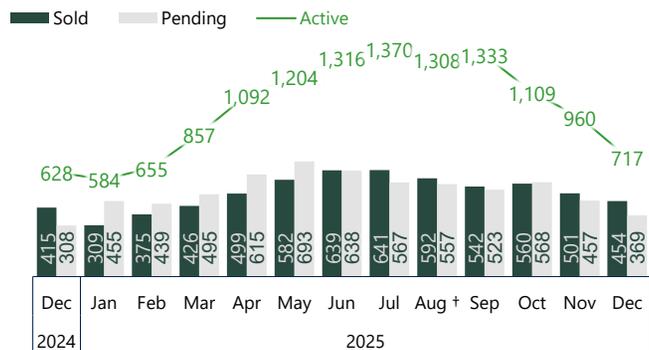


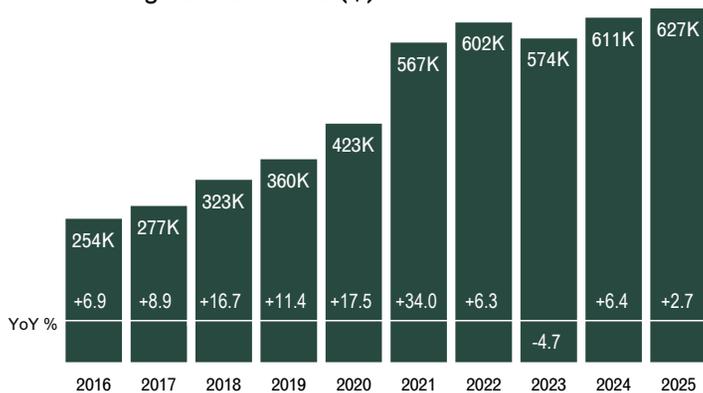
# MONTHLY MARKET TRENDS

## 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

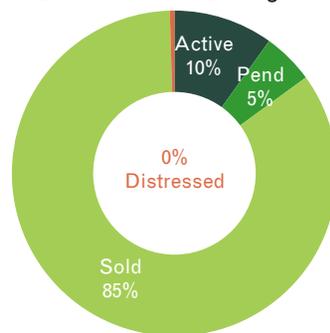
December 2025

Area: Ada County

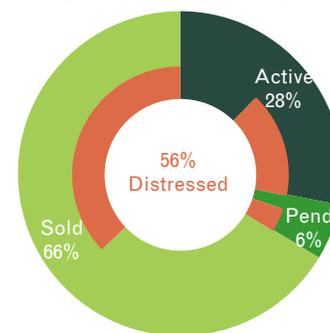
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	2	8	-	224,500	186,000	82.9%	819	227.11	-
200 - 299K	11	4	94	45	1.4	292,243	269,458	92.2%	951	283.38	1
300 - 399K	84	61	807	33	1.2	377,509	366,574	97.1%	1,248	293.62	8
400 - 499K	157	105	1,785	34	1.1	457,174	446,272	97.6%	1,628	274.15	12
500 - 599K	128	67	1,110	37	1.4	560,657	546,923	97.6%	2,049	266.93	2
600 - 799K	175	75	1,233	38	1.7	705,496	687,987	97.5%	2,391	287.75	5
800 - 999K	70	24	538	43	1.6	915,605	888,640	97.1%	2,815	315.68	4
1 - 1.5M	54	21	407	49	1.6	1,247,455	1,195,755	95.9%	3,344	357.55	1
1.5 - 2M	25	6	103	58	2.9	1,767,115	1,712,991	96.9%	4,011	427.10	-
2 - 2.5M	7	3	26	41	3.2	2,277,677	2,197,781	96.5%	4,609	476.85	-
2.5 - 3M	4	2	16	63	3.0	2,773,363	2,639,244	95.2%	5,784	456.33	-
>3M	2	1	8	164	3.0	3,648,125	3,436,673	94.2%	7,855	437.53	-
<b>Totals</b>	<b>717</b>	<b>369</b>	<b>6,129</b>	<b>38</b>	<b>1.4</b>	<b>645,445</b>	<b>626,784</b>	<b>97.1%</b>	<b>2,087</b>	<b>\$300</b>	<b>33</b>

