



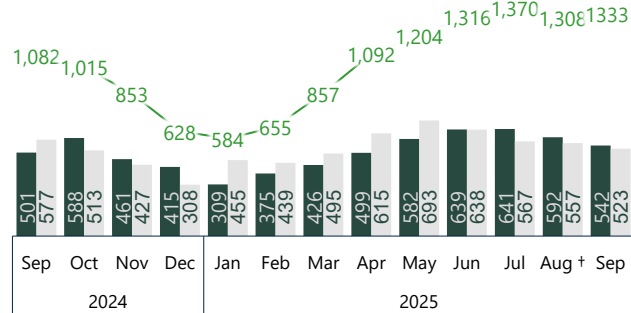
43° NORTH

MONTHLY MARKET TRENDS

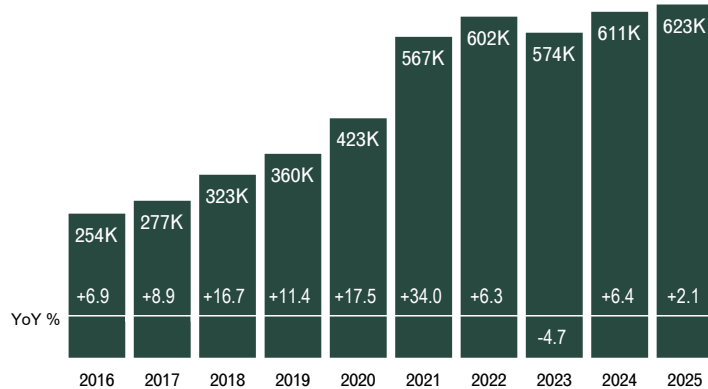
Existing Homes

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: Ada County

September 2025

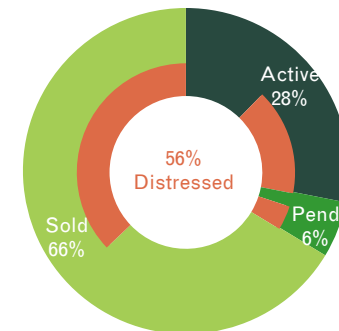
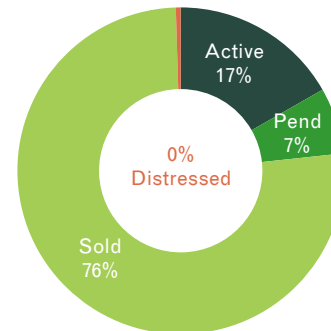
Price \$1000's	# Active as of 10/05/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	42	-	204,633	188,000	91.9%	663	283.56
200 - 299K	15	6	104	46	1.7	290,682	265,760	91.4%	947	280.57
300 - 399K	118	78	826	31	1.7	377,731	367,293	97.2%	1,251	293.58
400 - 499K	309	163	1,729	32	2.1	455,655	445,496	97.8%	1,622	274.74
500 - 599K	250	77	1,128	35	2.7	559,909	546,845	97.7%	2,043	267.61
600 - 799K	292	103	1,220	37	2.9	703,646	686,553	97.6%	2,415	284.29
800 - 999K	146	42	528	41	3.3	913,585	888,443	97.2%	2,820	315.02
1 - 1.5M	109	38	381	46	3.4	1,245,972	1,195,557	96.0%	3,372	354.51
1.5 - 2M	55	10	99	53	6.7	1,754,203	1,700,005	96.9%	3,962	429.04
2 - 2.5M	18	4	27	57	8.0	2,280,730	2,191,159	96.1%	4,640	472.23
2.5 - 3M	10	2	17	58	7.1	2,860,379	2,705,471	94.6%	5,480	493.72
>3M	11	-	8	162	16.5	3,785,625	3,593,548	94.9%	7,541	476.55
Totals	1,333	523	6,070	36	2.6	641,178	623,245	97.2%	2,081	\$299

Avg Price \$752,167 \$639,269 \$623,245

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025



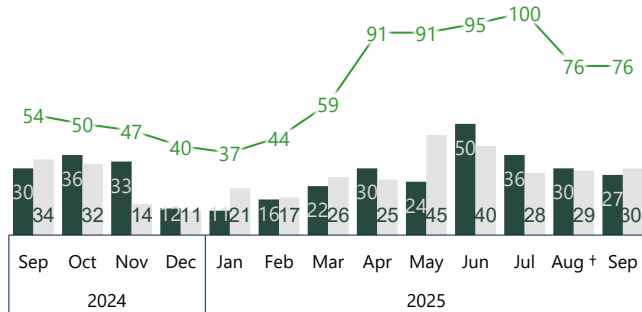
43° NORTH

MONTHLY MARKET TRENDS

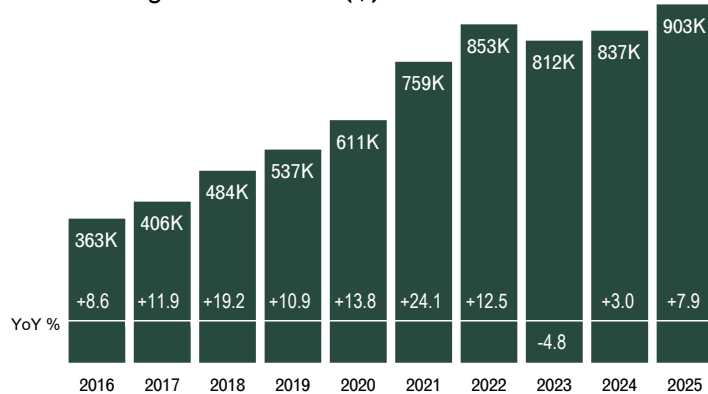
Existing Homes

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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Area: 100, N Boise, 83702

