

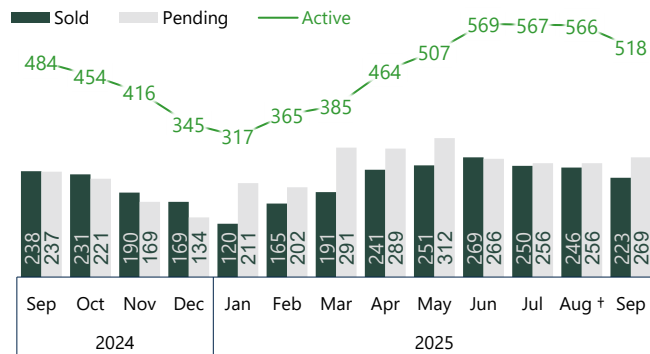


43° NORTH

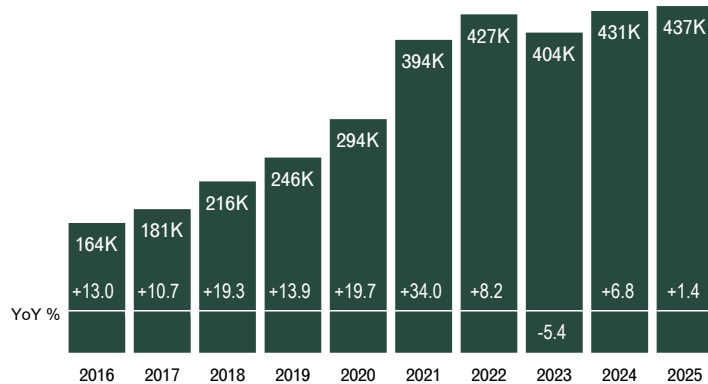
MONTHLY MARKET TRENDS

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: Canyon County

September 2025

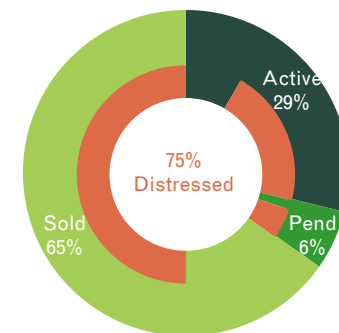
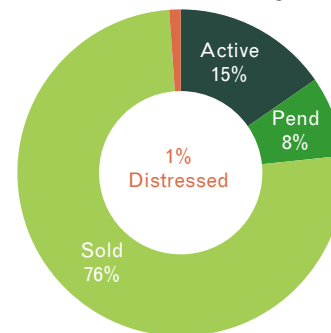
Price \$1000's	# Active as of 10/05/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	2	34	-	149,950	92,500	61.7%	656	141.01	-
100 - 199K	2	4	29	25	0.8	192,731	164,545	85.4%	1,151	142.95	2
200 - 299K	27	29	202	33	1.6	279,650	265,303	94.9%	1,089	243.55	4
300 - 399K	150	116	1,195	34	1.5	362,084	353,809	97.7%	1,411	250.75	26
400 - 499K	150	59	556	41	3.2	452,375	439,671	97.2%	2,013	218.37	5
500 - 599K	80	33	249	49	3.9	560,748	545,736	97.3%	2,305	236.80	-
600 - 799K	66	11	202	55	3.9	708,481	678,169	95.7%	2,563	264.65	1
800 - 999K	20	7	68	47	3.5	931,948	893,629	95.9%	3,053	292.74	-
1 - 1.5M	21	8	40	93	6.3	1,241,005	1,169,342	94.2%	3,330	351.17	-
1.5 - 2M	2	2	4	47	6.0	1,785,000	1,707,500	95.7%	4,471	381.88	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	518	269	2,547	40	2.4	451,308	437,007	96.8%	1,771	\$247	38

