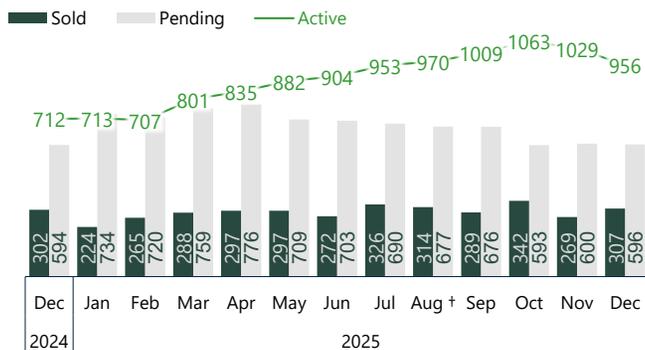


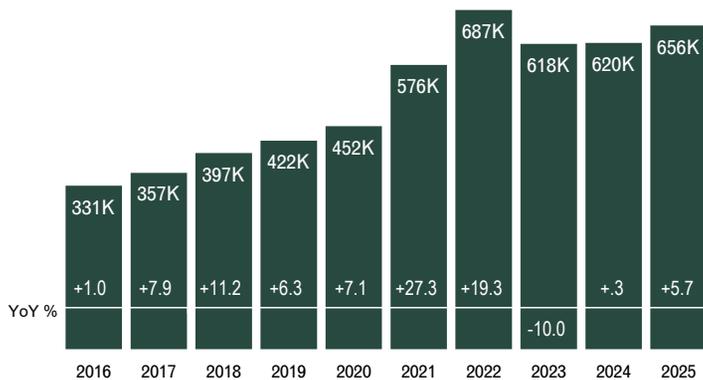
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

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

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

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

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

Area: Ada County

December 2025

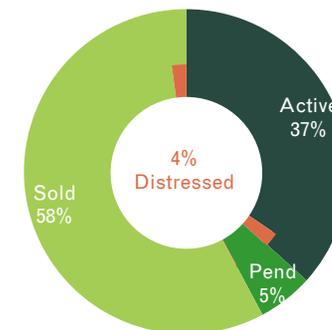
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	39	26	251	78	1.9	401,015	385,283	96.1%	1,486	259.30	-
400 - 499K	321	140	1,110	76	3.5	463,401	450,406	97.2%	1,788	251.92	-
500 - 599K	190	109	695	71	3.3	561,333	547,434	97.5%	2,157	253.77	-
600 - 799K	196	169	787	66	3.0	701,901	690,336	98.4%	2,439	282.98	-
800 - 999K	87	62	307	57	3.4	876,059	880,453	100.5%	2,825	311.65	-
1 - 1.5M	80	60	236	69	4.1	1,218,709	1,212,054	99.5%	3,222	376.19	-
1.5 - 2M	21	17	56	49	4.5	1,686,826	1,713,902	101.6%	3,698	463.51	-
2 - 2.5M	12	6	33	71	4.4	2,256,093	2,225,547	98.6%	4,181	532.26	-
2.5 - 3M	6	3	14	24	5.1	2,681,066	2,732,791	101.9%	4,640	588.96	-
>3M	4	4	1	-	48.0	3,325,000	3,404,497	102.4%	4,819	706.47	-
Totals	956	596	3,490	70	3.3	665,872	655,544	98.4%	2,240	\$293	0

