

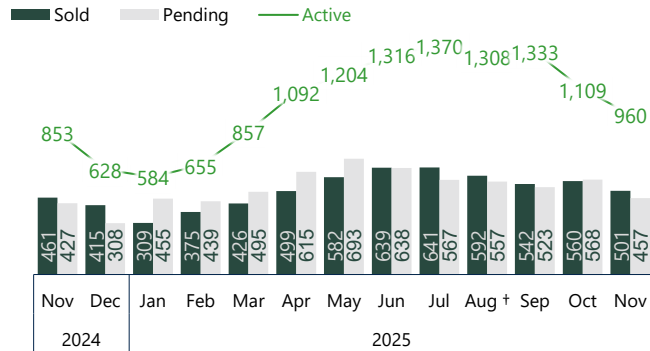


43° NORTH

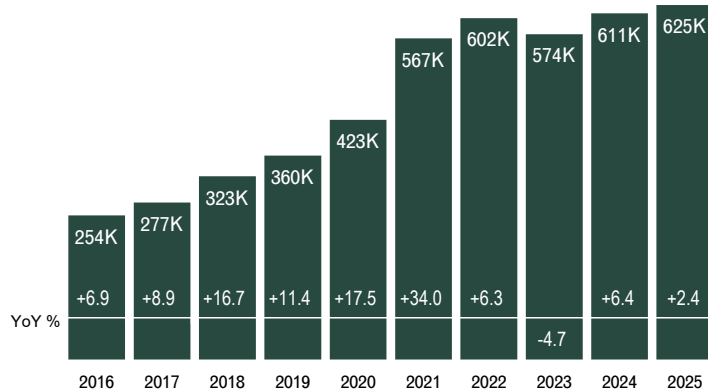
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

November 2025

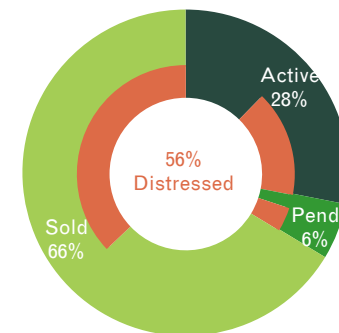
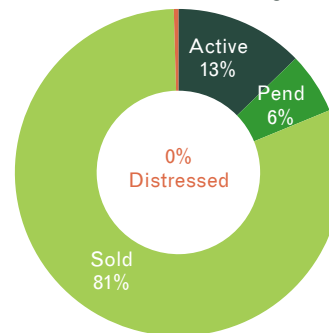
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	42	-	204,633	188,000	91.9%	663	283.56
200 - 299K	12	8	94	45	1.5	291,327	268,722	92.2%	940	285.74
300 - 399K	105	66	820	32	1.5	377,866	366,501	97.0%	1,245	294.28
400 - 499K	214	142	1,748	33	1.5	456,964	446,110	97.6%	1,626	274.39
500 - 599K	162	80	1,123	37	1.7	560,268	546,859	97.6%	2,045	267.42
600 - 799K	220	91	1,222	38	2.2	705,825	688,415	97.5%	2,404	286.33
800 - 999K	101	36	530	43	2.3	915,488	888,604	97.1%	2,818	315.32
1 - 1.5M	79	19	403	47	2.4	1,247,460	1,197,431	96.0%	3,352	357.21
1.5 - 2M	43	7	100	50	5.2	1,756,788	1,712,121	97.5%	3,979	430.25
2 - 2.5M	12	4	25	46	5.8	2,270,784	2,191,732	96.5%	4,610	475.46
2.5 - 3M	6	3	15	47	4.8	2,796,833	2,664,860	95.3%	5,578	477.73
>3M	6	1	8	164	9.0	3,648,125	3,436,673	94.2%	7,855	437.53
Totals	960	457	6,091	37	1.9	643,547	625,270	97.2%	2,084	\$300

Avg Price \$741,165 \$622,801 \$625,270

Current Market Strength

- VS -

2010 Market Distress



Report Date: Dec 4, 2025

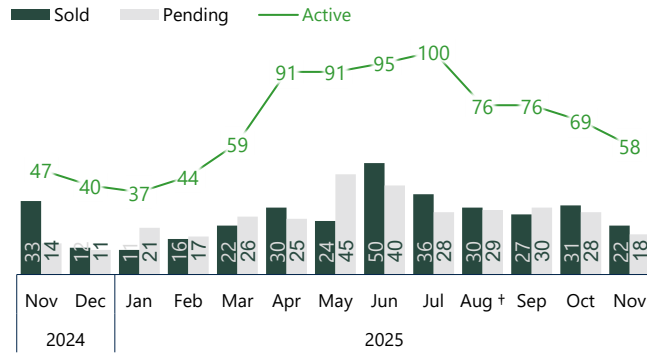


43° NORTH

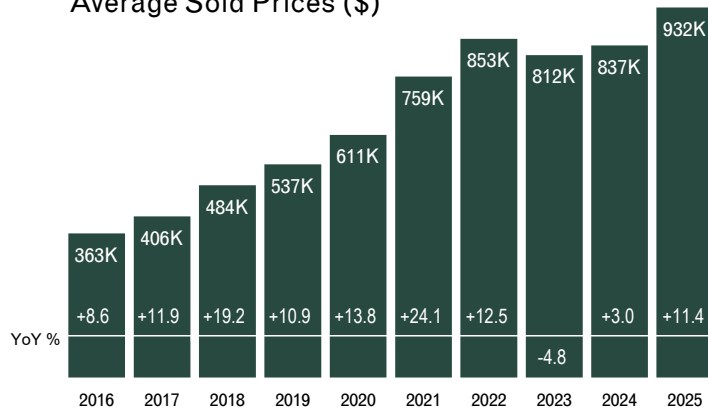
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