Avg Price \$515,371 \$451,353 \$437,007

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

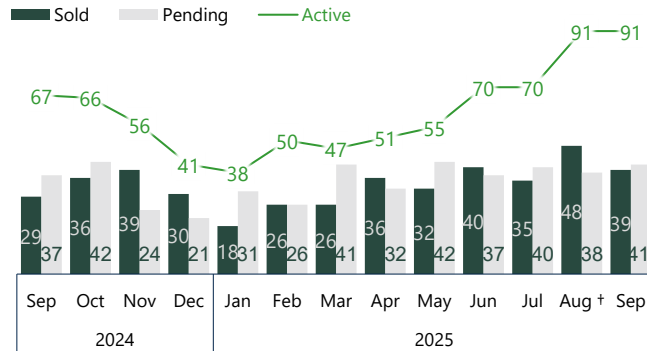


43° NORTH

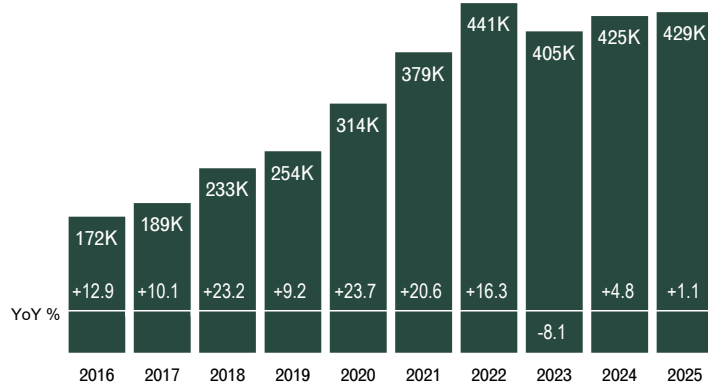
MONTHLY MARKET TRENDS

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

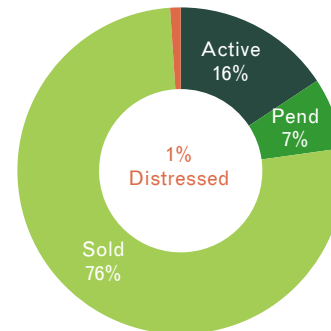
Area: 1250, NE Nampa, 83687

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	-	-	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	6	2	33	35	2.2	275,684	263,820	95.7%	1,090	242.05
300 - 399K	18	18	210	31	1.0	362,837	356,325	98.2%	1,336	266.72
400 - 499K	34	15	105	37	3.9	448,205	439,283	98.0%	1,908	230.20
500 - 599K	21	3	37	48	6.8	548,744	540,943	98.6%	2,316	233.55
600 - 799K	6	2	31	45	2.3	718,090	687,858	95.8%	2,570	267.61
800 - 999K	3	-	11	43	3.3	923,436	893,571	96.8%	3,022	295.73
1 - 1.5M	2	1	5	162	4.8	1,206,580	1,147,980	95.1%	3,404	337.22
1.5 - 2M	1	-	1	10	12.0	1,550,000	1,500,000	96.8%	3,091	485.28
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	91	41	441	37	2.5	440,054	429,354	97.6%	1,687	\$254