Avg Price \$703,838 \$747,434 \$655,544

Current Market Strength

- vs -

2010 Market Distress

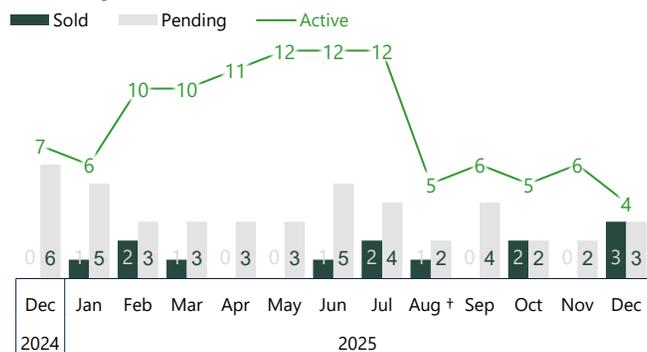


Report Date: Jan 5, 2026

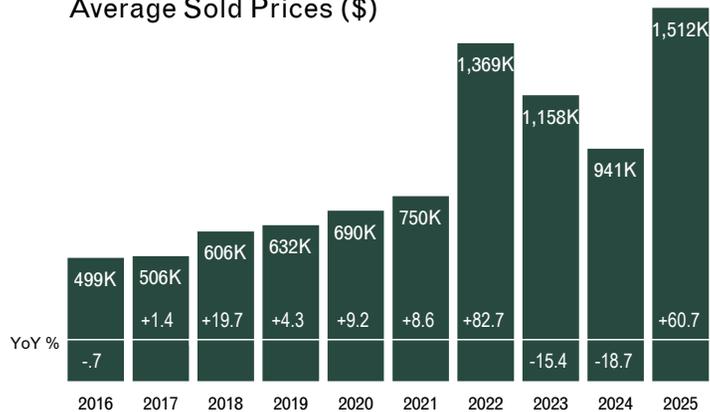
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Area: 100, N Boise, 83702

December 2025

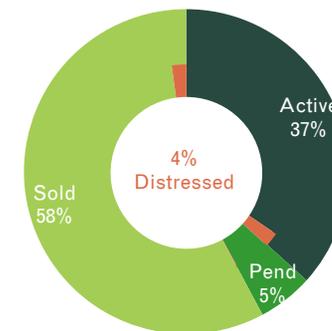
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	1	908	-	549,900	540,000	98.2%	864	625.00	-
600 - 799K	1	-	3	481	4.0	696,567	687,100	98.6%	1,133	606.62	-
800 - 999K	2	1	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	1	83	-	1,089,000	1,079,000	99.1%	2,423	445.32	-
1.5 - 2M	-	1	2	85	-	1,724,995	1,704,950	98.8%	3,736	456.42	-
2 - 2.5M	-	-	2	96	-	2,300,000	2,175,000	94.6%	3,878	560.86	-
2.5 - 3M	-	1	2	2	-	2,247,500	2,597,927	115.6%	3,004	864.97	-
>3M	1	-	-	-	-	-	-	-	-	-	-
Totals	4	3	11	254	4.4	1,479,417	1,512,369	102.2%	2,538	\$596	0

Avg Price \$1,879,925 \$1,759,000 \$1,512,369

Current Market Strength

- vs -

2010 Market Distress



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

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

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

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

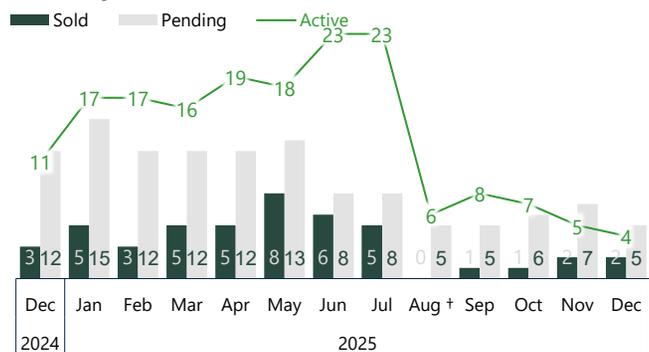
† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Report Date: Jan 5, 2026

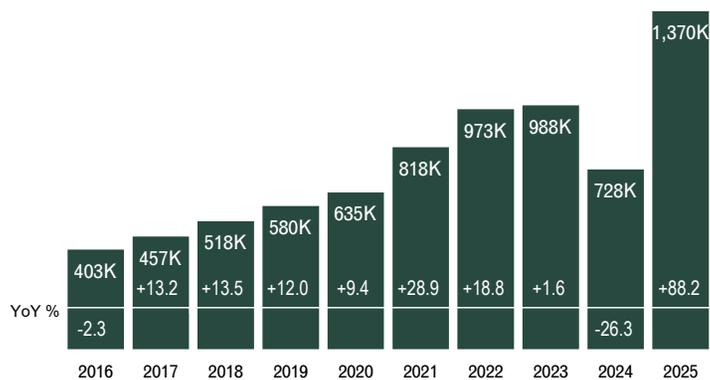
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)
Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
 Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Area: 200, NE Boise, 83712