<sup>1</sup> 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

November 2025

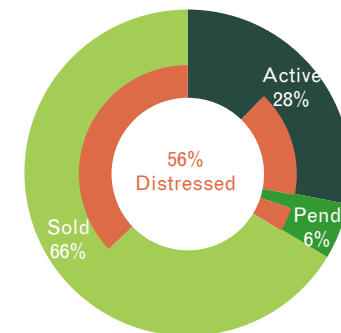
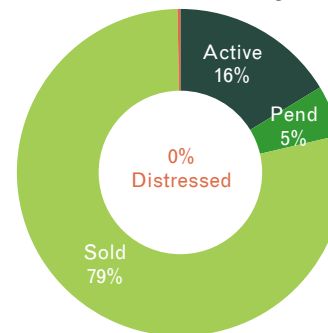
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	73	-	314,900	269,000	85.4%	538	500.00
300 - 399K	4	-	11	18	4.4	363,918	356,909	98.1%	748	477.09
400 - 499K	7	4	14	20	6.0	462,356	446,514	96.6%	960	464.98
500 - 599K	8	2	46	38	2.1	571,441	552,583	96.7%	1,384	399.25
600 - 799K	13	7	69	27	2.3	713,987	695,349	97.4%	1,730	401.86
800 - 999K	7	2	45	40	1.9	945,515	915,391	96.8%	2,296	398.64
1 - 1.5M	10	3	65	43	1.8	1,237,944	1,201,747	97.1%	2,849	421.78
1.5 - 2M	5	-	18	46	3.3	1,751,992	1,696,175	96.8%	3,590	472.43
2 - 2.5M	2	-	6	37	4.0	2,221,650	2,131,083	95.9%	3,755	567.61
2.5 - 3M	1	-	1	7	12.0	2,485,000	2,500,000	100.6%	6,486	385.45
>3M	1	-	3	261	4.0	3,965,000	3,714,461	93.7%	7,446	498.83
Totals	58	18	279	38	2.5	962,734	932,298	96.8%	2,186	\$427

Avg Price \$976,550 \$729,289 \$932,298

Current Market Strength

- VS -

2010 Market Distress



Report Date: Dec 4, 2025

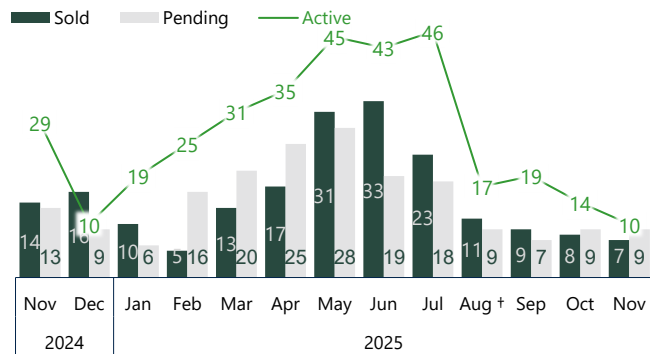


43° NORTH

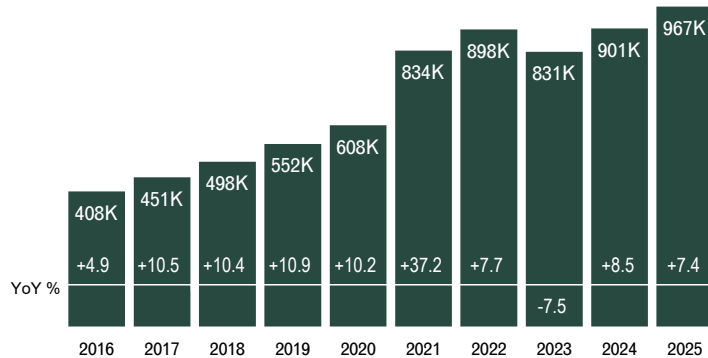
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

<sup>1</sup> 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

November 2025

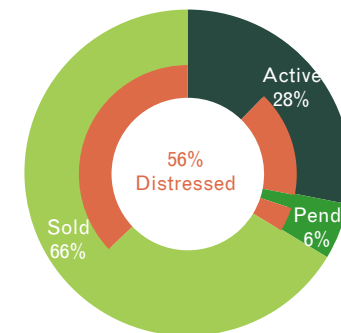
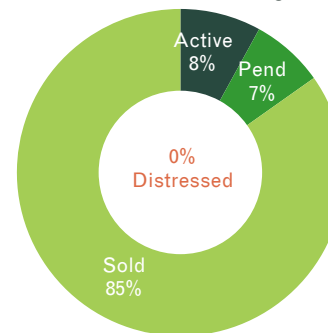
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)					
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K	—	—	—	—	—	—	—		—		—
200 - 299K	—	—	—	—	—	—	—		—		—
300 - 399K	—	—	2	43	—	425,000	394,000	92.7%	1,060	371.87	—
400 - 499K	—	1	1	1	—	490,000	490,000	100.0%	915	535.52	—
500 - 599K	—	1	10	29	—	582,520	568,450	97.6%	1,497	379.85	—
600 - 799K	2	1	28	29	0.9	702,874	689,600	98.1%	1,923	358.64	—
800 - 999K	3	2	31	27	1.2	889,106	877,056	98.6%	2,501	350.70	—
1 - 1.5M	2	—	23	42	1.0	1,274,374	1,243,022	97.5%	3,279	379.10	—
1.5 - 2M	1	3	8	63	1.5	1,801,488	1,721,632	95.6%	3,906	440.82	—
2 - 2.5M	—	—	3	60	—	2,397,667	2,231,633	93.1%	5,127	435.27	—
2.5 - 3M	1	1	—	—	—	—	—		—		—
>3M	1	—	—	—	—	—	—		—		—
Totals	10	9	106	35	1.1	993,618	967,146	97.3%	2,560	\$378	0

Avg Price \$1,486,100 \$1,241,000 \$967,146

Current Market Strength

- VS -

2010 Market Distress



Report Date: Dec 4, 2025

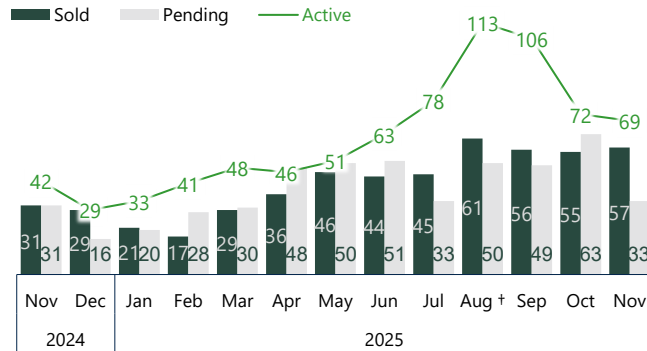


43° NORTH

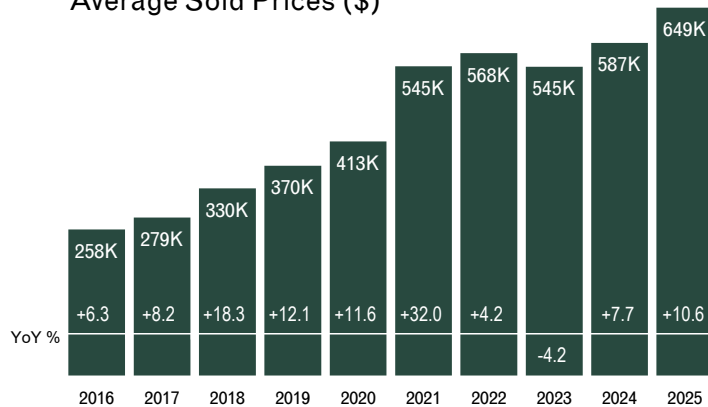
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