September 2025

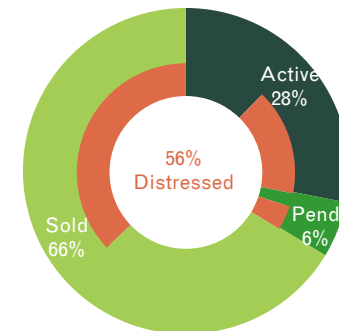
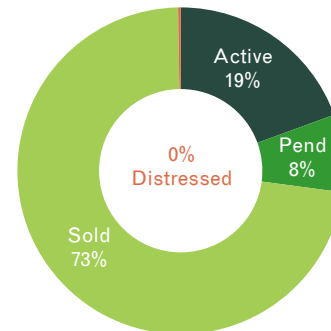
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	29	-	366,600	235,000	64.1%	635	370.27
300 - 399K	1	2	12	25	1.0	372,450	363,542	97.6%	741	490.39
400 - 499K	11	1	20	25	6.6	462,545	449,560	97.2%	992	452.98
500 - 599K	11	3	43	35	3.1	563,477	553,242	98.2%	1,352	409.15
600 - 799K	11	8	73	25	1.8	708,475	694,623	98.0%	1,772	392.00
800 - 999K	13	6	44	30	3.5	923,586	906,909	98.2%	2,261	401.10
1 - 1.5M	15	6	63	38	2.9	1,215,847	1,187,287	97.7%	2,818	421.40
1.5 - 2M	9	3	17	52	6.4	1,766,586	1,695,597	96.0%	3,595	471.63
2 - 2.5M	2	1	5	32	4.8	2,251,000	2,172,500	96.5%	3,798	572.07
2.5 - 3M	1	-	1	7	12.0	2,485,000	2,500,000	100.6%	6,486	385.45
>3M	2	-	3	261	8.0	3,965,000	3,714,461	93.7%	7,446	498.83
Totals	76	30	284	34	3.2	928,420	903,485	97.3%	2,127	\$425

Avg Price \$1,054,733 \$949,760 \$903,485

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

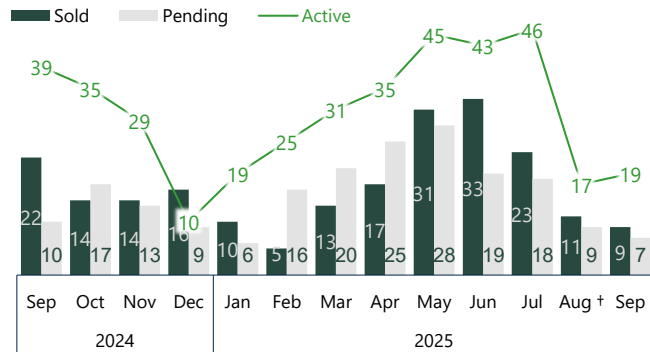


43° NORTH

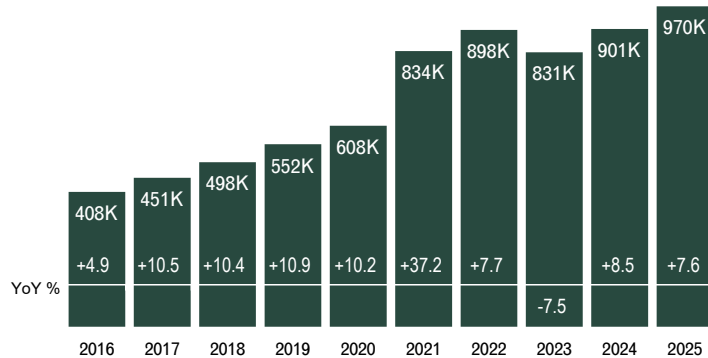
MONTHLY MARKET TRENDS

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

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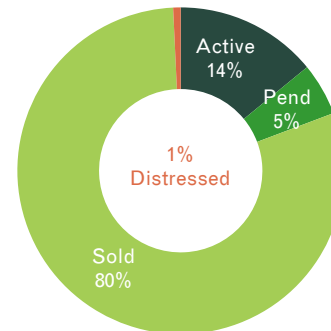
Area: 200, NE Boise, 83712

September 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
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	-	10	53	1.2	587,610	567,550	96.6%	1,572	361.15
600 - 799K	4	1	27	30	1.8	698,569	684,900	98.0%	1,901	360.38
800 - 999K	5	3	31	23	1.9	880,981	874,927	99.3%	2,529	345.96
1 - 1.5M	4	2	24	38	2.0	1,284,850	1,244,871	96.9%	3,349	371.68
1.5 - 2M	3	1	9	59	4.0	1,769,100	1,677,562	94.8%	3,861	434.50
2 - 2.5M	-	-	3	60	-	2,397,667	2,231,633	93.1%	5,127	435.27
2.5 - 3M	1	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-
Totals	19	7	108	35	2.1	998,547	969,661	97.1%	2,597	\$373

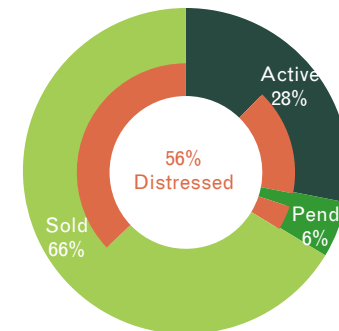
Avg Price \$1,303,500 \$1,066,414 \$969,661

Current Market Strength



- VS -

2010 Market Distress



Report Date: Oct 5, 2025

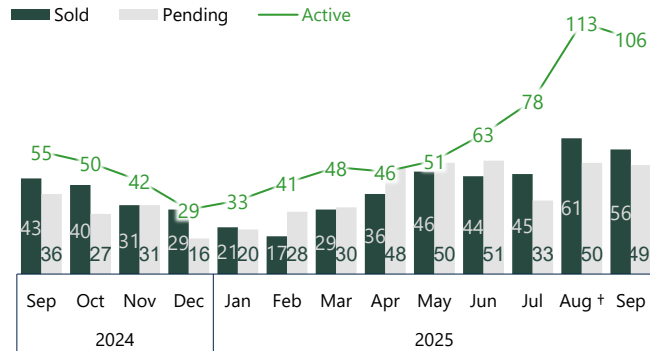


43° NORTH

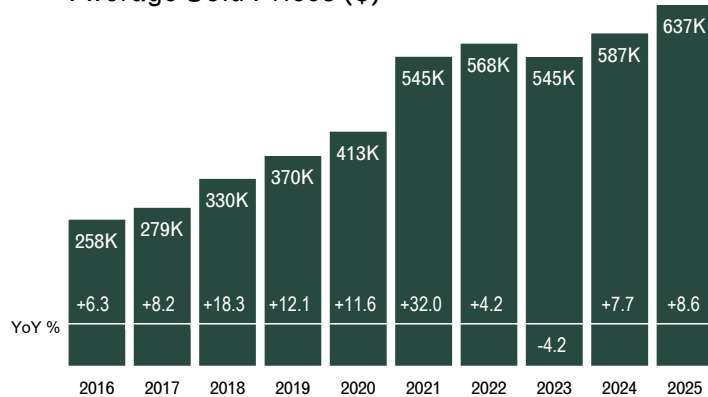
MONTHLY MARKET TRENDS

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

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Area: 300, SE Boise, 83706, 83716