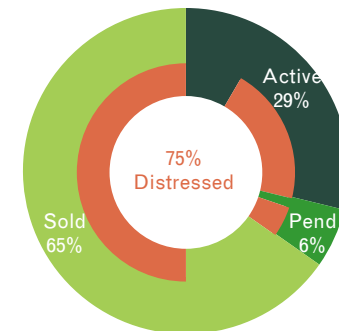
Avg Price \$497,649 \$434,712 \$429,354

Current Market Strength



- VS -

2010 Market Distress



Report Date: Oct 5, 2025

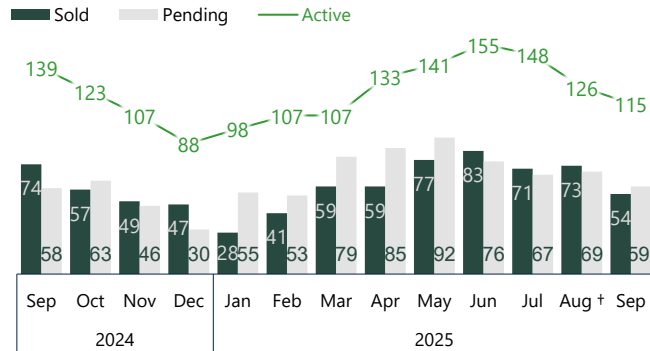


43° NORTH

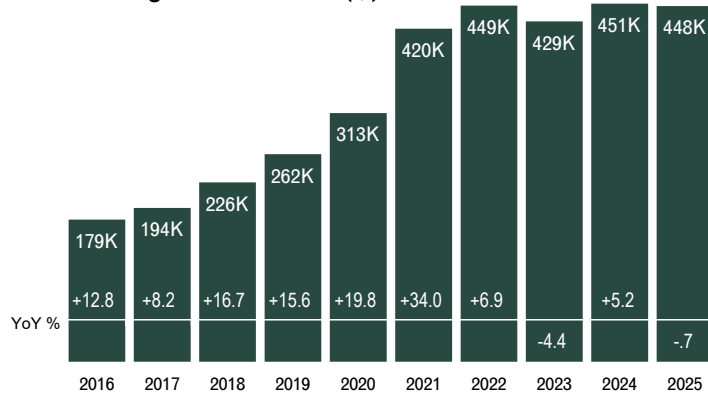
MONTHLY MARKET TRENDS

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: 1260, S Nampa, 83686

September 2025

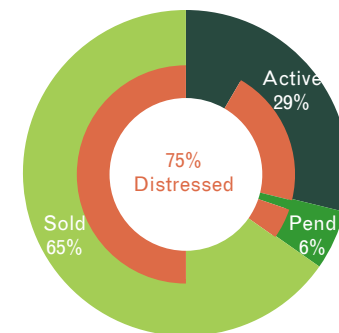
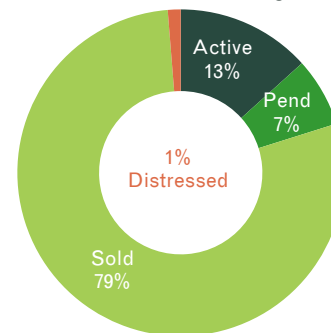
Price \$1000's	# Active as of 10/05/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	4	40	-	198,750	178,750	89.9%	909	196.64
200 - 299K	3	8	31	27	1.2	283,074	273,181	96.5%	1,072	254.79
300 - 399K	24	19	280	35	1.0	366,386	357,061	97.5%	1,411	253.02
400 - 499K	35	11	189	38	2.2	454,375	442,324	97.3%	1,978	223.65
500 - 599K	20	12	89	48	2.7	559,977	546,024	97.5%	2,306	236.80
600 - 799K	27	4	67	52	4.8	699,301	674,124	96.4%	2,589	260.42
800 - 999K	4	3	16	30	3.0	905,669	885,281	97.7%	3,316	266.94
1 - 1.5M	2	1	3	190	8.0	1,337,967	1,228,333	91.8%	3,795	323.64
1.5 - 2M	-	1	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	115	59	679	39	2.0	461,312	448,265	97.2%	1,839	\$244

Avg Price \$542,573 \$490,496 \$448,265

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

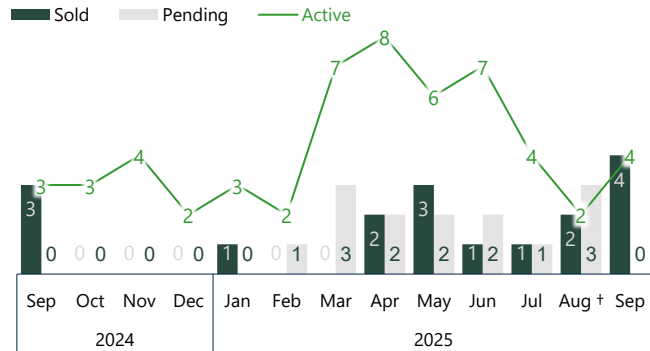


43° NORTH

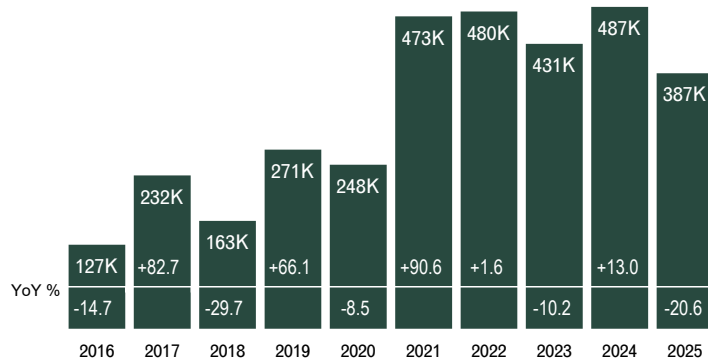
MONTHLY MARKET TRENDS

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: 1265, Melba, 83641

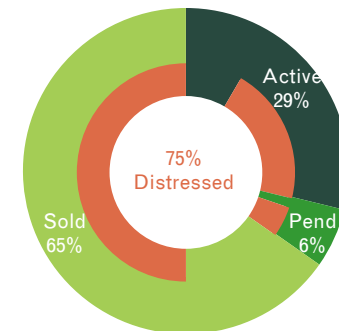
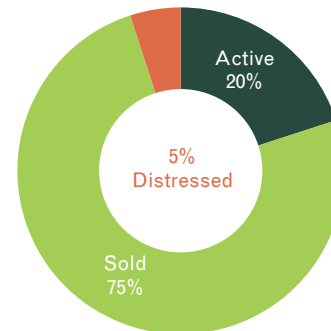
September 2025

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	-	-	2	2	-	197,500	192,500	97.5%	1,385	138.99
200 - 299K	1	-	3	11	4.0	262,933	254,367	96.7%	1,169	217.66
300 - 399K	2	-	4	42	6.0	371,250	351,350	94.6%	1,427	246.22
400 - 499K	-	-	2	110	-	477,450	440,000	92.2%	2,045	215.21
500 - 599K	-	-	2	36	-	545,000	522,500	95.9%	1,734	301.33
600 - 799K	-	-	2	80	-	719,500	660,000	91.7%	2,237	295.04
800 - 999K	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	1	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	4		15	44	3.2	410,180	386,567	94.2%	1,601	\$241
Avg Price	\$519,975									