<sup>1</sup> 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

November 2025

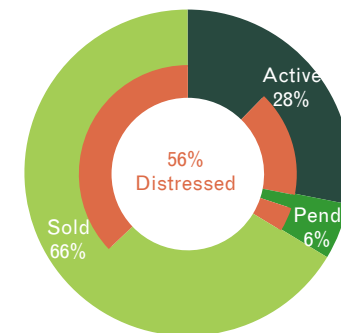
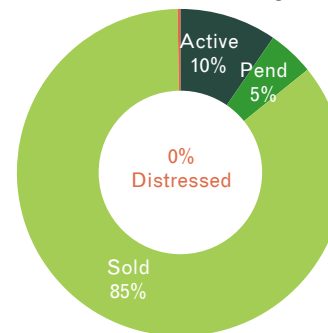
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	16	58	-	310,419	268,369	86.5%	989	271.47
300 - 399K	13	3	68	47	2.3	373,850	360,639	96.5%	1,046	344.89
400 - 499K	7	9	141	33	0.6	462,792	449,448	97.1%	1,318	341.08
500 - 599K	13	6	102	26	1.5	552,968	544,751	98.5%	1,689	322.49
600 - 799K	21	6	161	27	1.6	704,172	692,247	98.3%	2,176	318.18
800 - 999K	4	7	71	21	0.7	891,587	881,636	98.9%	2,650	332.65
1 - 1.5M	3	2	42	21	0.9	1,188,578	1,197,064	100.7%	3,138	381.46
1.5 - 2M	7	-	10	58	8.4	1,767,740	1,708,940	96.7%	4,375	390.60
2 - 2.5M	1	-	2	71	6.0	2,299,950	2,274,500	98.9%	4,390	518.17
2.5 - 3M	-	-	2	146	-	2,812,500	2,669,000	94.9%	4,810	554.94
>3M	-	-	-	-	-	-	-	-	-	-
Totals	69	33	615	31	1.3	661,043	648,870	98.2%	1,915	\$339

Avg Price \$738,217 \$636,408 \$648,870

Current Market Strength

- VS -

2010 Market Distress

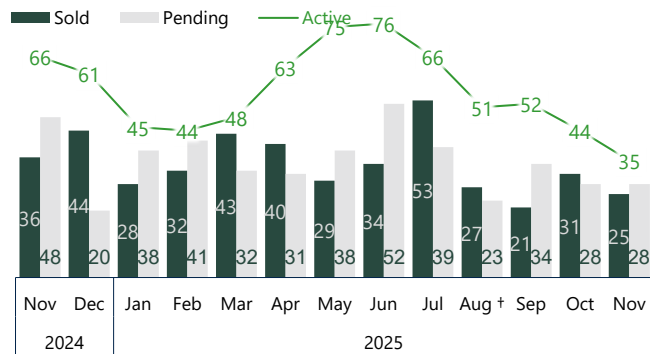


Report Date: Dec 4, 2025

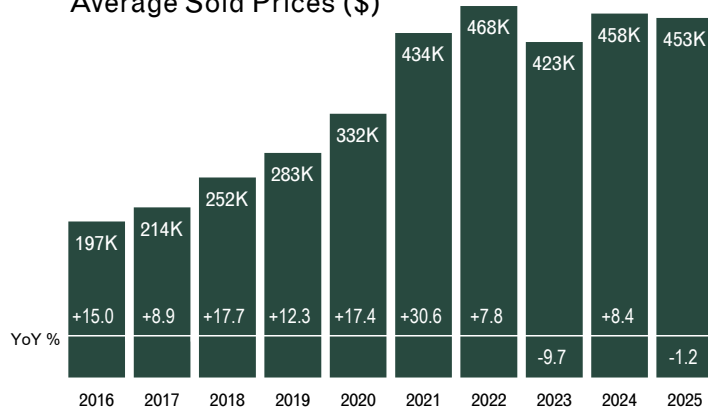
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



### Home Ages: <1 yr - 81+ years

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

<sup>1</sup> 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: 400, Bench, 83705**

**November 2025**

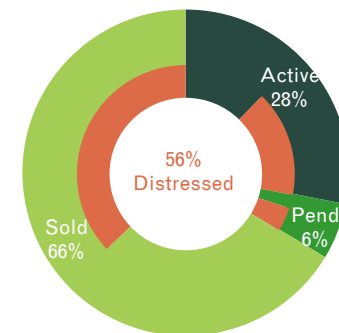
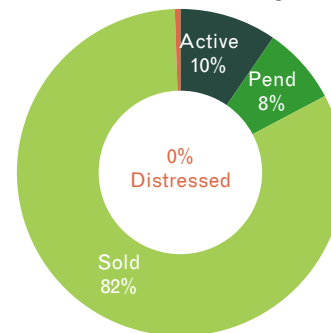
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	3	4	24	53	1.5	282,924	262,672	92.8%	954	275.34
300 - 399K	10	7	98	37	1.2	374,144	363,721	97.2%	1,144	317.87
400 - 499K	11	8	94	41	1.4	453,839	444,937	98.0%	1,453	306.27
500 - 599K	7	8	56	44	1.5	558,560	542,463	97.1%	1,948	278.48
600 - 799K	2	1	19	34	1.3	677,528	677,232	100.0%	2,381	284.42
800 - 999K	1	-	7	77	1.7	928,371	862,271	92.9%	3,073	280.62
1 - 1.5M	1	-	2	47	6.0	1,850,000	1,412,500	76.4%	4,276	330.33
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>35</b>	<b>28</b>	<b>300</b>	<b>41</b>	<b>1.4</b>	<b>468,227</b>	<b>452,930</b>	<b>96.7%</b>	<b>1,520</b>	<b>\$298</b>

**Avg Price** \$493,059 \$428,871 \$452,930

### Current Market Strength

- VS -

### 2010 Market Distress



Report Date: Dec 4, 2025

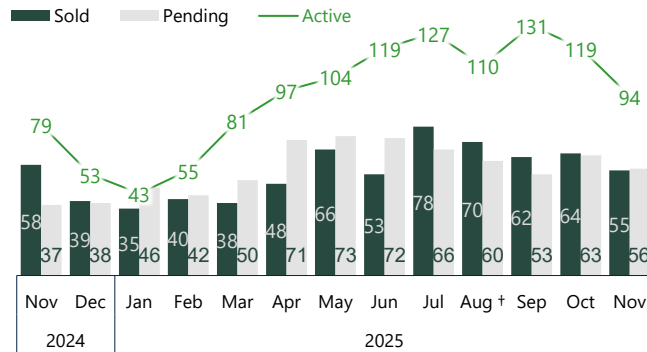


43° NORTH

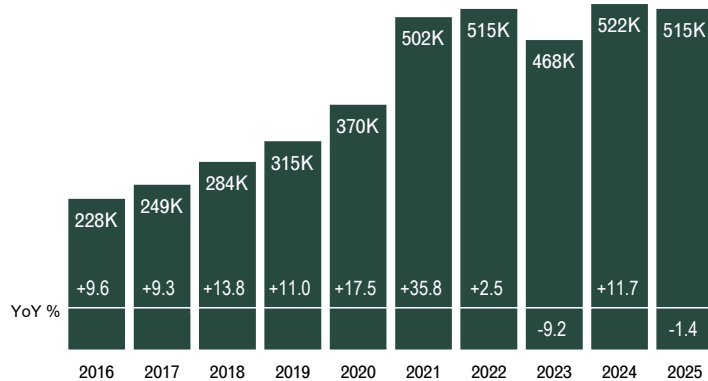
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

