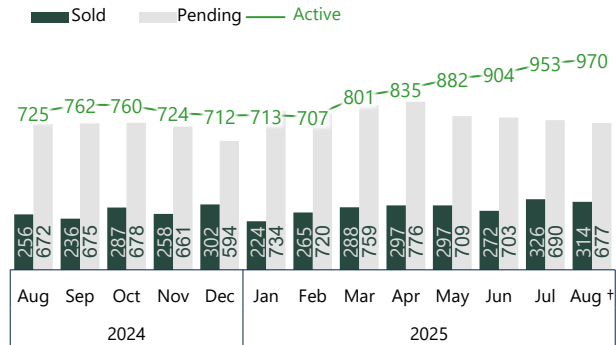


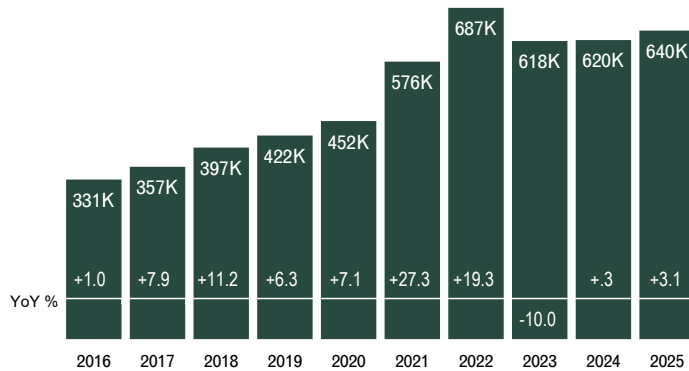
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

Area: Ada County

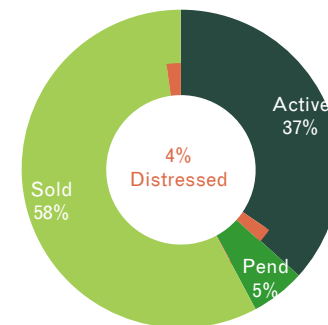
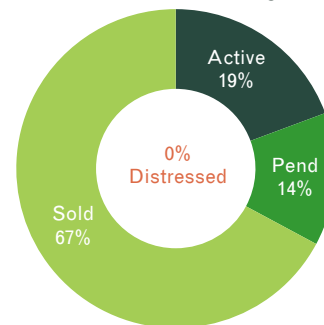
August 2025

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	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	41	39	217	70	2.3	397,598	383,842	96.5%	1,484	258.60	-
400 - 499K	262	163	1,133	72	2.8	463,838	449,630	96.9%	1,794	250.68	-
500 - 599K	219	99	700	69	3.8	561,751	547,724	97.5%	2,174	251.90	-
600 - 799K	250	195	729	64	4.1	697,804	688,753	98.7%	2,428	283.63	-
800 - 999K	84	67	291	58	3.5	871,612	878,496	100.8%	2,784	315.53	-
1 - 1.5M	84	72	218	72	4.6	1,215,640	1,210,835	99.6%	3,191	379.42	-
1.5 - 2M	14	18	52	57	3.2	1,685,227	1,713,557	101.7%	3,622	473.09	-
2 - 2.5M	7	13	20	67	4.2	2,351,857	2,265,535	96.3%	4,229	535.74	-
2.5 - 3M	5	6	8	22	7.5	2,790,070	2,792,857	100.1%	5,192	537.95	-
>3M	4	5	-	-	-	-	-	-	-	-	-
Totals	970	677	3,368	68	3.5	650,051	639,726	98.4%	2,217	\$289	0
Avg Price	\$699,244	\$765,120	\$639,726								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