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

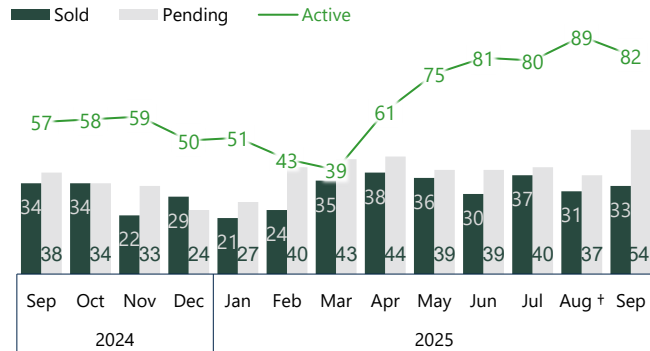


43° NORTH

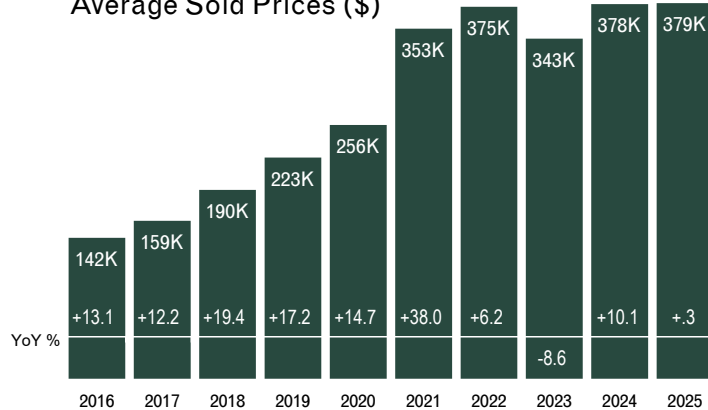
MONTHLY MARKET TRENDS

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: 1270, NW Nampa, 83651

September 2025

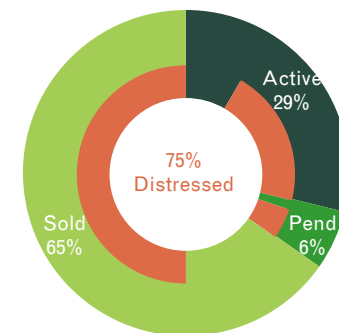
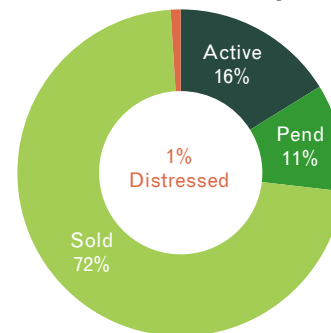
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	3	2	48	-	210,000	190,000	90.5%	890	213.60
200 - 299K	8	9	55	40	1.7	278,484	264,309	94.9%	1,100	240.23
300 - 399K	39	25	210	30	2.2	353,053	346,366	98.1%	1,402	247.00
400 - 499K	15	12	69	44	2.6	441,857	430,464	97.4%	1,988	216.56
500 - 599K	6	4	13	26	5.5	556,468	548,569	98.6%	2,328	235.69
600 - 799K	10	-	12	72	10.0	704,433	669,192	95.0%	2,311	289.59
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	1	125	-	1,995,000	1,900,000	95.2%	5,435	349.59
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	82	54	366	36	2.7	389,186	378,832	97.3%	1,560	\$243

