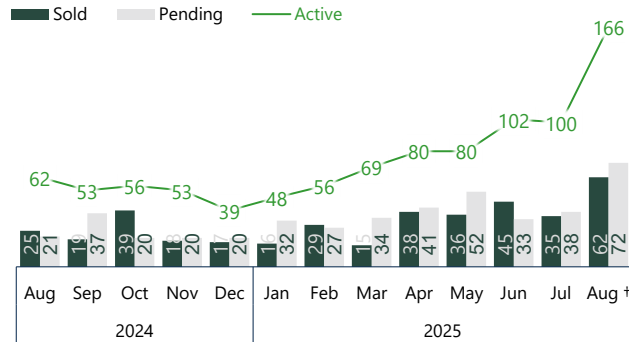


43° NORTH

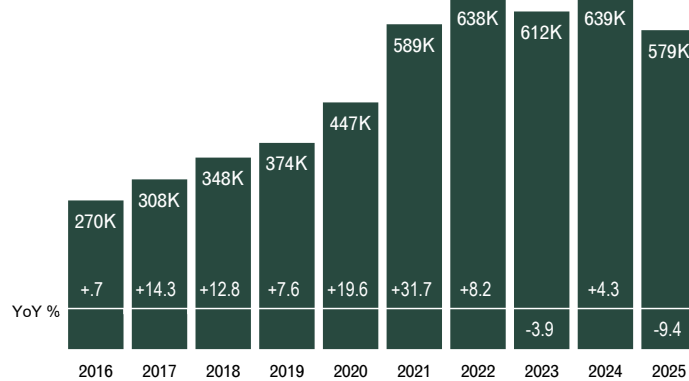
MONTHLY MARKET TRENDS

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

† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 1000/1010, S Meridian, 83642

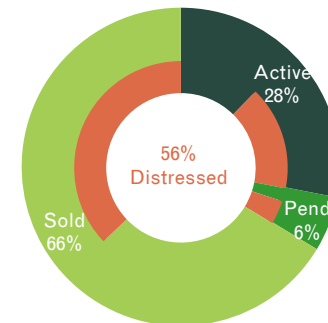
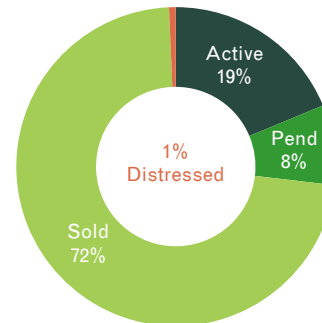
August 2025

Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	4	54	-	286,250	270,663	94.6%	728	371.92	-
300 - 399K	9	7	71	23	1.5	389,821	380,685	97.7%	1,352	281.65	1
400 - 499K	43	25	214	29	2.4	452,169	443,390	98.1%	1,695	261.59	2
500 - 599K	37	13	118	30	3.8	557,472	547,951	98.3%	2,134	256.71	1
600 - 799K	45	17	151	47	3.6	709,195	688,525	97.1%	2,645	260.28	-
800 - 999K	18	8	63	53	3.4	902,401	870,931	96.5%	3,053	285.28	2
1 - 1.5M	8	2	20	91	4.8	1,213,375	1,149,140	94.7%	3,865	297.35	-
1.5 - 2M	4	-	1	28	48.0	1,997,000	1,945,000	97.4%	5,132	378.99	-
2 - 2.5M	2	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	166	72	642	37	3.1	594,349	578,534	97.3%	2,161	\$268	6
Avg Price \$681,397 \$588,446 \$578,534											

Current Market Strength

- VS -

2010 Market Distress



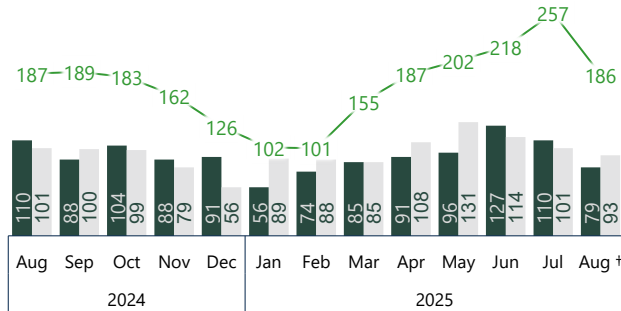
Report Date: Sep 4, 2025

MONTHLY MARKET TRENDS

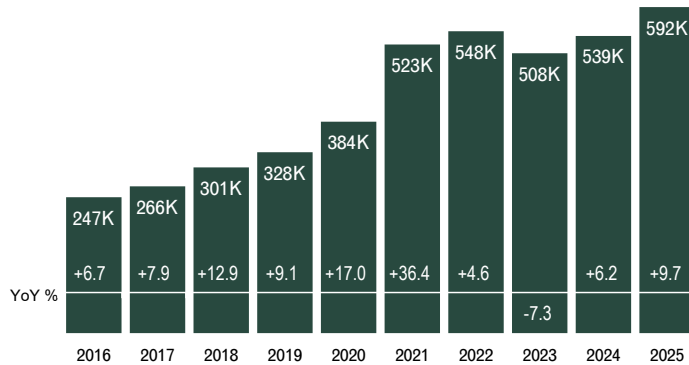
Existing Homes

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

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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

† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 1020/1030, N Meridian, 83646