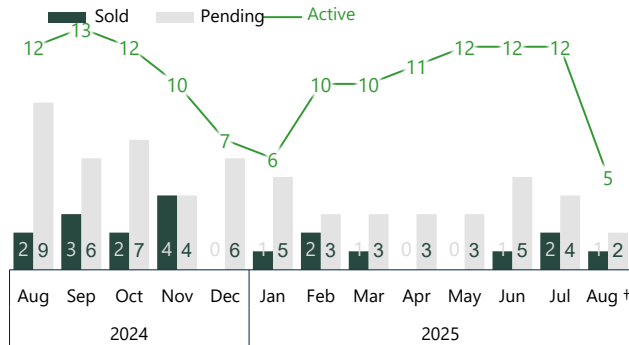


43° NORTH

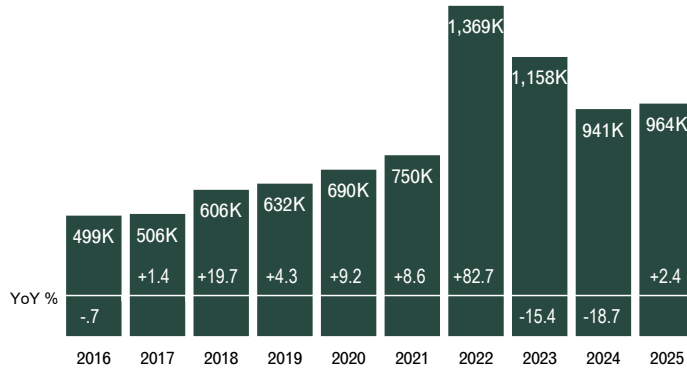
MONTHLY MARKET TRENDS

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

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: 100, N Boise, 83702

August 2025

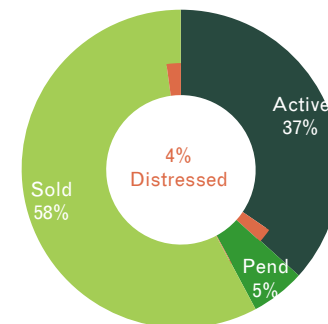
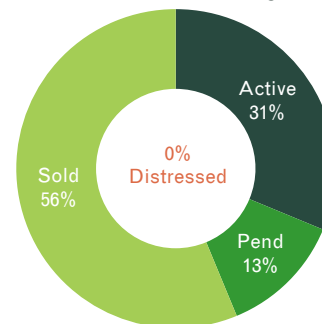
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	1	261	-	499,000	464,000	93.0%	778	596.40	-
500 - 599K	-	-	1	908	-	549,900	540,000	98.2%	864	625.00	-
600 - 799K	1	-	4	483	3.0	709,900	694,050	97.8%	1,153	601.95	-
800 - 999K	1	1	-	-	-	-	-	-	-	-	-
1 - 1.5M	1	-	1	498	12.0	1,099,900	1,046,903	95.2%	2,011	520.59	-
1.5 - 2M	1	1	1	44	12.0	1,799,990	1,799,900	100.0%	4,129	435.92	-
2 - 2.5M	-	-	1	187	-	2,300,000	2,050,000	89.1%	3,850	532.47	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
Totals	5	2	9	425	6.7	1,009,821	964,111	95.5%	1,805	\$534	0

Avg Price \$1,961,560 \$1,388,500 \$964,111

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

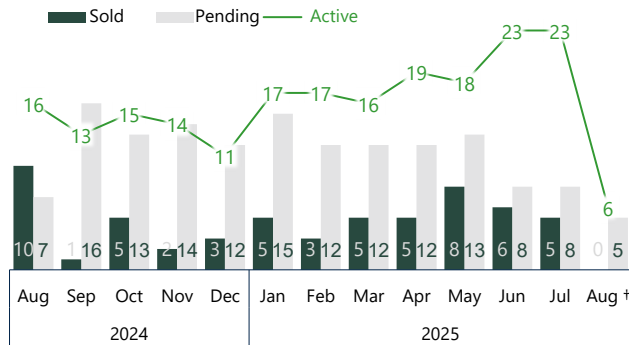


43° NORTH

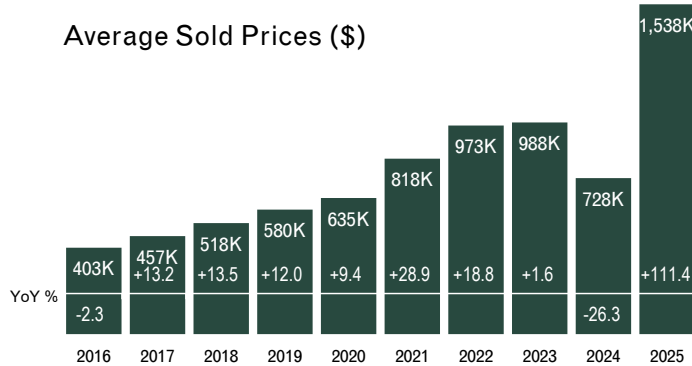
MONTHLY MARKET TRENDS

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

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

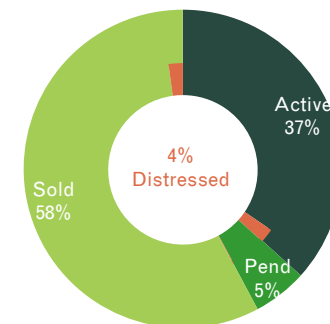
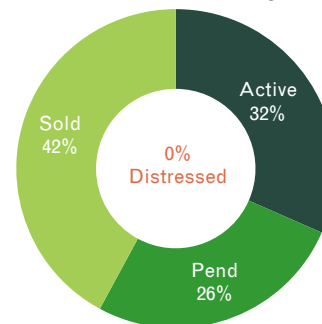
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	2	1	2	57	12.0	816,900	791,650	96.9%	2,085	379.69	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	2	-	3	2	8.0	1,209,857	1,214,694	100.4%	3,155	384.97	-
1.5 - 2M	1	-	1	131	12.0	1,400,000	1,835,000	131.1%	3,492	525.49	-
2 - 2.5M	-	2	1	9	-	2,295,000	2,295,000	100.0%	3,359	683.24	-
2.5 - 3M	1	1	1	-	12.0	3,400,000	2,950,000	86.8%	5,150	572.82	-
>3M	-	1	-	-	-	-	-	-	-	-	-
Totals	6	5	8	33	9.0	1,544,796	1,538,423	99.6%	3,205	\$480	0

Avg Price \$1,461,533 \$2,358,980 \$1,538,423

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

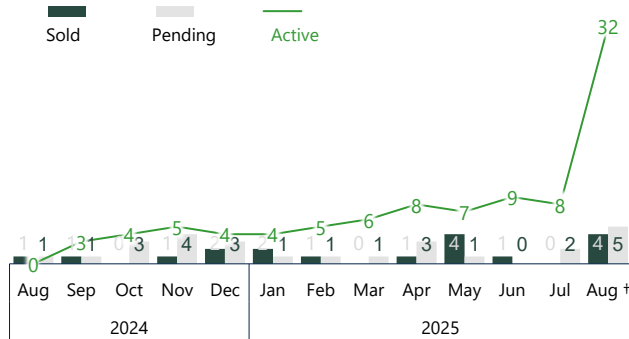


43° NORTH

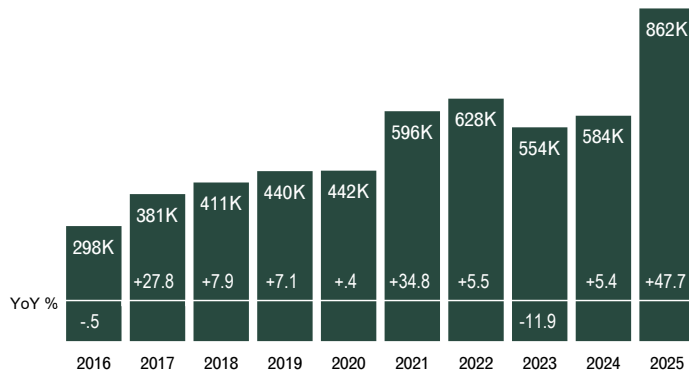
MONTHLY MARKET TRENDS

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

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: 300, SE Boise, 83706, 83716

