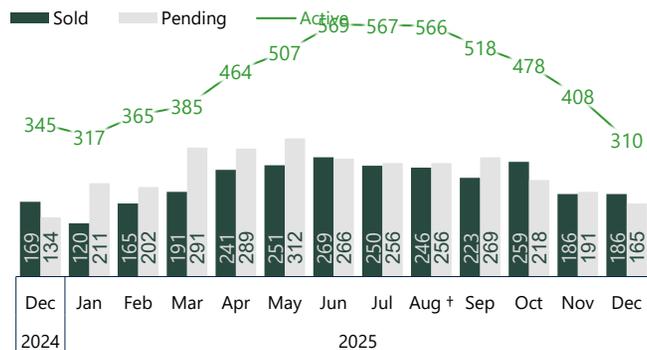


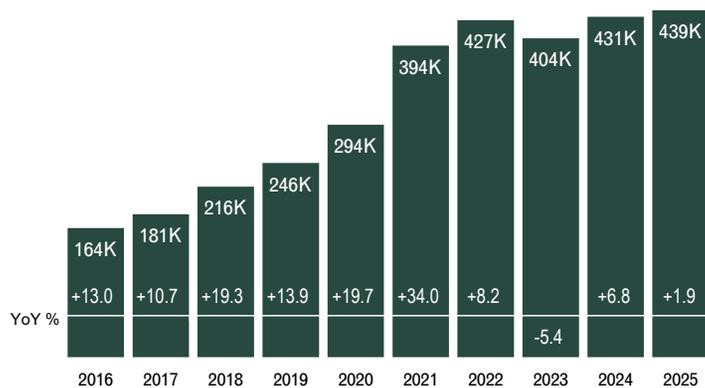
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

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

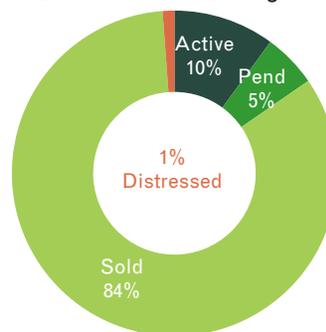
December 2025

Area: Canyon County

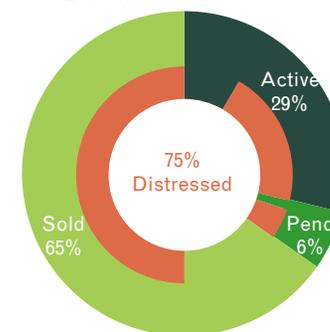
| Price \$1000's | # Active as of 01/05/2026 | # Pend | # Sold 12 mos. | CDOM Avg | Months ¹ of Supply | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | | |
|----------------|---------------------------|------------|----------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|---------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt | # Dis-tressed |
| 0-100K | - | - | 1 | 57 | - | 185,000 | 90,000 | 48.6% | 784 | 114.80 | - |
| 100 - 199K | 1 | 3 | 25 | 18 | 0.5 | 191,908 | 165,500 | 86.2% | 1,030 | 160.73 | 1 |
| 200 - 299K | 20 | 19 | 196 | 33 | 1.2 | 283,171 | 267,664 | 94.5% | 1,104 | 242.48 | 4 |
| 300 - 399K | 85 | 65 | 1,176 | 34 | 0.9 | 362,211 | 354,155 | 97.8% | 1,414 | 250.47 | 26 |
| 400 - 499K | 88 | 43 | 607 | 41 | 1.7 | 452,019 | 438,337 | 97.0% | 2,016 | 217.45 | 5 |
| 500 - 599K | 41 | 23 | 269 | 48 | 1.8 | 559,916 | 544,930 | 97.3% | 2,281 | 238.93 | - |
| 600 - 799K | 38 | 9 | 185 | 57 | 2.5 | 709,246 | 678,159 | 95.6% | 2,579 | 262.98 | - |
| 800 - 999K | 17 | 2 | 70 | 53 | 2.9 | 942,023 | 892,957 | 94.8% | 2,937 | 304.02 | - |
| 1 - 1.5M | 15 | 1 | 42 | 86 | 4.3 | 1,254,150 | 1,190,805 | 94.9% | 3,349 | 355.57 | - |
| 1.5 - 2M | 5 | - | 4 | 77 | 15.0 | 1,822,500 | 1,707,500 | 93.7% | 4,977 | 343.10 | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 310 | 165 | 2,575 | 40 | 1.4 | 453,807 | 439,084 | 96.8% | 1,781 | \$247 | 36 |