**Avg Price** \$703,918 \$630,169 \$626,784

### Current Market Strength



### - vs - 2010 Market Distress



Report Date: Jan 5, 2026

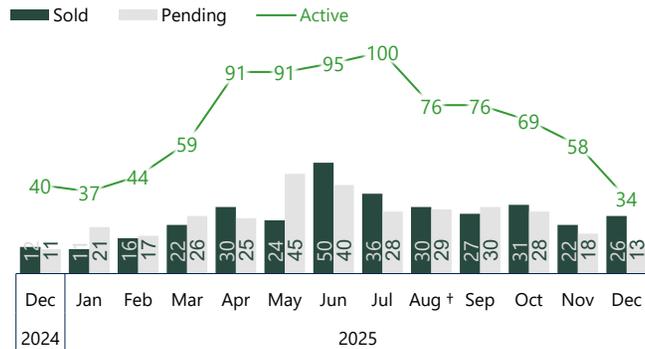


43° NORTH

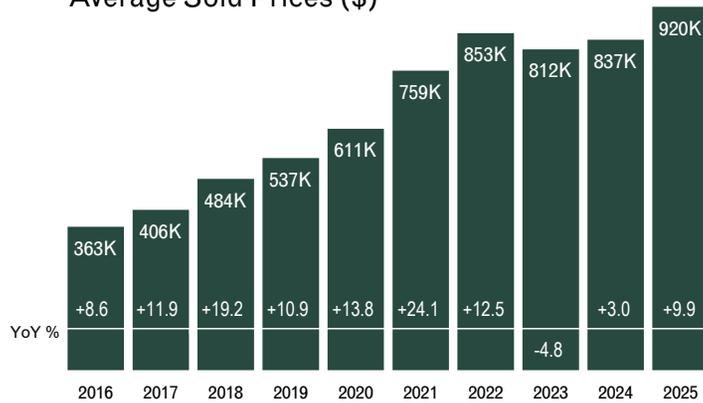
# MONTHLY MARKET TRENDS

## 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

December 2025

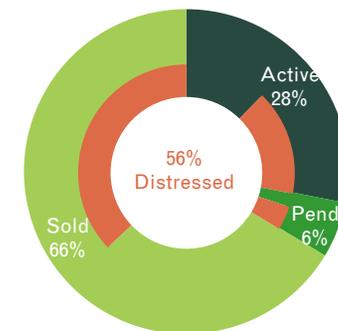
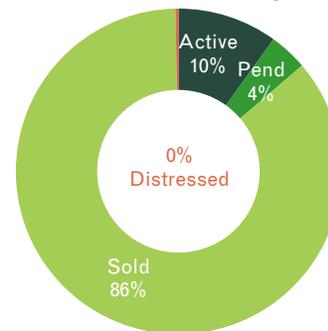
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 01/05/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	73	-	314,900	269,000	85.4%	538	500.00	-
300 - 399K	3	1	11	18	3.3	363,918	356,909	98.1%	748	477.09	-
400 - 499K	5	-	19	31	3.2	464,273	445,221	95.9%	944	471.66	-
500 - 599K	2	3	47	37	0.5	570,772	550,740	96.5%	1,371	401.63	-
600 - 799K	9	6	76	29	1.4	710,725	693,009	97.5%	1,711	404.97	1
800 - 999K	5	1	46	39	1.3	943,985	914,578	96.9%	2,262	404.41	-
1 - 1.5M	5	2	66	45	0.9	1,244,583	1,200,601	96.5%	2,849	421.48	-
1.5 - 2M	3	-	17	59	2.1	1,769,468	1,704,774	96.3%	3,531	482.87	-
2 - 2.5M	2	-	6	37	4.0	2,221,650	2,131,083	95.9%	3,755	567.61	-
2.5 - 3M	-	-	2	152	-	2,592,000	2,500,000	96.5%	6,937	360.41	-
>3M	-	-	3	261	-	3,965,000	3,714,461	93.7%	7,446	498.83	-
<b>Totals</b>	<b>34</b>	<b>13</b>	<b>294</b>	<b>41</b>	<b>1.4</b>	<b>952,504</b>	<b>919,826</b>	<b>96.6%</b>	<b>2,150</b>	<b>\$428</b>	<b>1</b>

Avg Price \$924,491 \$719,615 \$919,826

Current Market Strength

- vs -

2010 Market Distress

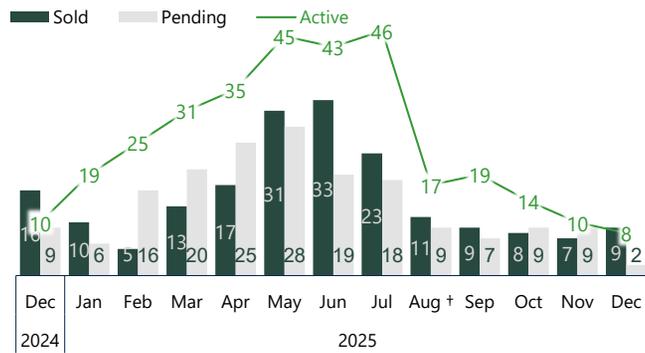


Report Date: Jan 5, 2026

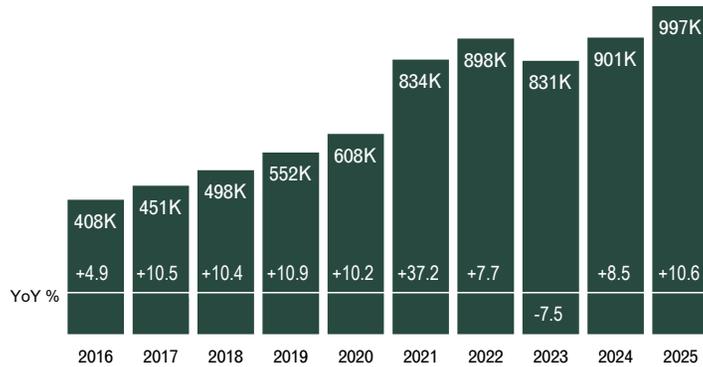
# MONTHLY MARKET TRENDS

## 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

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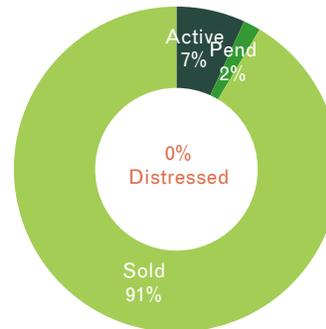
Area: 200, NE Boise, 83712

December 2025

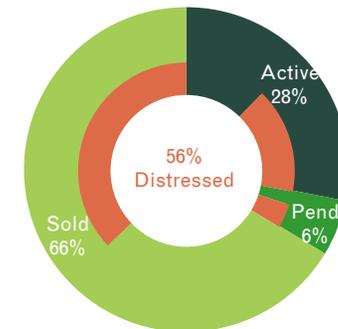
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	2	43	-	425,000	394,000	92.7%	1,060	371.87	-
400 - 499K	-	-	2	7	-	470,000	470,000	100.0%	990	474.99	-
500 - 599K	1	1	10	49	1.2	605,030	566,950	93.7%	1,615	351.14	-
600 - 799K	2	-	27	30	0.9	711,317	696,622	97.9%	1,938	359.52	-
800 - 999K	3	1	30	27	1.2	893,840	877,355	98.2%	2,547	344.45	-
1 - 1.5M	2	-	21	43	1.1	1,267,457	1,239,738	97.8%	3,251	381.30	-
1.5 - 2M	-	-	11	75	-	1,819,164	1,709,823	94.0%	4,093	417.79	-
2 - 2.5M	-	-	3	60	-	2,397,667	2,231,633	93.1%	5,127	435.27	-
2.5 - 3M	-	-	1	5	-	2,600,000	2,585,000	99.4%	6,940	372.48	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>8</b>	<b>2</b>	<b>107</b>	<b>39</b>	<b>0.9</b>	<b>1,030,668</b>	<b>996,723</b>	<b>96.7%</b>	<b>2,660</b>	<b>\$375</b>	<b>0</b>

**Avg Price** \$899,350 \$715,000 \$996,723

### Current Market Strength



### - vs - 2010 Market Distress



Report Date: Jan 5, 2026

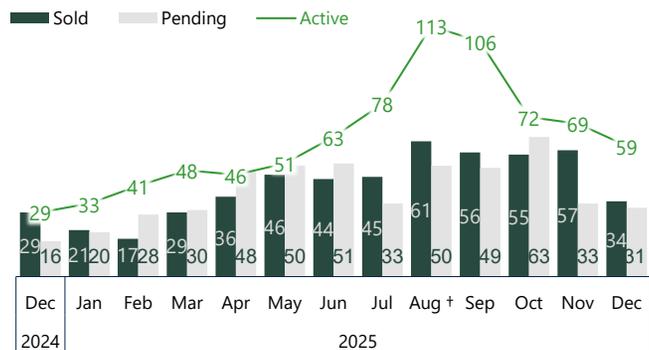


43° NORTH

# 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

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† 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