Avg Price \$458,656 \$386,518 \$378,832

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025



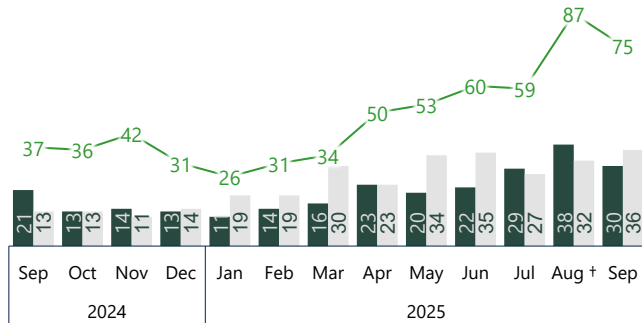
43° NORTH

MONTHLY MARKET TRENDS

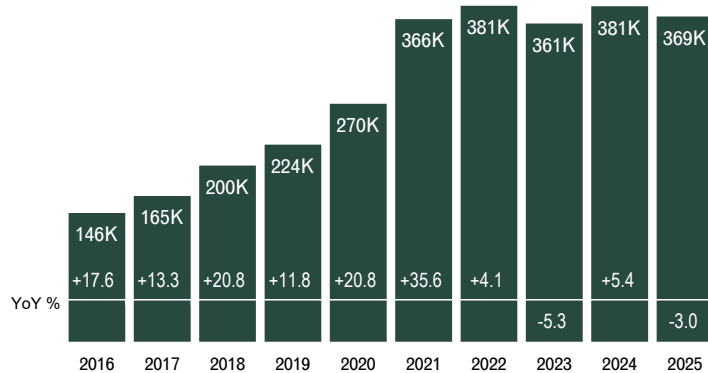
Existing Homes

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

Area: 1275, NW Caldwell, 83605

September 2025

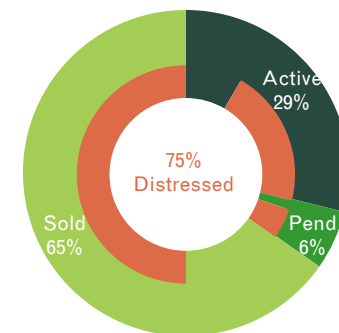
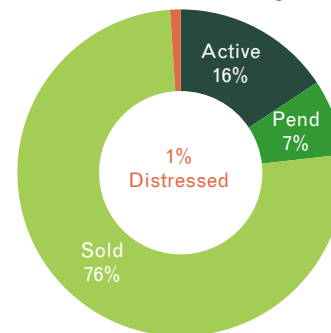
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	-	6	32	2.0	180,234	139,400	77.3%	1,224	113.87
200 - 299K	4	7	57	20	0.8	277,296	264,372	95.3%	1,053	251.18
300 - 399K	34	21	204	40	2.0	362,077	351,846	97.2%	1,454	242.04
400 - 499K	24	5	65	38	4.4	446,744	433,327	97.0%	2,137	202.74
500 - 599K	10	3	20	53	6.0	564,554	546,952	96.9%	2,585	211.55
600 - 799K	1	-	9	51	1.3	681,967	651,417	95.5%	2,697	241.53
800 - 999K	1	-	1	35	12.0	995,000	975,000	98.0%	5,683	171.56
1 - 1.5M	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	75	36	362	37	2.5	381,804	369,131	96.7%	1,615	\$229

Avg Price \$419,727 \$362,952 \$369,131

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

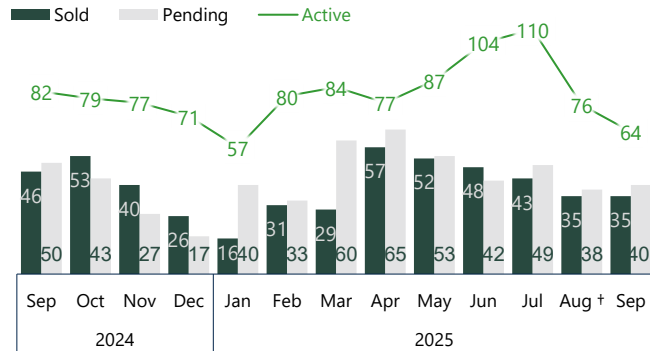


43° NORTH

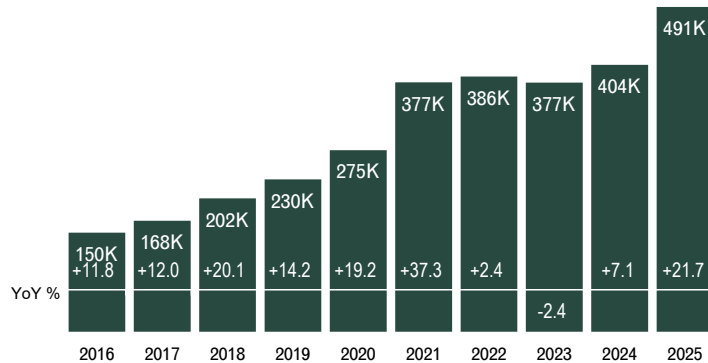
MONTHLY MARKET TRENDS

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: 1280, SW Caldwell, 83607

September 2025

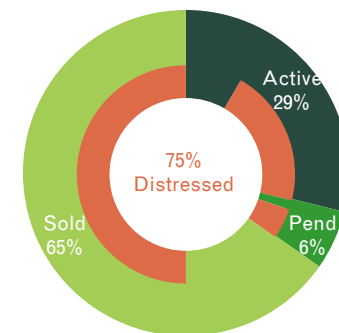
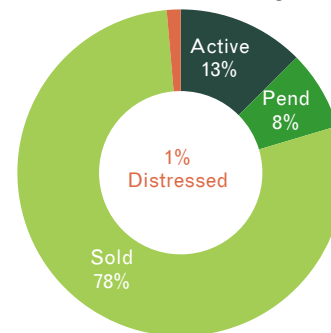
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	-	1	1	12.0	190,000	190,000	100.0%	1,472	129.08
200 - 299K	1	2	7	37	1.7	307,614	273,129	88.8%	1,176	232.28
300 - 399K	13	24	192	34	0.8	362,716	355,121	97.9%	1,447	245.47
400 - 499K	22	5	80	44	3.3	463,361	446,388	96.3%	2,117	210.88
500 - 599K	5	4	38	63	1.6	575,479	553,486	96.2%	2,176	254.34
600 - 799K	8	1	42	60	2.3	705,009	673,985	95.6%	2,570	262.30
800 - 999K	8	-	20	60	4.8	951,515	896,290	94.2%	3,041	294.72
1 - 1.5M	6	4	17	69	4.2	1,208,224	1,141,288	94.5%	3,140	363.44
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	64	40	399	44	1.9	510,520	491,463	96.3%	1,932	\$254