Avg Price \$537,886 \$419,019 \$439,084

Current Market Strength



- vs - 2010 Market Distress

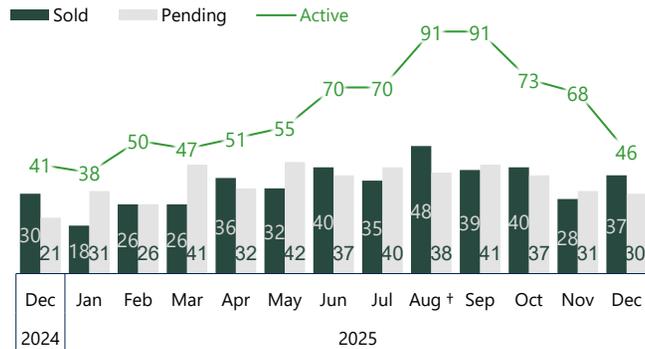


Report Date: Jan 5, 2026

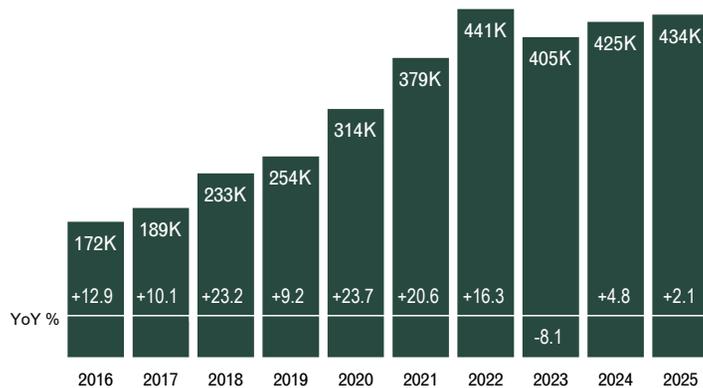
MONTHLY MARKET TRENDS

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

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

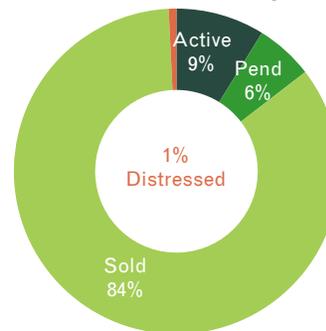
December 2025

Area: 1250, NE Nampa, 83687

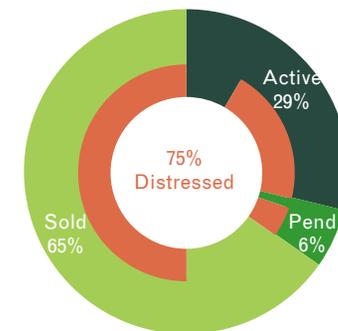
| Price \$1000's | # Active as of 01/05/2026 | # Pend 12 mos. | # Sold | CDOM Avg | Months ¹ of Supply | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | | |
|----------------|---------------------------|----------------|------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt | # Distressed |
| 0-100K | - | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | - | 5 | 3 | - | 193,980 | 180,700 | 93.2% | 970 | 186.29 | - |
| 200 - 299K | 2 | - | 29 | 34 | 0.8 | 278,386 | 268,157 | 96.3% | 1,030 | 260.38 | - |
| 300 - 399K | 9 | 10 | 203 | 31 | 0.5 | 362,789 | 357,335 | 98.5% | 1,337 | 267.19 | 1 |
| 400 - 499K | 13 | 13 | 118 | 38 | 1.3 | 452,107 | 441,914 | 97.7% | 1,950 | 226.61 | 3 |
| 500 - 599K | 9 | 4 | 43 | 50 | 2.5 | 556,434 | 542,145 | 97.4% | 2,299 | 235.87 | - |
| 600 - 799K | 7 | 1 | 29 | 49 | 2.9 | 718,131 | 689,262 | 96.0% | 2,495 | 276.26 | - |
| 800 - 999K | 3 | 1 | 10 | 44 | 3.6 | 939,590 | 898,600 | 95.6% | 2,936 | 306.10 | - |
| 1 - 1.5M | - | 1 | 4 | 184 | - | 1,158,250 | 1,122,475 | 96.9% | 3,301 | 340.02 | - |
| 1.5 - 2M | 3 | - | 1 | 10 | 36.0 | 1,550,000 | 1,500,000 | 96.8% | 3,091 | 485.28 | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 46 | 30 | 442 | 37 | 1.2 | 444,274 | 433,579 | 97.6% | 1,704 | \$254 | 4 |

Avg Price \$591,093 \$473,135 \$433,579

Current Market Strength



- vs - 2010 Market Distress



Report Date: Jan 5, 2026

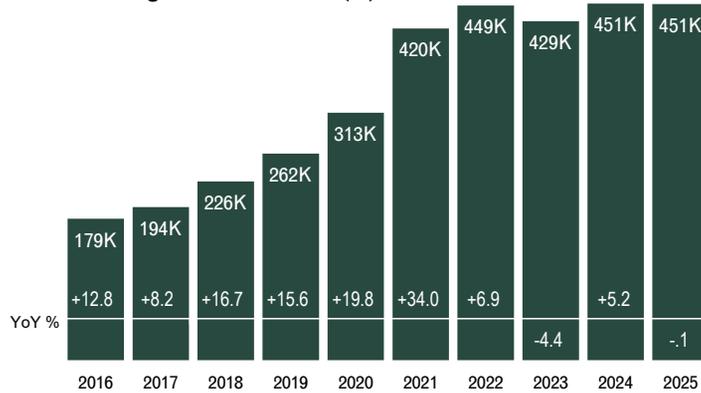
MONTHLY MARKET TRENDS

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

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

December 2025

Area: 1260, S Nampa, 83686

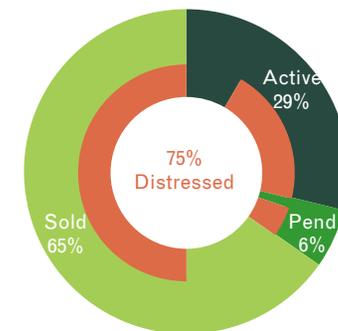
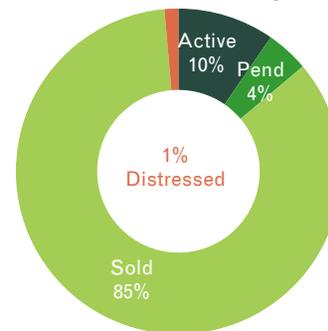
| Price | # Active | # Pend | # Sold | CDOM | Months ¹ | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | | |
|---------------|------------------|-----------|------------|-----------|---------------------|---|----------------|--------------|--------------|--------------|--------------|
| | | | | | | 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 | - | - | 2 | 1 | - | 182,500 | 187,500 | 102.7% | 804 | 233.21 | - |
| 200 - 299K | 2 | 4 | 37 | 24 | 0.6 | 285,955 | 274,354 | 95.9% | 1,098 | 249.97 | 1 |
| 300 - 399K | 17 | 12 | 271 | 35 | 0.8 | 367,769 | 356,288 | 96.9% | 1,404 | 253.72 | 8 |
| 400 - 499K | 28 | 10 | 191 | 39 | 1.8 | 454,673 | 440,791 | 96.9% | 1,968 | 223.92 | 2 |
| 500 - 599K | 11 | 5 | 93 | 46 | 1.4 | 557,764 | 546,119 | 97.9% | 2,299 | 237.54 | - |
| 600 - 799K | 12 | 2 | 64 | 58 | 2.3 | 708,668 | 678,174 | 95.7% | 2,656 | 255.29 | - |
| 800 - 999K | 3 | 1 | 16 | 36 | 2.3 | 933,425 | 889,563 | 95.3% | 3,087 | 288.14 | - |
| 1 - 1.5M | 3 | - | 4 | 153 | 9.0 | 1,353,225 | 1,250,000 | 92.4% | 3,996 | 312.83 | - |
| 1.5 - 2M | 1 | - | 1 | 145 | 12.0 | 1,750,000 | 1,500,000 | 85.7% | 6,196 | 242.09 | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 77 | 34 | 679 | 40 | 1.4 | 466,536 | 450,952 | 96.7% | 1,847 | \$244 | 11 |

