



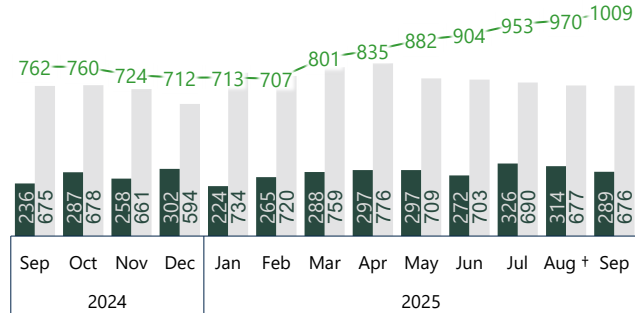
43° NORTH

MONTHLY MARKET TRENDS

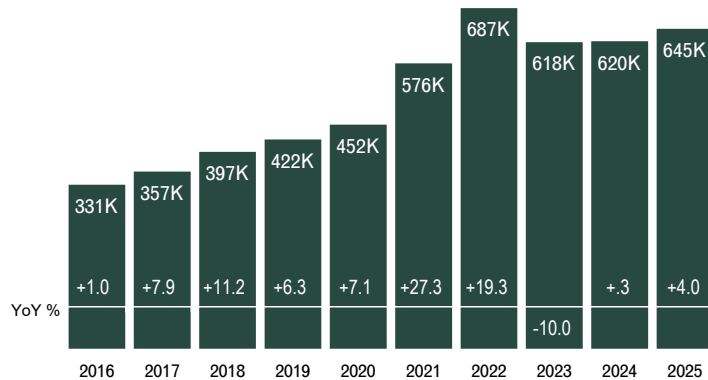
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



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

September 2025

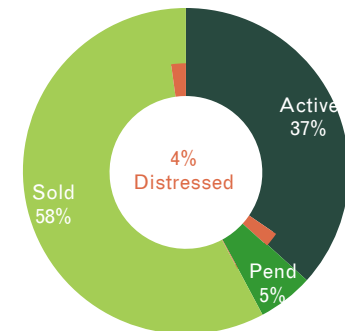
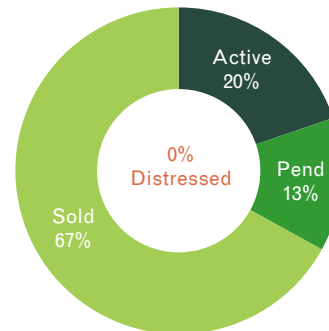
Price \$1000's	# Active as of 10/05/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					# Dis- tressed
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	32	44	225	70	1.7	397,647	383,864	96.5%	1,485	258.50	-
400 - 499K	291	148	1,125	72	3.1	464,114	449,610	96.9%	1,799	249.94	-
500 - 599K	226	116	708	69	3.8	561,865	547,327	97.4%	2,167	252.53	-
600 - 799K	246	189	749	63	3.9	699,253	689,096	98.5%	2,428	283.86	-
800 - 999K	79	69	300	56	3.2	871,593	878,836	100.8%	2,790	315.03	-
1 - 1.5M	95	74	224	67	5.1	1,216,995	1,212,061	99.6%	3,172	382.13	-
1.5 - 2M	18	16	58	61	3.7	1,691,420	1,715,948	101.5%	3,651	470.04	-
2 - 2.5M	12	10	23	67	6.3	2,317,069	2,254,151	97.3%	4,233	532.46	-
2.5 - 3M	7	5	9	20	9.3	2,790,618	2,793,095	100.1%	5,084	549.41	-
>3M	3	5	-	-	-	-	-	-	-	-	-
Totals	1,009	676	3,421	67	3.5	655,871	645,274	98.4%	2,225	\$290	0