Avg Price \$589,129 \$473,215 \$491,463

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

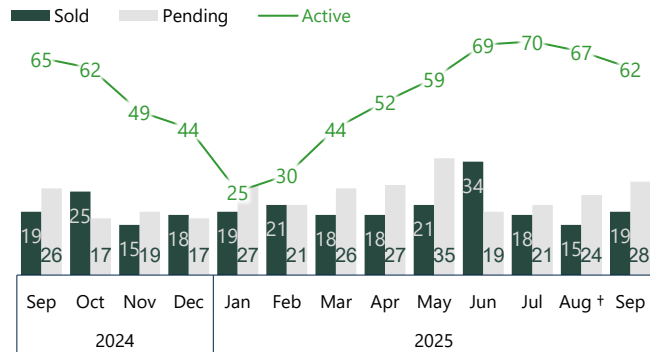


43° NORTH

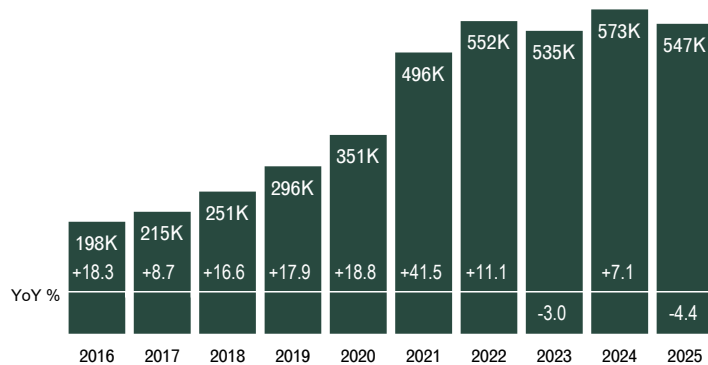
MONTHLY MARKET TRENDS

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: 1285, Middleton, 83644

September 2025

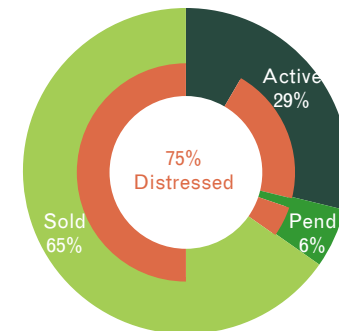
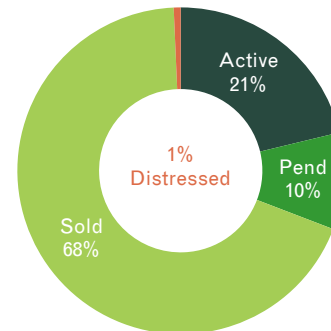
Price \$1000's	# Active as of 10/05/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	131	-	320,499	253,000	78.9%	1,008	250.99	-
300 - 399K	10	7	70	42	1.7	367,536	358,649	97.6%	1,400	256.17	2
400 - 499K	14	9	34	46	4.9	454,732	442,211	97.2%	2,113	209.26	-
500 - 599K	16	5	40	42	4.8	557,253	540,160	96.9%	2,230	242.20	-
600 - 799K	11	2	26	47	5.1	708,872	687,800	97.0%	2,642	260.31	-
800 - 999K	2	3	17	52	1.4	934,688	896,599	95.9%	2,724	329.11	-
1 - 1.5M	8	2	12	60	8.0	1,264,299	1,191,825	94.3%	3,421	348.38	-
1.5 - 2M	1	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	62	28	200	46	3.7	566,455	547,135	96.6%	2,081	\$263	2

Avg Price \$648,339 \$580,257 \$547,135

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

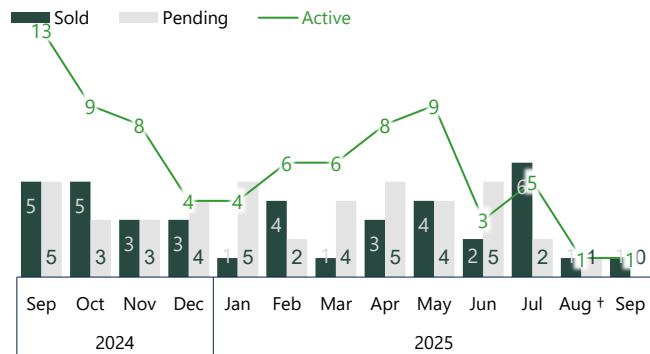


43° NORTH

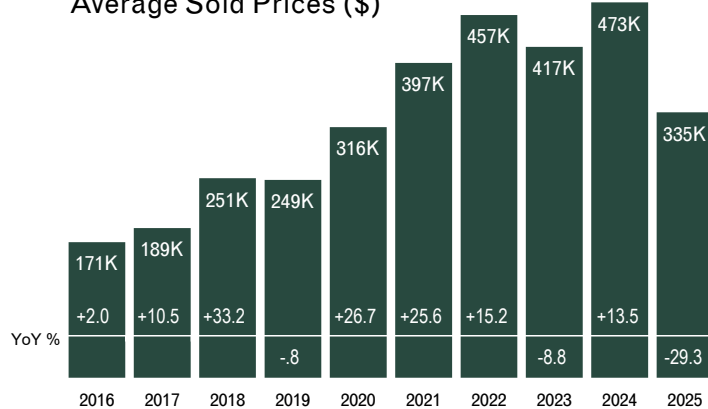
MONTHLY MARKET TRENDS

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: 1290, Notus 83656

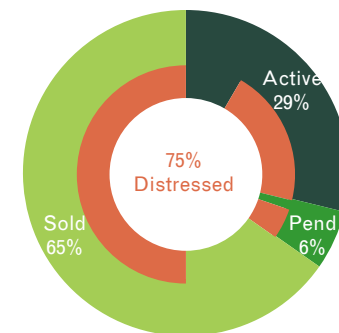
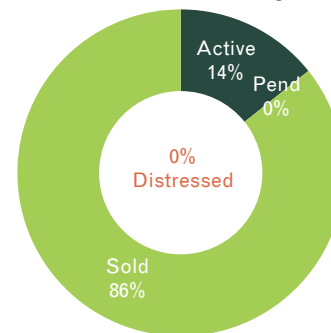
September 2025