Avg Price \$543,293 \$441,755 \$450,952

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

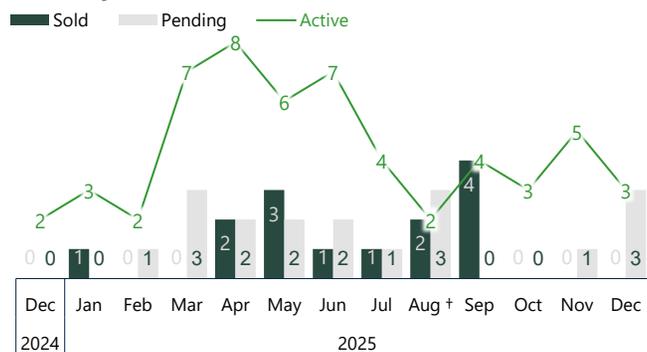


43° NORTH

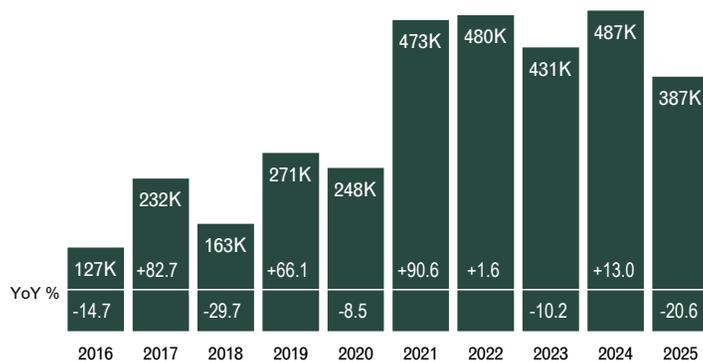
MONTHLY MARKET TRENDS

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

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

December 2025

Area: 1265, Melba, 83641

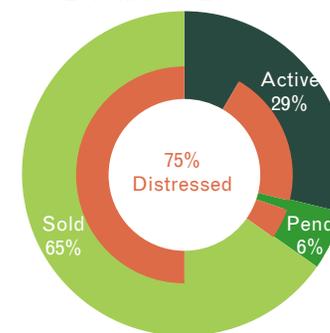
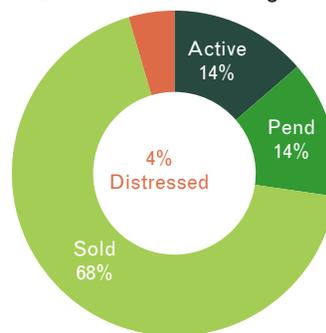
| Price \$1000's | # Active as of 01/05/2026 | # Pend 12 mos. | # Sold | CDOM Avg | Months ¹ of Supply | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | | |
|----------------|---------------------------|----------------|-----------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt | # Distressed |
| 0-100K | - | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | 1 | 2 | 2 | - | 197,500 | 192,500 | 97.5% | 1,385 | 138.99 | 1 |
| 200 - 299K | - | 1 | 3 | 11 | - | 262,933 | 254,367 | 96.7% | 1,169 | 217.66 | - |
| 300 - 399K | 1 | 1 | 4 | 42 | 3.0 | 371,250 | 351,350 | 94.6% | 1,427 | 246.22 | - |
| 400 - 499K | - | - | 2 | 110 | - | 477,450 | 440,000 | 92.2% | 2,045 | 215.21 | - |
| 500 - 599K | 1 | - | 2 | 36 | 6.0 | 545,000 | 522,500 | 95.9% | 1,734 | 301.33 | - |
| 600 - 799K | - | - | 2 | 80 | - | 719,500 | 660,000 | 91.7% | 2,237 | 295.04 | - |
| 800 - 999K | 1 | - | - | - | - | - | - | - | - | - | - |
| 1 - 1.5M | - | - | - | - | - | - | - | - | - | - | - |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 3 | 3 | 15 | 44 | 2.4 | 410,180 | 386,567 | 94.2% | 1,601 | \$241 | 1 |

Avg Price \$644,663 \$289,633 \$386,567

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

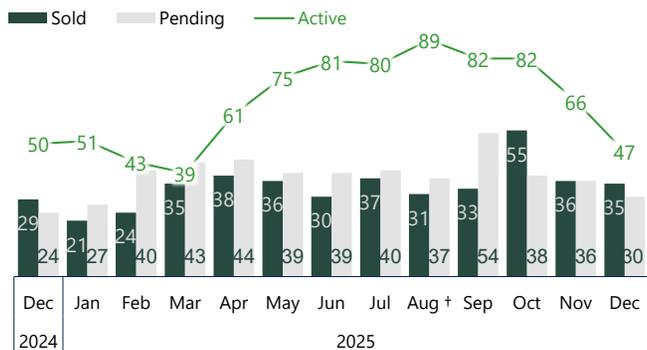


43° NORTH

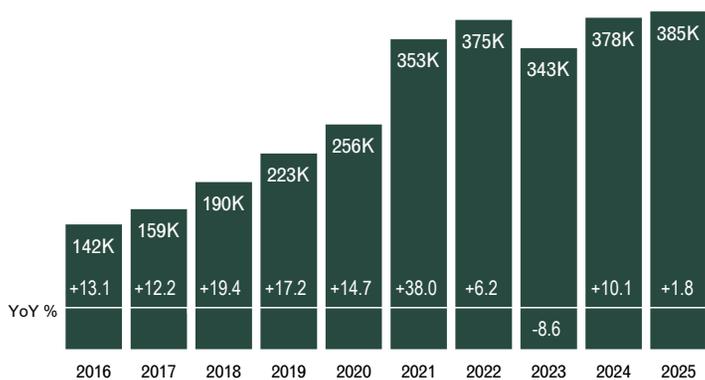
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

