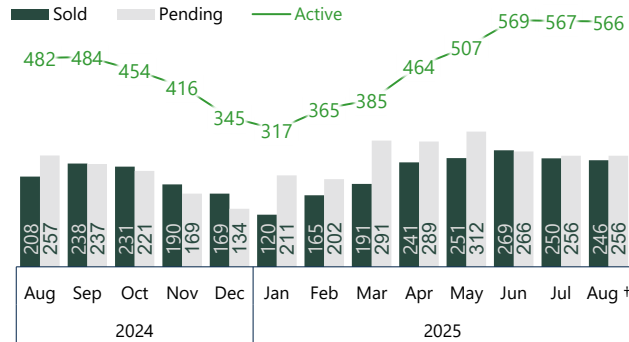


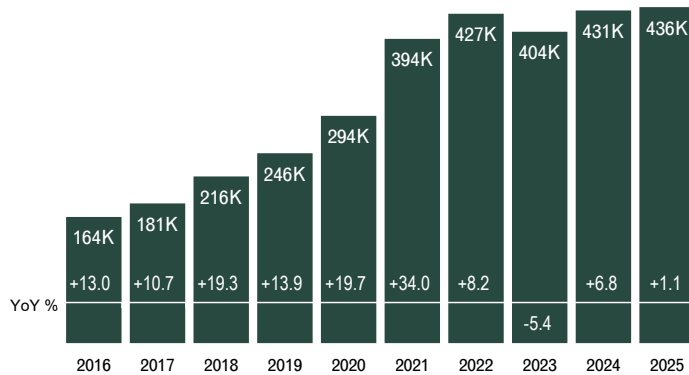
MONTHLY MARKET TRENDS

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: Canyon County

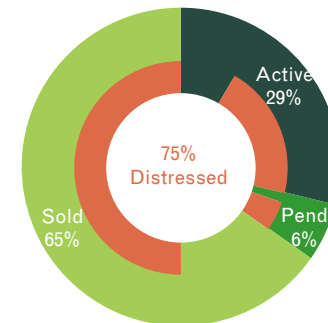
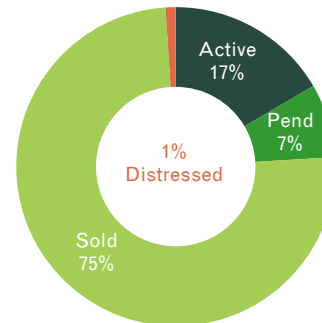
August 2025

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	—	—	1	11	—	114,900	95,000	82.7%	528	179.92	—
100 - 199K	5	2	26	27	2.3	196,008	164,762	84.1%	1,167	141.17	—
200 - 299K	27	20	206	33	1.6	277,861	264,441	95.2%	1,084	244.04	5
300 - 399K	160	121	1,202	34	1.6	361,966	353,857	97.8%	1,413	250.43	24
400 - 499K	159	46	568	42	3.4	453,509	440,460	97.1%	2,014	218.66	5
500 - 599K	91	28	249	48	4.4	562,310	545,893	97.1%	2,303	236.99	—
600 - 799K	71	20	201	55	4.2	705,703	676,275	95.8%	2,556	264.58	1
800 - 999K	25	12	63	49	4.8	930,585	895,009	96.2%	3,075	291.06	—
1 - 1.5M	23	7	39	99	7.1	1,238,925	1,154,997	93.2%	3,390	340.68	—
1.5 - 2M	5	—	4	47	15.0	1,785,000	1,707,500	95.7%	4,471	381.88	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	566	256	2,559	40	2.7	449,814	435,518	96.8%	1,769	\$246	35
Avg Price	\$519,999	\$462,127	\$435,518								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