Avg Price \$715,285 \$752,516 \$645,274

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

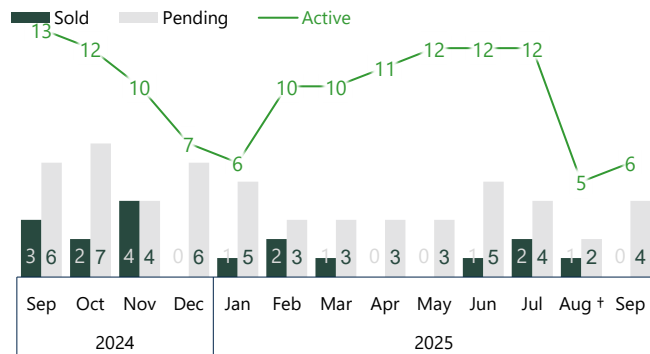


43° NORTH

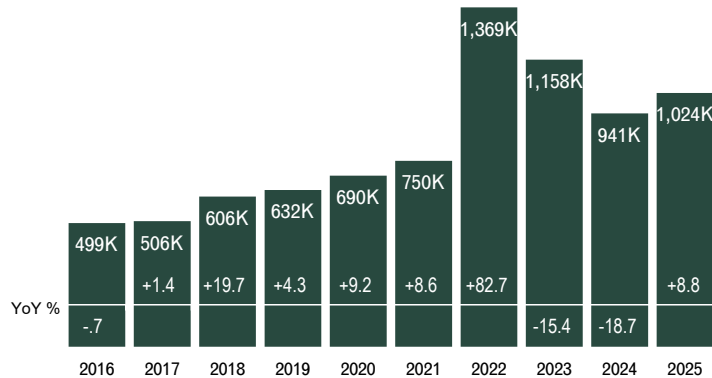
MONTHLY MARKET TRENDS

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: 100, N Boise, 83702

September 2025

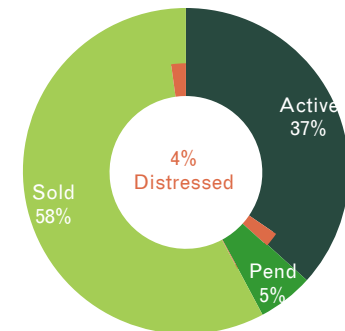
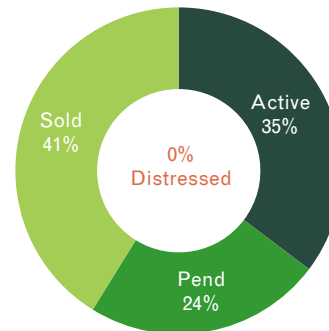
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	—	—	—	—	—	—	—	—	—
400 - 499K	—	—	—	—	—	—	—	—	—	—	—
500 - 599K	—	—	1	908	—	549,900	540,000	98.2%	864	625.00	—
600 - 799K	2	—	4	483	6.0	709,900	694,050	97.8%	1,153	601.95	—
800 - 999K	3	1	—	—	—	—	—	—	—	—	—
1 - 1.5M	—	1	—	—	—	—	—	—	—	—	—
1.5 - 2M	—	2	1	44	—	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	6	4	7	439	10.3	1,069,927	1,023,729	95.7%	1,922	\$533	0

Avg Price \$1,558,083 \$1,379,000 \$1,023,729

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

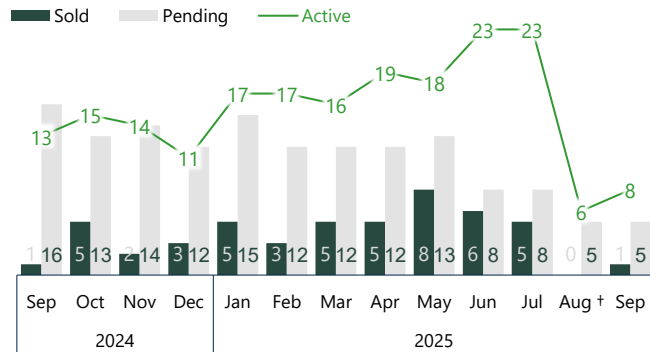


43° NORTH

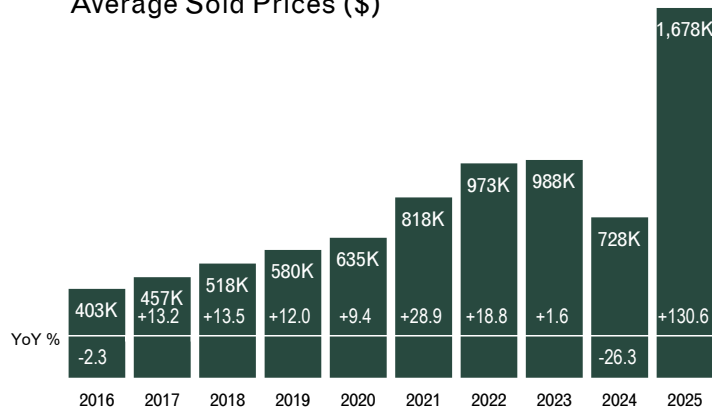
MONTHLY MARKET TRENDS

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: 200, NE Boise, 83712

September 2025

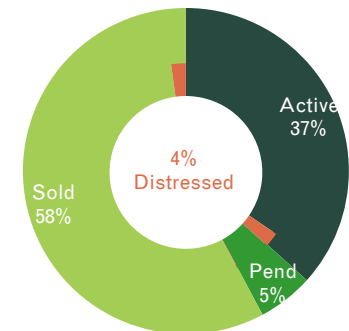
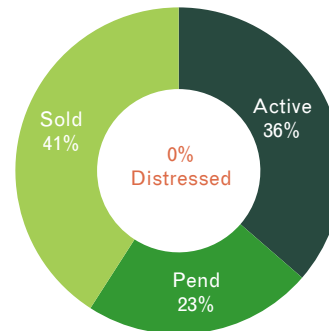
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
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	1	3	2	8.0	1,209,857	1,214,694	100.4%	3,155	384.97	—
1.5 - 2M	3	—	1	131	36.0	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	—	2	—	6.0	3,097,500	2,872,500	92.7%	4,686	613.06	—
>3M	—	1	—	—	—	—	—	—	—	—	—
Totals	8	5	9	29	10.7	1,683,708	1,678,042	99.7%	3,318	\$506	0

Avg Price \$1,505,525 \$2,056,960 \$1,678,042

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025



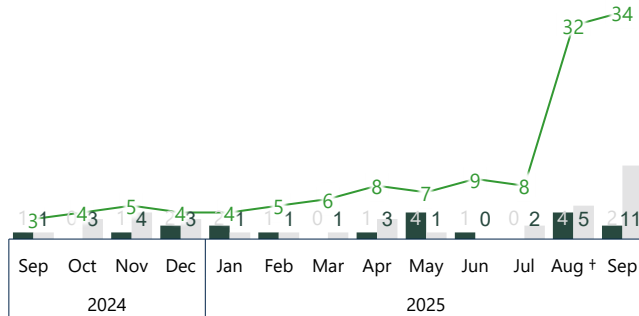
43° NORTH

MONTHLY MARKET TRENDS

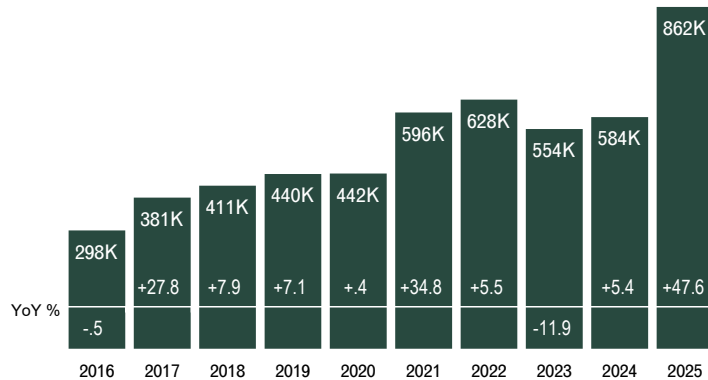
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