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

Area: 1270, NW Nampa, 83651

December 2025

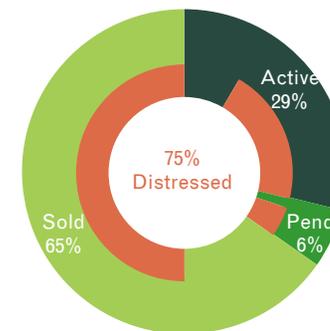
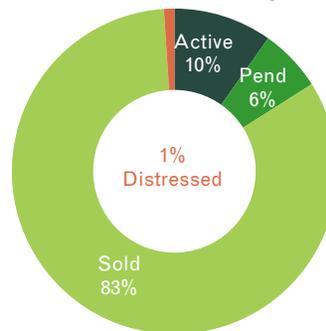
| Price \$1000's | # Active as of 01/05/2026 | # Pend 12 mos. | # Sold | CDOM Avg | Months ¹ of Supply | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | | |
|----------------|---------------------------|----------------|------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt | # Distressed |
| 0-100K | - | - | - | - | - | - | - | - | - | - | |
| 100 - 199K | - | 1 | 5 | 27 | - | 206,160 | 166,200 | 80.6% | 961 | 172.91 | - |
| 200 - 299K | 7 | 7 | 52 | 41 | 1.6 | 283,833 | 269,127 | 94.8% | 1,136 | 236.99 | 1 |
| 300 - 399K | 21 | 10 | 226 | 31 | 1.1 | 354,999 | 348,692 | 98.2% | 1,431 | 243.70 | 4 |
| 400 - 499K | 12 | 9 | 79 | 42 | 1.8 | 444,866 | 430,494 | 96.8% | 1,998 | 215.44 | - |
| 500 - 599K | 3 | 2 | 19 | 37 | 1.9 | 563,057 | 546,379 | 97.0% | 2,228 | 245.20 | - |
| 600 - 799K | 4 | 1 | 12 | 95 | 4.0 | 707,350 | 665,242 | 94.0% | 2,434 | 273.36 | - |
| 800 - 999K | - | - | 2 | 99 | - | 911,000 | 837,500 | 91.9% | 3,051 | 274.55 | - |
| 1 - 1.5M | - | - | 3 | 136 | - | 1,365,000 | 1,306,667 | 95.7% | 3,735 | 349.84 | - |
| 1.5 - 2M | - | - | 1 | 125 | - | 1,995,000 | 1,900,000 | 95.2% | 5,435 | 349.59 | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 47 | 30 | 399 | 38 | 1.4 | 396,648 | 384,707 | 97.0% | 1,602 | \$240 | 5 |

Avg Price \$407,220 \$372,050 \$384,707

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

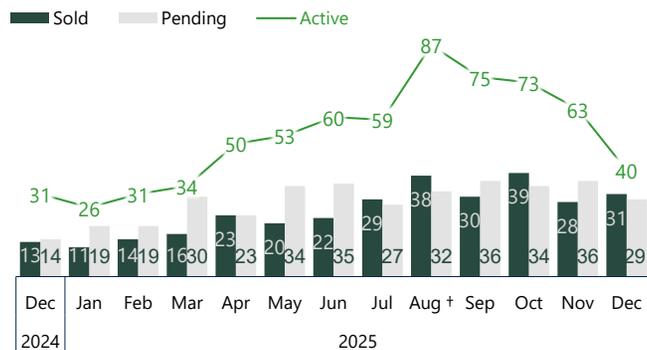


43° NORTH

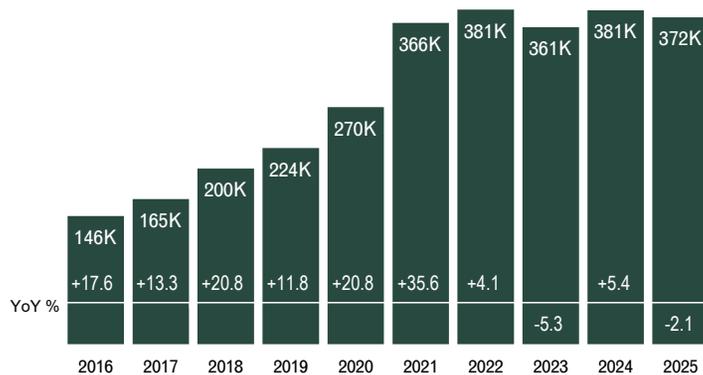
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

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December 2025

Area: 1275, NW Caldwell, 83605

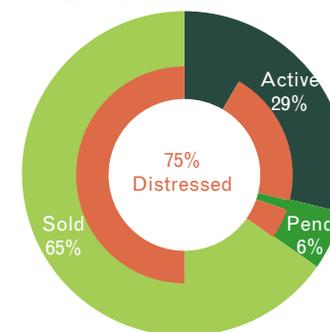
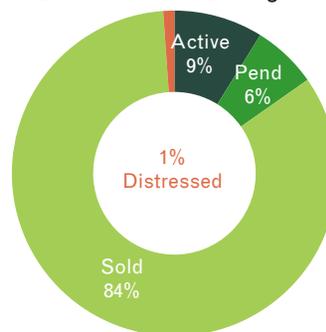
| Price \$1000's | # Active as of 01/05/2026 | # Pend 12 mos. | # Sold | CDOM Avg | Months ¹ of Supply | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | | |
|----------------|---------------------------|----------------|------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per Sq Ft | # Distressed |
| 0-100K | - | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | 1 | 3 | 9 | - | 157,833 | 136,167 | 86.3% | 850 | 160.13 | - |
| 200 - 299K | 6 | 6 | 59 | 25 | 1.2 | 282,925 | 265,711 | 93.9% | 1,080 | 246.01 | 1 |
| 300 - 399K | 15 | 12 | 211 | 38 | 0.9 | 360,342 | 351,809 | 97.6% | 1,444 | 243.68 | 4 |
| 400 - 499K | 8 | 6 | 73 | 42 | 1.3 | 446,958 | 433,348 | 97.0% | 2,177 | 199.04 | - |
| 500 - 599K | 7 | 3 | 22 | 50 | 3.8 | 560,517 | 544,011 | 97.1% | 2,488 | 218.61 | - |
| 600 - 799K | 2 | 1 | 9 | 51 | 2.7 | 682,078 | 652,083 | 95.6% | 2,713 | 240.36 | - |
| 800 - 999K | 1 | - | 1 | 35 | 12.0 | 995,000 | 975,000 | 98.0% | 5,683 | 171.56 | - |
| 1 - 1.5M | 1 | - | - | - | - | - | - | - | - | - | - |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 40 | 29 | 378 | 38 | 1.3 | 384,368 | 372,390 | 96.9% | 1,626 | \$229 | 5 |