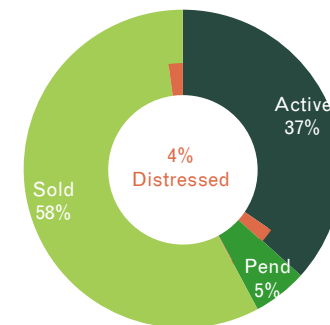
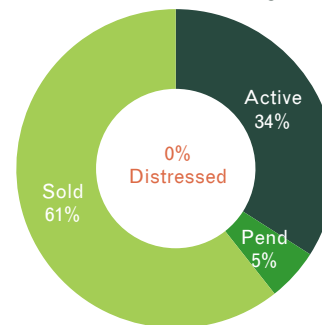
August 2025

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	3	-	6	56	6.0	371,567	371,567	100.0%	702	529.30	-
400 - 499K	4	-	12	86	4.0	458,650	458,650	100.0%	936	490.19	-
500 - 599K	6	1	9	29	8.0	550,456	551,133	100.1%	1,457	378.29	-
600 - 799K	9	1	13	31	8.3	730,916	717,404	98.2%	2,121	338.25	-
800 - 999K	5	1	4	64	15.0	932,175	884,725	94.9%	2,340	378.09	-
1 - 1.5M	1	-	5	32	2.4	1,209,433	1,183,211	97.8%	2,538	466.20	-
1.5 - 2M	2	-	2	44	12.0	1,550,127	1,588,333	102.5%	3,799	418.09	-
2 - 2.5M	-	1	5	73	-	2,385,063	2,328,302	97.6%	4,463	521.67	-
2.5 - 3M	2	1	1	29	24.0	2,850,000	2,850,000	100.0%	5,874	485.19	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	32	5	57	52	6.7	874,397	862,154	98.6%	1,999	\$431	0
Avg Price	\$863,110	\$1,403,195	\$862,154								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

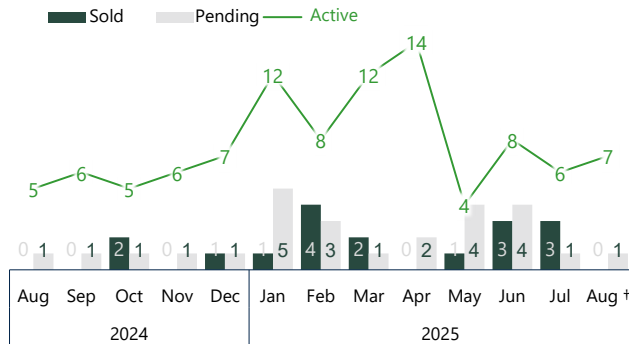


43° NORTH

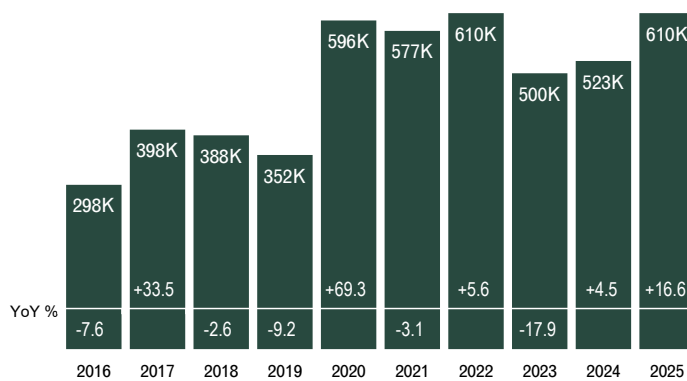
MONTHLY MARKET TRENDS

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

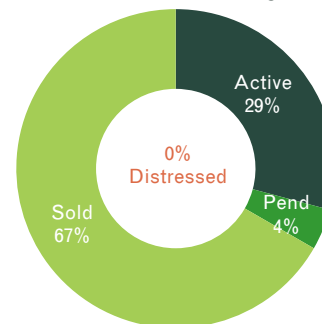
¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

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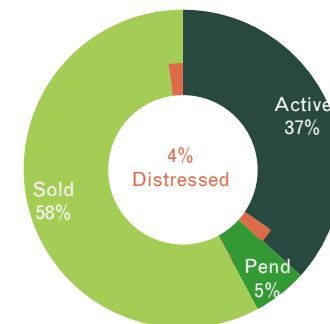
† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	1	-	1	14	12.0	489,880	489,880	100.0%	1,341	365.31	-
500 - 599K	3	-	7	25	5.1	560,829	549,078	97.9%	1,643	334.25	-
600 - 799K	3	1	8	58	4.5	685,564	677,339	98.8%	2,146	315.57	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	7	1	16	41	5.3	618,762	609,509	98.5%	1,876	\$325	0
Avg Price	\$590,326	\$715,000	\$609,509								