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

September 2025

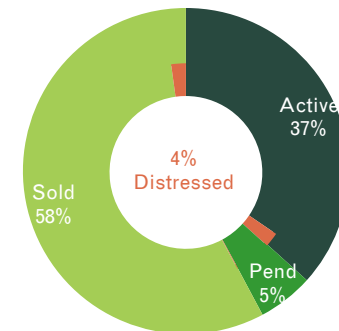
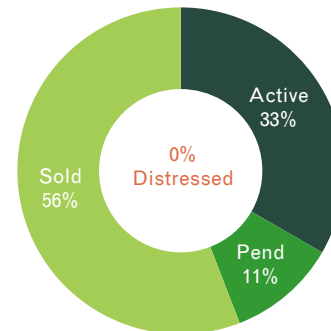
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	-	6	56	6.0	371,567	371,567	100.0%	702	529.30
400 - 499K	5	1	11	91	5.5	463,082	463,082	100.0%	957	483.84
500 - 599K	5	4	11	39	5.5	546,718	547,273	100.1%	1,396	391.90
600 - 799K	10	2	12	34	10.0	736,826	722,188	98.0%	2,089	345.74
800 - 999K	3	2	4	64	9.0	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	1	5	73	2.4	2,385,063	2,328,302	97.6%	4,463	521.67
2.5 - 3M	4	1	1	29	48.0	2,850,000	2,850,000	100.0%	5,874	485.19
>3M	-	-	-	-	-	-	-	-	-	-
Totals	34	11	57	54	7.2	874,220	861,977	98.6%	1,983	\$435

Avg Price \$990,642 \$987,307 \$861,977

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

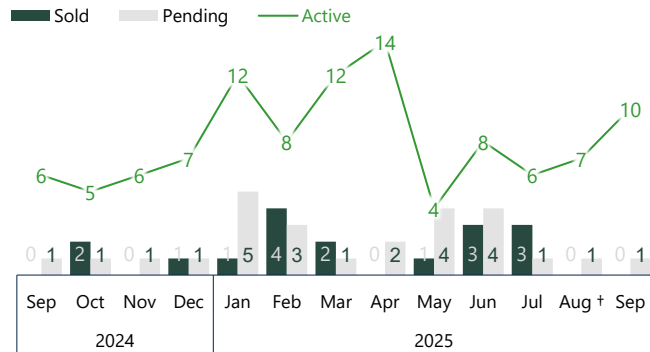


43° NORTH

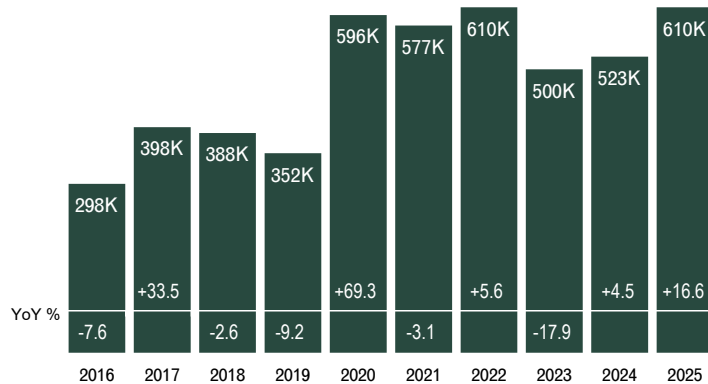
MONTHLY MARKET TRENDS

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: 400, Bench, 83705

September 2025

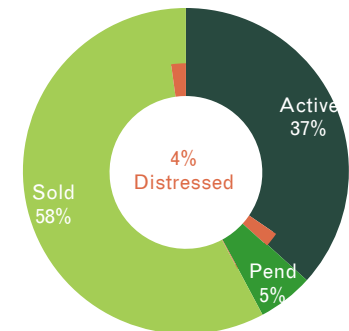
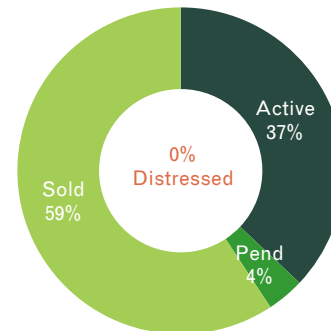
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K	—	—	—	—	—	—	—		—		—
200 - 299K	—	—	—	—	—	—	—		—		—
300 - 399K	—	—	—	—	—	—	—		—		—
400 - 499K	5	—	1	14	60.0	489,880	489,880	100.0%	1,341	365.31	—
500 - 599K	2	—	7	25	3.4	560,829	549,078	97.9%	1,643	334.25	—
600 - 799K	2	1	8	58	3.0	685,564	677,339	98.8%	2,146	315.57	—
800 - 999K	1	—	—	—	—	—	—		—		—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	10	1	16	41	7.5	618,762	609,509	98.5%	1,876	\$325	0

Avg Price \$575,828 \$715,000 \$609,509

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

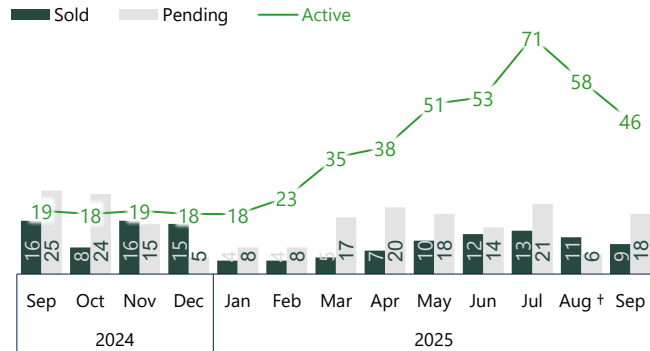


43° NORTH

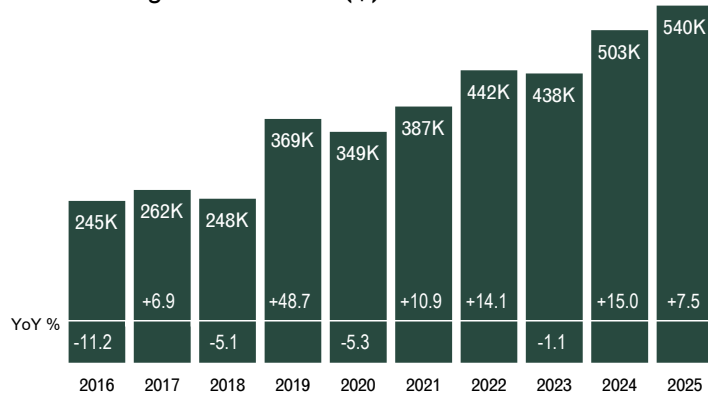
MONTHLY MARKET TRENDS

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: 500/550, South Boise, 83709