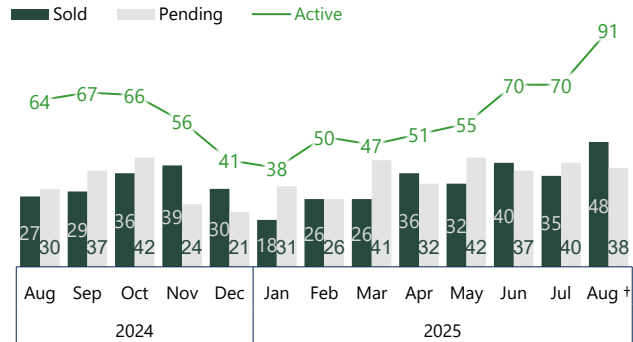


43° NORTH

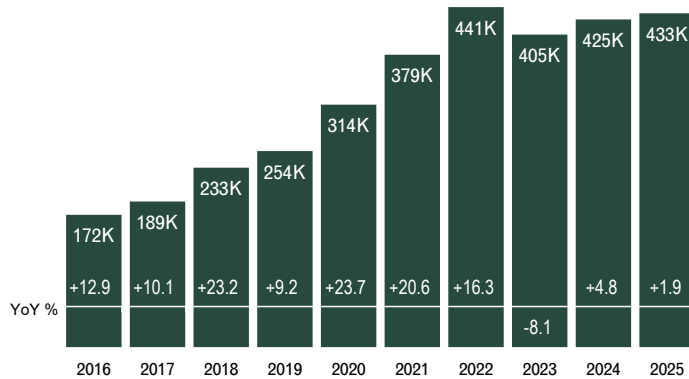
MONTHLY MARKET TRENDS

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

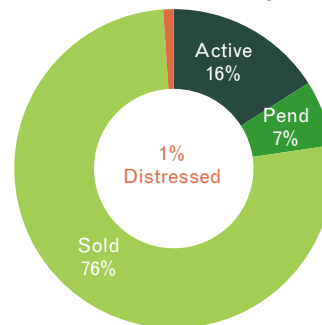
Area: 1250, NE Nampa, 83687

August 2025

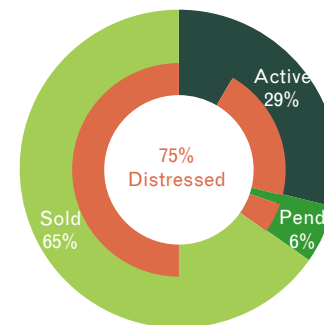
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	1	11	-	114,900	95,000	82.7%	528	179.92	-
100 - 199K	-	-	7	7	-	184,157	169,057	91.8%	1,126	150.14	-
200 - 299K	5	2	31	36	1.9	274,699	263,808	96.0%	1,142	231.01	-
300 - 399K	15	17	201	30	0.9	362,824	356,338	98.2%	1,338	266.31	3
400 - 499K	35	8	110	37	3.8	450,179	440,418	97.8%	1,931	228.08	2
500 - 599K	20	5	37	49	6.5	555,609	545,135	98.1%	2,320	234.96	-
600 - 799K	9	5	28	45	3.9	714,999	687,057	96.1%	2,481	276.95	1
800 - 999K	4	1	12	53	4.0	935,729	900,606	96.2%	3,232	278.65	-
1 - 1.5M	3	-	6	165	6.0	1,178,983	1,090,000	92.5%	3,517	309.94	-
1.5 - 2M	-	-	1	10	-	1,550,000	1,500,000	96.8%	3,091	485.28	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	91	38	434	37	2.5	444,233	432,676	97.4%	1,713	\$253	6

Avg Price \$513,375 \$457,267 \$432,676

Current Market Strength



- VS - 2010 Market Distress

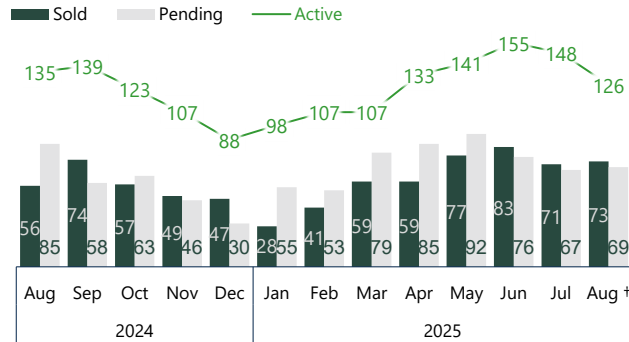


Report Date: Sep 4, 2025

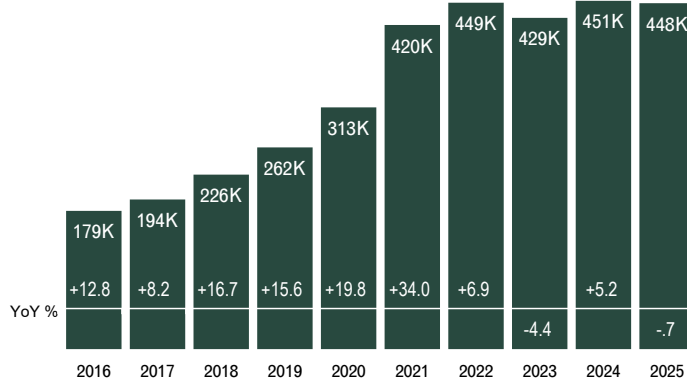
MONTHLY MARKET TRENDS

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: 1260, S Nampa, 83686

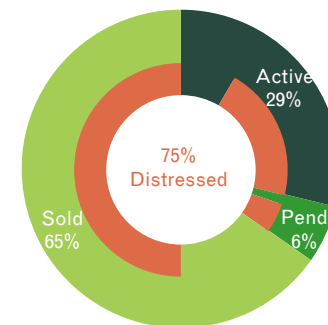
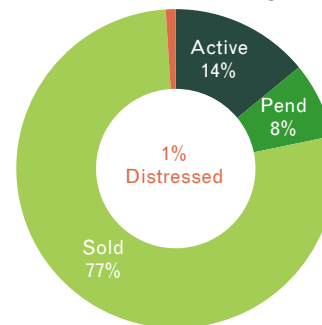
August 2025