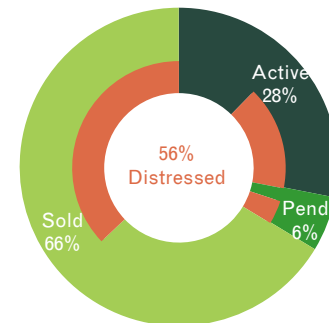
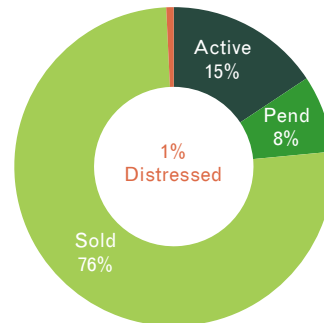
August 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	-	5	18	4.8	289,920	289,260	99.8%	925	312.78	-
300 - 399K	12	8	73	34	2.0	387,610	374,481	96.6%	1,346	278.16	2
400 - 499K	51	31	281	27	2.2	456,189	447,306	98.1%	1,671	267.66	4
500 - 599K	53	22	218	36	2.9	565,529	552,195	97.6%	2,139	258.11	1
600 - 799K	41	23	220	40	2.2	693,174	677,285	97.7%	2,534	267.29	1
800 - 999K	16	1	63	34	3.0	907,012	885,882	97.7%	3,063	289.20	-
1 - 1.5M	3	5	32	35	1.1	1,217,178	1,150,774	94.5%	3,625	317.47	1
1.5 - 2M	3	2	4	52	9.0	1,778,500	1,681,250	94.5%	4,228	397.65	-
2 - 2.5M	1	1	1	28	12.0	2,049,900	2,049,900	100.0%	3,798	539.73	-
2.5 - 3M	2	-	-	-	-	-	-	-	-	-	-
>3M	2	-	2	54	12.0	3,350,000	3,275,000	97.8%	7,270	450.48	-
Totals	186	93	899	34	2.5	606,978	591,566	97.5%	2,159	\$274	9

Avg Price \$688,250 \$616,541 \$591,566

Current Market Strength

- VS - 2010 Market Distress

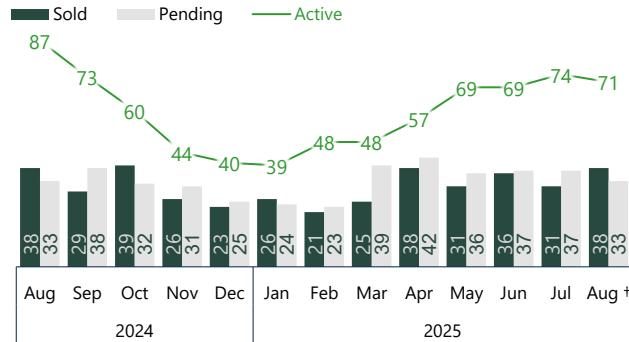


Report Date: Sep 4, 2025

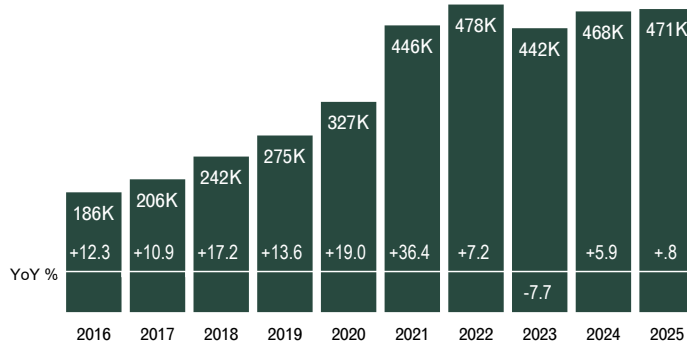
MONTHLY MARKET TRENDS

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

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Area: 1100, Kuna, 83634

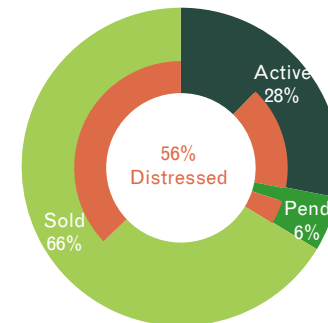
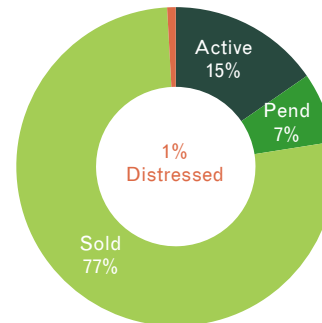
August 2025

Price	# Active	# Pend	# Sold	CDOM	Months	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	1	3	—	299,000	299,000	100.0%	958	312.11	—
300 - 399K	9	13	108	28	1.0	377,342	368,188	97.6%	1,344	273.89	4
400 - 499K	31	10	148	39	2.5	450,609	441,495	98.0%	1,868	236.33	—
500 - 599K	9	4	44	51	2.5	569,886	549,386	96.4%	2,230	246.41	—
600 - 799K	16	4	48	49	4.0	686,855	667,094	97.1%	2,518	264.93	—
800 - 999K	4	2	3	55	16.0	871,627	846,667	97.1%	3,082	274.74	—
1 - 1.5M	2	—	1	22	24.0	1,200,000	1,170,000	97.5%	3,697	316.47	—
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	71	33	354	38	2.4	483,760	471,447	97.5%	1,859	\$254	4
Avg Price	\$544,620	\$490,984	\$471,447								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025