September 2025

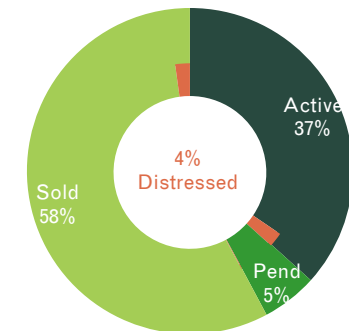
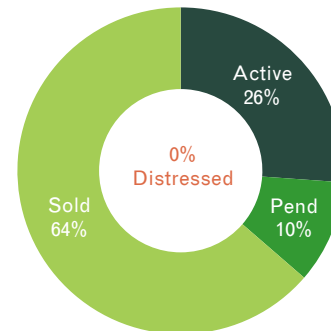
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	4	3	2	69	24.0	423,490	391,035	92.3%	1,232	317.40	—
400 - 499K	8	4	44	83	2.2	481,081	463,958	96.4%	1,657	280.04	—
500 - 599K	15	4	39	60	4.6	551,545	537,765	97.5%	2,002	268.55	—
600 - 799K	19	7	25	47	9.1	673,802	662,792	98.4%	2,524	262.55	—
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	46	18	112	67	4.9	555,177	540,436	97.3%	1,980	\$273	0

Avg Price \$575,006 \$544,602 \$540,436

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025



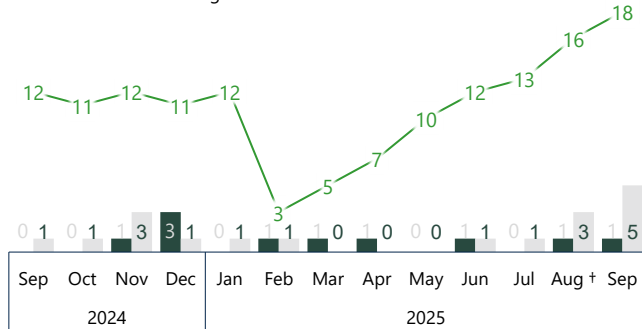
43° NORTH

MONTHLY MARKET TRENDS

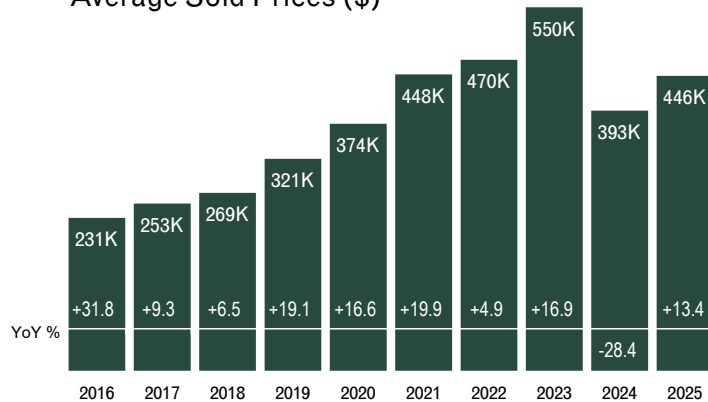
New Construction Homes

Monthly Trends

Sold Pending Active



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: 600, West Boise, 83704

September 2025

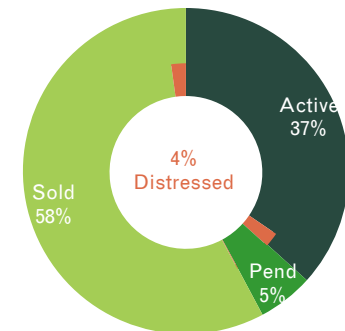
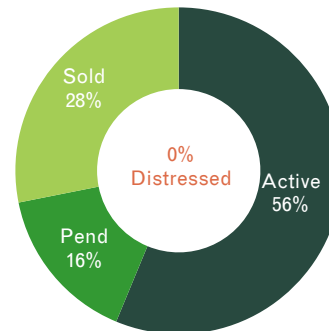
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K	—	—	—	—	—	—	—		—		—
200 - 299K	—	—	—	—	—	—	—		—		—
300 - 399K	—	5	6	36	—	356,433	351,717	98.7%	1,185	296.89	—
400 - 499K	1	—	—	—	—	—	—		—		—
500 - 599K	10	—	1	47	120.0	589,900	589,900	100.0%	1,938	304.39	—
600 - 799K	7	—	2	13	42.0	669,950	657,450	98.1%	2,198	299.11	—
800 - 999K	—	—	—	—	—	—	—		—		—
1 - 1.5M	—	—	—	—	—	—	—		—		—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	18	5	9	32	24.0	452,044	446,122	98.7%	1,494	\$299	0