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
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	4	40	-	198,750	178,750	89.9%	909	196.64
200 - 299K	4	6	33	28	1.5	280,891	270,539	96.3%	1,061	254.90
300 - 399K	32	30	278	34	1.4	365,408	356,809	97.6%	1,402	254.52
400 - 499K	28	11	198	39	1.7	455,046	443,063	97.4%	1,977	224.11
500 - 599K	27	12	93	47	3.5	560,068	546,017	97.5%	2,284	239.03
600 - 799K	24	4	69	54	4.2	700,766	675,195	96.4%	2,633	256.41
800 - 999K	7	4	15	36	5.6	907,927	883,413	97.3%	3,342	264.33
1 - 1.5M	2	2	3	182	8.0	1,326,300	1,170,000	88.2%	4,250	275.29
1.5 - 2M	2	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	126	69	693	40	2.2	461,448	448,328	97.2%	1,842	\$243
Avg Price	\$548,984	\$475,496	\$448,328							

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

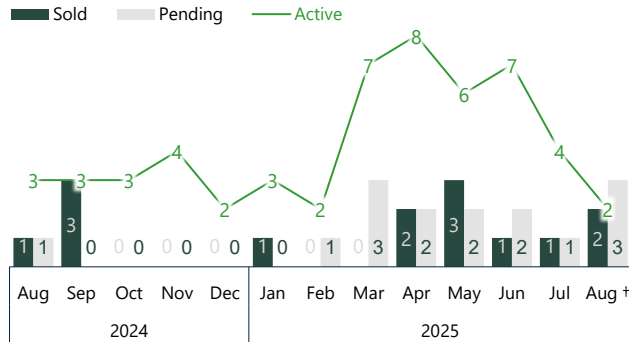


43° NORTH

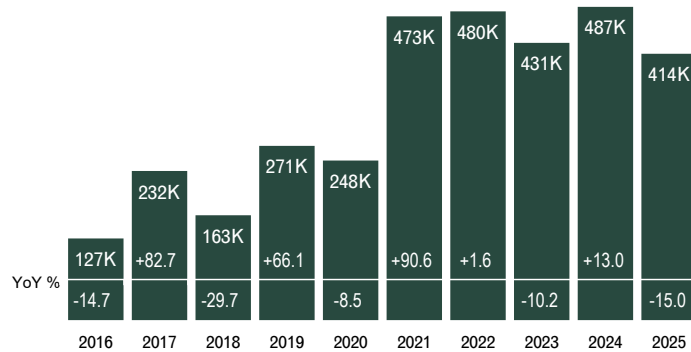
MONTHLY MARKET TRENDS

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

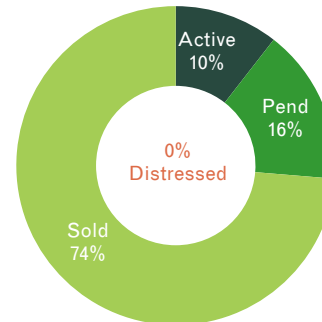
Area: 1265, Melba, 83641

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	-	-	1	1	-	195,000	190,000	97.4%	1,716	110.72	-
200 - 299K	-	1	3	11	-	262,933	254,367	96.7%	1,169	217.66	-
300 - 399K	1	1	4	36	3.0	362,500	353,375	97.5%	1,418	249.25	-
400 - 499K	-	-	2	110	-	477,450	440,000	92.2%	2,045	215.21	-
500 - 599K	1	1	1	126	12.0	580,000	530,000	91.4%	1,707	310.49	-
600 - 799K	-	-	3	94	-	729,633	673,300	92.3%	2,387	282.11	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	2	3	14	58	1.7	439,829	414,036	94.1%	1,704	\$243	0