<sup>1</sup> 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: 500/550, South Boise, 83709

November 2025

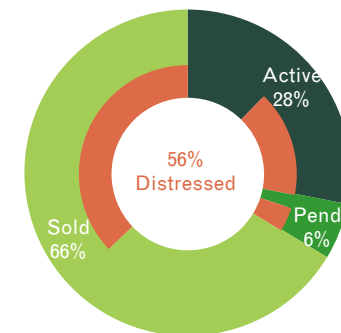
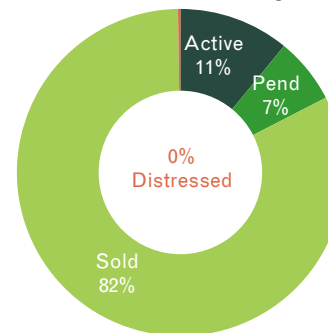
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	8	49	1.5	292,249	271,266	92.8%	1,020	266.04
300 - 399K	17	8	112	37	1.8	391,608	372,648	95.2%	1,321	282.06
400 - 499K	29	24	280	34	1.2	460,867	449,422	97.5%	1,718	261.55
500 - 599K	20	13	171	41	1.4	553,766	540,548	97.6%	2,217	243.82
600 - 799K	22	7	105	28	2.5	690,399	675,506	97.8%	2,568	263.07
800 - 999K	1	2	23	30	0.5	897,804	882,043	98.2%	3,078	286.58
1 - 1.5M	4	2	8	65	6.0	1,199,213	1,152,500	96.1%	4,277	269.44
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	94	56	708	36	1.6	529,174	514,847	97.3%	1,973	\$261

Avg Price \$553,407 \$536,026 \$514,847

Current Market Strength

- VS -

2010 Market Distress



Report Date: Dec 4, 2025

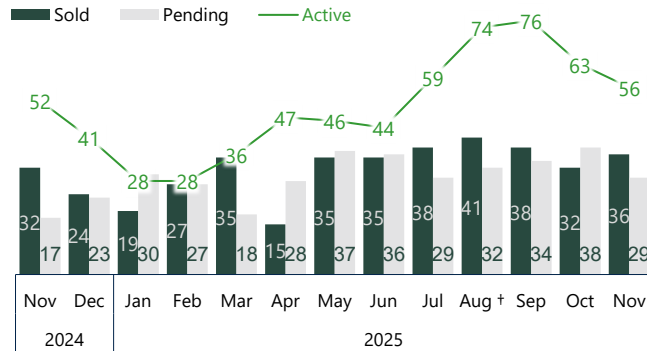


43° NORTH

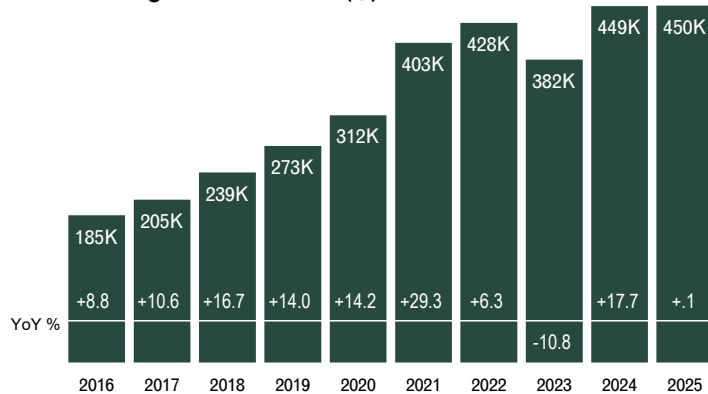
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



### Home Ages: <1 yr - 81+ years

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

<sup>1</sup> 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

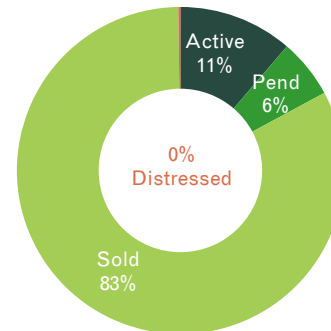
Area: 600, West Boise, 83704

November 2025

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		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	-	23	32	3.1	286,758	264,501	92.2%	903	293.01
300 - 399K	13	12	130	28	1.2	362,525	358,043	98.8%	1,248	287.00
400 - 499K	18	8	149	28	1.4	451,485	441,798	97.9%	1,680	262.99
500 - 599K	8	8	66	35	1.5	558,875	547,960	98.0%	2,187	250.59
600 - 799K	8	1	32	35	3.0	719,500	696,436	96.8%	2,766	251.74
800 - 999K	-	-	4	17	-	917,225	883,750	96.4%	3,109	284.30
1 - 1.5M	1	-	3	97	4.0	1,325,000	1,116,667	84.3%	6,520	171.27
1.5 - 2M	1	-	-	-	-	-	-	-	-	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>56</b>	<b>29</b>	<b>410</b>	<b>30</b>	<b>1.6</b>	<b>461,372</b>	<b>449,652</b>	<b>97.5%</b>	<b>1,708</b>	<b>\$263</b>