Avg Price \$618,967 \$350,700 \$446,122

Current Market Strength

- vs -

2010 Market Distress



Report Date: Oct 5, 2025



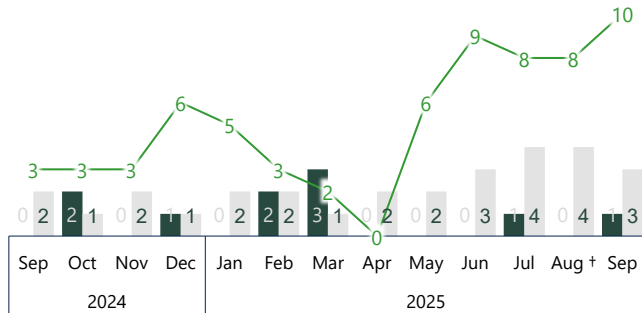
43° NORTH

MONTHLY MARKET TRENDS

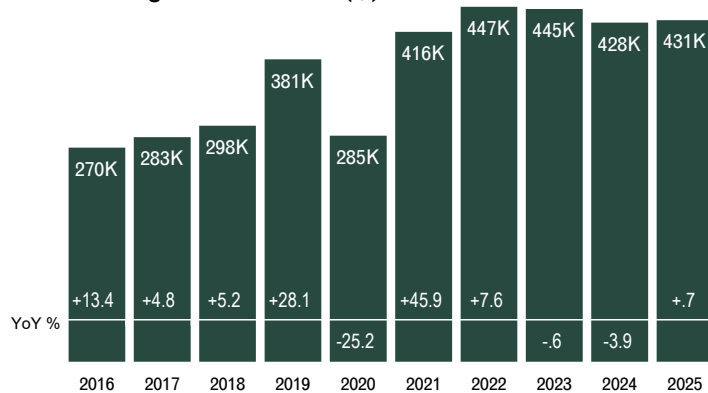
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



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

September 2025

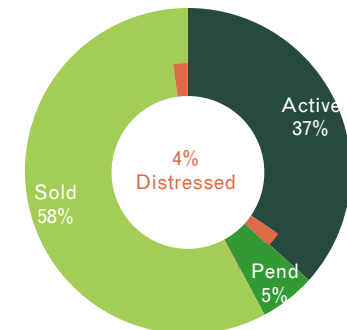
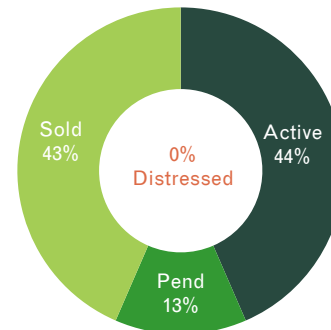
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	3	176	—	416,600	396,600	95.2%	1,623	244.36	—
400 - 499K	4	1	6	50	8.0	433,233	425,401	98.2%	1,832	232.21	—
500 - 599K	4	—	1	84	48.0	569,900	564,900	99.1%	1,910	295.76	—
600 - 799K	2	2	—	—	—	—	—	—	—	—	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
1 - 1.5M	—	—	—	—	—	—	—	—	—	—	—
1.5 - 2M	—	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	10	3	10	91	12.0	441,910	430,710	97.5%	1,777	\$242	0

Avg Price \$526,120 \$553,233 \$430,710

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

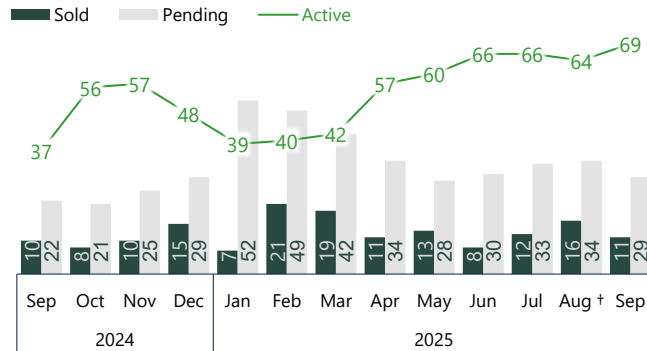


43° NORTH

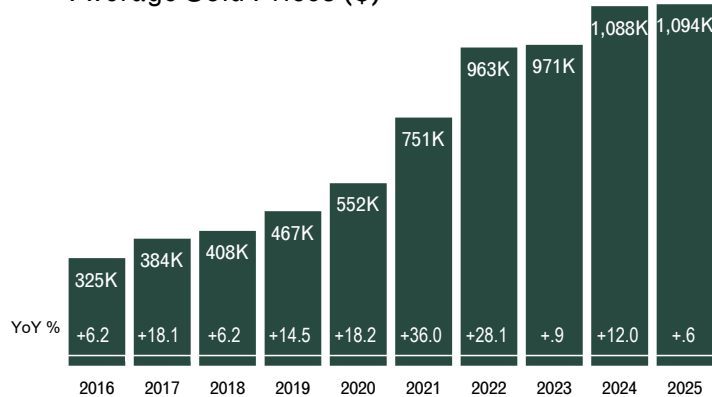
MONTHLY MARKET TRENDS

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: 700/800, NW Boise, 83703, 83714

September 2025

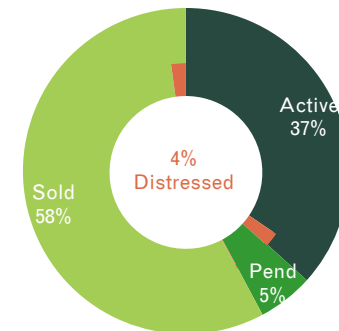
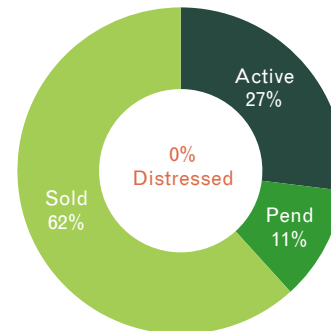
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	13	2	18	167	8.7	505,522	441,920	87.4%	1,731	255.24
500 - 599K	8	1	13	83	7.4	566,454	546,682	96.5%	1,750	312.43
600 - 799K	14	1	27	71	6.2	706,664	691,121	97.8%	2,172	318.15
800 - 999K	6	6	17	82	4.2	874,379	870,312	99.5%	2,444	356.04
1 - 1.5M	21	8	49	54	5.1	1,289,303	1,272,593	98.7%	3,415	372.68
1.5 - 2M	5	4	29	65	2.1	1,710,412	1,721,728	100.7%	3,520	489.12
2 - 2.5M	1	5	3	-	4.0	2,349,190	2,319,328	98.7%	4,901	473.27
2.5 - 3M	-	2	2	4	-	2,282,350	2,533,448	111.0%	5,064	500.29
>3M	1	-	-	-	-	-	-	-	-	-
Totals	69	29	158	75	5.2	1,106,315	1,093,855	98.9%	2,838	\$385