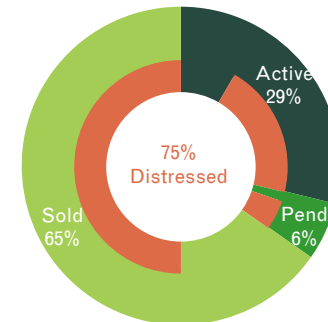
Avg Price \$430,000 \$396,633 \$414,036

Current Market Strength



- VS -

2010 Market Distress



Report Date: Sep 4, 2025



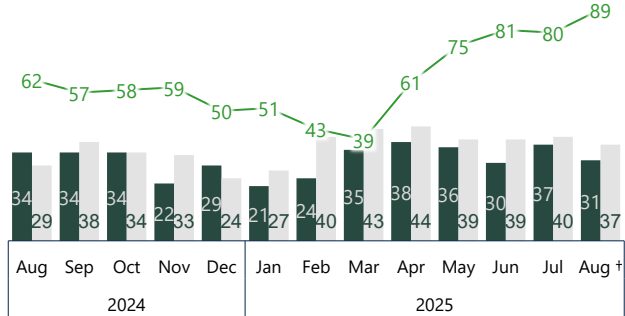
43° NORTH

MONTHLY MARKET TRENDS

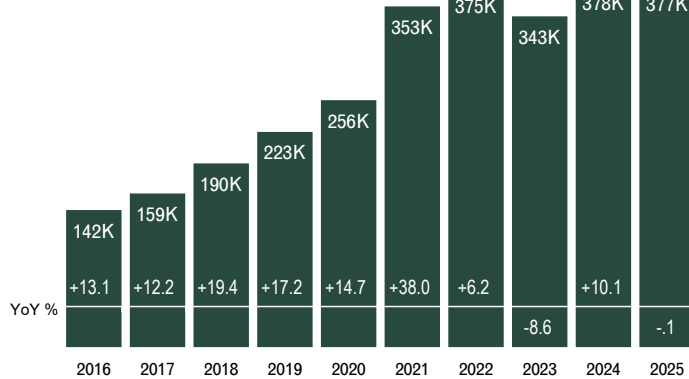
Existing Homes

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: 1270, NW Nampa, 83651

August 2025

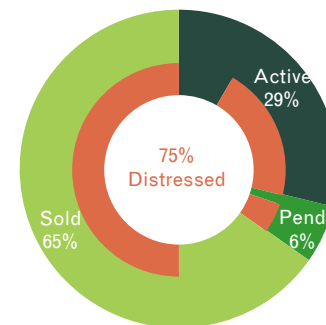
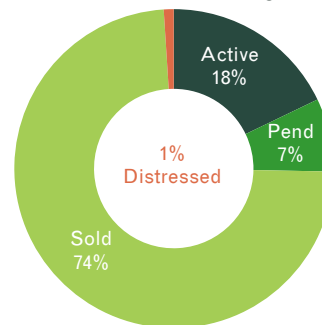
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	1	2	48	6.0	210,000	190,000	90.5%	890	213.60	-
200 - 299K	8	5	56	39	1.7	276,513	264,857	95.8%	1,079	245.41	2
300 - 399K	37	21	215	30	2.1	354,112	347,054	98.0%	1,398	248.27	3
400 - 499K	22	8	65	45	4.1	443,342	432,110	97.5%	1,982	217.96	-
500 - 599K	7	1	13	26	6.5	556,468	548,569	98.6%	2,328	235.69	-
600 - 799K	10	1	11	72	10.9	693,491	666,936	96.2%	2,327	286.61	-
800 - 999K	2	-	2	9	12.0	912,000	895,000	98.1%	3,344	267.64	-
1 - 1.5M	2	-	2	195	12.0	1,285,000	1,222,500	95.1%	3,400	359.61	-
1.5 - 2M	-	-	1	125	-	1,995,000	1,900,000	95.2%	5,435	349.59	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	89	37	367	36	2.9	387,214	377,434	97.5%	1,543	\$245	5

Avg Price \$451,844 \$367,859 \$377,434

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025



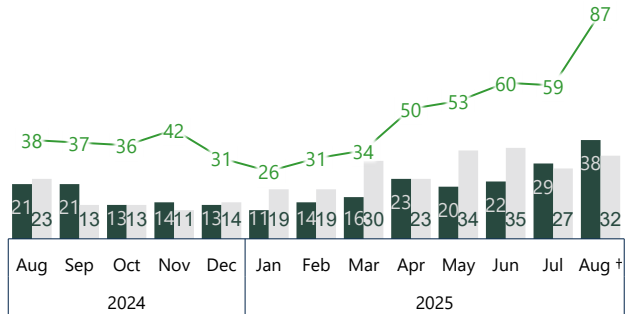
43° NORTH

MONTHLY MARKET TRENDS

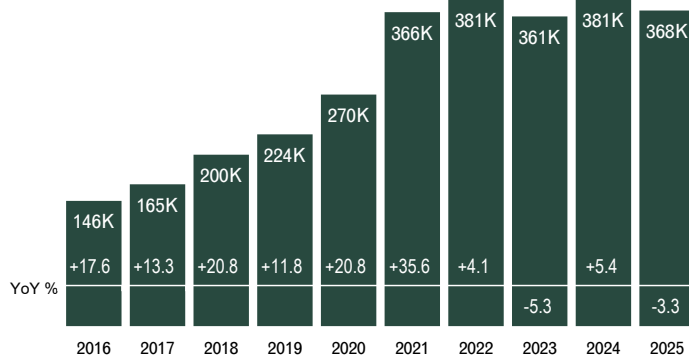
Existing Homes

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: 1275, NW Caldwell, 83605

August 2025

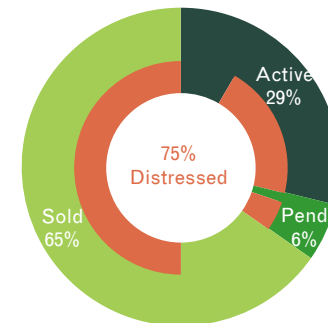
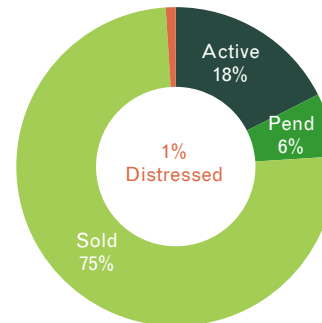
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	5	34	-	192,680	143,680	74.6%	1,185	121.25	-
200 - 299K	4	5	59	21	0.8	273,996	261,720	95.5%	1,017	257.44	2
300 - 399K	39	17	211	38	2.2	361,688	351,906	97.3%	1,464	240.45	3
400 - 499K	29	8	68	38	5.1	444,484	431,773	97.1%	2,136	202.13	-
500 - 599K	11	2	19	45	6.9	566,956	546,700	96.4%	2,594	210.79	-
600 - 799K	3	-	9	40	4.0	673,633	644,889	95.7%	2,721	236.99	-
800 - 999K	-	-	1	35	-	995,000	975,000	98.0%	5,683	171.56	-
1 - 1.5M	1	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	87	32	372	36	2.8	380,377	368,115	96.8%	1,611	\$228	5