December 2025

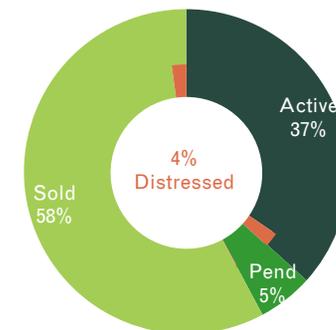
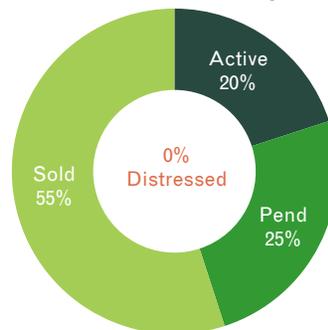
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	4	153	-	768,650	758,062	98.6%	1,770	428.22	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	1	1	4	3	3.0	1,286,304	1,277,027	99.3%	3,039	420.18	-
1.5 - 2M	2	-	1	131	24.0	1,400,000	1,835,000	131.1%	3,492	525.49	-
2 - 2.5M	-	2	1	9	-	2,295,000	2,295,000	100.0%	3,359	683.24	-
2.5 - 3M	1	1	1	-	12.0	2,795,000	2,795,000	100.0%	4,221	662.17	-
>3M	-	1	-	-	-	-	-	-	-	-	-
Totals	4	5	11	69	4.4	1,337,256	1,369,578	102.4%	2,755	\$497	0

Avg Price \$1,768,625 \$2,529,980 \$1,369,578

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

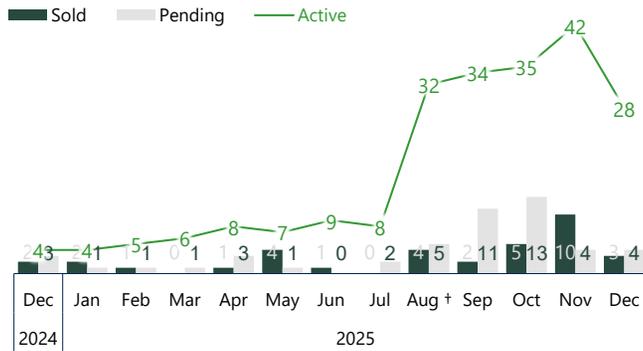


43° NORTH

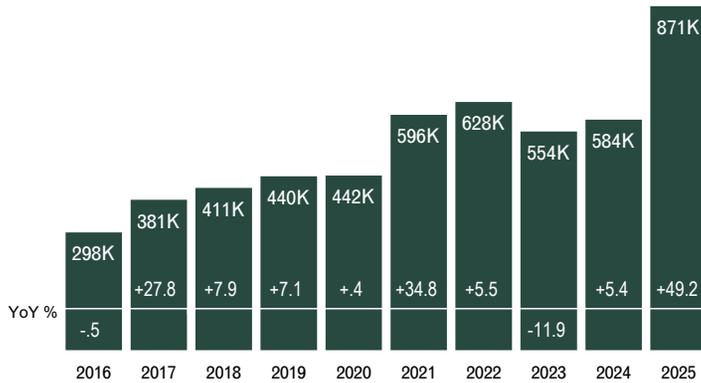
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Area: 300, SE Boise, 83706, 83716