Avg Price \$972,376 \$1,454,184 \$1,093,855

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

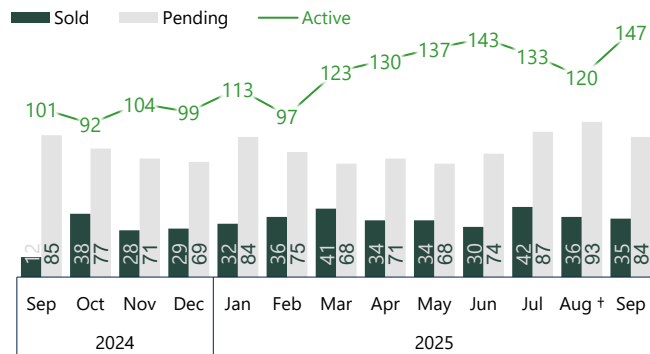


43° NORTH

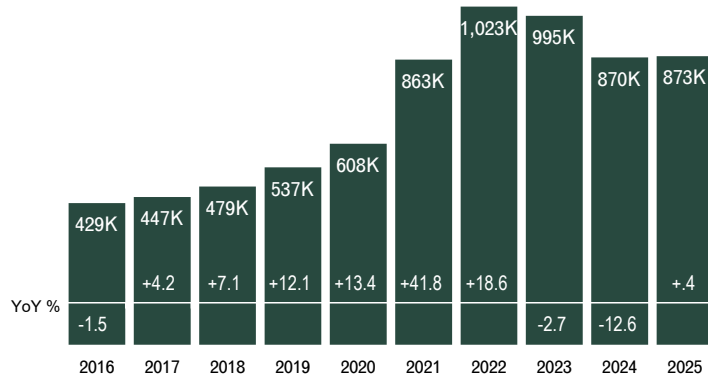
MONTHLY MARKET TRENDS

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

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Area: 900, Eagle, 83616

September 2025

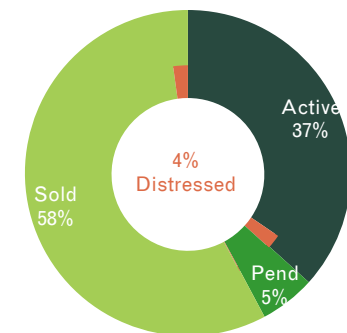
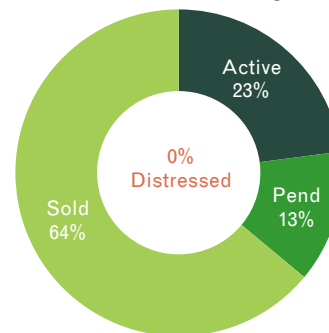
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K	—	—	—	—	—	—	—		—		—
200 - 299K	—	—	—	—	—	—	—		—		—
300 - 399K	7	5	24	50	3.5	401,088	382,892	95.5%	1,780	215.12	—
400 - 499K	21	5	65	85	3.9	462,487	440,973	95.3%	1,952	225.90	—
500 - 599K	11	3	41	93	3.2	581,689	555,914	95.6%	2,070	268.62	—
600 - 799K	22	14	101	64	2.6	704,518	688,863	97.8%	2,220	310.37	—
800 - 999K	18	8	51	93	4.2	913,625	902,998	98.8%	2,481	364.01	—
1 - 1.5M	51	37	94	75	6.5	1,208,036	1,206,556	99.9%	3,005	401.58	—
1.5 - 2M	4	5	19	59	2.5	1,715,001	1,730,197	100.9%	3,776	458.20	—
2 - 2.5M	10	2	12	65	10.0	2,297,892	2,238,044	97.4%	4,114	544.02	—
2.5 - 3M	2	2	3	26	8.0	2,841,987	2,841,987	100.0%	5,308	535.42	—
>3M	1	3	—	—	—	—	—		—		—
Totals	147	84	410	75	4.3	886,657	873,038	98.5%	2,499	\$349	0