December 2025

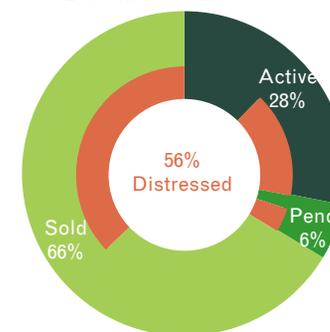
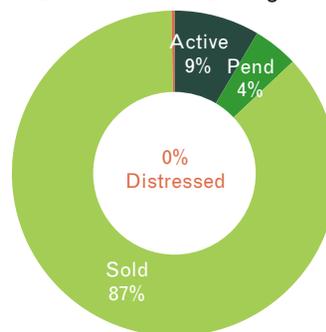
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	14	50	-	315,486	269,564	85.4%	1,001	269.43	1
300 - 399K	14	4	68	47	2.5	374,380	360,896	96.4%	1,059	340.76	-
400 - 499K	8	5	141	37	0.7	464,026	449,906	97.0%	1,336	336.75	1
500 - 599K	9	10	96	26	1.1	551,021	544,528	98.8%	1,682	323.68	-
600 - 799K	17	6	159	27	1.3	703,516	691,018	98.2%	2,161	319.77	-
800 - 999K	2	3	70	20	0.3	886,066	878,316	99.1%	2,664	329.74	-
1 - 1.5M	4	2	41	20	1.2	1,192,790	1,200,895	100.7%	3,152	381.02	-
1.5 - 2M	4	-	10	58	4.8	1,767,740	1,708,940	96.7%	4,375	390.60	-
2 - 2.5M	1	-	1	9	12.0	2,399,900	2,349,000	97.9%	4,473	525.15	-
2.5 - 3M	-	1	2	146	-	2,812,500	2,669,000	94.9%	4,810	554.94	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>59</b>	<b>31</b>	<b>602</b>	<b>32</b>	<b>1.2</b>	<b>658,955</b>	<b>646,833</b>	<b>98.2%</b>	<b>1,915</b>	<b>\$338</b>	<b>2</b>

Avg Price \$698,622 \$686,538 \$646,833

### Current Market Strength

- vs -

### 2010 Market Distress

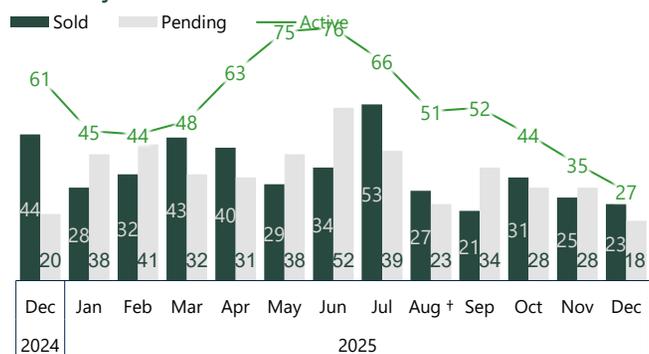


Report Date: Jan 5, 2026

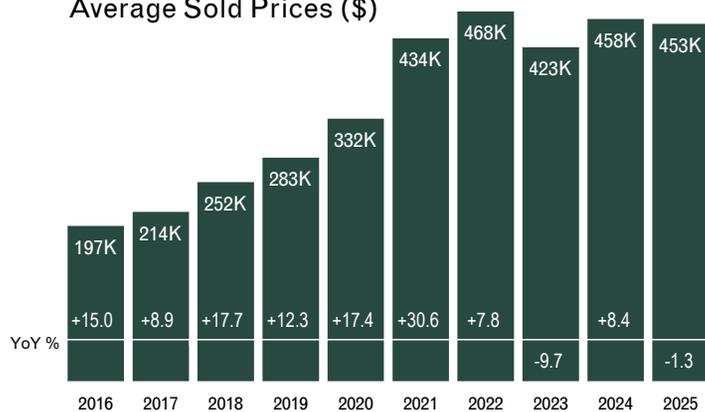
# MONTHLY MARKET TRENDS

## 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

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

December 2025

Area: 400, Bench, 83705

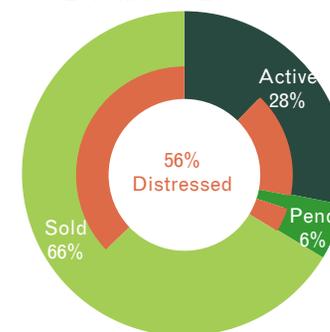
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	2	1	24	58	1.0	283,382	264,152	93.2%	922	286.50	-
300 - 399K	5	8	95	38	0.6	372,633	361,898	97.1%	1,136	318.66	-
400 - 499K	9	7	94	42	1.1	453,768	444,985	98.1%	1,465	303.72	1
500 - 599K	6	2	52	44	1.4	557,303	541,693	97.2%	1,935	279.91	-
600 - 799K	3	-	20	34	1.8	674,602	673,420	99.8%	2,352	286.31	-
800 - 999K	2	-	7	77	3.4	928,371	862,271	92.9%	3,073	280.62	-
1 - 1.5M	-	-	2	47	-	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>27</b>	<b>18</b>	<b>294</b>	<b>43</b>	<b>1.1</b>	<b>467,775</b>	<b>452,537</b>	<b>96.7%</b>	<b>1,515</b>	<b>\$299</b>	<b>1</b>