December 2025

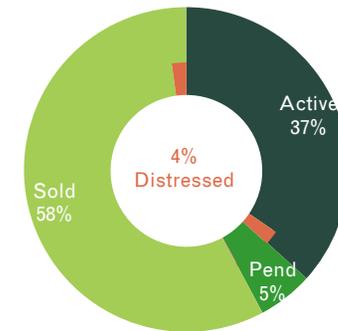
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	-	4	56	6.0	377,400	377,400	100.0%	707	534.18	-
400 - 499K	3	-	12	101	3.0	460,733	461,242	100.1%	942	489.47	-
500 - 599K	4	-	14	50	3.4	550,257	550,693	100.1%	1,412	390.13	-
600 - 799K	5	1	17	41	3.5	720,307	704,433	97.8%	2,023	348.22	-
800 - 999K	3	1	4	78	9.0	949,900	903,725	95.1%	2,344	385.55	-
1 - 1.5M	-	-	5	32	-	1,209,433	1,183,211	97.8%	2,538	466.20	-
1.5 - 2M	5	-	2	44	30.0	1,550,127	1,588,333	102.5%	3,799	418.09	-
2 - 2.5M	2	2	5	73	4.8	2,385,063	2,328,302	97.6%	4,463	521.67	-
2.5 - 3M	4	-	2	15	24.0	2,747,230	2,774,965	101.0%	5,874	472.41	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	28	4	65	58	5.2	882,369	871,209	98.7%	2,031	\$429	0

Avg Price \$1,230,748 \$1,579,918 \$871,209

Current Market Strength

- vs -

2010 Market Distress



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

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

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

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

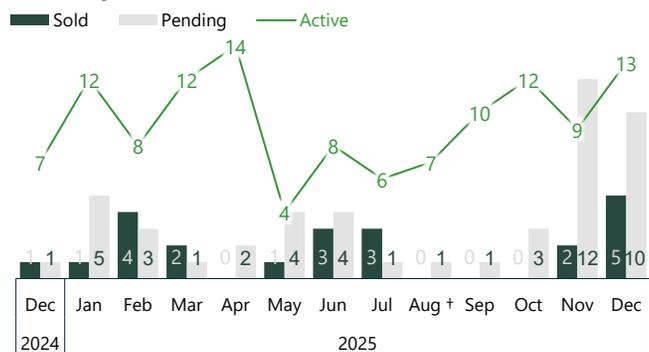
† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Report Date: Jan 5, 2026

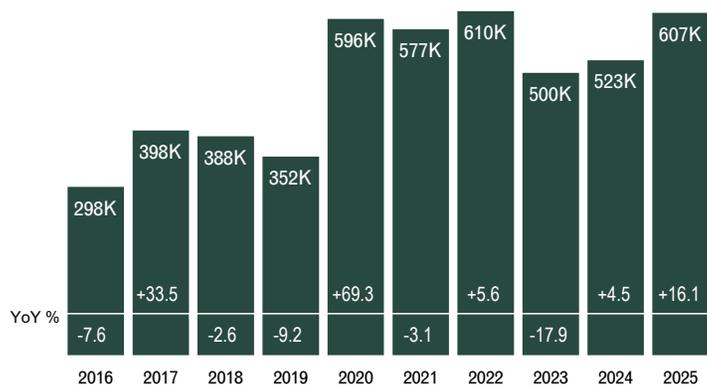
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)
Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
 Minimum: 1bed, 1bath, \$2K asking price

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

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Area: 400, Bench, 83705

December 2025

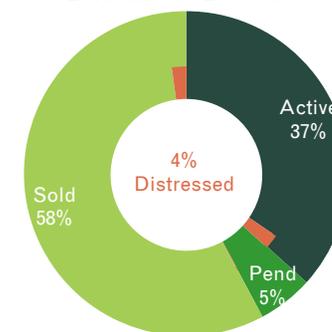
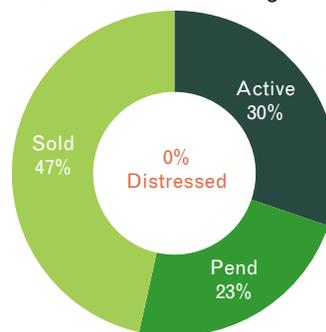
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	-	-	-	-	-	-	-	-	
400 - 499K	8	8	6	16	16.0	500,713	494,567	98.8%	1,741	284.07	
500 - 599K	3	-	5	18	7.2	545,180	541,709	99.4%	1,599	338.78	
600 - 799K	2	2	8	50	3.0	696,826	690,339	99.1%	2,135	323.40	
800 - 999K	-	-	1	8	-	939,000	939,000	100.0%	2,516	373.21	
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	13	10	20	30	7.8	612,190	606,883	99.1%	1,902	\$319	0