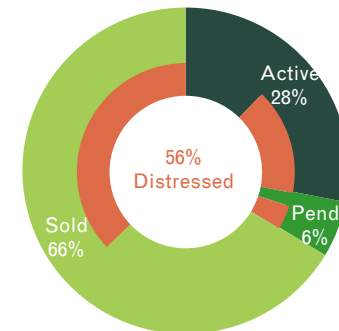
Avg Price \$513,088 \$448,458 \$449,652

### Current Market Strength



- VS -

### 2010 Market Distress



Report Date: Dec 4, 2025

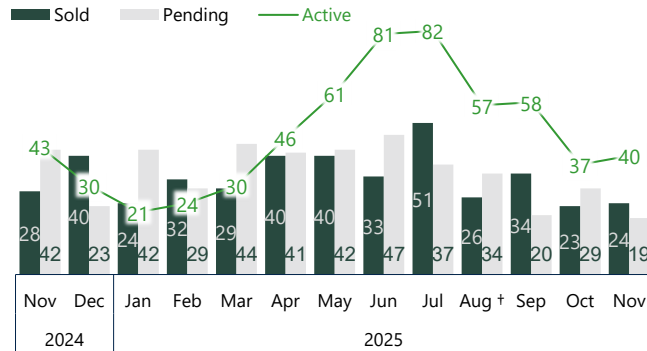


43° NORTH

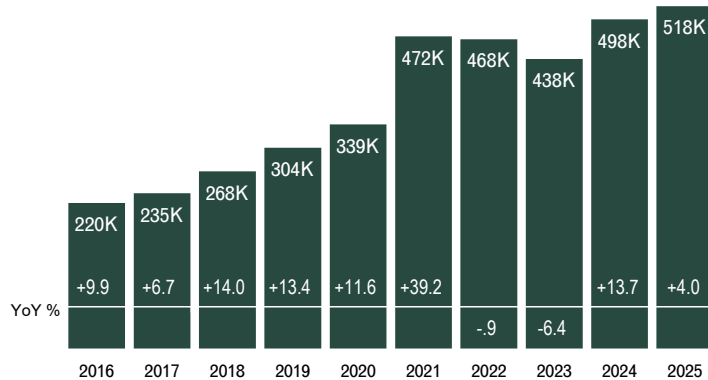
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



### Home Ages: <1 yr - 81+ years

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

<sup>1</sup> 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

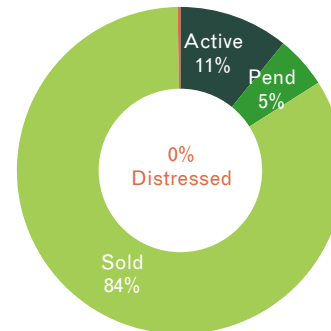
Area: 650, W Boise - Garden City, 83713

November 2025

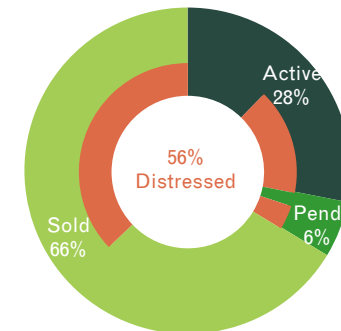
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	5	45	2.4	307,590	289,350	94.1%	1,027	281.85
300 - 399K	-	5	43	22	-	371,949	364,474	98.0%	1,233	295.54
400 - 499K	21	7	131	26	1.9	453,175	445,306	98.3%	1,617	275.39
500 - 599K	6	3	60	40	1.2	547,570	539,070	98.4%	2,198	245.30
600 - 799K	8	4	49	39	2.0	698,990	680,126	97.3%	2,800	242.94
800 - 999K	4	-	20	37	2.4	910,910	873,080	95.8%	3,681	237.20
1 - 1.5M	-	-	1	1	-	1,365,000	1,365,000	100.0%	3,921	348.13
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>40</b>	<b>19</b>	<b>309</b>	<b>31</b>	<b>1.6</b>	<b>529,403</b>	<b>517,641</b>	<b>97.8%</b>	<b>1,995</b>	<b>\$259</b>

Avg Price \$553,670 \$505,557 \$517,641

### Current Market Strength



### - VS - 2010 Market Distress



Report Date: Dec 4, 2025



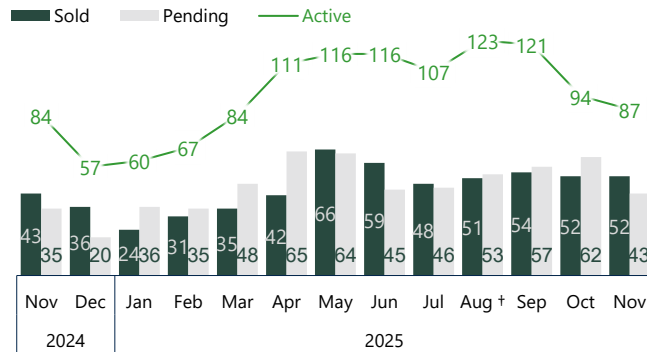


43° NORTH

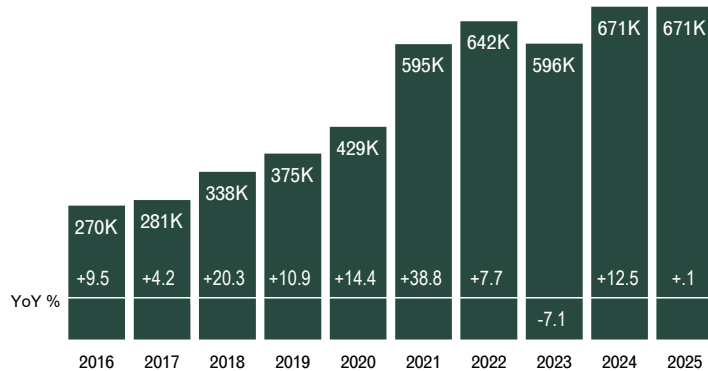
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



### Home Ages: <1 yr - 81+ years

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

<sup>1</sup> 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

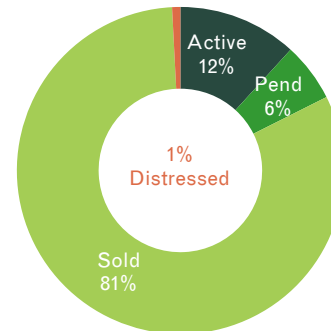
Area: 700/800, NW Boise, 83703, 83714

November 2025

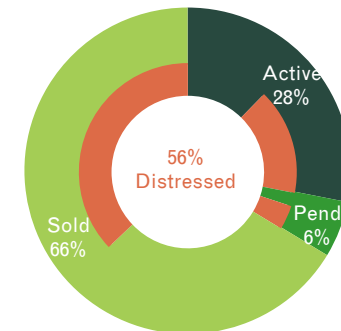
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	6	40	-	278,815	265,167	95.1%	807	328.79
300 - 399K	6	4	58	34	1.2	382,991	368,564	96.2%	1,202	306.55
400 - 499K	17	12	155	28	1.3	455,741	445,415	97.7%	1,398	318.52
500 - 599K	11	5	97	33	1.4	556,991	542,403	97.4%	1,814	299.09
600 - 799K	24	11	138	38	2.1	703,755	686,606	97.6%	2,191	313.43
800 - 999K	12	6	79	44	1.8	926,243	901,386	97.3%	2,730	330.20
1 - 1.5M	10	3	55	48	2.2	1,260,988	1,183,280	93.8%	3,357	352.51
1.5 - 2M	5	1	11	28	5.5	1,755,817	1,732,591	98.7%	3,850	450.06
2 - 2.5M	1	1	3	17	4.0	2,181,333	2,215,000	101.5%	4,283	517.16
2.5 - 3M	1	-	-	-	-	-	-	-	-	-
>3M	-	-	1	299	-	3,595,000	3,250,000	90.4%	12,741	255.08
<b>Totals</b>	<b>87</b>	<b>43</b>	<b>603</b>	<b>36</b>	<b>1.7</b>	<b>692,625</b>	<b>671,003</b>	<b>96.9%</b>	<b>2,053</b>	<b>\$327</b>