Avg Price \$1,034,488 \$1,152,390 \$873,038

Current Market Strength

- vs -

2010 Market Distress

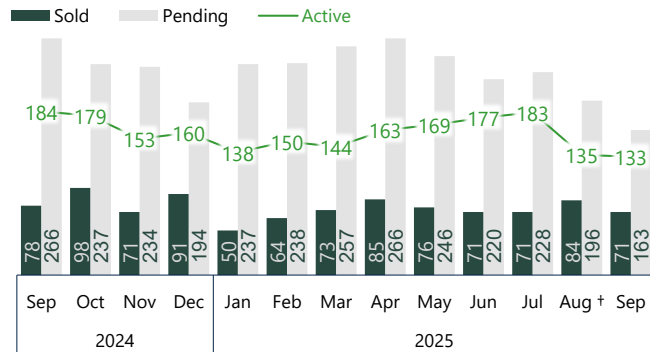


Report Date: Oct 5, 2025

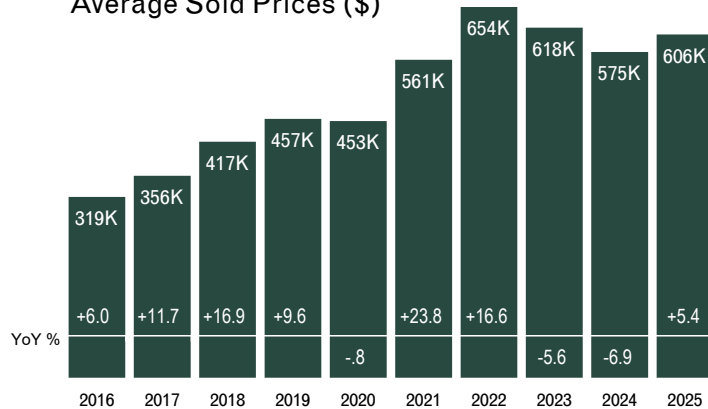
MONTHLY MARKET TRENDS

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

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

September 2025

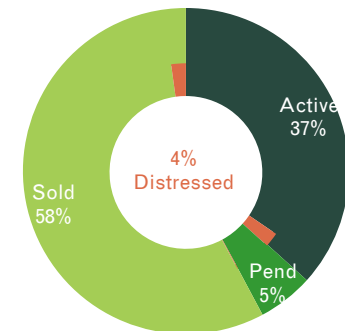
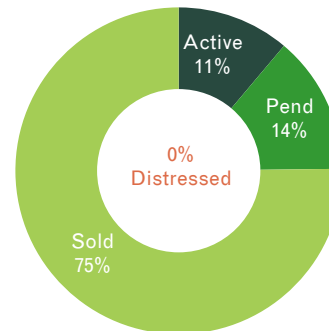
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)					
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	3	1	51	80	0.7	398,512	379,851	95.3%	1,635	232.32	—
400 - 499K	14	18	263	59	0.6	470,017	455,827	97.0%	1,828	249.42	—
500 - 599K	44	35	245	59	2.2	556,642	543,552	97.6%	2,214	245.49	—
600 - 799K	53	76	218	56	2.9	698,102	687,751	98.5%	2,526	272.23	—
800 - 999K	9	17	72	48	1.5	885,312	881,932	99.6%	3,010	293.05	—
1 - 1.5M	8	13	44	88	2.2	1,187,973	1,163,927	98.0%	3,375	344.87	—
1.5 - 2M	2	3	4	59	6.0	1,537,586	1,611,196	104.8%	3,867	416.68	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	133	163	897	60	1.8	618,357	605,921	98.0%	2,272	\$267	0

Avg Price \$678,405 \$705,429 \$605,921

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025



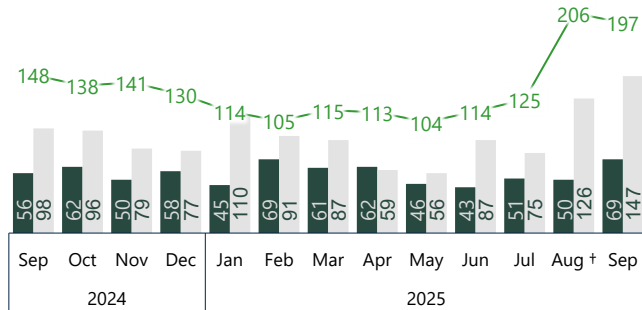
43° NORTH

MONTHLY MARKET TRENDS

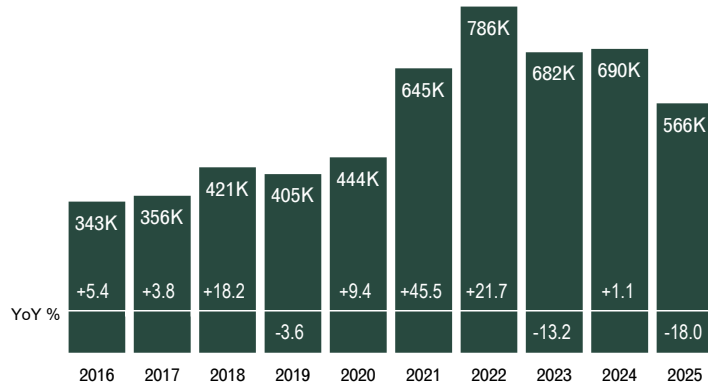
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



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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Area: 1000/1010, S Meridian, 83642

September 2025

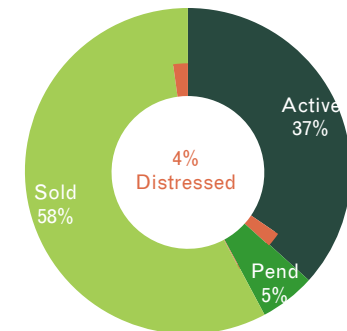
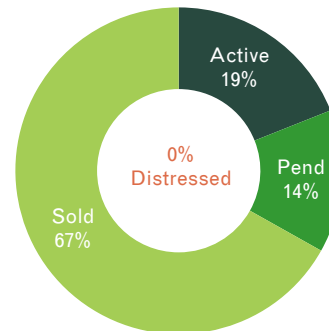
Price \$1000's	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	10	49	40	0.7	396,250	388,122	97.9%	1,519	255.53
400 - 499K	101	53	269	60	4.5	455,021	446,805	98.2%	1,740	256.85
500 - 599K	41	26	154	75	3.2	561,613	549,313	97.8%	2,088	263.05
600 - 799K	33	39	151	54	2.6	683,366	677,978	99.2%	2,453	276.42
800 - 999K	16	15	57	44	3.4	860,126	872,432	101.4%	2,849	306.18
1 - 1.5M	3	3	13	75	2.8	1,168,559	1,168,269	100.0%	3,254	358.97
1.5 - 2M	-	1	1	-	-	1,549,800	1,549,800	100.0%	3,710	417.74
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	197	147	694	60	3.4	572,423	565,769	98.8%	2,079	\$272

Avg Price \$567,881 \$593,046 \$565,769

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025



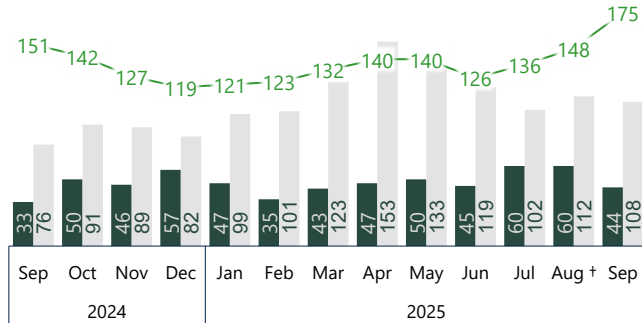
43° NORTH

MONTHLY MARKET TRENDS

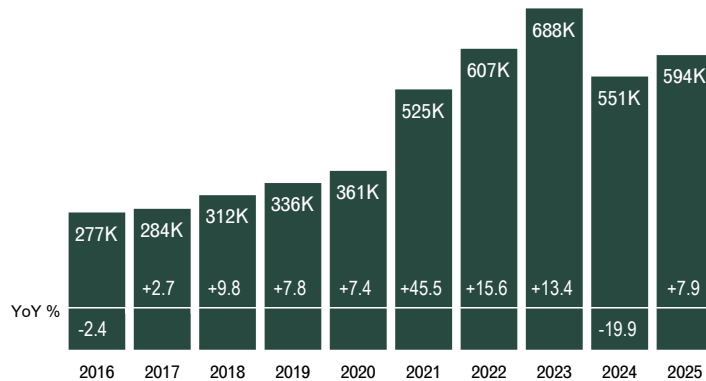
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