Avg Price \$528,800 \$515,452 \$606,883

Current Market Strength

- vs -

2010 Market Distress

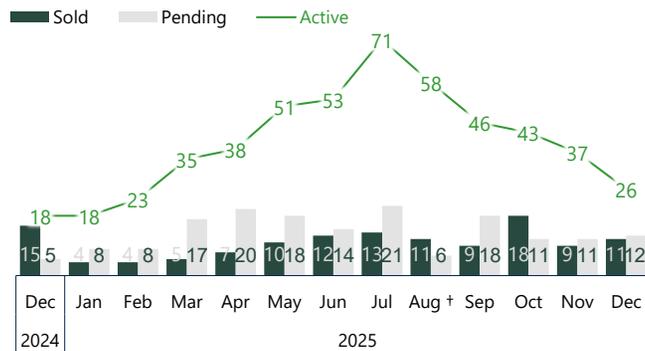


Report Date: Jan 5, 2026

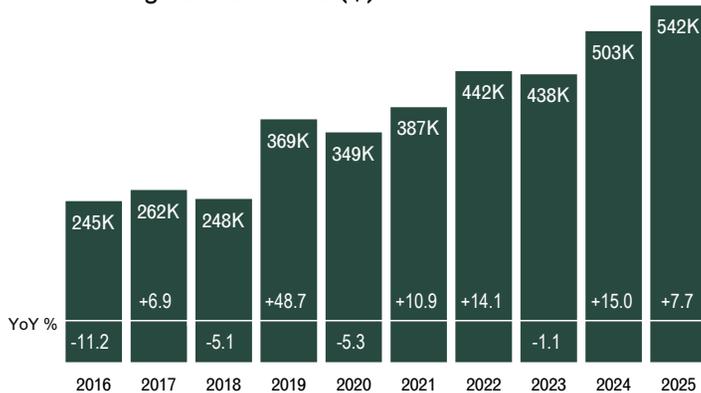
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Area: 500/550, South Boise, 83709

December 2025

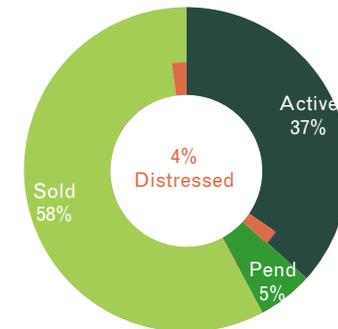
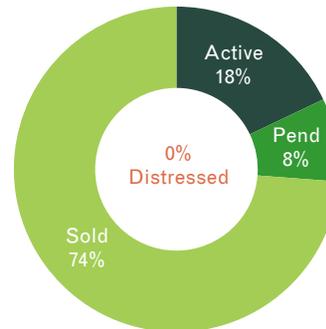
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
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0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	8	187	-	446,490	396,615	88.8%	1,512	262.40	-
400 - 499K	9	-	36	107	3.0	487,005	466,937	95.9%	1,662	281.02	-
500 - 599K	5	7	32	67	1.9	552,646	533,727	96.6%	1,966	271.50	-
600 - 799K	12	5	30	73	4.8	684,746	666,316	97.3%	2,534	262.96	-
800 - 999K	-	-	1	137	-	899,999	900,000	100.0%	2,532	355.45	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	26	12	107	92	2.9	562,908	541,602	96.2%	1,994	\$272	0