Current Market Strength



- VS - 2010 Market Distress



Report Date: Sep 4, 2025

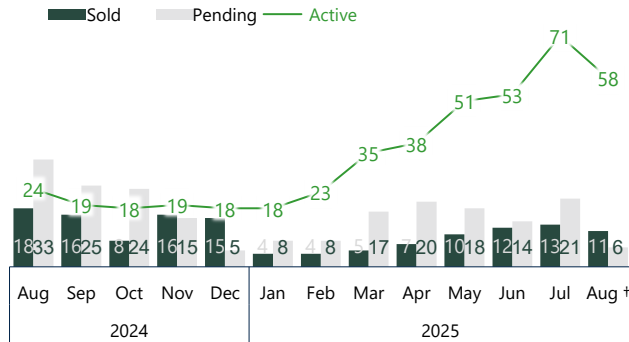


43° NORTH

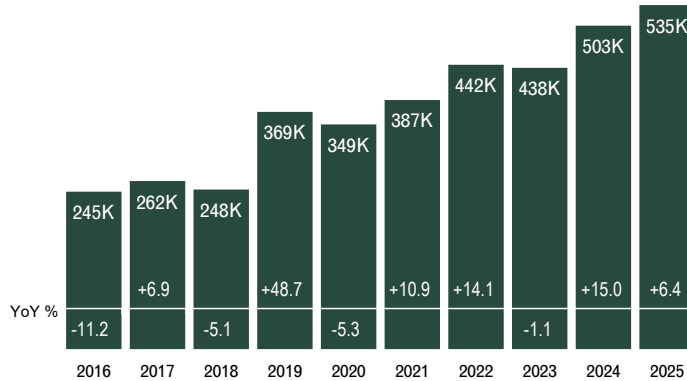
MONTHLY MARKET TRENDS

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

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: 500/550, South Boise, 83709

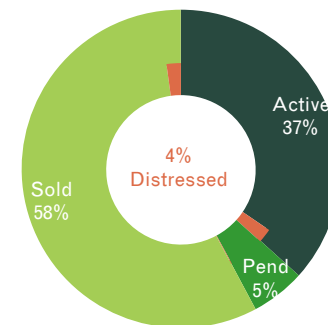
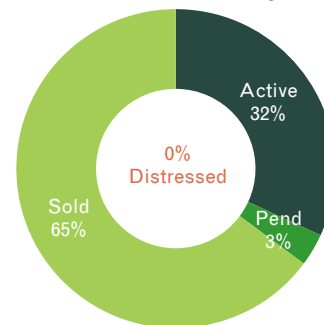
August 2025

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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	7	1	1	-	84.0	403,990	387,080	95.8%	1,024	378.01	-
400 - 499K	8	1	50	80	1.9	479,446	462,385	96.4%	1,670	276.95	-
500 - 599K	12	1	42	57	3.4	549,812	537,679	97.8%	2,030	264.91	-
600 - 799K	31	3	23	47	16.2	671,564	663,210	98.8%	2,536	261.50	-
800 - 999K	-	-	2	99	-	905,000	895,000	98.9%	2,609	343.04	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	58	6	118	65	5.9	548,512	535,023	97.5%	1,977	\$271	0
Avg Price \$582,520 \$562,326 \$535,023											

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

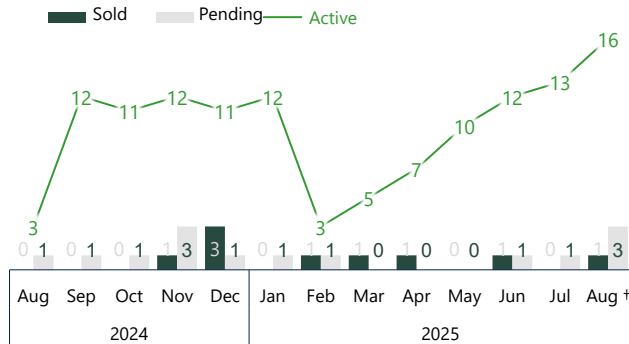


43° NORTH

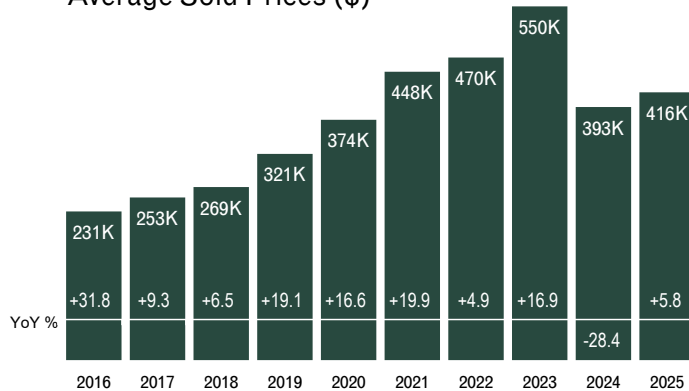
MONTHLY MARKET TRENDS

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

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: 600, West Boise, 83704

August 2025

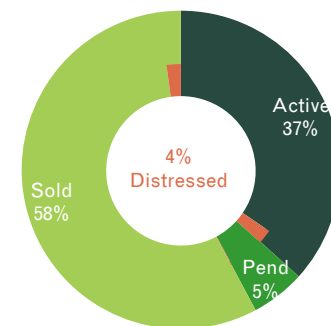
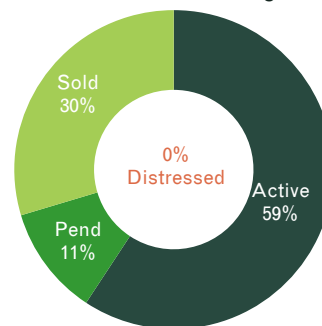
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	2	6	36	2.0	356,433	351,717	98.7%	1,185	296.89	-
400 - 499K	1	-	-	-	-	-	-	-	-	-	-
500 - 599K	7	-	1	47	84.0	589,900	589,900	100.0%	1,938	304.39	-
600 - 799K	7	1	1	4	84.0	629,900	629,900	100.0%	1,935	325.53	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	16	3	8	34	24.0	419,800	416,263	99.2%	1,373	\$303	0