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	26	-	300,000	289,000	96.3%	887	325.82
300 - 399K	1	-	5	42	2.4	347,118	343,675	99.0%	1,455	236.20
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	1	6	40	2.0	339,265	334,563	98.6%	1,360	\$246	0
Avg Price	\$374,900	\$334,563								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

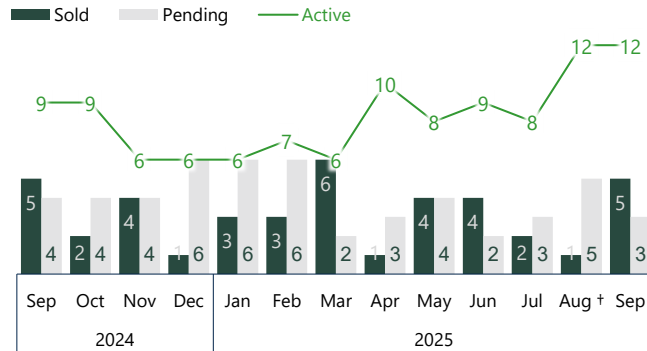


43° NORTH

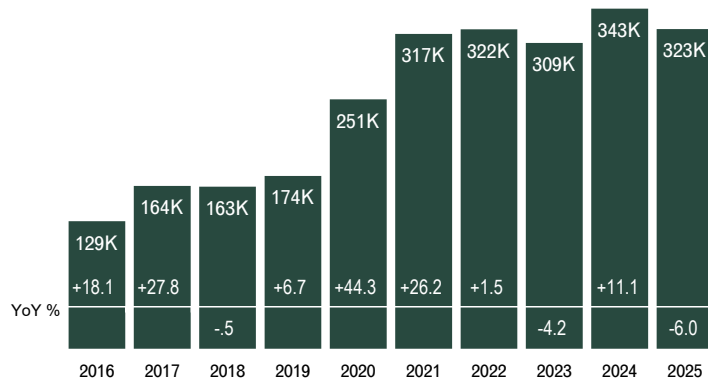
MONTHLY MARKET TRENDS

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

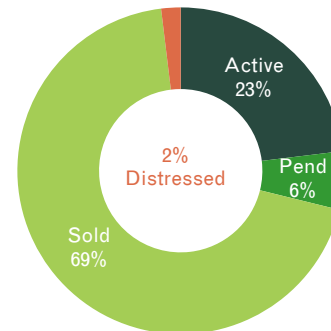
Area: 1292, Parma, 83660

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	-	-	1	57	-	185,000	90,000	48.6%	784	114.80
100 - 199K	-	1	7	33	-	202,671	154,571	76.3%	1,214	127.35
200 - 299K	2	-	9	79	2.7	277,033	243,822	88.0%	1,236	197.21
300 - 399K	3	-	7	33	5.1	390,543	364,071	93.2%	1,727	210.76
400 - 499K	5	1	9	63	6.7	451,238	430,034	95.3%	1,957	219.72
500 - 599K	1	1	1	35	12.0	589,000	525,000	89.1%	2,496	210.34
600 - 799K	1	-	2	25	6.0	674,950	650,000	96.3%	2,118	306.89
800 - 999K	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	12	3	36	52	4.0	356,412	322,506	90.5%	1,579	\$204