**Avg Price** \$509,510 \$415,078 \$452,537

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

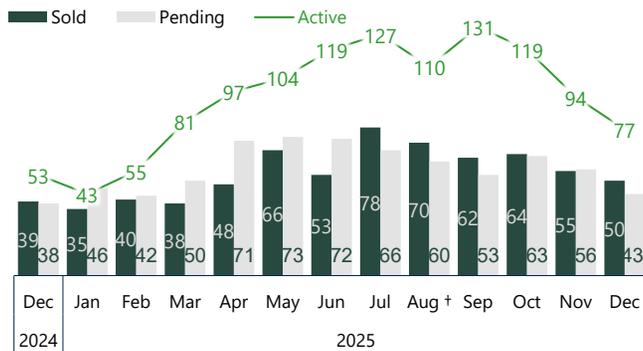


43° NORTH

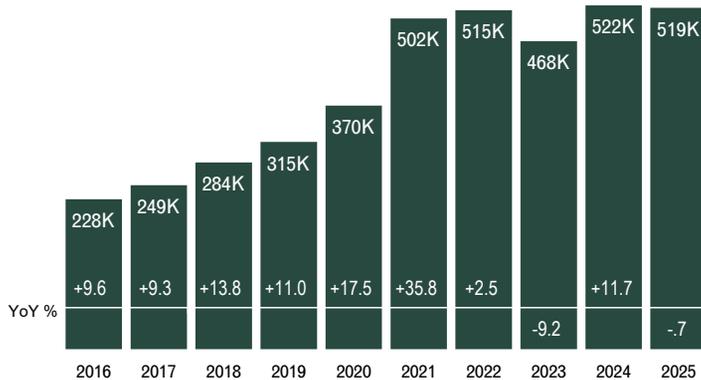
# MONTHLY MARKET TRENDS

## 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  
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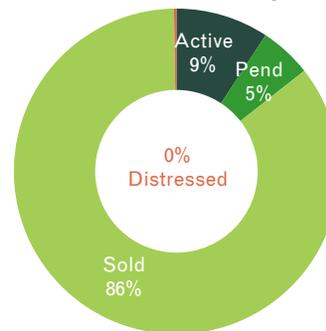
December 2025

Area: 500/550, South Boise, 83709

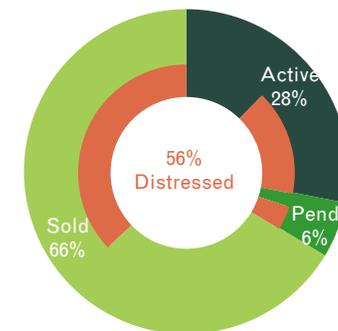
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	1	-	8	49	1.5	292,249	271,266	92.8%	1,020	266.04	-
300 - 399K	16	9	104	35	1.8	389,666	372,502	95.6%	1,329	280.20	-
400 - 499K	26	13	283	33	1.1	459,525	448,321	97.6%	1,716	261.23	2
500 - 599K	16	9	177	39	1.1	555,039	541,796	97.6%	2,206	245.62	-
600 - 799K	13	9	105	31	1.5	692,000	676,060	97.7%	2,547	265.41	-
800 - 999K	3	2	23	28	1.6	901,061	885,304	98.3%	3,085	286.98	-
1 - 1.5M	2	1	10	67	2.4	1,218,860	1,172,467	96.2%	4,446	263.72	-
1.5 - 2M	-	-	1	62	-	1,985,000	1,898,000	95.6%	5,704	332.75	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>77</b>	<b>43</b>	<b>711</b>	<b>35</b>	<b>1.3</b>	<b>532,643</b>	<b>518,501</b>	<b>97.3%</b>	<b>1,985</b>	<b>\$261</b>	<b>2</b>

**Avg Price** \$533,499 \$550,418 \$518,501

### Current Market Strength



### - vs - 2010 Market Distress



Report Date: Jan 5, 2026

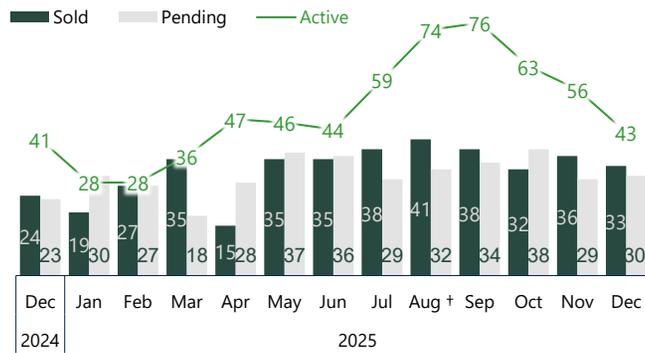


# 43° NORTH

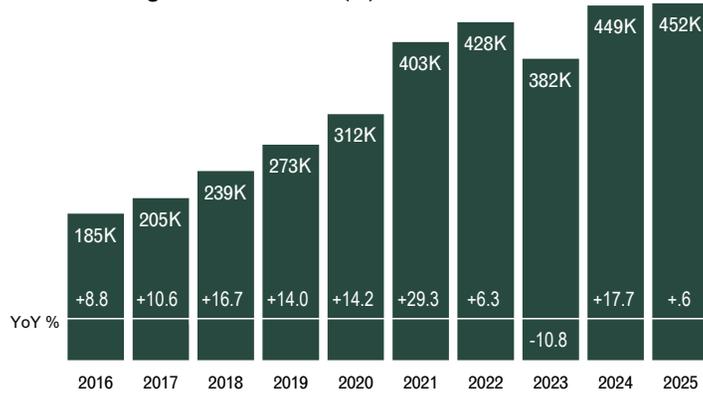
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

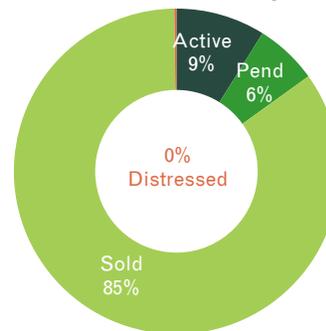
Area: 600, West Boise, 83704

December 2025

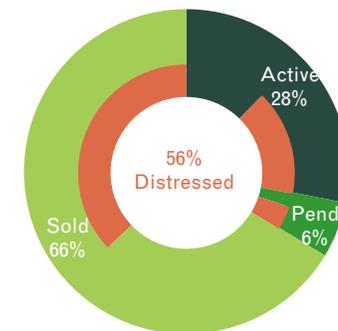
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	1	1	-	199,000	197,000	99.0%	663	297.13	-
200 - 299K	6	1	25	31	2.9	287,817	264,969	92.1%	922	287.30	-
300 - 399K	16	9	126	30	1.5	364,598	359,197	98.5%	1,252	286.89	1
400 - 499K	7	15	149	28	0.6	451,218	441,694	97.9%	1,680	262.97	-
500 - 599K	4	1	69	40	0.7	558,245	546,169	97.8%	2,211	247.06	-
600 - 799K	7	4	33	38	2.5	713,300	689,268	96.6%	2,762	249.58	-
800 - 999K	-	-	4	17	-	917,225	883,750	96.4%	3,109	284.30	-
1 - 1.5M	2	-	3	97	8.0	1,325,000	1,116,667	84.3%	6,520	171.27	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>43</b>	<b>30</b>	<b>410</b>	<b>32</b>	<b>1.3</b>	<b>464,066</b>	<b>451,729</b>	<b>97.3%</b>	<b>1,725</b>	<b>\$262</b>	<b>1</b>