September 2025

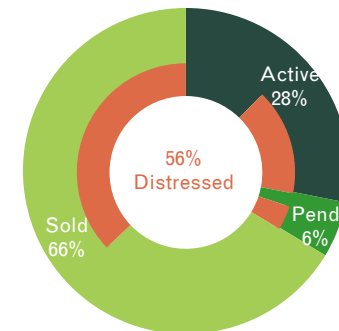
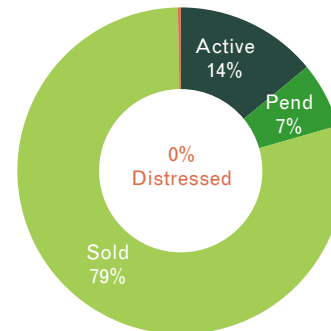
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	1	18	63	0.7	308,089	270,933	87.9%	980	276.45
300 - 399K	16	7	68	35	2.8	372,950	362,189	97.1%	1,032	350.98
400 - 499K	19	13	138	31	1.7	461,304	448,467	97.2%	1,338	335.09
500 - 599K	19	9	104	23	2.2	550,989	542,061	98.4%	1,707	317.51
600 - 799K	30	12	153	26	2.4	704,670	692,027	98.2%	2,182	317.10
800 - 999K	9	5	69	18	1.6	886,864	878,279	99.0%	2,650	331.37
1 - 1.5M	2	2	35	22	0.7	1,186,982	1,181,220	99.5%	3,212	367.76
1.5 - 2M	7	-	7	52	12.0	1,829,771	1,729,914	94.5%	4,572	378.41
2 - 2.5M	1	-	2	71	6.0	2,299,950	2,274,500	98.9%	4,390	518.17
2.5 - 3M	2	-	3	144	8.0	2,766,667	2,646,000	95.6%	5,164	512.36
>3M	-	-	-	-	-	-	-	-	-	-
Totals	106	49	597	29	2.1	650,134	636,832	98.0%	1,902	\$335

Avg Price \$717,431 \$595,214 \$636,832

Current Market Strength

- VS -

2010 Market Distress

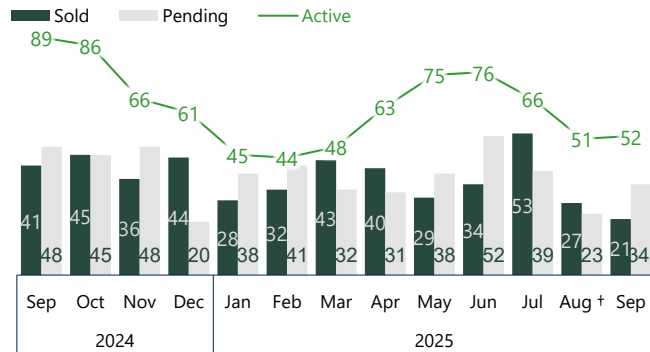


Report Date: Oct 5, 2025

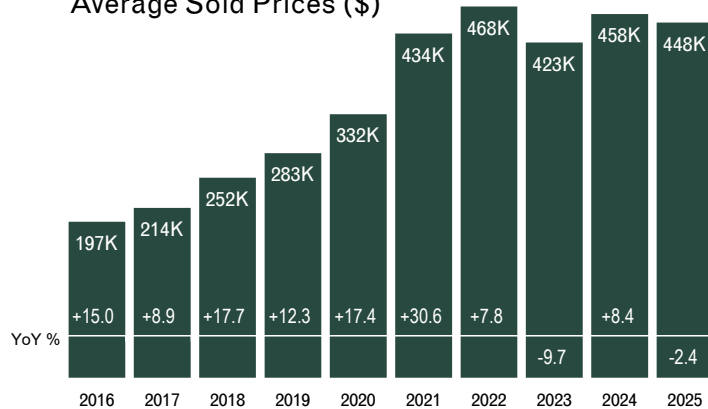
MONTHLY MARKET TRENDS

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

September 2025

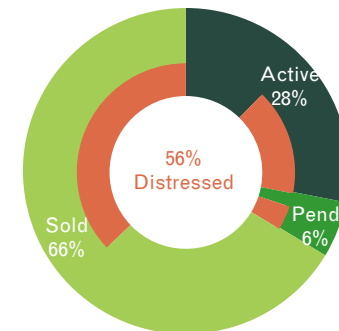
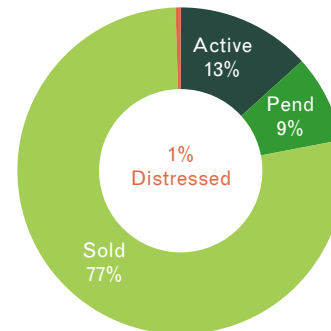
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	3	1	27	57	1.3	280,929	261,431	93.1%	949	275.36
300 - 399K	20	13	91	34	2.6	373,773	364,249	97.5%	1,149	316.97
400 - 499K	16	10	105	40	1.8	450,652	442,428	98.2%	1,448	305.62
500 - 599K	7	7	52	45	1.6	560,459	543,047	96.9%	1,961	276.97
600 - 799K	5	2	21	38	2.9	679,552	673,167	99.1%	2,504	268.85
800 - 999K	-	1	6	87	-	945,617	868,500	91.8%	3,212	270.36
1 - 1.5M	1	-	1	91	12.0	2,350,000	1,400,000	59.6%	5,504	254.36
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	52	34	303	42	2.1	463,218	447,677	96.6%	1,523	\$294