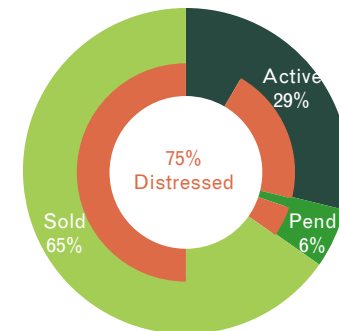
Avg Price \$404,499 \$371,300 \$322,506

Current Market Strength



- VS -

2010 Market Distress



Report Date: Oct 5, 2025

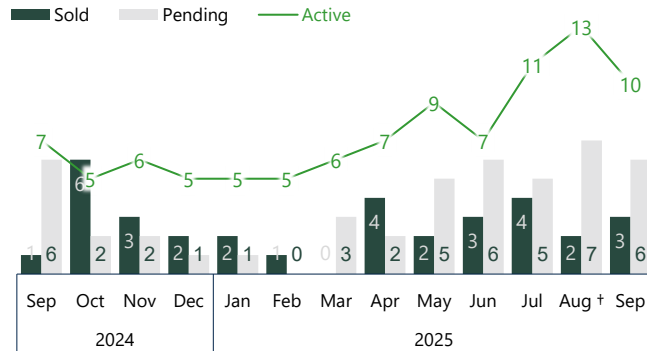


43° NORTH

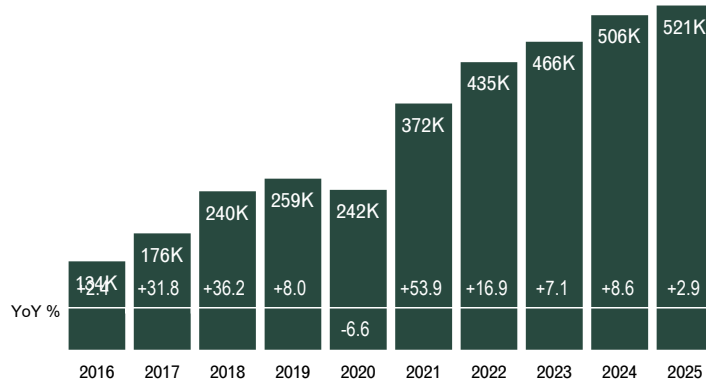
MONTHLY MARKET TRENDS

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: 1293, Wilder, 83676

September 2025

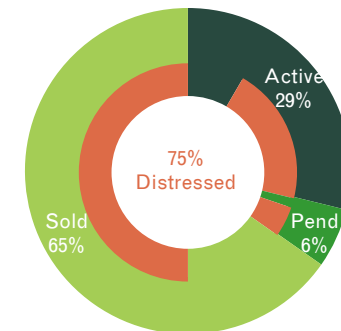
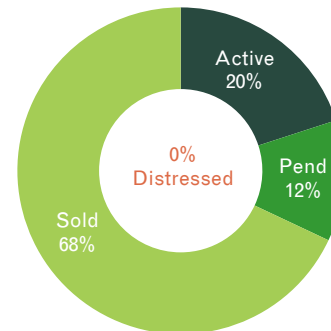
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	1	5	33	4.8	287,600	279,800	97.3%	1,114	251.21
300 - 399K	4	-	9	37	5.3	345,389	342,811	99.3%	1,446	237.15
400 - 499K	1	1	2	73	6.0	510,000	459,250	90.0%	1,955	234.91
500 - 599K	1	1	6	65	2.0	563,883	550,667	97.7%	2,487	221.43
600 - 799K	2	2	11	88	2.2	779,854	708,808	90.9%	2,471	286.85
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	10	6	34	61	3.5	554,123	520,697	94.0%	2,004	\$260

Avg Price \$434,073 \$621,508 \$520,697

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

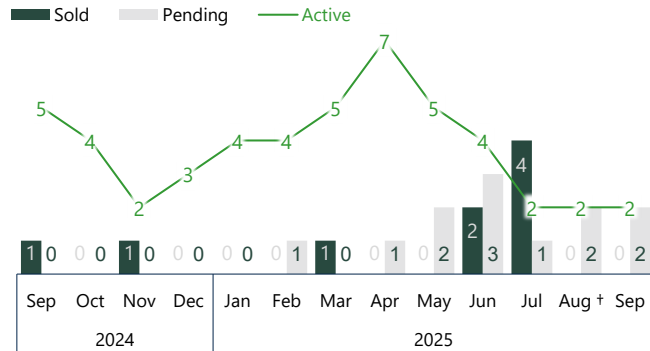


43° NORTH

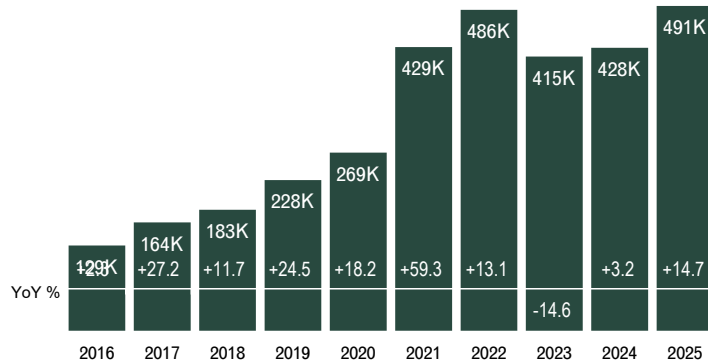
MONTHLY MARKET TRENDS

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: 1294, Greenleaf, 83626

September 2025

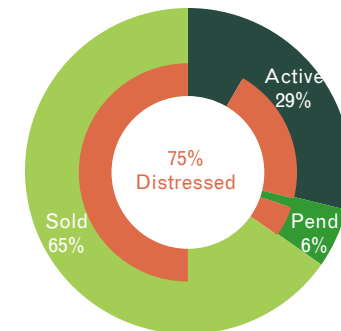
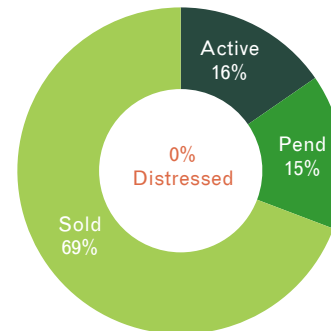
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	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	-	-	-	-	-	-	-	-	-	-
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	9	34	2.7	520,422	491,211	94.4%	1,993	\$246

Avg Price \$320,000 \$347,250 \$491,211

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025