**Avg Price** \$516,524 \$448,138 \$451,729

### Current Market Strength



### - vs - 2010 Market Distress

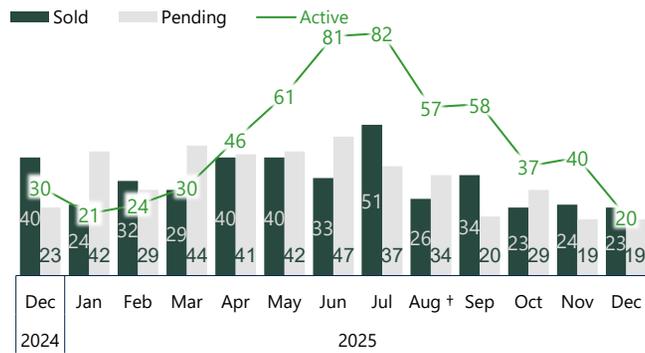


Report Date: Jan 5, 2026

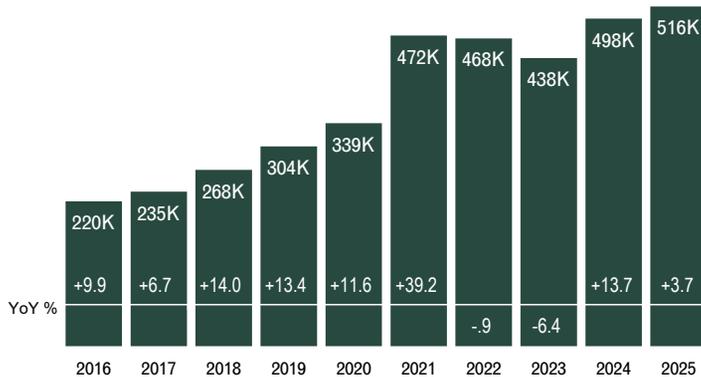
# MONTHLY MARKET TRENDS

## 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

December 2025

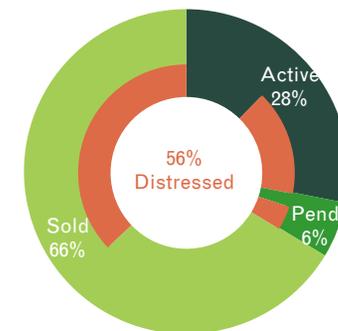
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	1	1	5	45	2.4	307,590	289,350	94.1%	1,027	281.85	-
300 - 399K	1	1	44	21	0.3	373,813	366,986	98.2%	1,246	294.43	-
400 - 499K	7	8	131	28	0.6	456,258	447,343	98.0%	1,630	274.46	1
500 - 599K	3	6	56	37	0.6	548,087	539,252	98.4%	2,218	243.07	-
600 - 799K	5	3	48	32	1.3	693,242	676,795	97.6%	2,776	243.80	-
800 - 999K	3	-	19	38	1.9	914,695	874,295	95.6%	3,679	237.68	1
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>20</b>	<b>19</b>	<b>304</b>	<b>30</b>	<b>0.8</b>	<b>527,856</b>	<b>515,977</b>	<b>97.7%</b>	<b>1,989</b>	<b>\$259</b>	<b>2</b>