Avg Price \$457,818 \$463,253 \$447,677

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

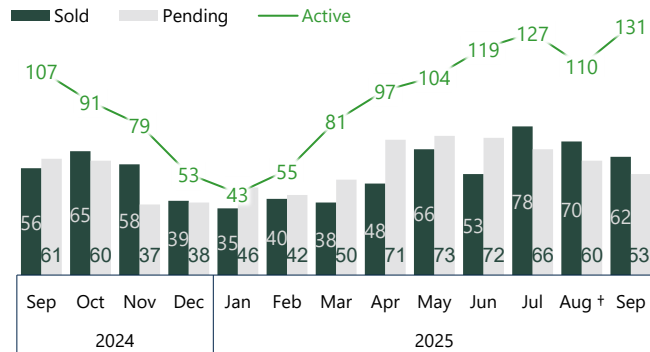


43° NORTH

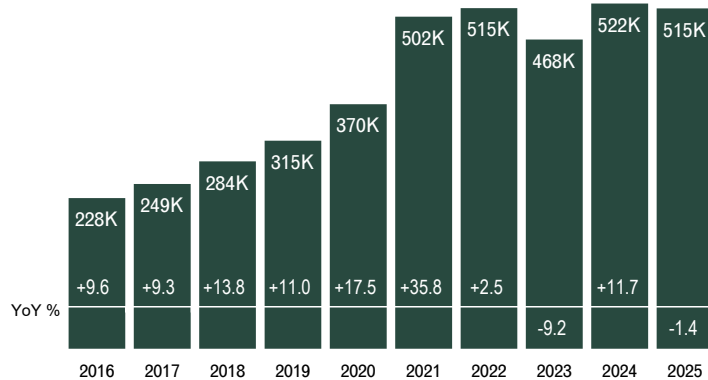
MONTHLY MARKET TRENDS

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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Area: 500/550, South Boise, 83709

September 2025

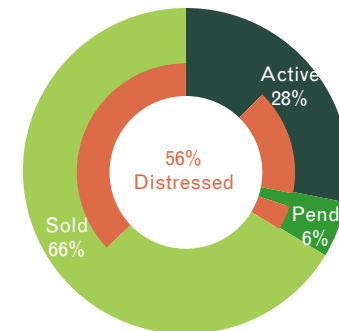
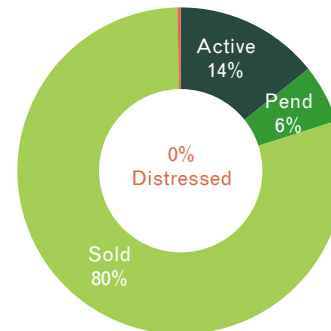
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	1	—	7	48	1.7	281,714	263,804	93.6%	1,013	260.42	—
300 - 399K	14	7	115	37	1.5	390,987	372,852	95.4%	1,338	278.64	—
400 - 499K	51	23	285	36	2.1	459,551	448,212	97.5%	1,723	260.17	2
500 - 599K	30	12	178	40	2.0	554,513	542,661	97.9%	2,209	245.61	—
600 - 799K	25	7	114	31	2.6	687,278	672,666	97.9%	2,593	259.46	1
800 - 999K	7	1	24	33	3.5	904,375	888,000	98.2%	3,027	293.38	—
1 - 1.5M	3	3	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	131	53	730	36	2.2	528,348	514,791	97.4%	1,979	\$260	3

Avg Price \$555,687 \$539,404 \$514,791

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

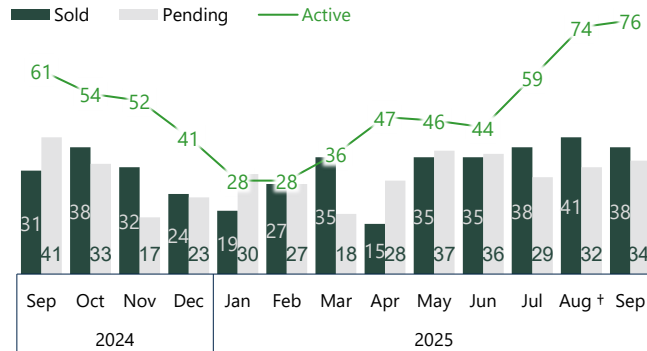


43° NORTH

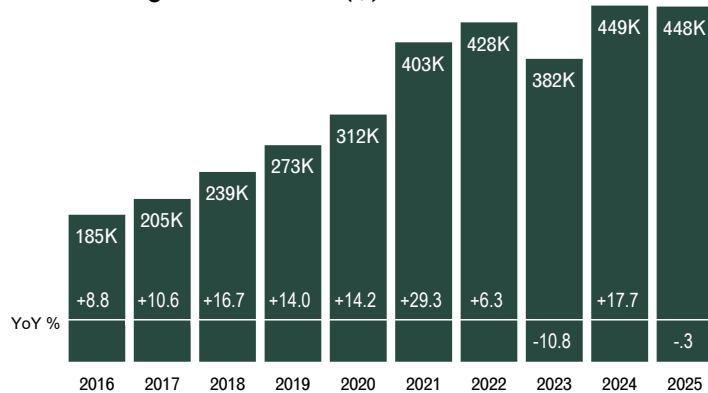
MONTHLY MARKET TRENDS

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

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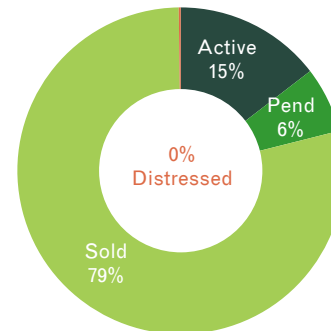
Area: 600, West Boise, 83704

September 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	42	-	204,633	188,000	91.9%	663	283.56
200 - 299K	6	2	25	29	2.9	281,277	262,961	93.5%	935	281.19
300 - 399K	19	13	136	29	1.7	362,589	359,237	99.1%	1,260	285.19
400 - 499K	33	10	135	27	2.9	452,567	442,189	97.7%	1,669	265.00
500 - 599K	12	4	73	31	2.0	558,067	548,614	98.3%	2,166	253.31
600 - 799K	3	3	34	31	1.1	705,909	688,849	97.6%	2,768	248.86
800 - 999K	2	1	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	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	76	34	411	30	2.2	458,497	447,802	97.7%	1,698	\$264