Avg Price \$624,431 \$476,600 \$416,263

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

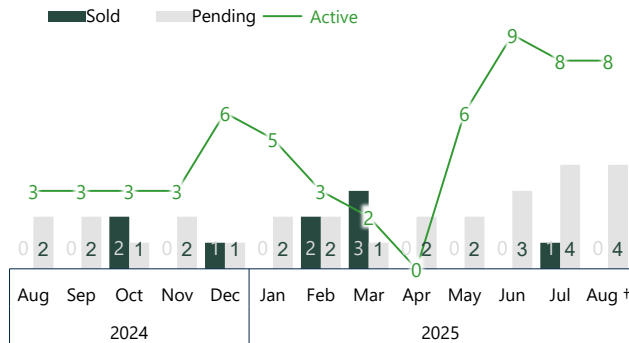


43° NORTH

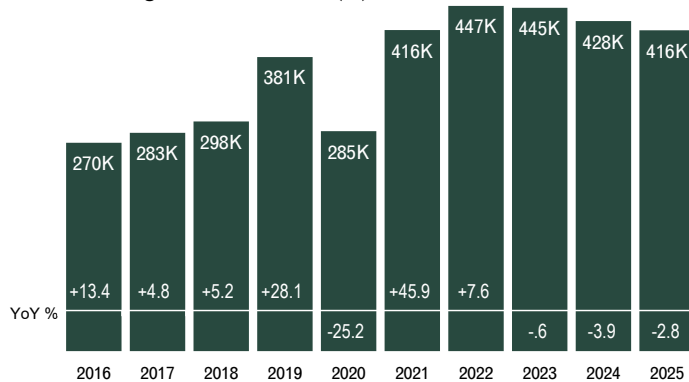
MONTHLY MARKET TRENDS

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

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

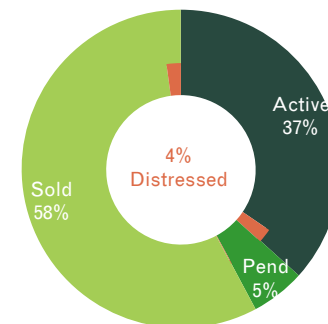
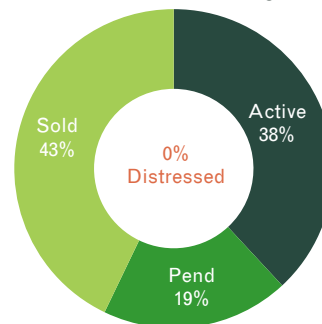
August 2025

Price \$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	-	-	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	3	1	-	-	-	-	-	-	-	-	-
600 - 799K	3	2	-	-	-	-	-	-	-	-	-
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 \$561,150 \$557,400 \$415,800											

Current Market Strength

- VS -

2010 Market Distress

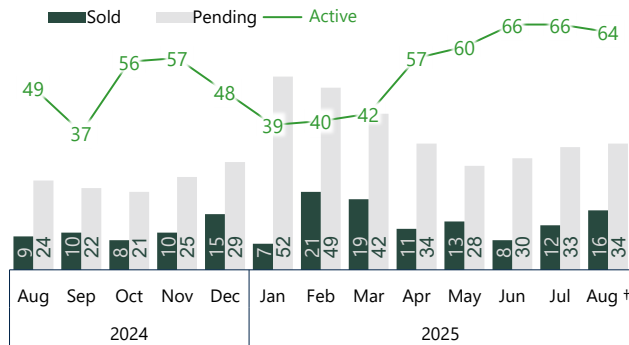


Report Date: Sep 4, 2025

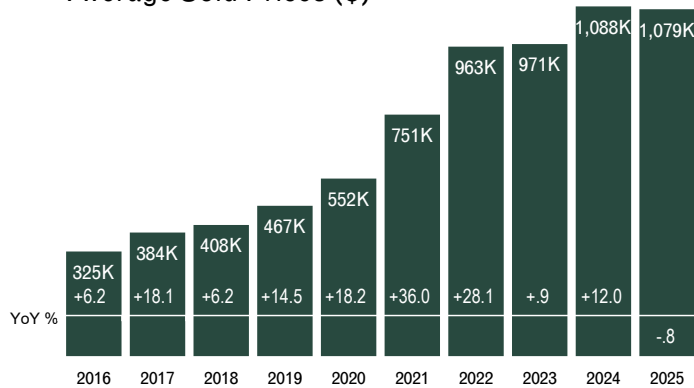
MONTHLY MARKET TRENDS

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

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

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

August 2025

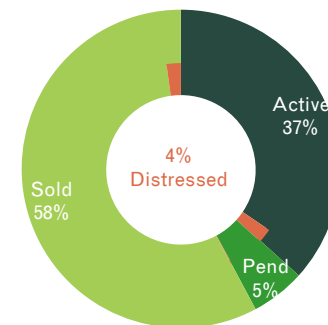
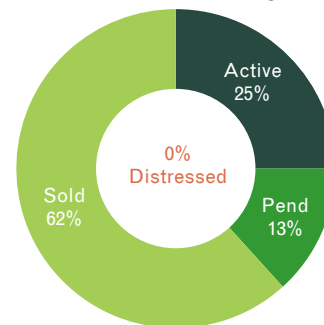
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
\$1000's	as of 09/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	13	2	21	164	7.4	509,779	445,788	87.4%	1,734	257.16	-
500 - 599K	8	1	14	80	6.9	568,492	550,021	96.8%	1,779	309.25	-
600 - 799K	13	2	24	55	6.5	695,873	687,053	98.7%	2,138	321.43	-
800 - 999K	6	7	16	86	4.5	874,347	867,933	99.3%	2,412	359.79	-
1 - 1.5M	18	7	51	59	4.2	1,288,451	1,268,986	98.5%	3,437	369.23	-
1.5 - 2M	4	7	27	69	1.8	1,703,003	1,714,403	100.7%	3,438	498.65	-
2 - 2.5M	1	5	3	-	4.0	2,349,190	2,319,328	98.7%	4,901	473.27	-
2.5 - 3M	-	3	2	4	-	2,282,350	2,533,448	111.0%	5,064	500.29	-
>3M	1	-	-	-	-	-	-	-	-	-	-
Totals	64	34	158	77	4.9	1,092,779	1,078,925	98.7%	2,811	\$384	0