**Avg Price** \$580,192 \$512,853 \$515,977

### Current Market Strength



### - vs - 2010 Market Distress



Report Date: Jan 5, 2026

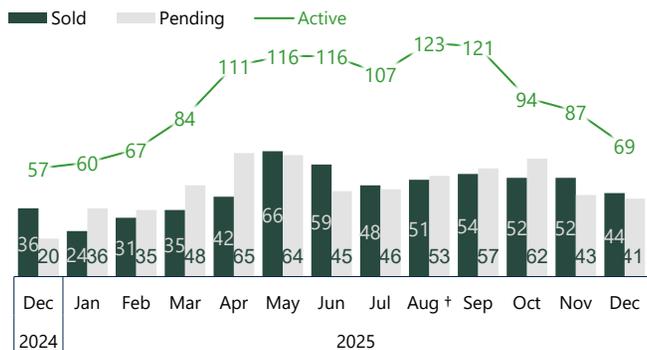


# 43° NORTH

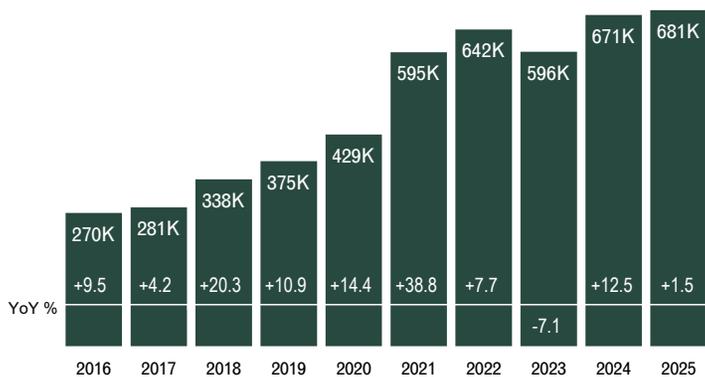
# MONTHLY MARKET TRENDS

## 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

December 2025

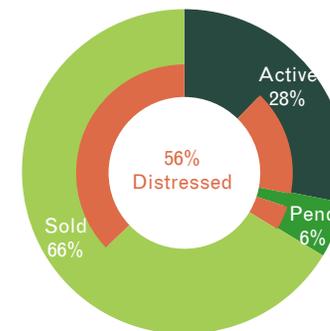
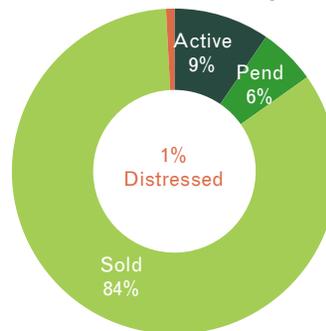
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	5	47	-	274,580	262,600	95.6%	806	325.64	-
300 - 399K	4	4	54	31	0.9	380,546	366,543	96.3%	1,195	306.76	1
400 - 499K	14	10	158	30	1.1	455,883	445,506	97.7%	1,391	320.30	-
500 - 599K	11	6	95	32	1.4	557,624	543,296	97.4%	1,820	298.56	1
600 - 799K	23	12	139	40	2.0	704,052	686,673	97.5%	2,189	313.65	3
800 - 999K	8	4	82	45	1.2	923,905	899,469	97.4%	2,720	330.69	1
1 - 1.5M	4	5	58	47	0.8	1,255,853	1,182,662	94.2%	3,349	353.13	-
1.5 - 2M	3	-	12	53	3.0	1,808,583	1,761,542	97.4%	3,883	453.65	-
2 - 2.5M	1	-	4	13	3.0	2,148,500	2,173,750	101.2%	4,153	523.45	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	1	299	-	3,595,000	3,250,000	90.4%	12,741	255.08	-
<b>Totals</b>	<b>69</b>	<b>41</b>	<b>608</b>	<b>37</b>	<b>1.4</b>	<b>702,765</b>	<b>680,907</b>	<b>96.9%</b>	<b>2,070</b>	<b>\$329</b>	<b>6</b>

Avg Price \$746,867 \$658,763 \$680,907

### Current Market Strength

- vs -

### 2010 Market Distress



Report Date: Jan 5, 2026



# 43° NORTH

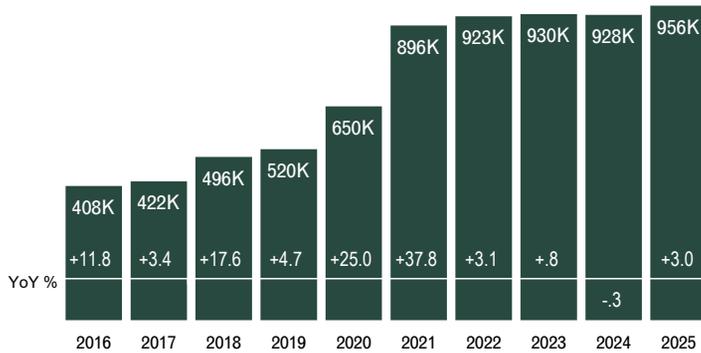
# MONTHLY MARKET TRENDS

## 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

December 2025

Area: 900, Eagle, 83616

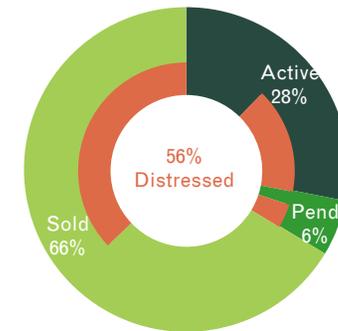
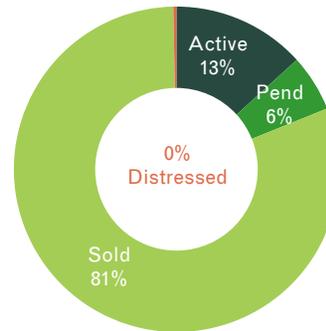
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 01/05/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	9	-	296,300	289,000	97.5%	932	310.20	-
300 - 399K	2	1	18	28	1.3	336,594	325,261	96.6%	1,002	324.52	-
400 - 499K	4	4	44	44	1.1	482,045	460,352	95.5%	1,593	288.94	-
500 - 599K	12	3	56	32	2.6	569,042	554,383	97.4%	1,931	287.13	-
600 - 799K	19	9	131	50	1.7	722,125	700,281	97.0%	2,364	296.24	-
800 - 999K	13	5	84	61	1.9	936,511	896,191	95.7%	2,762	324.51	2
1 - 1.5M	20	7	133	54	1.8	1,268,762	1,215,997	95.8%	3,390	358.67	-
1.5 - 2M	10	5	40	55	3.0	1,730,492	1,697,075	98.1%	3,921	432.86	-
2 - 2.5M	2	1	11	53	2.2	2,332,082	2,233,364	95.8%	5,186	430.68	-
2.5 - 3M	3	1	9	42	4.0	2,851,656	2,667,222	93.5%	5,785	461.07	-
>3M	2	1	1	81	24.0	3,500,000	3,200,000	91.4%	5,930	539.63	-
<b>Totals</b>	<b>87</b>	<b>37</b>	<b>530</b>	<b>50</b>	<b>2.0</b>	<b>992,589</b>	<b>955,513</b>	<b>96.3%</b>	<b>2,761</b>	<b>\$346</b>	<b>2</b>