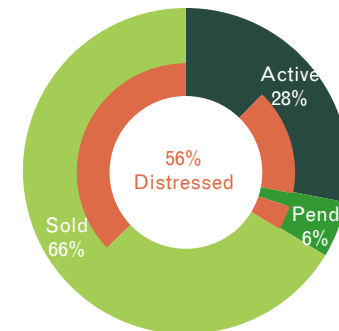
Avg Price \$471,374 \$469,427 \$447,802

Current Market Strength



- VS -

2010 Market Distress



Report Date: Oct 5, 2025

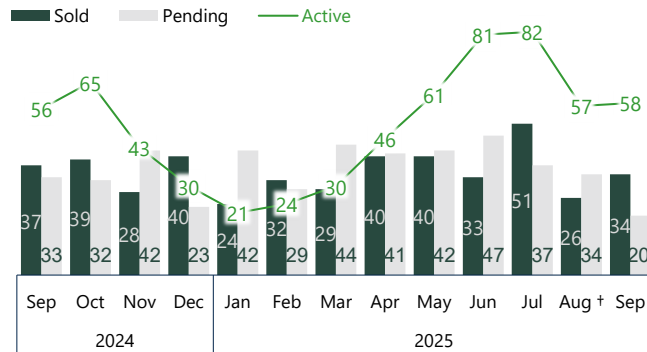


43° NORTH

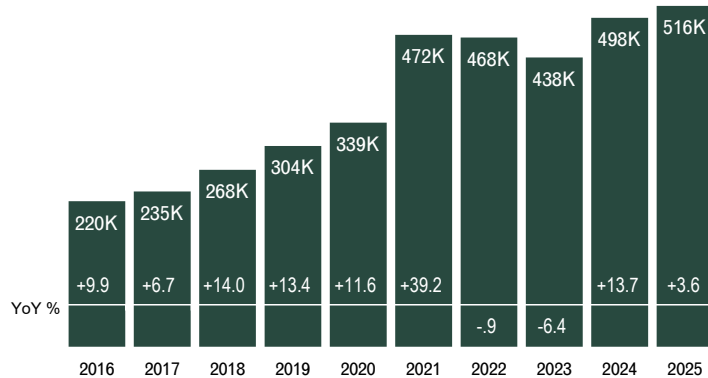
MONTHLY MARKET TRENDS

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

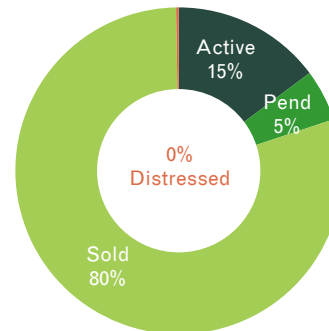
Area: 650, W Boise - Garden City, 83713

September 2025

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	-	4	39	6.0	311,750	291,500	93.5%	991	294.22
300 - 399K	3	2	47	19	0.8	373,417	365,881	98.0%	1,244	294.09
400 - 499K	26	6	136	26	2.3	454,462	445,420	98.0%	1,633	272.72
500 - 599K	13	6	60	39	2.6	551,025	542,422	98.4%	2,214	244.96
600 - 799K	9	4	47	40	2.3	713,457	694,397	97.3%	2,849	243.70
800 - 999K	4	2	18	29	2.7	921,572	882,372	95.7%	3,712	237.69
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	58	20	313	30	2.2	527,641	515,556	97.7%	1,987	\$259