Avg Price \$424,353 \$376,285 \$368,115

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

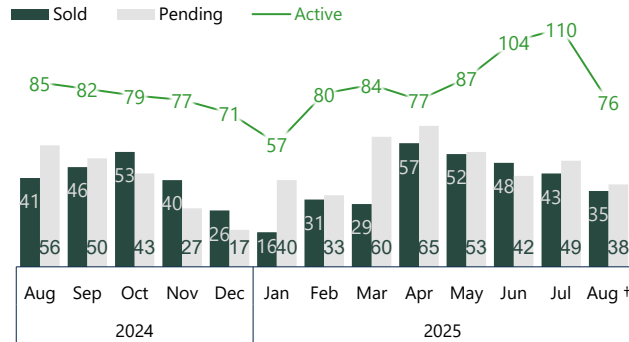


43° NORTH

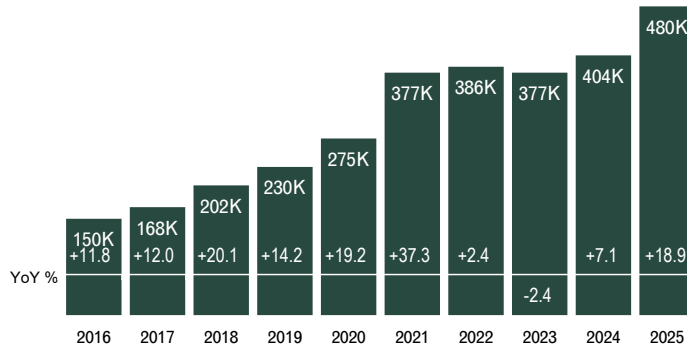
MONTHLY MARKET TRENDS

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

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

Area: 1280, SW Caldwell, 83607

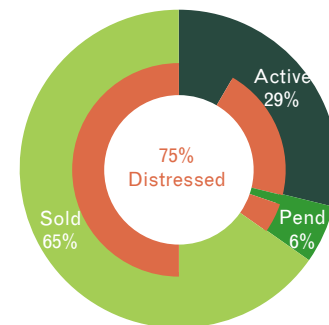
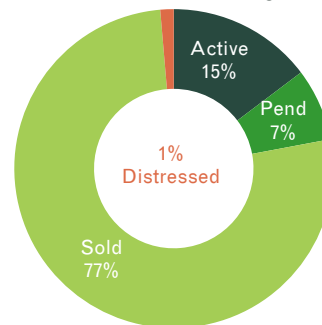
August 2025

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	1	-	1	1	12.0	190,000	190,000	100.0%	1,472	129.08	-
200 - 299K	2	-	7	43	3.4	309,029	273,129	88.4%	1,198	228.04	-
300 - 399K	20	21	201	34	1.2	363,432	355,067	97.7%	1,459	243.39	7
400 - 499K	24	3	77	46	3.7	465,660	447,387	96.1%	2,116	211.41	-
500 - 599K	6	3	36	61	2.0	576,894	554,510	96.1%	2,202	251.86	-
600 - 799K	10	2	41	55	2.9	699,767	671,277	95.9%	2,535	264.83	-
800 - 999K	6	4	17	57	4.2	933,552	894,400	95.8%	2,907	307.62	-
1 - 1.5M	7	5	14	73	6.0	1,223,700	1,145,999	93.7%	3,149	363.96	-
1.5 - 2M	-	-	2	27	-	1,797,500	1,715,000	95.4%	4,680	366.49	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	76	38	396	43	2.3	498,269	480,007	96.3%	1,899	\$253	7
Avg Price	\$560,250	\$568,622	\$480,007								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