Avg Price \$956,182 \$1,492,463 \$1,078,925

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

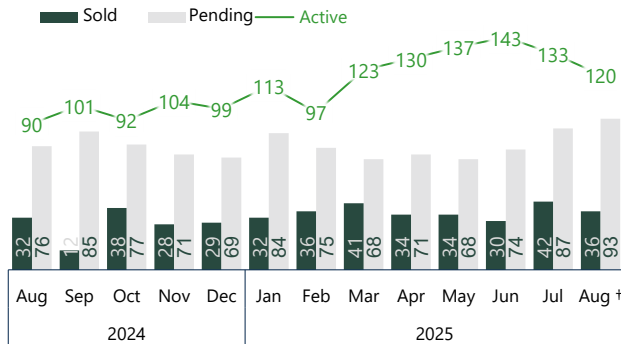


43° NORTH

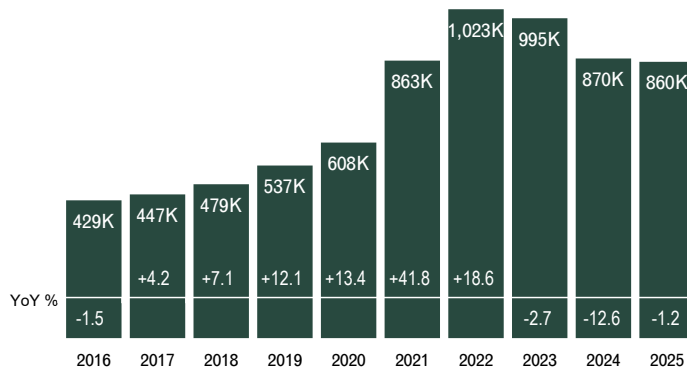
MONTHLY MARKET TRENDS

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

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

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Area: 900, Eagle, 83616

August 2025

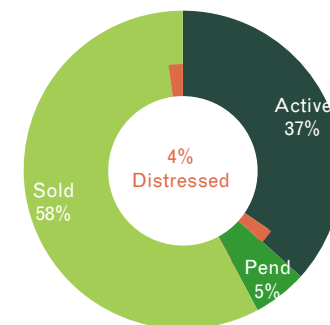
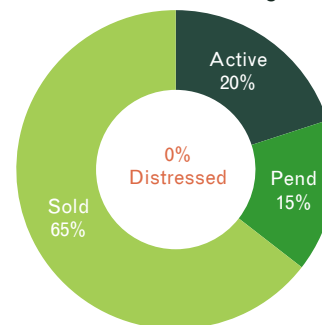
Price \$1000's	# Active as of 09/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 09-01-24 to 08-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	5	23	48	1.6	401,530	382,761	95.3%	1,784	214.57	-
400 - 499K	13	11	59	82	2.6	461,674	440,042	95.3%	1,952	225.45	-
500 - 599K	13	2	40	94	3.9	582,131	556,061	95.5%	2,089	266.15	-
600 - 799K	14	16	100	64	1.7	704,437	690,313	98.0%	2,203	313.31	-
800 - 999K	19	7	50	94	4.6	911,853	902,306	99.0%	2,474	364.78	-
1 - 1.5M	45	38	87	73	6.2	1,206,607	1,207,369	100.1%	3,001	402.39	-
1.5 - 2M	3	5	16	39	2.3	1,705,326	1,726,496	101.2%	3,815	452.52	-
2 - 2.5M	6	5	9	65	8.0	2,368,807	2,257,974	95.3%	4,064	555.63	-
2.5 - 3M	2	1	3	26	8.0	2,841,987	2,841,987	100.0%	5,308	535.42	-
>3M	2	3	-	-	-	-	-	-	-	-	-
Totals	120	93	387	73	3.7	873,129	859,607	98.5%	2,476	\$347	0

Avg Price \$1,063,557 \$1,124,689 \$859,607

Current Market Strength

- VS -

2010 Market Distress

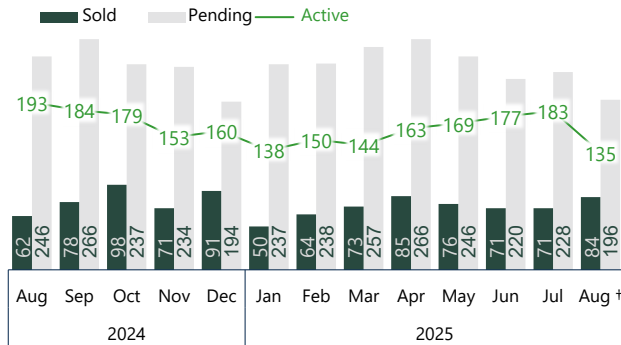


Report Date: Sep 4, 2025

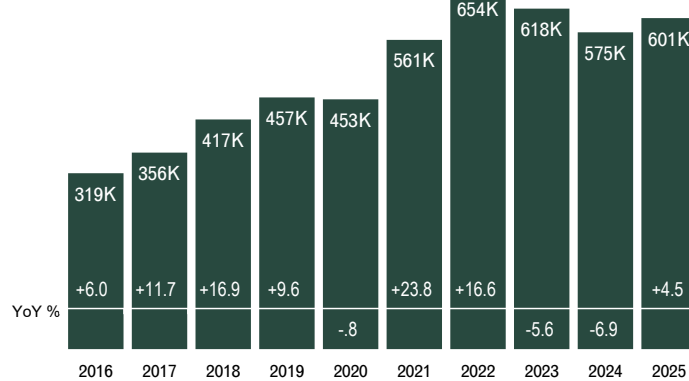
MONTHLY MARKET TRENDS

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

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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