Avg Price \$572,287 \$590,324 \$541,602

Current Market Strength

- vs -

2010 Market Distress



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

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

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

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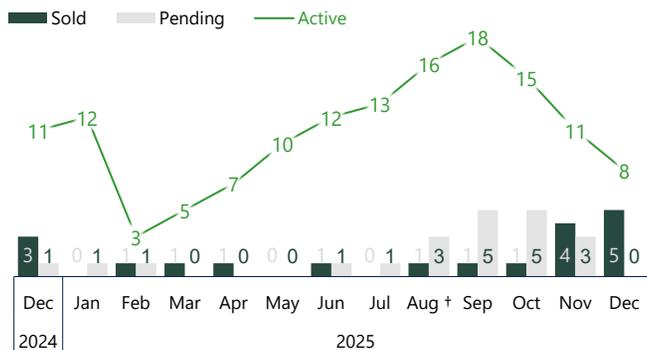


43° NORTH

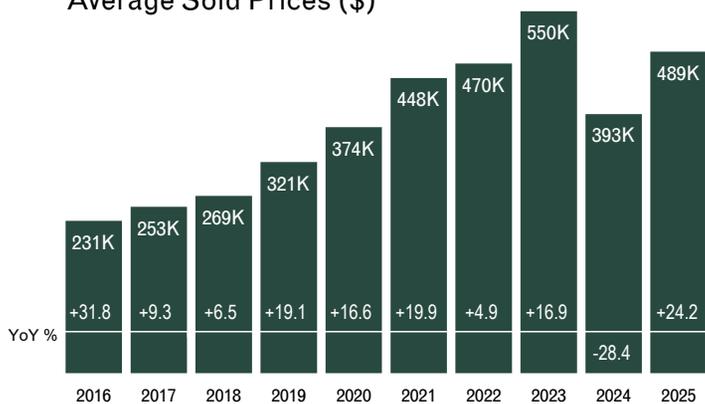
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Area: 600, West Boise, 83704

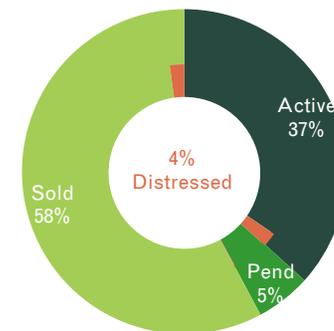
December 2025

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)					
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300 - 399K	1	-	8	24	1.5	360,400	360,100	99.9%	1,220	295.22	-
400 - 499K	1	-	-	-	-	-	-	-	-	-	-
500 - 599K	4	-	3	49	16.0	569,300	544,630	95.7%	1,975	275.81	-
600 - 799K	2	-	5	98	4.8	684,940	660,740	96.5%	2,250	293.66	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	8	0	16	52	6.0	500,988	488,649	97.5%	1,683	\$290	0
Avg Price	\$563,625	\$0	\$488,649								

Current Market Strength

- vs -

2010 Market Distress



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

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

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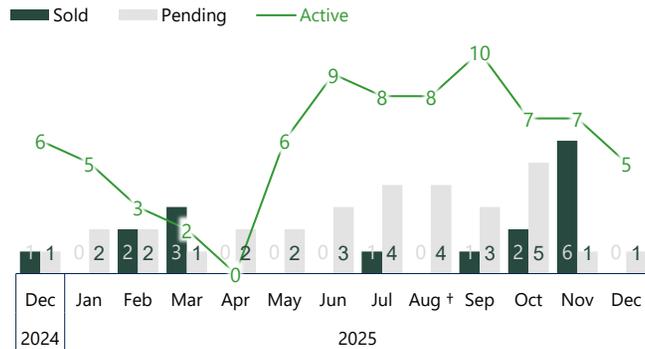


43° NORTH

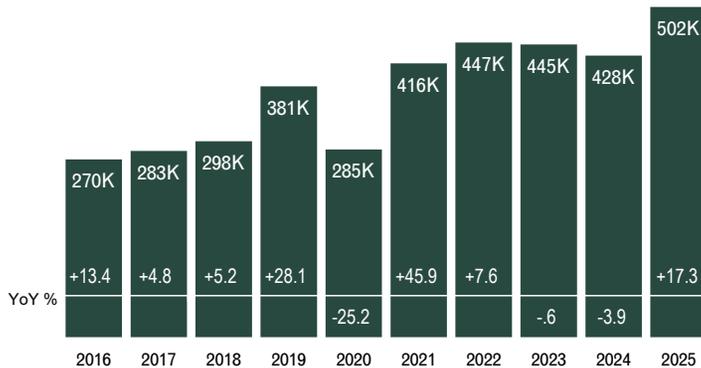
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Area: 650, W Boise - Garden City, 83713