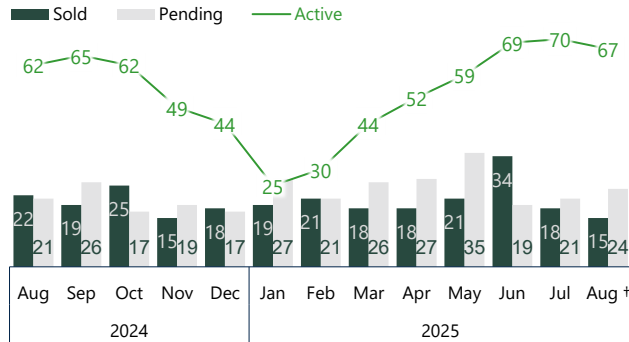


43° NORTH

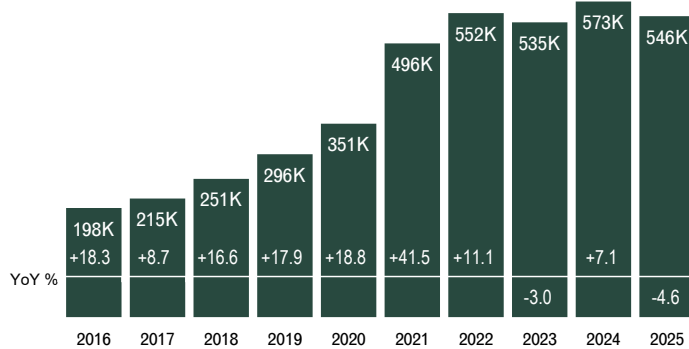
MONTHLY MARKET TRENDS

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: 1285, Middleton, 83644

August 2025

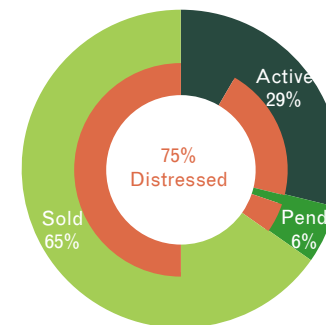
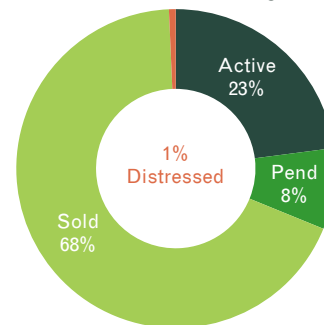
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	131	-	320,499	253,000	78.9%	1,008	250.99	-
300 - 399K	6	7	70	41	1.0	366,917	358,318	97.7%	1,407	254.73	2
400 - 499K	18	6	34	50	6.4	458,696	445,256	97.1%	2,068	215.33	-
500 - 599K	15	4	39	45	4.6	557,450	537,023	96.3%	2,215	242.41	-
600 - 799K	12	4	27	48	5.3	703,684	682,474	97.0%	2,599	262.60	-
800 - 999K	5	3	15	51	4.0	940,319	901,153	95.8%	2,749	327.80	-
1 - 1.5M	8	-	13	65	7.4	1,250,114	1,177,378	94.2%	3,380	348.38	-
1.5 - 2M	3	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	67	24	199	47	4.0	566,315	546,070	96.4%	2,068	\$264	2

Avg Price \$692,385 \$540,693 \$546,070

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

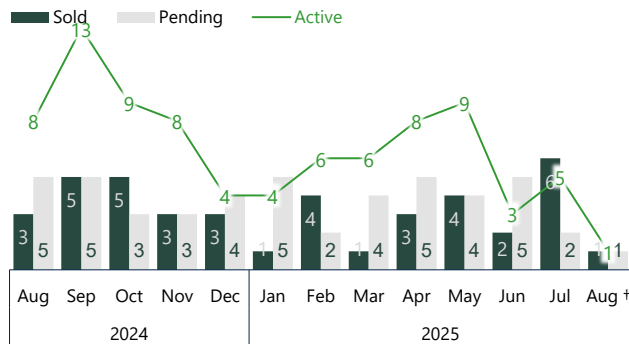


43° NORTH

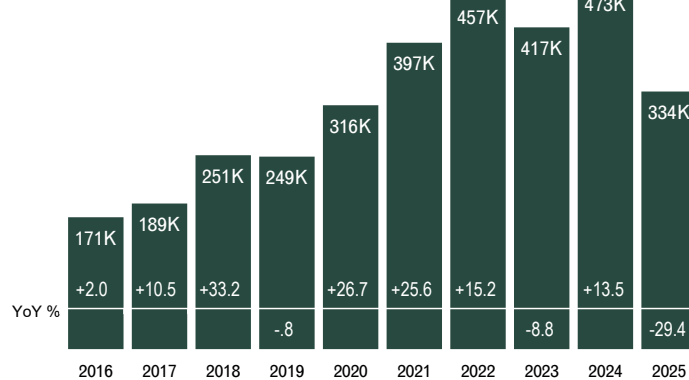
MONTHLY MARKET TRENDS

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: 1290, Notus 83656

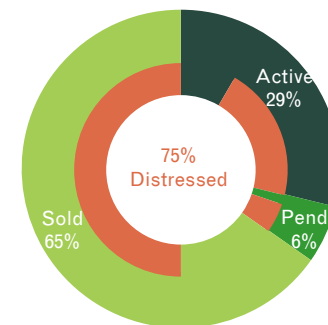
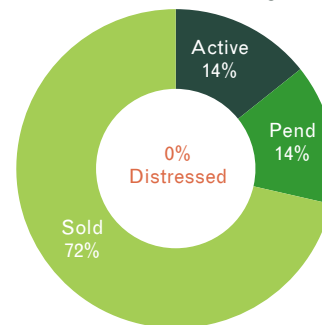
August 2025