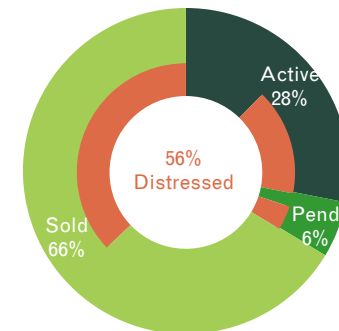
Avg Price \$555,471 \$555,805 \$515,556

Current Market Strength



- VS -

2010 Market Distress



Report Date: Oct 5, 2025

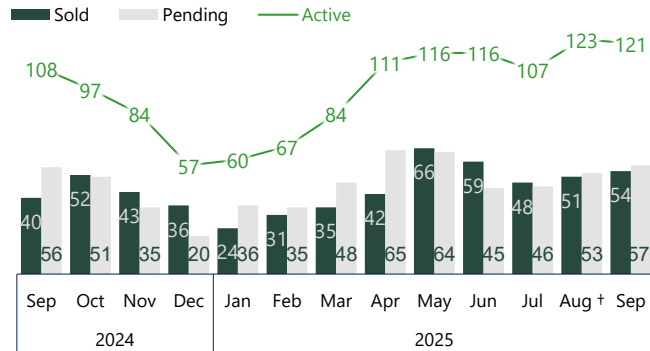


43° NORTH

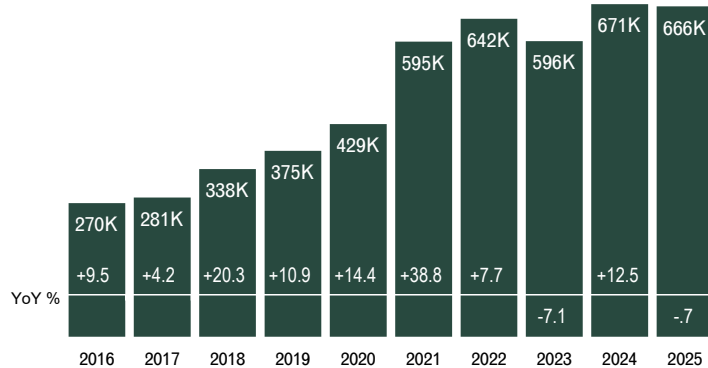
MONTHLY MARKET TRENDS

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

September 2025

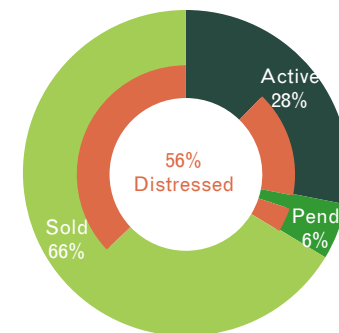
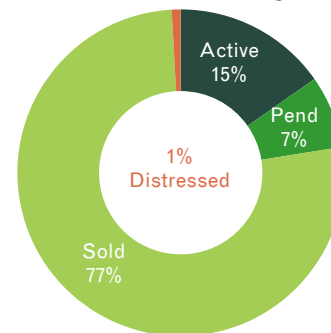
Price \$1000's	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	9	52	-	292,977	259,556	88.6%	936	277.37	-
300 - 399K	6	4	56	35	1.3	382,547	367,787	96.1%	1,219	301.75	1
400 - 499K	22	10	161	26	1.6	452,998	444,186	98.1%	1,389	319.80	1
500 - 599K	19	6	101	32	2.3	558,842	542,585	97.1%	1,797	301.97	1
600 - 799K	33	19	134	37	3.0	704,253	686,610	97.5%	2,221	309.10	3
800 - 999K	17	7	77	41	2.6	921,724	893,888	97.0%	2,710	329.82	1
1 - 1.5M	17	7	51	41	4.0	1,252,748	1,195,118	95.4%	3,386	353.00	-
1.5 - 2M	4	1	14	37	3.4	1,726,135	1,700,711	98.5%	3,884	437.92	-
2 - 2.5M	2	2	3	39	8.0	2,116,333	2,116,667	100.0%	4,980	425.03	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	1	299	-	3,595,000	3,250,000	90.4%	12,741	255.08	-
Totals	121	57	607	35	2.4	686,619	666,299	97.0%	2,048	\$325	7

Avg Price \$795,861 \$786,297 \$666,299

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025



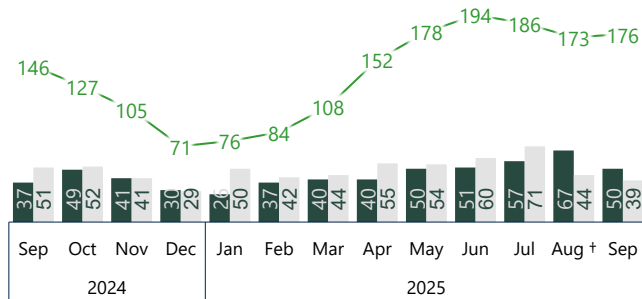
43° NORTH

MONTHLY MARKET TRENDS

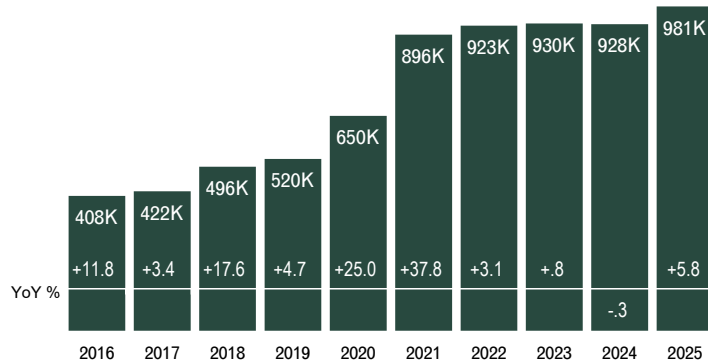
Existing Homes

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: 900, Eagle, 83616

September 2025

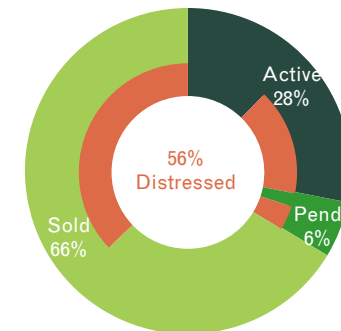
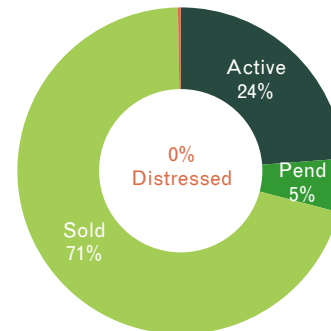
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	2	-	299,000	295,000	98.7%	960	307.29
300 - 399K	5	1	19	25	3.2	346,989	333,274	96.0%	1,044	319.20
400 - 499K	6	3	43	48	1.7	476,121	457,446	96.1%	1,573	290.79
500 - 599K	12	5	56	38	2.6	567,053	549,977	97.0%	1,923	285.98
600 - 799K	36	10	126	46	3.4	722,426	698,830	96.7%	2,328	300.19
800 - 999K	31	4	86	57	4.3	944,200	903,057	95.6%	2,822	320.03
1 - 1.5M	46	10	124	55	4.5	1,272,647	1,218,438	95.7%	3,447	353.52
1.5 - 2M	20	5	39	57	6.2	1,734,049	1,700,948	98.1%	3,889	437.42
2 - 2.5M	10	1	13	70	9.2	2,317,915	2,204,231	95.1%	4,877	452.00
2.5 - 3M	4	-	13	43	3.7	2,910,881	2,735,000	94.0%	5,475	499.53
>3M	6	-	2	51	36.0	4,047,500	3,902,500	96.4%	5,353	729.03
Totals	176	39	522	49	4.0	1,020,790	981,322	96.1%	2,790	\$352