Avg Price \$806,216 \$703,065 \$671,003

### Current Market Strength



### - VS - 2010 Market Distress



Report Date: Dec 4, 2025



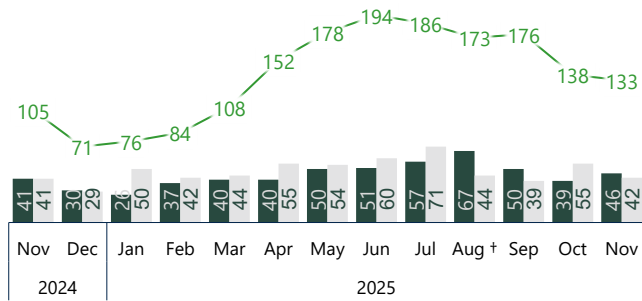
# 43° NORTH

## MONTHLY MARKET TRENDS

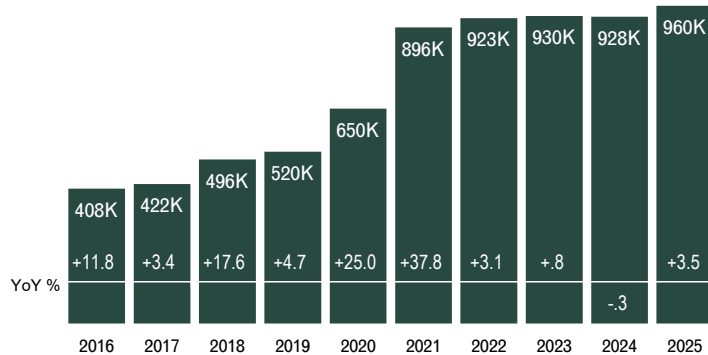
### Existing Homes

#### Monthly Trends

■ Sold ■ Pending — Active



#### Average Sold Prices (\$)



**Home Ages:** <1 yr - 81+ years

**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

<sup>1</sup> 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

**November 2025**

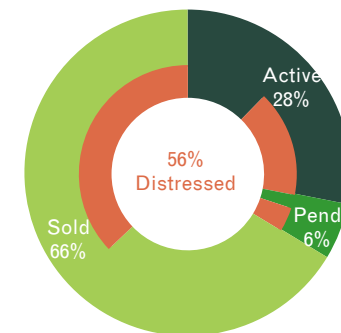
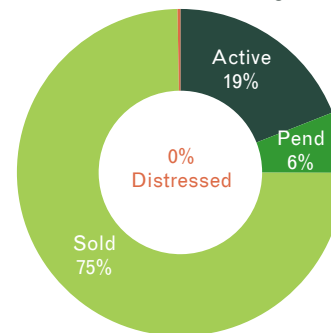
Price \$1000's	# Active as of 12/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	2	12	-	301,950	295,000	97.7%	918	321.53
300 - 399K	3	-	18	28	2.0	336,594	325,261	96.6%	1,002	324.52
400 - 499K	6	4	43	45	1.7	482,595	461,200	95.6%	1,589	290.18
500 - 599K	11	2	58	33	2.3	568,210	553,324	97.4%	1,933	286.28
600 - 799K	28	14	128	50	2.6	722,154	700,214	97.0%	2,364	296.20
800 - 999K	27	7	79	59	4.1	936,926	895,538	95.6%	2,771	323.22
1 - 1.5M	28	7	132	54	2.5	1,267,885	1,216,027	95.9%	3,401	357.53
1.5 - 2M	17	3	41	53	5.0	1,737,041	1,706,634	98.2%	3,903	437.31
2 - 2.5M	6	1	10	54	7.2	2,305,290	2,206,800	95.7%	5,191	425.13
2.5 - 3M	3	2	10	38	3.6	2,854,260	2,683,500	94.0%	5,753	466.49
>3M	4	1	1	81	48.0	3,500,000	3,200,000	91.4%	5,930	539.63
<b>Totals</b>	<b>133</b>	<b>42</b>	<b>522</b>	<b>49</b>	<b>3.1</b>	<b>997,123</b>	<b>960,411</b>	<b>96.3%</b>	<b>2,770</b>	<b>\$347</b>

**Avg Price** \$1,185,239 \$1,034,010 \$960,411

Current Market Strength

- VS -

2010 Market Distress



Report Date: Dec 4, 2025

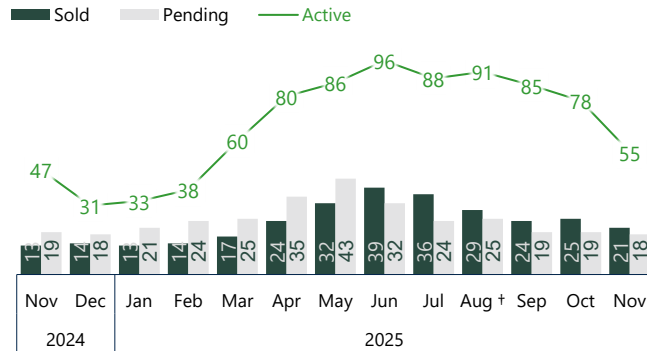


43° NORTH

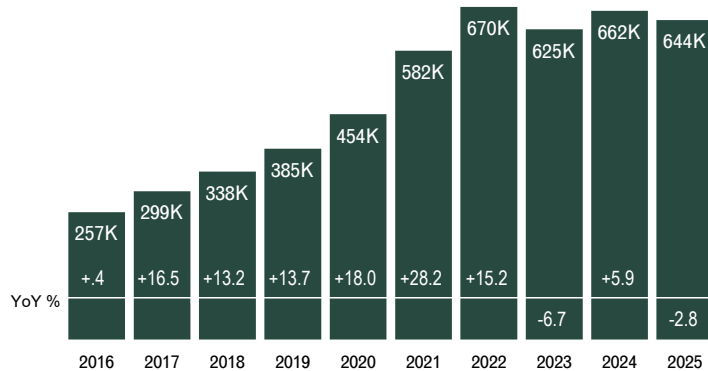
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