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	26	-	300,000	289,000	96.3%	887	325.82	-
300 - 399K	1	1	4	49	3.0	350,173	345,200	98.6%	1,426	242.12	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	1	1	5	44	2.4	340,138	333,960	98.2%	1,318	\$253	0
Avg Price		\$389,900	\$334,900	\$333,960							

Current Market Strength

- VS -

2010 Market Distress

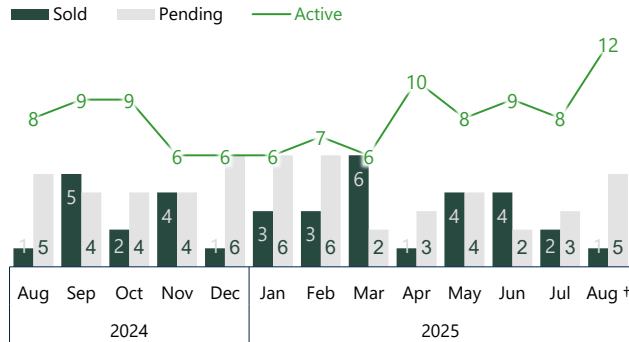


Report Date: Sep 4, 2025

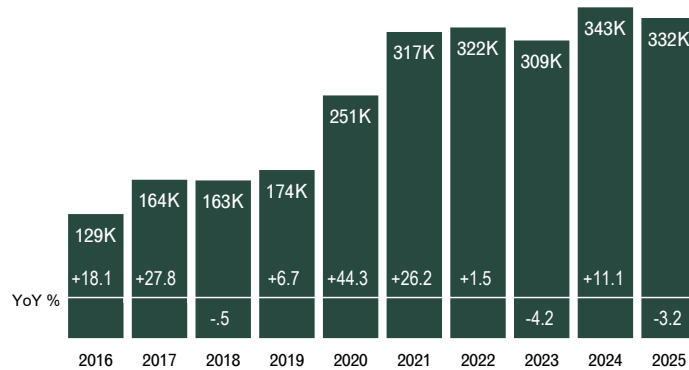
MONTHLY MARKET TRENDS

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: 1292, Parma, 83660

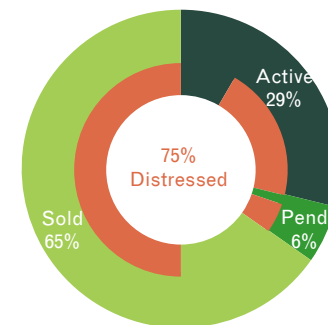
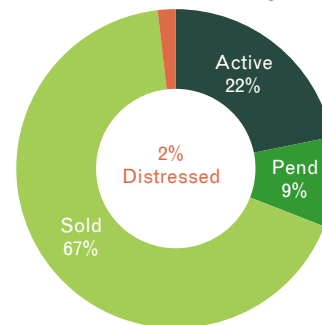
August 2025

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	1	6	38	6.0	207,283	151,167	72.9%	1,323	114.29	-
200 - 299K	1	1	10	75	1.2	279,330	247,940	88.8%	1,302	190.42	1
300 - 399K	3	1	7	39	5.1	376,957	363,357	96.4%	1,634	222.41	-
400 - 499K	3	1	11	60	3.3	456,004	429,573	94.2%	2,044	210.13	-
500 - 599K	1	-	2	43	6.0	577,000	512,500	88.8%	2,640	194.13	-
600 - 799K	1	1	1	15	12.0	599,999	600,000	100.0%	2,340	256.41	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	12	5	37	54	3.9	363,398	331,897	91.3%	1,689	\$196	1
Avg Price	\$345,991	\$403,980	\$331,897								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