Avg Price \$1,222,331 \$965,356 \$981,322

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025



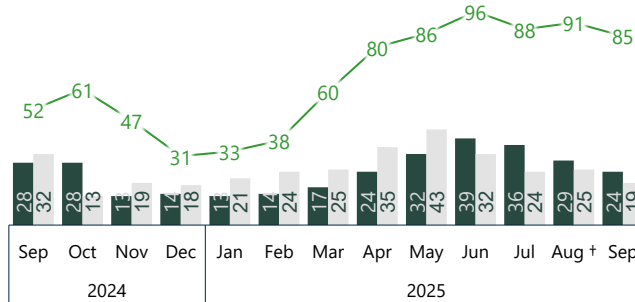
43° NORTH

MONTHLY MARKET TRENDS

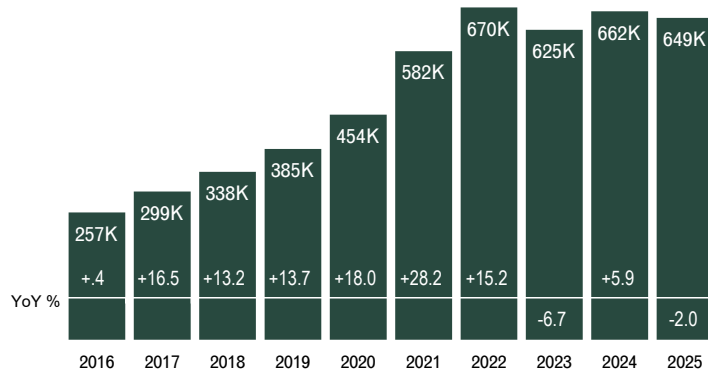
Existing Homes

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

September 2025

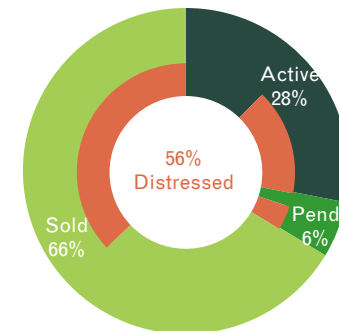
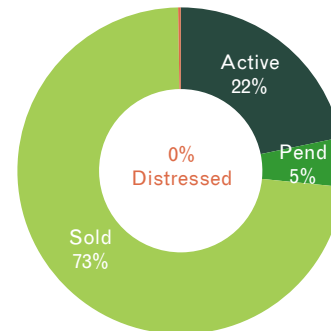
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	2	-	200,000	240,000	120.0%	1,864	128.76
300 - 399K	2	4	22	27	1.1	380,127	370,982	97.6%	1,258	294.79
400 - 499K	12	4	67	43	2.1	455,929	443,221	97.2%	1,777	249.37
500 - 599K	15	3	65	29	2.8	563,255	549,135	97.5%	2,272	241.68
600 - 799K	34	2	66	45	6.2	721,857	703,429	97.4%	2,595	271.09
800 - 999K	13	5	43	64	3.6	930,639	899,202	96.6%	2,818	319.15
1 - 1.5M	7	1	20	45	4.2	1,246,212	1,189,140	95.4%	3,226	368.61
1.5 - 2M	2	-	2	114	12.0	1,619,500	1,524,500	94.1%	3,260	467.71
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	85	19	286	42	3.6	669,738	649,353	97.0%	2,307	\$281

Avg Price \$723,511 \$623,515 \$649,353

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025



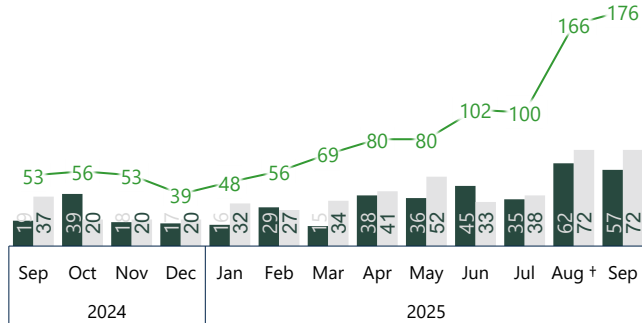
43° NORTH

MONTHLY MARKET TRENDS

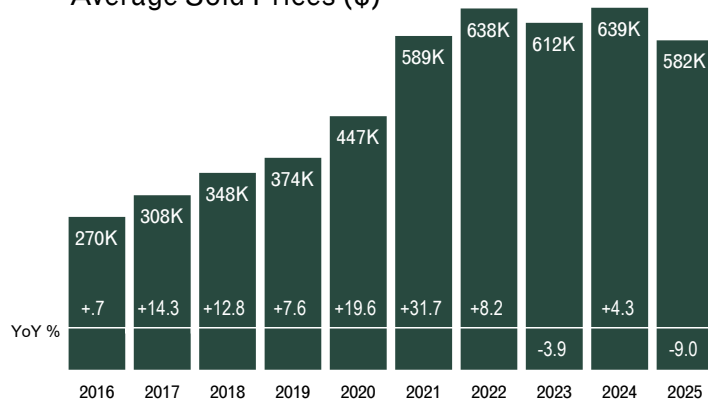
Existing Homes

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: 1000/1010, S Meridian, 83642

September 2025

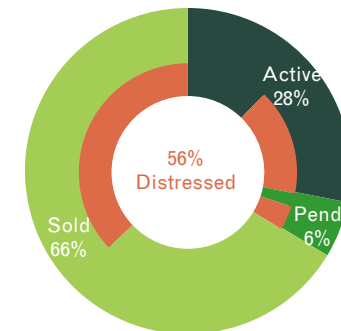
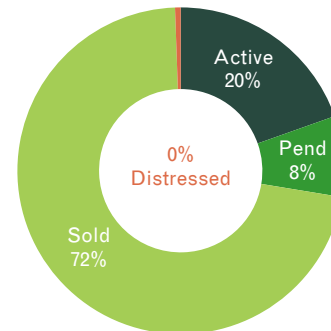
Price \$1000's	# Active as of 10/05/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	4	54	3.0	286,250	270,663	94.6%	728	371.92
300 - 399K	9	11	68	25	1.6	389,989	380,408	97.5%	1,351	281.66
400 - 499K	42	30	217	28	2.3	452,390	444,013	98.1%	1,705	260.41
500 - 599K	42	11	117	31	4.3	558,216	547,995	98.2%	2,158	253.98
600 - 799K	46	16	152	48	3.6	710,054	689,390	97.1%	2,664	258.77
800 - 999K	20	2	65	49	3.7	893,725	867,427	97.1%	3,061	283.42
1 - 1.5M	9	2	22	90	4.9	1,213,911	1,144,264	94.3%	3,856	296.71
1.5 - 2M	6	-	1	28	72.0	1,997,000	1,945,000	97.4%	5,132	378.99
2 - 2.5M	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	176	72	646	37	3.3	597,318	581,588	97.4%	2,184	\$266