### Home Ages: <1 yr - 81+ years

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

<sup>1</sup> 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

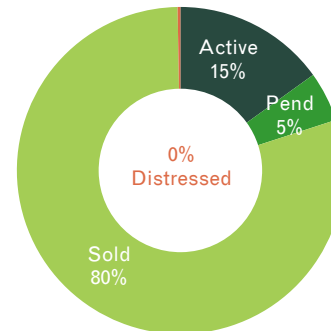
Area: 950, Star, 83669

November 2025

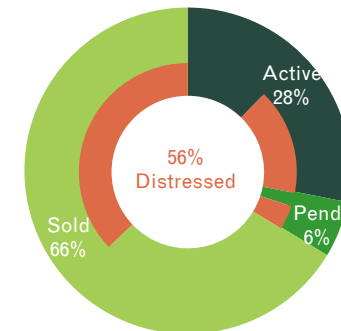
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	1	2	-	200,000	240,000	120.0%	1,864	128.76
300 - 399K	1	-	24	32	0.5	379,983	368,588	97.0%	1,206	305.64
400 - 499K	11	5	68	44	1.9	456,842	443,496	97.1%	1,756	252.51
500 - 599K	9	6	61	28	1.8	562,939	548,942	97.5%	2,265	242.32
600 - 799K	19	2	70	49	3.3	717,088	697,215	97.2%	2,567	271.58
800 - 999K	8	3	48	67	2.0	930,731	895,941	96.3%	2,840	315.44
1 - 1.5M	5	1	18	43	3.3	1,244,977	1,187,661	95.4%	3,229	367.78
1.5 - 2M	2	-	1	115	24.0	1,500,000	1,500,000	100.0%	3,741	400.96
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>55</b>	<b>18</b>	<b>291</b>	<b>45</b>	<b>2.3</b>	<b>664,966</b>	<b>644,046</b>	<b>96.9%</b>	<b>2,290</b>	<b>\$281</b>

Avg Price \$735,879 \$608,793 \$644,046

### Current Market Strength



### - VS - 2010 Market Distress



Report Date: Dec 4, 2025



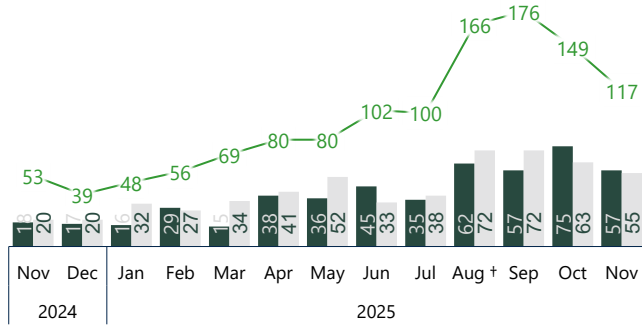
43° NORTH

# MONTHLY MARKET TRENDS

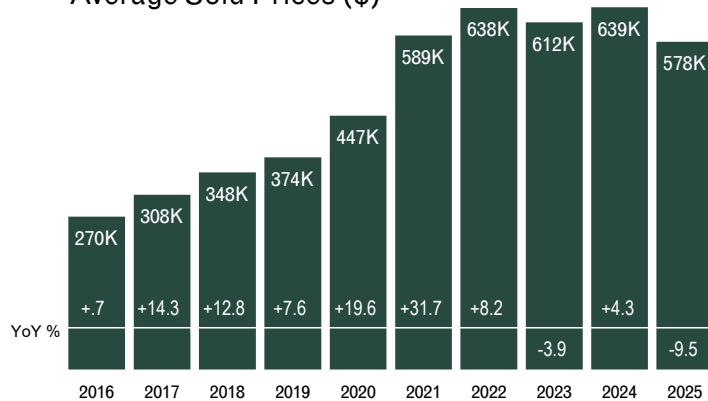
## Existing Homes

### Monthly Trends

■ Sold ■ Pending — Active



### Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

<sup>1</sup> 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

November 2025

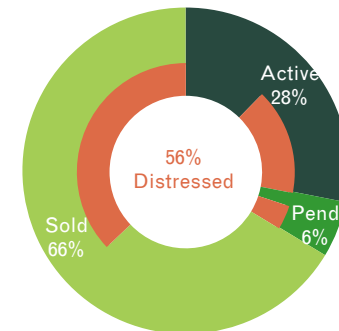
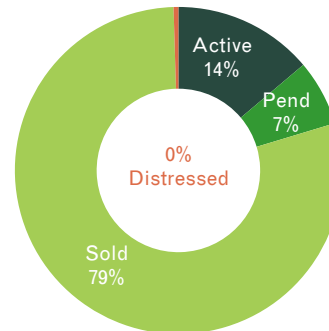
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
\$1000's	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	1	3	38	4.0	286,667	272,550	95.1%	643	423.65
300 - 399K	9	5	66	25	1.6	393,398	382,092	97.1%	1,355	281.91
400 - 499K	28	18	233	29	1.4	454,152	444,784	97.9%	1,702	261.38
500 - 599K	26	11	126	40	2.5	560,182	549,042	98.0%	2,154	254.88
600 - 799K	25	18	160	49	1.9	711,903	691,447	97.1%	2,641	261.79
800 - 999K	13	1	62	46	2.5	895,765	871,733	97.3%	3,047	286.12
1 - 1.5M	10	-	19	77	6.3	1,209,323	1,151,963	95.3%	3,775	305.19
1.5 - 2M	5	-	1	28	60.0	1,997,000	1,945,000	97.4%	5,132	378.99
2 - 2.5M	-	1	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	117	55	670	38	2.1	593,493	578,151	97.4%	2,161	\$268

Avg Price \$682,436 \$580,364 \$578,151

Current Market Strength

- VS -

2010 Market Distress



Report Date: Dec 4, 2025

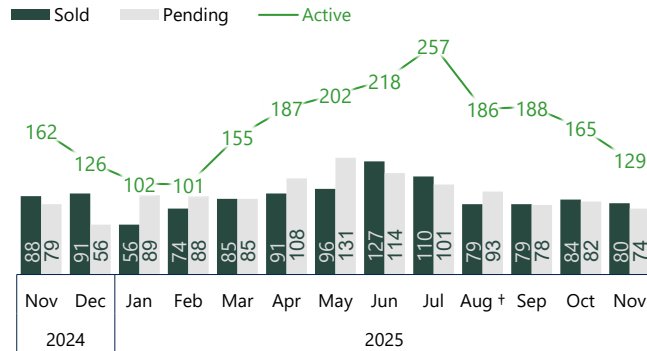


43° NORTH

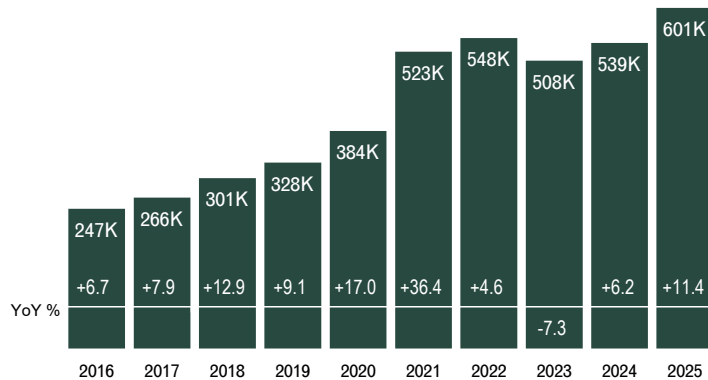
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