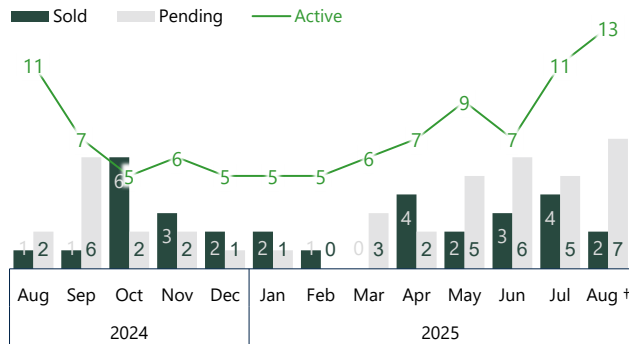


43° NORTH

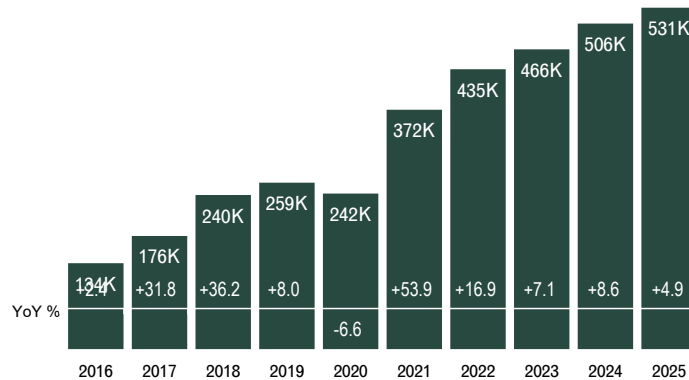
MONTHLY MARKET TRENDS

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: 1293, Wilder, 83676

August 2025

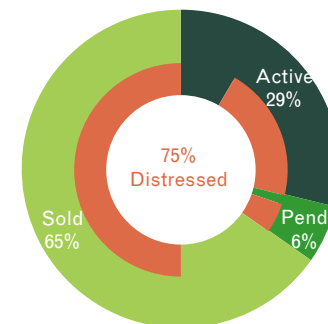
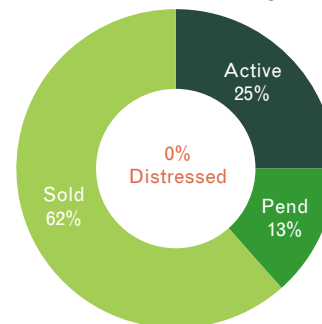
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					# Dis- tressed
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	3	-	5	33	7.2	287,600	279,800	97.3%	1,114	251.21	-
300 - 399K	4	3	7	34	6.9	346,928	346,471	99.9%	1,472	235.44	-
400 - 499K	-	1	2	73	-	510,000	459,250	90.0%	1,955	234.91	-
500 - 599K	3	-	6	65	6.0	563,883	550,667	97.7%	2,487	221.43	-
600 - 799K	2	3	11	98	2.2	784,409	703,717	89.7%	2,405	292.59	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	1	71	-	1,312,000	1,200,000	91.5%	3,553	337.74	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	13	7	32	65	4.9	569,072	530,865	93.3%	2,022	\$263	0

Avg Price \$483,604 \$521,971 \$530,865

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

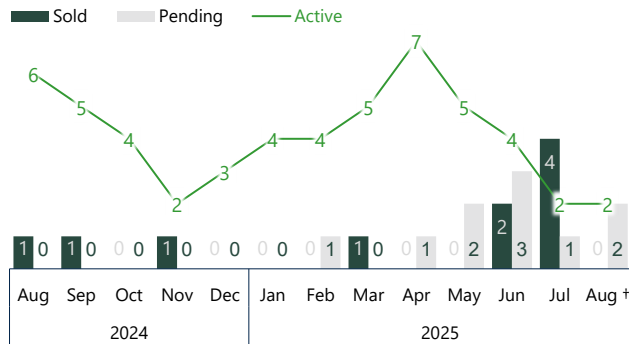


43° NORTH

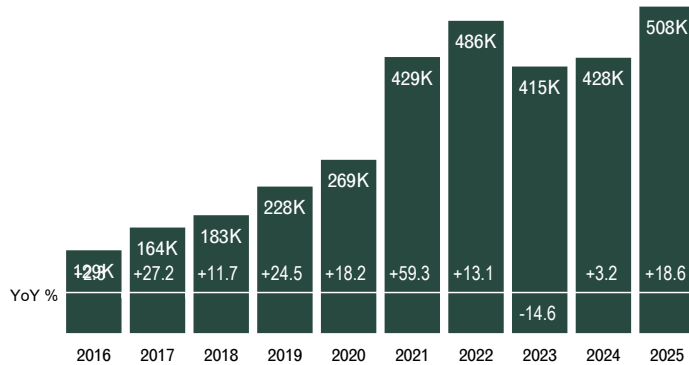
MONTHLY MARKET TRENDS

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: 1294, Greenleaf, 83626

August 2025

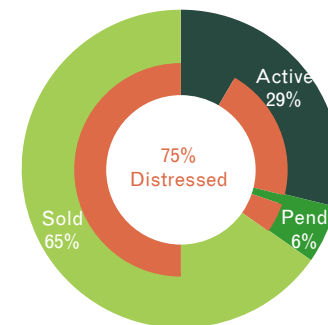
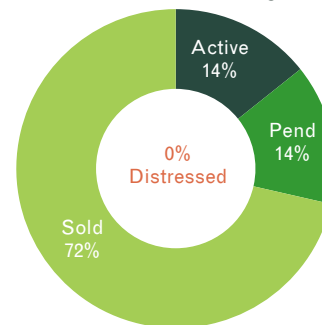
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	2	4	7	6.0	367,475	359,250	97.8%	1,390	258.45	-
400 - 499K	-	-	1	71	-	489,900	450,000	91.9%	2,425	185.57	-
500 - 599K	-	-	3	40	-	579,666	564,633	97.4%	2,726	207.13	-
600 - 799K	-	-	1	-	-	675,000	655,000	97.0%	2,469	265.29	-
800 - 999K	-	-	1	89	-	985,000	840,000	85.3%	1,774	473.51	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	2	2	10	31	2.4	535,880	507,590	94.7%	2,041	\$249	0

Avg Price \$320,000 \$342,250 \$507,590

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025