**Avg Price** \$1,138,825 \$1,083,062 \$955,513

### Current Market Strength

- vs -

### 2010 Market Distress



Report Date: Jan 5, 2026

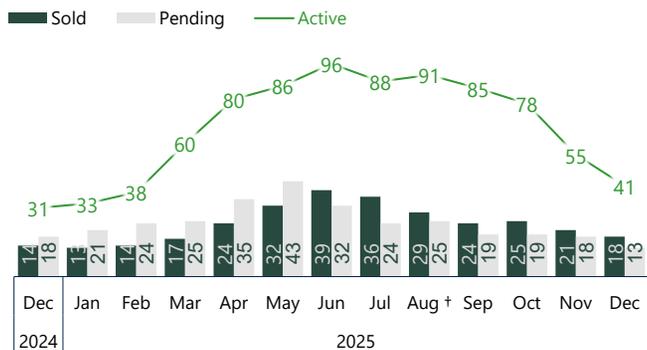


43° NORTH

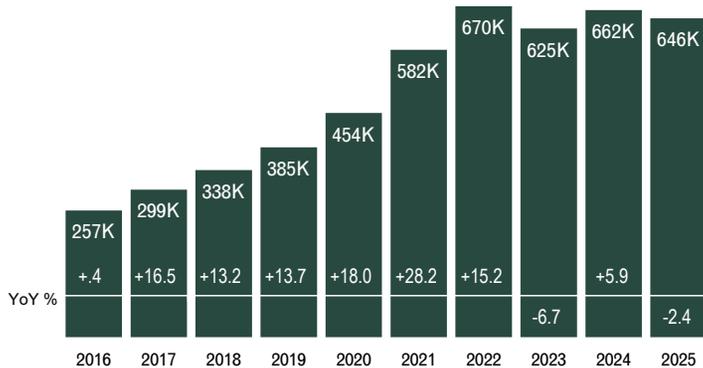
# MONTHLY MARKET TRENDS

## 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

December 2025

Area: 950, Star, 83669

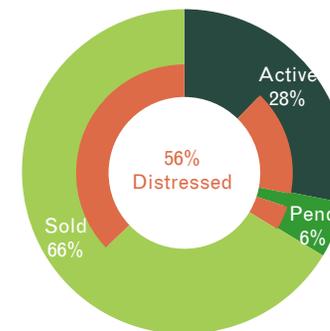
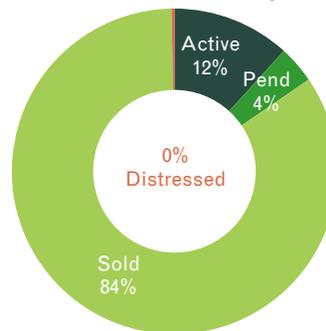
Price \$1000's	# Active as of 01/05/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	9	-	224,950	244,500	108.7%	1,502	162.78	-
300 - 399K	1	1	22	32	0.5	380,214	369,141	97.1%	1,209	305.37	-
400 - 499K	9	5	68	43	1.6	455,005	442,045	97.2%	1,734	254.94	1
500 - 599K	6	2	63	29	1.1	563,303	549,429	97.5%	2,256	243.56	-
600 - 799K	17	2	69	45	3.0	713,184	695,384	97.5%	2,543	273.41	-
800 - 999K	5	2	50	65	1.2	932,622	896,763	96.2%	2,857	313.90	-
1 - 1.5M	2	1	19	57	1.3	1,234,726	1,176,732	95.3%	3,236	363.61	-
1.5 - 2M	1	-	1	115	12.0	1,500,000	1,500,000	100.0%	3,741	400.96	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>41</b>	<b>13</b>	<b>294</b>	<b>44</b>	<b>1.7</b>	<b>666,815</b>	<b>646,125</b>	<b>96.9%</b>	<b>2,290</b>	<b>\$282</b>	<b>1</b>

Avg Price \$696,970 \$630,267 \$646,125

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

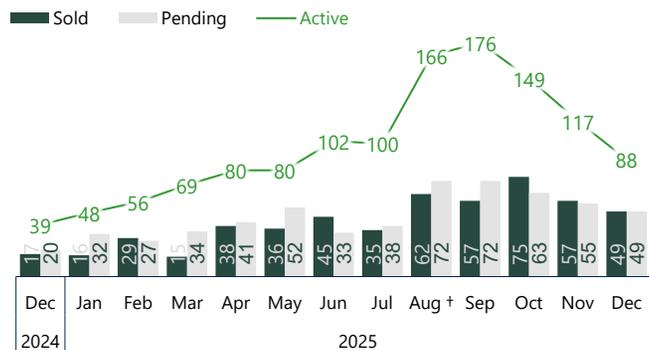


43° NORTH

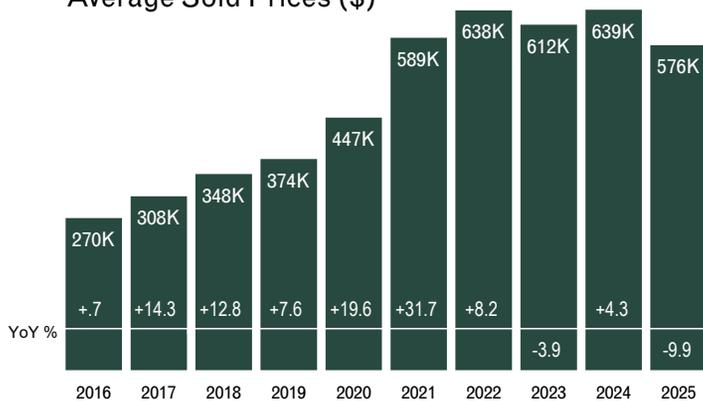
# MONTHLY MARKET TRENDS

## Existing Homes

### Monthly Trends



### Average Sold Prices (\$)



**Area:** 1000/1010, S Meridian, 83642 December 2025

Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	14	-	250,000	175,000	70.0%	975	179.49	-
200 - 299K	1	1	2	56	6.0	312,500	292,500	93.6%	632	462.82	-
300 - 399K	5	7	69	23	0.9	391,439	381,837	97.5%	1,362	280.43	-
400 - 499K	18	15	241	30	0.9	454,172	444,862	98.0%	1,702	261.35	2
500 - 599K	25	7	129	42	2.3	561,782	549,075	97.7%	2,171	252.93	1
600 - 799K	17	13	164	49	1.2	712,263	690,349	96.9%	2,630	262.45	-
800 - 999K	9	3	58	46	1.9	896,568	873,060	97.4%	3,037	287.44	-
1 - 1.5M	10	1	19	91	6.3	1,197,744	1,141,700	95.3%	3,783	301.81	-
1.5 - 2M	3	1	2	46	18.0	1,898,500	1,847,500	97.3%	5,029	367.37	-
2 - 2.5M	-	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>88</b>	<b>49</b>	<b>685</b>	<b>39</b>	<b>1.5</b>	<b>591,498</b>	<b>575,754</b>	<b>97.3%</b>	<b>2,155</b>	<b>\$267</b>	<b>3</b>
<b>Avg Price</b>	<b>\$684,491</b>	<b>\$619,412</b>	<b>\$575,754</b>								

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

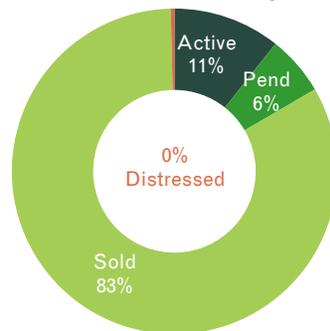
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
Minimum: 1bed, 1bath, \$2K asking price

<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

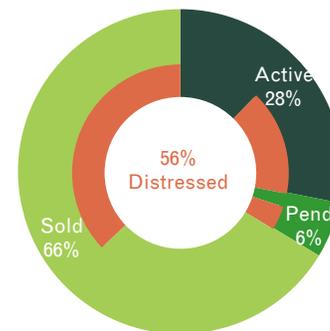
† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