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: 1020/1030, N Meridian, 83646

September 2025

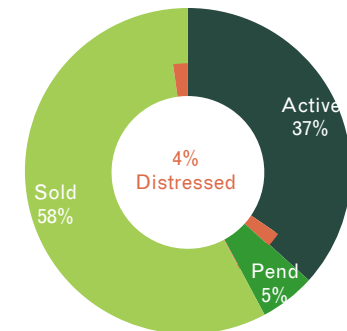
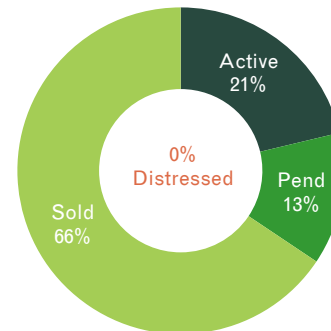
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
\$1000's	as of 10/05/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	4	12	141	-	414,823	388,175	93.6%	1,542	251.76
400 - 499K	54	29	215	88	3.0	472,180	453,257	96.0%	1,867	242.75
500 - 599K	47	31	121	75	4.7	572,308	553,034	96.6%	2,263	244.37
600 - 799K	53	24	122	65	5.2	710,684	699,425	98.4%	2,544	274.97
800 - 999K	16	14	62	53	3.1	859,657	866,567	100.8%	2,963	292.47
1 - 1.5M	3	5	5	48	7.2	1,112,884	1,185,244	106.5%	3,290	360.28
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	175	108	540	77	3.9	608,069	594,293	97.7%	2,252	\$264

Avg Price \$623,240 \$639,386 \$594,293

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025

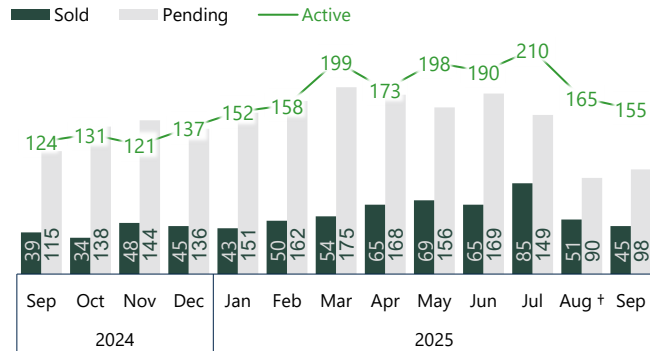


43° NORTH

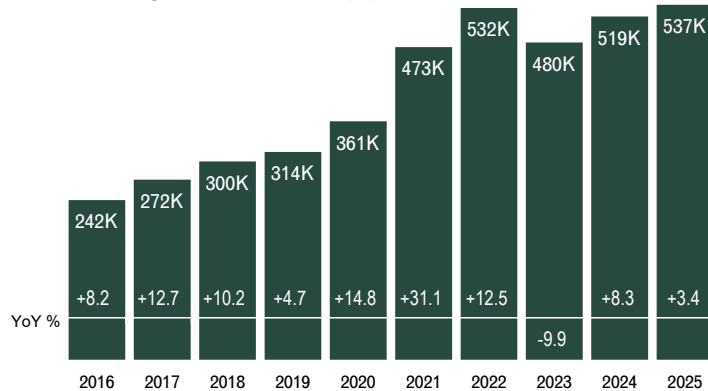
MONTHLY MARKET TRENDS

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

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Area: 1100, Kuna, 83634

September 2025

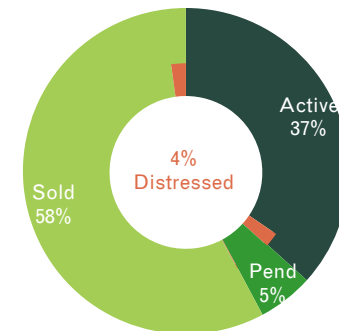
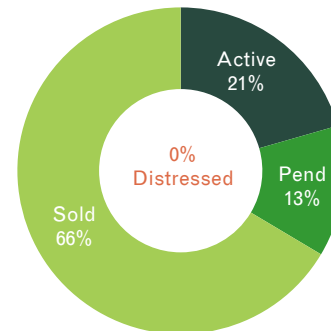
Price \$1000's	# Active as of 10/05/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 10-01-24 to 09-30-25)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	12	16	72	76	2.0	398,077	386,389	97.1%	1,339	288.49
400 - 499K	65	35	233	74	3.3	455,289	442,572	97.2%	1,802	245.60
500 - 599K	39	12	74	71	6.3	558,280	545,886	97.8%	2,423	225.25
600 - 799K	27	22	76	87	4.3	708,188	701,513	99.1%	2,414	290.57
800 - 999K	6	6	35	30	2.1	811,756	871,970	107.4%	2,613	333.70
1 - 1.5M	6	6	11	11	6.5	1,197,483	1,258,334	105.1%	2,848	441.79
1.5 - 2M	-	1	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	155	98	501	72	3.7	541,842	536,947	99.1%	2,000	\$269

Avg Price \$560,392 \$591,018 \$536,947

Current Market Strength

- VS -

2010 Market Distress



Report Date: Oct 5, 2025