Avg Price \$440,277 \$378,815 \$372,390

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

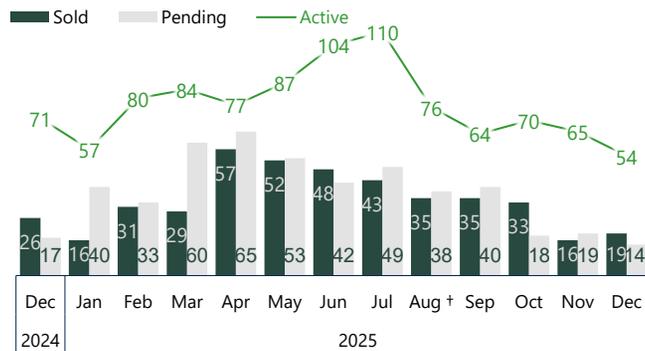


43° NORTH

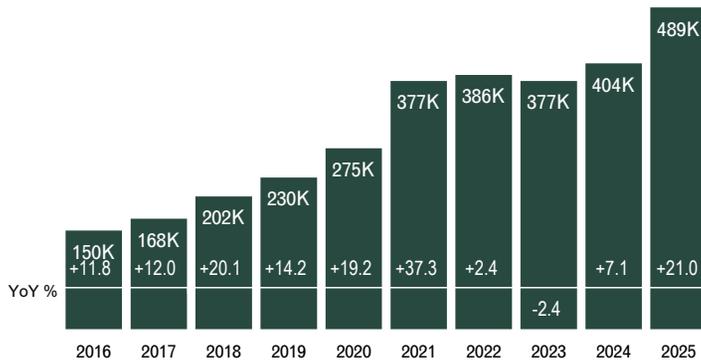
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

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

Area: 1280, SW Caldwell, 83607

December 2025

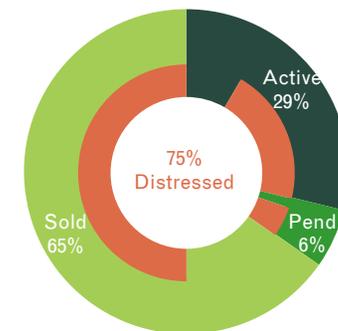
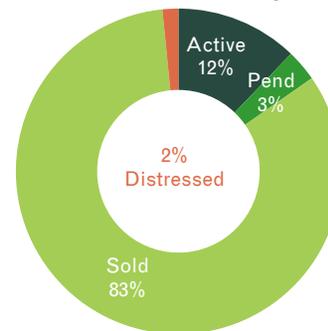
| Price \$1000's | # Active as of 01/05/2026 | # Pend 12 mos. | # Sold | CDOM Avg | Months ¹ of Supply | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | | |
|-------------------|------------------------------|-------------------|------------|-------------|----------------------------------|---|----------------|--------------|--------------|--------------|---------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt | # Dis-tressed |
| 0-100K | - | - | - | - | - | - | - | - | - | - | |
| 100 - 199K | - | - | - | - | - | - | - | - | - | - | |
| 200 - 299K | - | - | 3 | 19 | - | 288,167 | 262,667 | 91.2% | 1,228 | 213.96 | - |
| 300 - 399K | 11 | 8 | 178 | 34 | 0.7 | 362,595 | 356,019 | 98.2% | 1,457 | 244.29 | 7 |
| 400 - 499K | 18 | 1 | 84 | 47 | 2.6 | 457,646 | 440,630 | 96.3% | 2,078 | 212.08 | - |
| 500 - 599K | 7 | 4 | 34 | 61 | 2.5 | 573,120 | 551,304 | 96.2% | 2,173 | 253.68 | - |
| 600 - 799K | 6 | 1 | 33 | 64 | 2.2 | 687,978 | 662,272 | 96.3% | 2,488 | 266.17 | - |
| 800 - 999K | 6 | - | 18 | 61 | 4.0 | 948,628 | 894,489 | 94.3% | 3,027 | 295.48 | - |
| 1 - 1.5M | 6 | - | 18 | 69 | 4.0 | 1,207,983 | 1,140,383 | 94.4% | 3,140 | 363.23 | - |
| 1.5 - 2M | - | - | 1 | 29 | - | 1,995,000 | 1,930,000 | 96.7% | 5,185 | 372.23 | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 54 | 14 | 369 | 45 | 1.8 | 506,374 | 488,697 | 96.5% | 1,924 | \$254 | 7 |