Avg Price \$681,701 \$552,939 \$581,588

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

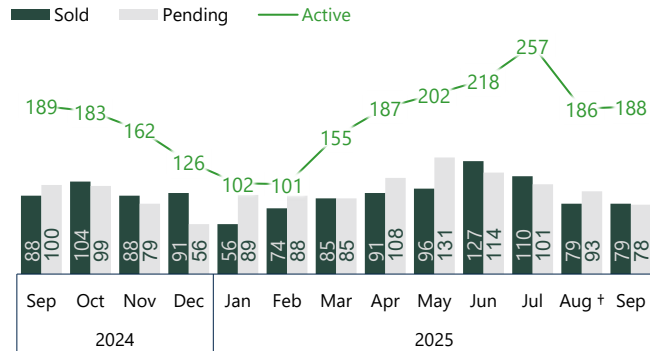


43° NORTH

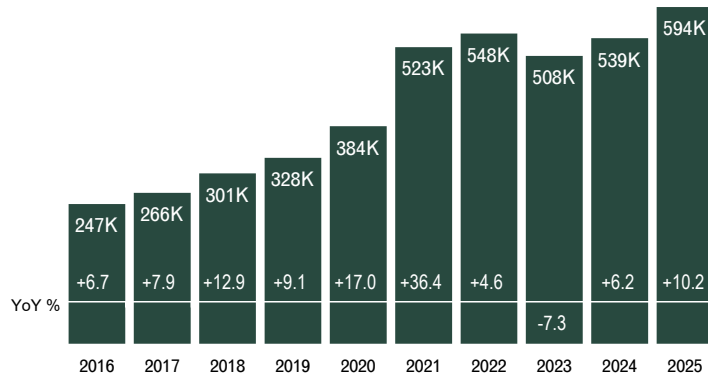
MONTHLY MARKET TRENDS

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: 1020/1030, N Meridian, 83646

September 2025

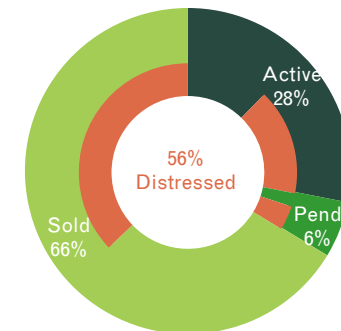
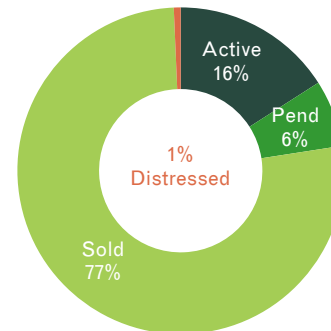
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	1	4	23	3.0	292,425	289,825	99.1%	946	306.37
300 - 399K	15	5	74	38	2.4	387,267	373,672	96.5%	1,343	278.19
400 - 499K	53	39	279	30	2.3	456,050	446,546	97.9%	1,667	267.89
500 - 599K	50	10	223	38	2.7	566,122	551,906	97.5%	2,132	258.82
600 - 799K	38	13	225	38	2.0	692,452	676,242	97.7%	2,521	268.27
800 - 999K	21	4	58	34	4.3	904,792	884,425	97.7%	3,061	288.94
1 - 1.5M	3	4	31	34	1.2	1,216,087	1,148,057	94.4%	3,565	322.01
1.5 - 2M	3	-	8	56	4.5	1,779,875	1,705,625	95.8%	4,681	364.34
2 - 2.5M	1	-	1	28	12.0	2,049,900	2,049,900	100.0%	3,798	539.73
2.5 - 3M	1	2	-	-	-	-	-	-	-	-
>3M	2	-	2	54	12.0	3,350,000	3,275,000	97.8%	7,270	450.48
Totals	188	78	905	35	2.5	610,252	594,208	97.4%	2,160	\$275

Avg Price \$663,882 \$620,534 \$594,208

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

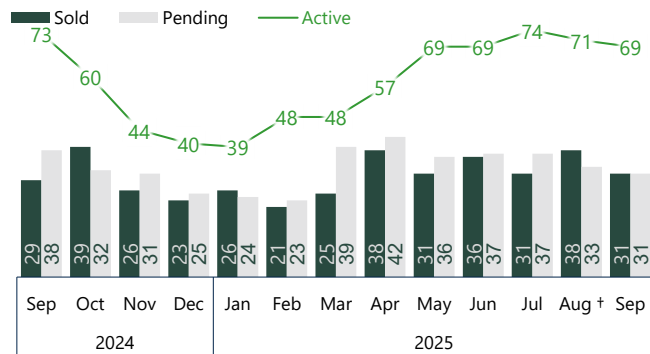


43° NORTH

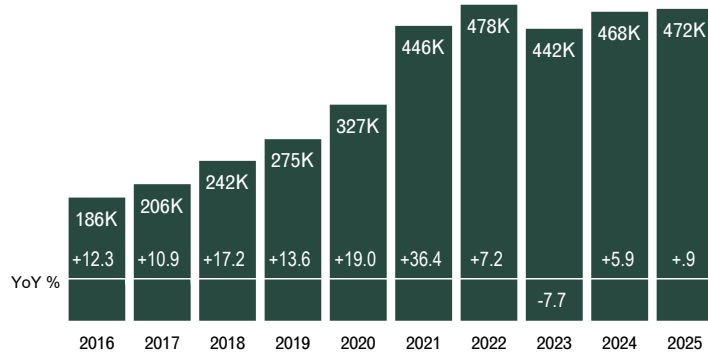
MONTHLY MARKET TRENDS

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: 1100, Kuna, 83634

September 2025

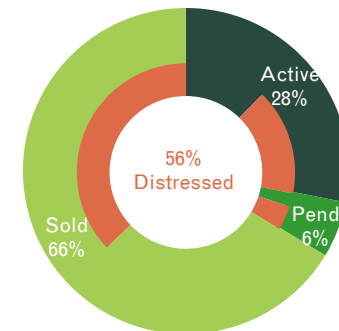
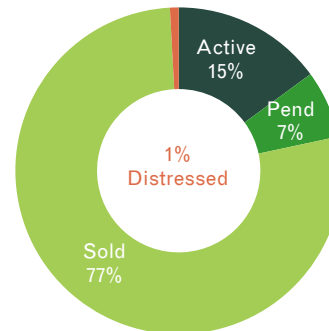
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	3	-	299,000	299,000	100.0%	958	312.11	-
300 - 399K	8	9	116	27	0.8	378,713	369,985	97.7%	1,353	273.42	4
400 - 499K	18	14	141	39	1.5	449,433	440,589	98.0%	1,850	238.09	-
500 - 599K	19	1	46	51	5.0	568,584	545,467	95.9%	2,230	244.56	-
600 - 799K	18	6	48	45	4.5	690,250	671,060	97.2%	2,524	265.84	-
800 - 999K	4	1	4	74	12.0	901,195	866,225	96.1%	3,143	275.63	-
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	69	31	358	37	2.3	484,194	471,681	97.4%	1,850	\$255	4

Avg Price \$569,620 \$492,605 \$471,681

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025