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Area: 950, Star, 83669

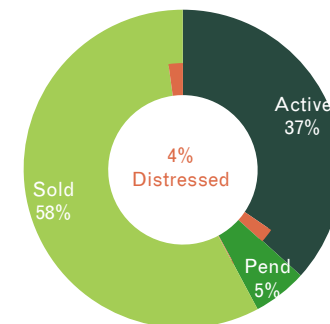
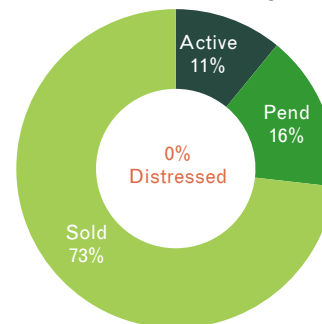
August 2025

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	1	5	52	76	0.2	399,405	380,434	95.3%	1,629	233.52	-
400 - 499K	15	32	278	60	0.6	469,016	455,176	97.0%	1,827	249.10	-
500 - 599K	44	42	243	59	2.2	556,029	543,995	97.8%	2,225	244.44	-
600 - 799K	50	82	213	57	2.8	696,182	686,138	98.6%	2,537	270.48	-
800 - 999K	12	19	71	52	2.0	887,658	883,749	99.6%	2,994	295.15	-
1 - 1.5M	12	12	44	93	3.3	1,169,962	1,151,657	98.4%	3,373	341.40	-
1.5 - 2M	1	4	3	67	4.0	1,533,481	1,638,594	106.9%	4,010	408.59	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	135	196	904	61	1.8	612,455	600,658	98.1%	2,264	\$265	0
Avg Price \$689,503 \$677,473 \$600,658											

Current Market Strength

- VS -

2010 Market Distress

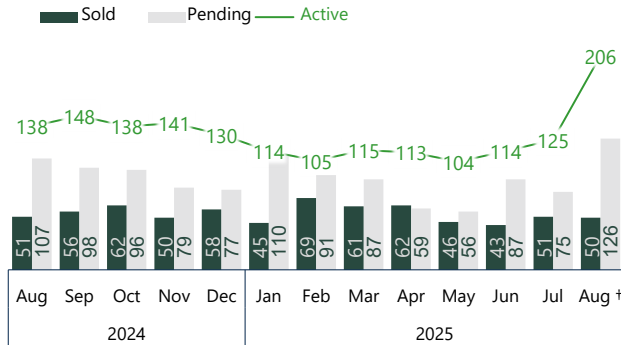


Report Date: Sep 4, 2025

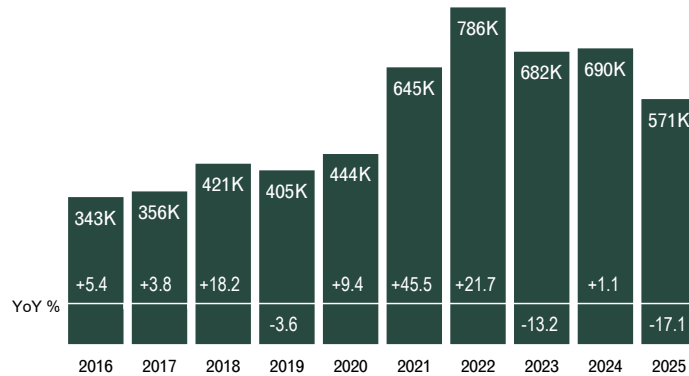
MONTHLY MARKET TRENDS

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
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Area: 1000/1010, SE Meridian, 83642

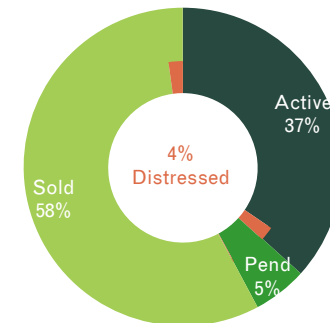
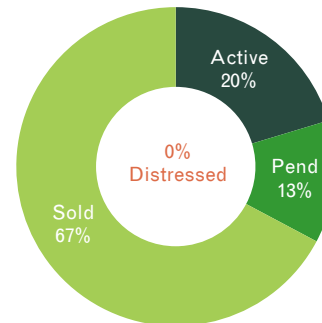
August 2025

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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	5	13	44	44	1.4	397,195	388,582	97.8%	1,537	252.79	-
400 - 499K	104	48	252	57	5.0	452,976	446,060	98.5%	1,723	258.85	-
500 - 599K	43	13	162	75	3.2	562,151	549,875	97.8%	2,089	263.21	-
600 - 799K	28	38	149	58	2.3	680,618	676,086	99.3%	2,446	276.44	-
800 - 999K	24	11	58	45	5.0	857,972	869,465	101.3%	2,853	304.76	-
1 - 1.5M	2	3	15	75	1.6	1,196,411	1,188,500	99.3%	3,298	360.36	-
1.5 - 2M	-	-	1	-	-	1,549,800	1,549,800	100.0%	3,710	417.74	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	206	126	681	60	3.6	577,629	571,406	98.9%	2,090	\$273	0
Avg Price	\$561,624	\$577,747	\$571,406								

Current Market Strength

- VS -

2010 Market Distress

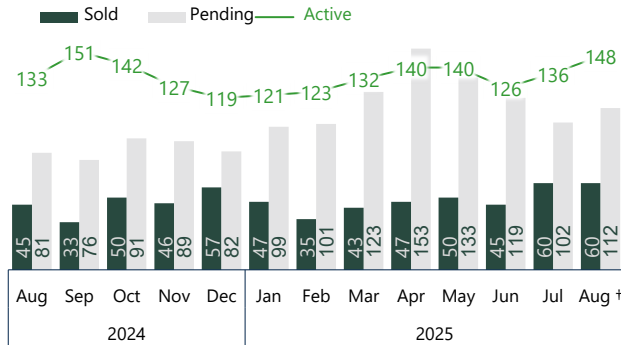


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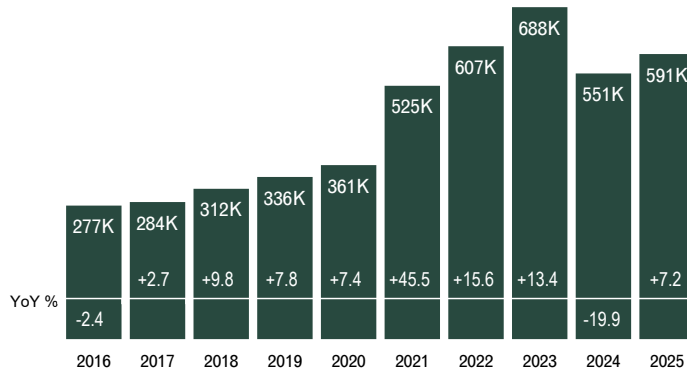
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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Area: 1020/1030, NE Meridian, 83646