Avg Price \$611,826 \$433,514 \$488,697

Current Market Strength

- vs -

2010 Market Distress

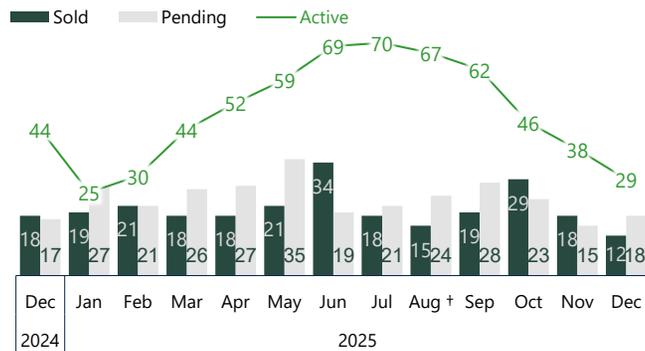


Report Date: Jan 5, 2026

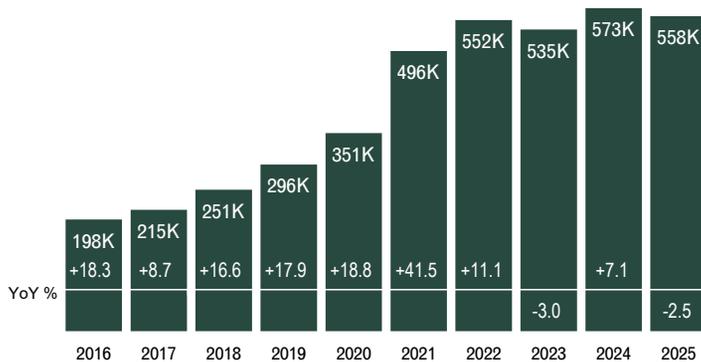
MONTHLY MARKET TRENDS

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

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

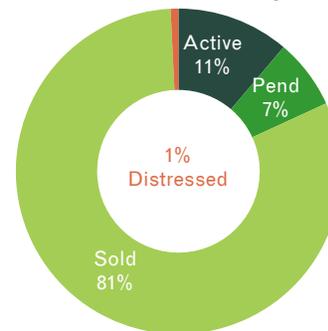
December 2025

Area: 1285, Middleton, 83644

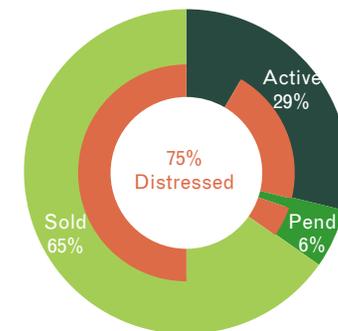
| Price | # Active | # Pend | # Sold | CDOM | Months ¹ | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | | |
|---------------|------------------|-----------|------------|-----------|---------------------|---|----------------|--------------|--------------|--------------|--------------|
| | | | | | | 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 | - | - | 2 | 66 | - | 314,750 | 275,250 | 87.5% | 1,170 | 235.26 | - |
| 300 - 399K | 6 | 9 | 57 | 31 | 1.3 | 369,267 | 361,938 | 98.0% | 1,385 | 261.31 | 2 |
| 400 - 499K | 6 | 2 | 48 | 42 | 1.5 | 450,927 | 437,390 | 97.0% | 2,069 | 211.41 | - |
| 500 - 599K | 2 | 5 | 46 | 44 | 0.5 | 556,781 | 541,050 | 97.2% | 2,221 | 243.60 | - |
| 600 - 799K | 6 | 2 | 24 | 45 | 3.0 | 716,341 | 692,258 | 96.6% | 2,682 | 258.07 | - |
| 800 - 999K | 3 | - | 21 | 56 | 1.7 | 939,933 | 891,057 | 94.8% | 2,680 | 332.45 | - |
| 1 - 1.5M | 5 | - | 12 | 46 | 5.0 | 1,289,807 | 1,239,750 | 96.1% | 3,350 | 370.07 | - |
| 1.5 - 2M | 1 | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 29 | 18 | 210 | 42 | 1.7 | 577,822 | 558,416 | 96.6% | 2,113 | \$264 | 2 |

Avg Price \$710,245 \$443,019 \$558,416

Current Market Strength



- vs - 2010 Market Distress

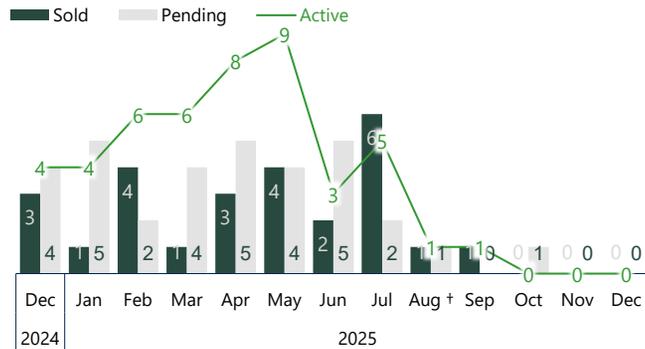


Report Date: Jan 5, 2026

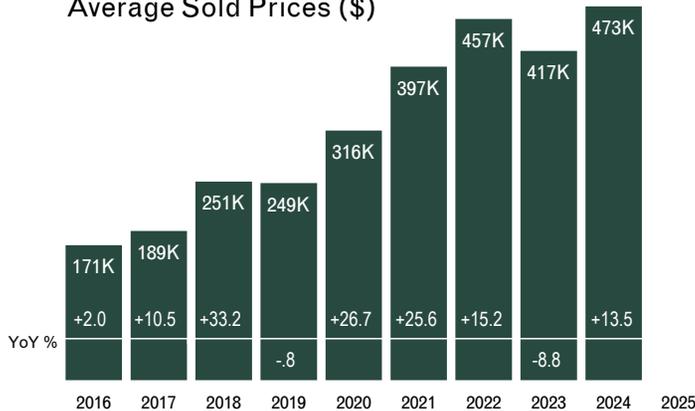
MONTHLY MARKET TRENDS

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

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

December 2025

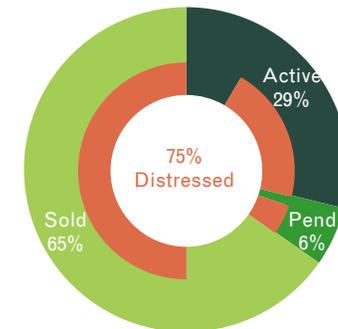
Area: 1290, Notus 83656

| Price \$1000's | # Active as of 01/05/2026 | # Pend 12 mos. | # Sold | CDOM Avg | Months ¹ of Supply | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | |
|----------------|---------------------------|----------------|--------|----------|-------------------------------|---|------------|---------|-----------|-------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt |
| 0-100K | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | - | - | - | - | - | - | - | - | - |
| 200 - 299K | - | - | - | - | - | - | - | - | - | - |
| 300 - 399K | - | - | - | - | - | - | - | - | - | - |
| 400 - 499K | - | - | - | - | - | - | - | - | - | - |
| 500 - 599K | - | - | - | - | - | - | - | - | - | - |
| 600 - 799K | - | - | - | - | - | - | - | - | - | - |
| 800 - 999K | - | - | - | - | - | - | - | - | - | - |
| 1 - 1.5M | - | - | - | - | - | - | - | - | - | - |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - |

Totals
Avg Price

Current Market Strength - vs - 2010 Market Distress

0% Distressed



Report Date: Jan 5, 2026

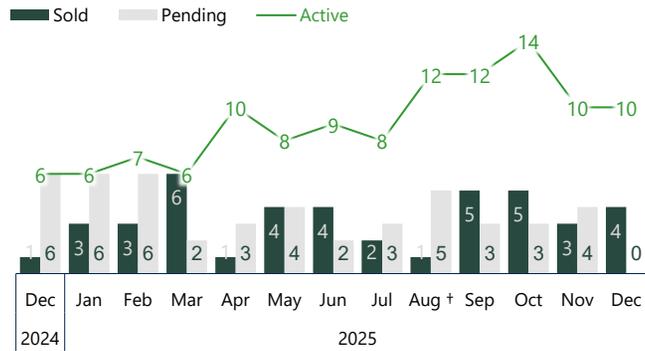


43° NORTH

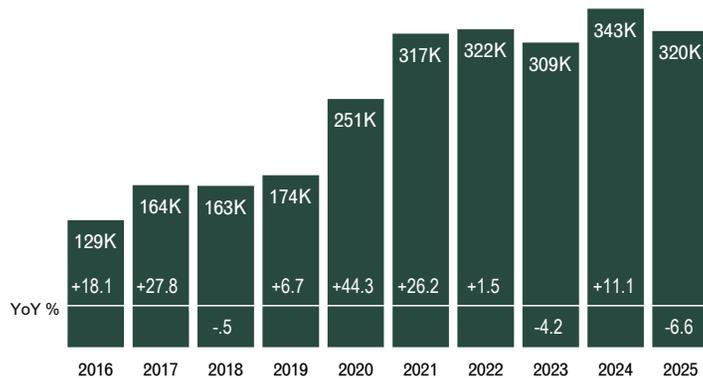
MONTHLY MARKET TRENDS

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

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

December 2025

Area: 1292, Parma, 83660

| Price \$1000's | # Active as of 01/05/2026 | # Pend 12 mos. | # Sold | CDOM Avg | Months ¹ 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 | - | - | 1 | 57 | - | 185,000 | 90,000 | 48.6% | 784 | 114.80 | - |
| 100 - 199K | 1 | - | 8 | 35 | 1.5 | 195,438 | 154,313 | 79.0% | 1,145 | 134.81 | - |
| 200 - 299K | 1 | - | 10 | 71 | 1.2 | 279,330 | 246,640 | 88.3% | 1,253 | 196.92 | 1 |
| 300 - 399K | 4 | - | 9 | 20 | 5.3 | 374,866 | 354,278 | 94.5% | 1,702 | 208.18 | - |
| 400 - 499K | 2 | - | 9 | 44 | 2.7 | 434,078 | 425,267 | 98.0% | 1,887 | 225.39 | - |
| 500 - 599K | 1 | - | 2 | 57 | 6.0 | 544,500 | 512,500 | 94.1% | 1,958 | 261.81 | - |
| 600 - 799K | 1 | - | 2 | 25 | 6.0 | 674,950 | 650,000 | 96.3% | 2,118 | 306.89 | - |
| 800 - 999K | - | - | - | - | - | - | - | - | - | - | - |
| 1 - 1.5M | - | - | - | - | - | - | - | - | - | - | - |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 10 | 41 | 44 | 44 | 2.9 | 347,834 | 320,288 | 92.1% | 1,534 | \$209 | 1 |

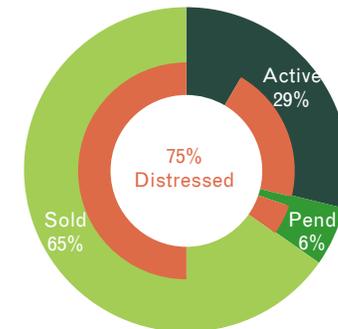
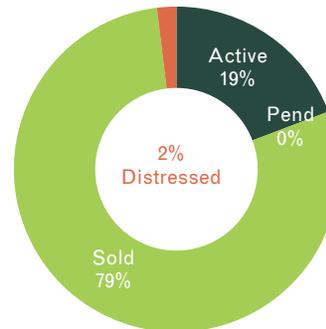
Avg Price \$410,179

\$320,288

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

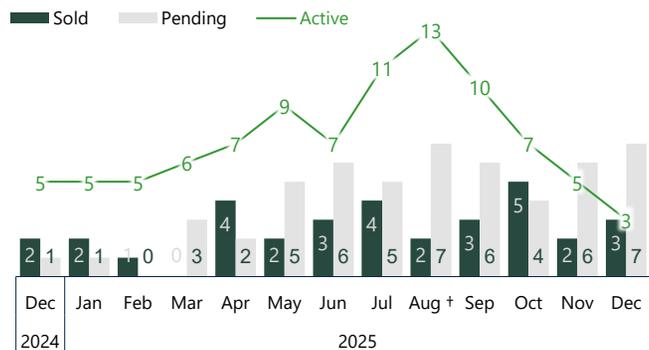


43° NORTH

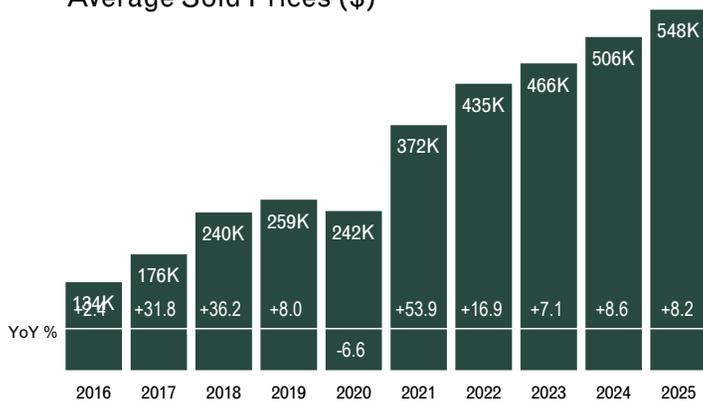
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