### Home Ages: <1 yr - 81+ years

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

<sup>1</sup> 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

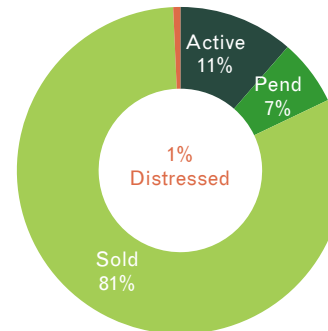
Area: 1020/1030, N Meridian, 83646

November 2025

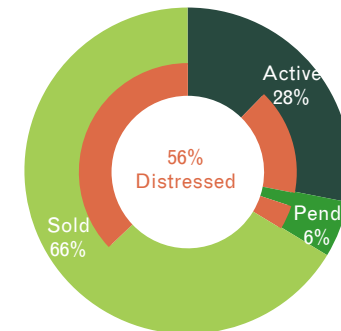
Price \$1000's	# Active as of 12/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	5	50	-	300,960	290,760	96.6%	926	313.93
300 - 399K	9	15	75	38	1.4	387,647	372,534	96.1%	1,383	269.41
400 - 499K	32	24	296	33	1.3	458,192	446,827	97.5%	1,670	267.50
500 - 599K	30	12	223	39	1.6	566,490	552,345	97.5%	2,148	257.14
600 - 799K	35	15	218	38	1.9	697,162	680,465	97.6%	2,540	267.92
800 - 999K	17	5	56	39	3.6	908,174	880,424	96.9%	3,051	288.53
1 - 1.5M	5	1	34	39	1.8	1,208,635	1,140,991	94.4%	3,681	310.00
1.5 - 2M	-	-	9	50	-	1,782,111	1,716,111	96.3%	4,599	373.16
2 - 2.5M	1	1	1	28	12.0	2,049,900	2,049,900	100.0%	3,798	539.73
2.5 - 3M	-	-	2	11	-	2,649,950	2,649,950	100.0%	5,021	527.77
>3M	-	-	3	49	-	3,398,333	3,300,000	97.1%	7,276	453.55
<b>Totals</b>	<b>129</b>	<b>74</b>	<b>922</b>	<b>37</b>	<b>1.7</b>	<b>618,272</b>	<b>600,826</b>	<b>97.2%</b>	<b>2,178</b>	<b>\$276</b>

Avg Price \$635,244 \$569,454 \$600,826

### Current Market Strength



### - VS - 2010 Market Distress



Report Date: Dec 4, 2025

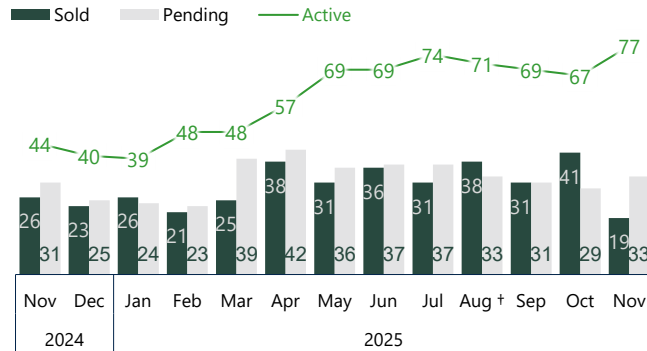


43° NORTH

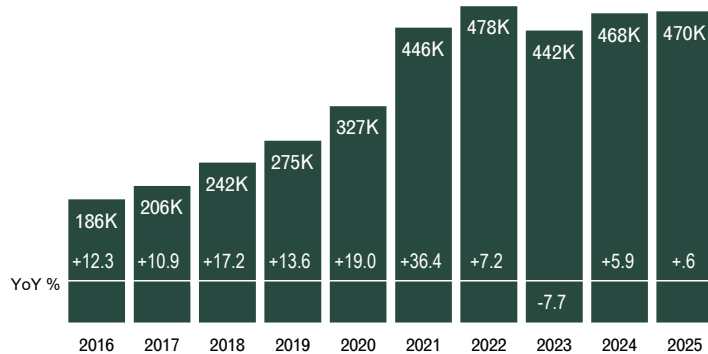
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



### Home Ages: <1 yr - 81+ years

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

<sup>1</sup> 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: 1100, Kuna, 83634

November 2025

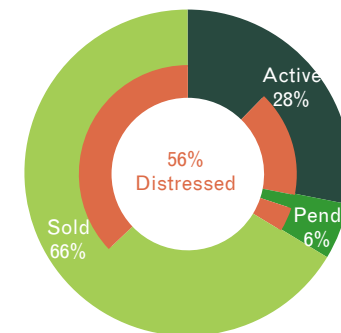
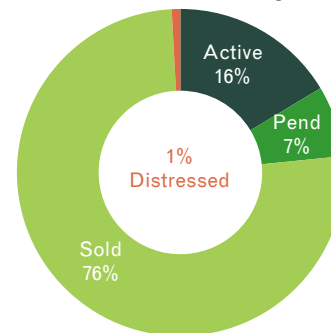
Price \$1000's	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 12-01-24 to 11-30-25)				
	as of 12/04/2025		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	20	7	115	27	2.1	378,241	369,203	97.6%	1,344	274.66
400 - 499K	27	18	143	41	2.3	449,761	440,122	97.9%	1,863	236.19
500 - 599K	13	3	47	49	3.3	568,506	544,460	95.8%	2,224	244.76
600 - 799K	13	4	45	44	3.5	709,469	687,533	96.9%	2,512	273.68
800 - 999K	4	1	5	60	9.6	899,956	869,980	96.7%	3,115	279.31
1 - 1.5M	-	-	1	22	-	1,200,000	1,170,000	97.5%	3,697	316.47
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>77</b>	<b>33</b>	<b>356</b>	<b>38</b>	<b>2.6</b>	<b>483,593</b>	<b>470,349</b>	<b>97.3%</b>	<b>1,848</b>	<b>\$255</b>

Avg Price \$504,944 \$485,081 \$470,349

### Current Market Strength

- VS -

### 2010 Market Distress



Report Date: Dec 4, 2025