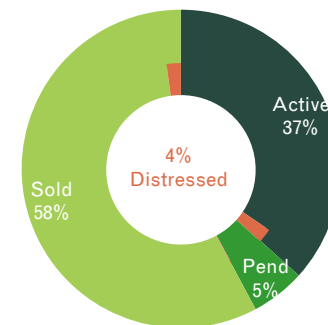
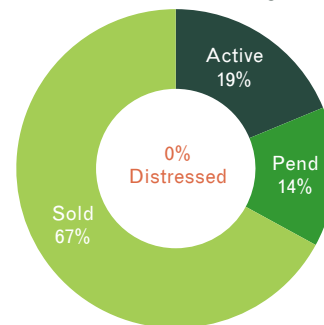
August 2025

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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	1	12	141	2.0	414,823	388,175	93.6%	1,542	251.76	-
400 - 499K	40	35	222	87	2.2	470,830	453,127	96.2%	1,865	242.91	-
500 - 599K	34	24	114	74	3.6	572,509	553,841	96.7%	2,264	244.59	-
600 - 799K	59	30	114	62	6.2	710,779	701,221	98.7%	2,561	273.82	-
800 - 999K	10	16	59	56	2.0	858,278	864,442	100.7%	2,966	291.41	-
1 - 1.5M	1	5	5	67	2.4	1,223,664	1,276,146	104.3%	3,418	373.40	-
1.5 - 2M	2	-	1	49	24.0	1,915,000	1,915,000	100.0%	3,515	544.81	-
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	-	1	-	-	-	-	-	-	-	-	-
Totals	148	112	529	76	3.4	604,156	590,967	97.8%	2,243	\$263	0
Avg Price \$621,045 \$653,344 \$590,967											

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025

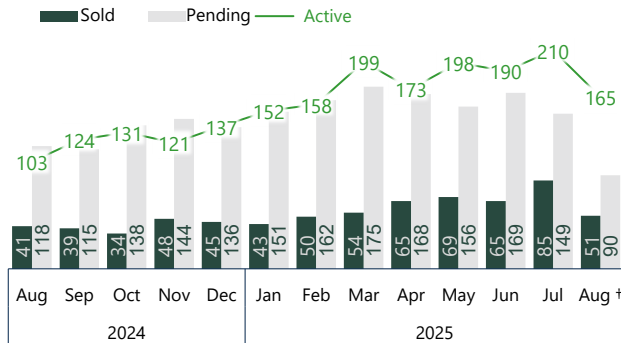


43° NORTH

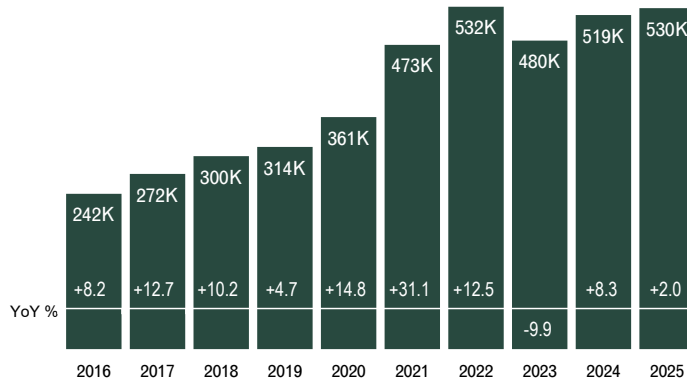
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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Area: 1100, Kuna, 83634

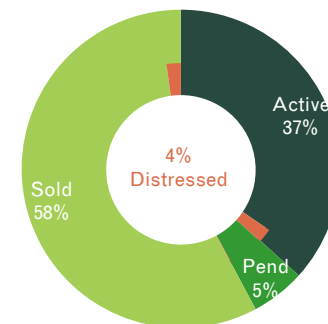
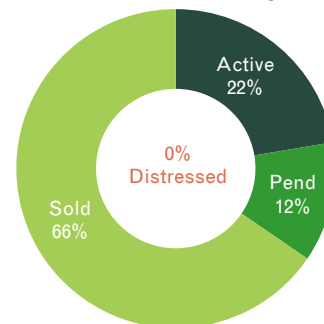
August 2025

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	19	12	70	76	3.3	397,117	386,219	97.3%	1,329	290.68	-
400 - 499K	61	33	231	77	3.2	456,535	443,451	97.1%	1,803	245.99	-
500 - 599K	46	14	67	67	8.2	558,512	545,365	97.6%	2,442	223.34	-
600 - 799K	30	18	77	91	4.7	710,021	703,246	99.0%	2,418	290.89	-
800 - 999K	7	5	31	28	2.7	809,470	875,292	108.1%	2,589	338.05	-
1 - 1.5M	2	7	7	18	3.4	1,143,477	1,244,909	108.9%	2,889	430.89	-
1.5 - 2M	-	1	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	165	90	483	74	4.1	535,088	530,042	99.1%	1,987	\$267	0
Avg Price	\$546,403	\$606,163	\$530,042								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2025