### Current Market Strength



- vs -

### 2010 Market Distress



Report Date: Jan 5, 2026

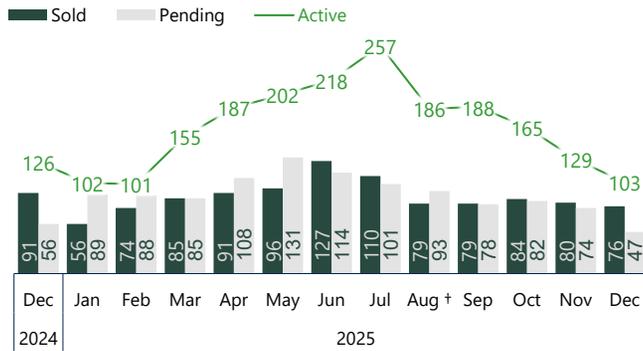


43° NORTH

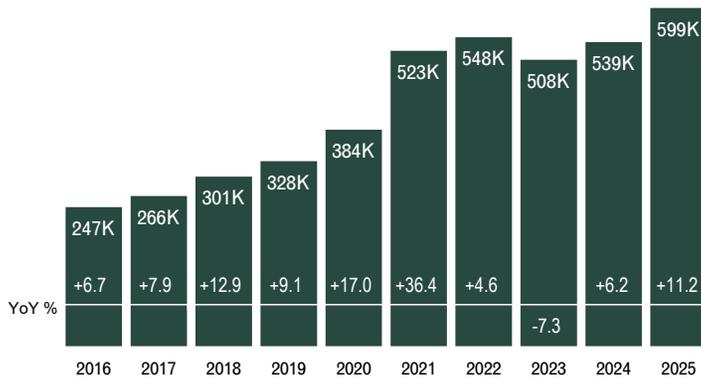
# MONTHLY MARKET TRENDS

## 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

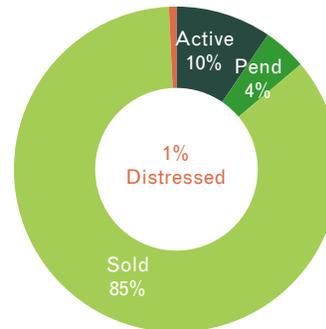
December 2025

Area: 1020/1030, N Meridian, 83646

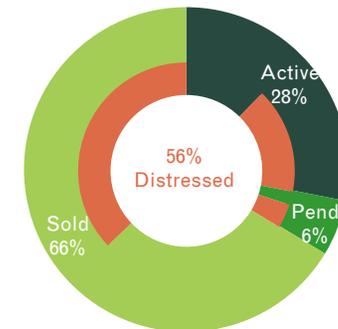
Price \$1000's	# Active as of 01/05/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	5	57	-	305,980	290,280	94.9%	1,054	275.51	-
300 - 399K	4	7	79	43	0.6	388,010	373,288	96.2%	1,392	268.18	2
400 - 499K	25	12	304	33	1.0	458,861	447,841	97.6%	1,675	267.36	4
500 - 599K	24	13	214	40	1.3	566,480	552,003	97.4%	2,152	256.55	-
600 - 799K	32	9	216	37	1.8	698,336	681,531	97.6%	2,530	269.38	1
800 - 999K	14	3	59	40	2.8	909,028	881,078	96.9%	3,054	288.45	-
1 - 1.5M	3	2	33	44	1.1	1,206,682	1,131,960	93.8%	3,543	319.46	1
1.5 - 2M	1	-	9	50	1.3	1,782,111	1,716,111	96.3%	4,599	373.16	-
2 - 2.5M	-	1	1	28	-	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>103</b>	<b>47</b>	<b>925</b>	<b>37</b>	<b>1.3</b>	<b>617,060</b>	<b>599,413</b>	<b>97.1%</b>	<b>2,168</b>	<b>\$276</b>	<b>8</b>

Avg Price \$638,141 \$614,912 \$599,413

### Current Market Strength



### - vs - 2010 Market Distress



Report Date: Jan 5, 2026

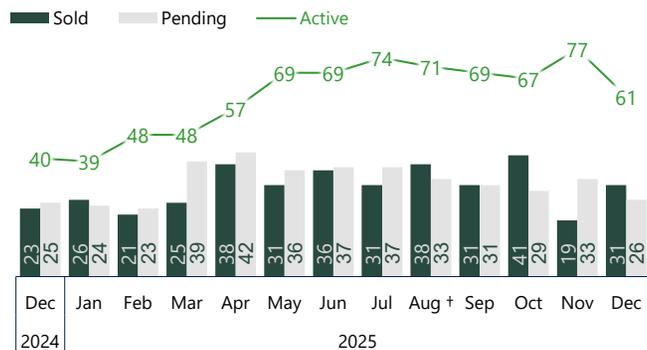


43° NORTH

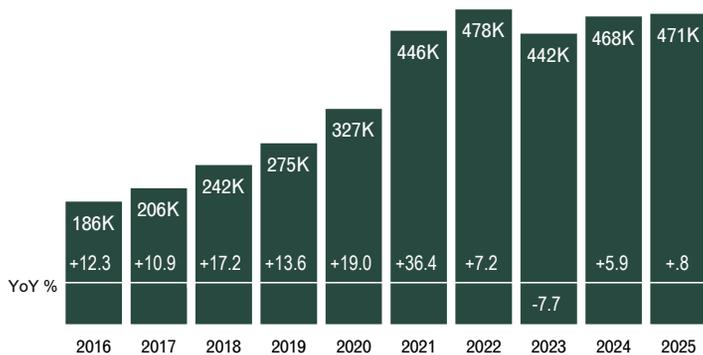
# MONTHLY MARKET TRENDS

## 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

December 2025

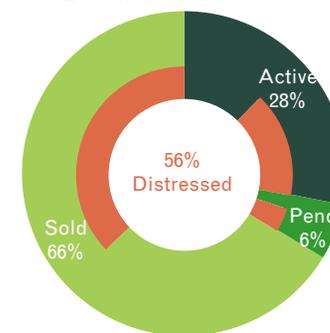
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	13	9	115	26	1.4	377,316	369,022	97.8%	1,333	276.79	4
400 - 499K	25	11	151	41	2.0	450,575	440,943	97.9%	1,874	235.23	-
500 - 599K	9	4	46	44	2.3	567,302	545,080	96.1%	2,190	248.88	-
600 - 799K	11	2	46	44	2.9	706,672	688,213	97.4%	2,516	273.49	-
800 - 999K	3	-	6	59	6.0	894,947	862,483	96.4%	3,092	278.97	-
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>61</b>	<b>26</b>	<b>365</b>	<b>37</b>	<b>2.0</b>	<b>483,837</b>	<b>471,497</b>	<b>97.4%</b>	<b>1,850</b>	<b>\$255</b>	<b>4</b>

Avg Price \$509,207 \$446,490 \$471,497

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026