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

Area: 1293, Wilder, 83676

December 2025

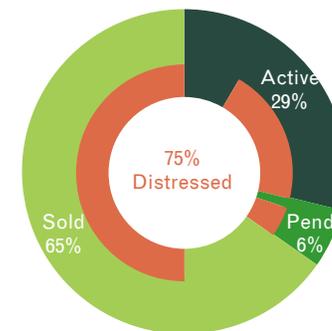
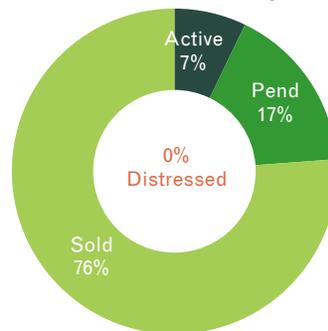
| Price \$1000's | # Active as of 01/05/2026 | # Pend 12 mos. | # Sold | CDOM Avg | Months ¹ of Supply | Average Prices (12 mth Solds: 01-01-25 to 12-31-25) | | | | | |
|----------------|---------------------------|----------------|-----------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt | # Distressed |
| 0-100K | - | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | - | - | - | - | - | - | - | - | - | - |
| 200 - 299K | 2 | 1 | 1 | 45 | 24.0 | 320,000 | 295,000 | 92.2% | 1,055 | 279.62 | - |
| 300 - 399K | 1 | 3 | 11 | 46 | 1.1 | 345,755 | 334,927 | 96.9% | 1,419 | 236.11 | - |
| 400 - 499K | - | 2 | 2 | 30 | - | 487,000 | 462,500 | 95.0% | 1,694 | 273.02 | - |
| 500 - 599K | - | - | 6 | 58 | - | 558,050 | 552,333 | 99.0% | 2,349 | 235.10 | - |
| 600 - 799K | - | 1 | 10 | 50 | - | 771,870 | 712,689 | 92.3% | 2,588 | 275.35 | - |
| 800 - 999K | - | - | 1 | 85 | - | 995,000 | 985,000 | 99.0% | 2,516 | 391.49 | - |
| 1 - 1.5M | - | - | 1 | 71 | - | 1,312,000 | 1,200,000 | 91.5% | 3,553 | 337.74 | - |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 3 | 7 | 32 | 50 | 1.1 | 577,228 | 547,815 | 94.9% | 2,065 | \$265 | 0 |

Avg Price \$276,267 \$409,263 \$547,815

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

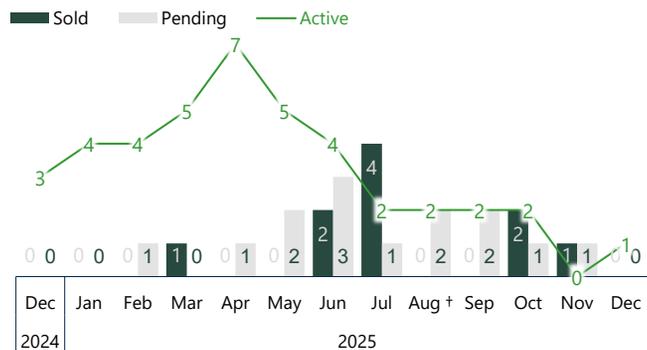


43° NORTH

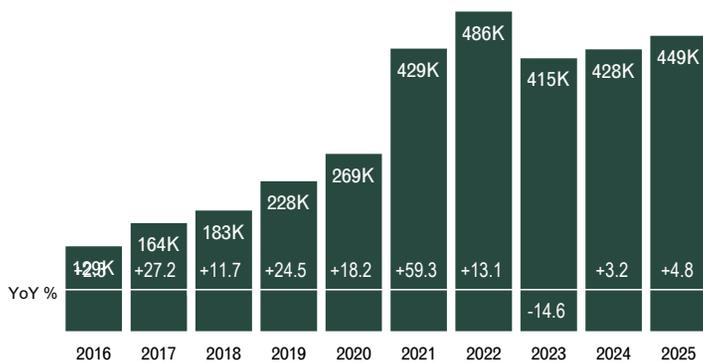
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
 Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

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

Area: 1294, Greenleaf, 83626

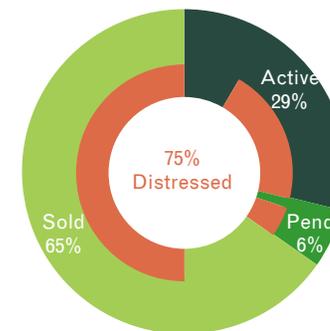
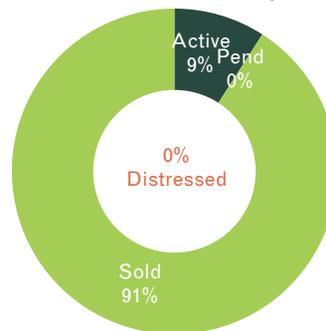
December 2025

| Price \$1000's | # Active as of 01/05/2026 | # Pend 12 mos. | # Sold | CDOM Avg | Months ¹ 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 | - | - | 6 | 13 | - | 355,750 | 346,167 | 97.3% | 1,297 | 266.93 | - |
| 400 - 499K | 1 | - | 1 | 71 | 12.0 | 489,900 | 450,000 | 91.9% | 2,425 | 185.57 | - |
| 500 - 599K | - | - | 2 | 58 | - | 582,000 | 559,450 | 96.1% | 3,115 | 179.60 | - |
| 600 - 799K | - | - | - | - | - | - | - | - | - | - | - |
| 800 - 999K | - | - | 1 | 89 | - | 985,000 | 840,000 | 85.3% | 1,774 | 473.51 | - |
| 1 - 1.5M | - | - | - | - | - | - | - | - | - | - | - |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 1 | 10 | 10 | 36 | 1.2 | 477,340 | 448,590 | 94.0% | 1,821 | \$246 | 0 |
| Avg Price | \$469,999 | | | | | | | | | | |

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026