December 2025

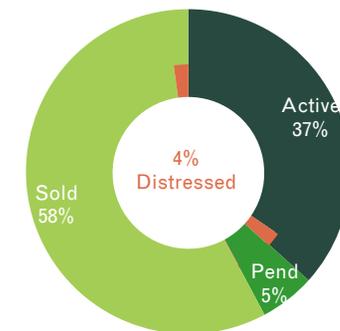
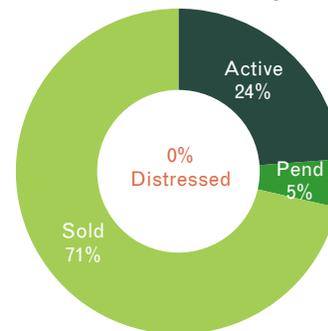
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 01/05/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	4	143	-	417,425	397,425	95.2%	1,664	238.91	-
400 - 499K	1	1	4	51	3.0	428,025	425,300	99.4%	1,815	234.36	-
500 - 599K	3	-	4	79	9.0	587,900	578,450	98.4%	2,008	288.11	-
600 - 799K	1	-	3	95	4.0	648,233	640,233	98.8%	2,634	243.10	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	5	1	15	92	4.0	511,873	501,693	98.0%	1,990	\$252	0

Avg Price \$556,730 \$419,900 \$501,693

Current Market Strength

- vs -

2010 Market Distress



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

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

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

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

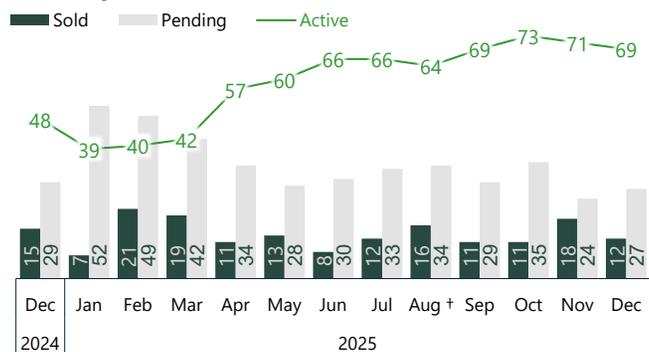
† As of Aug 2025, data compiled by Zip Code rather than Area #, revealing more accurate location of home sales

Report Date: Jan 5, 2026

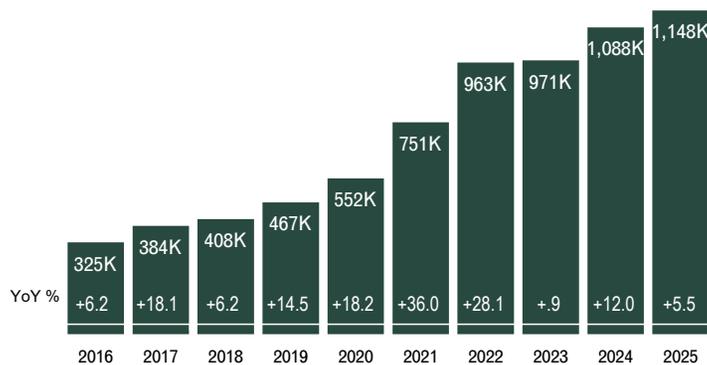
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

December 2025

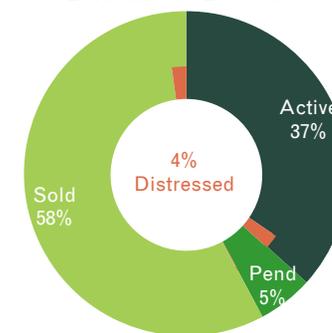
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	-	-	-	-	-	-	-	-	-	-
400 - 499K	10	5	13	128	9.2	489,249	446,672	91.3%	1,670	267.54	-
500 - 599K	6	2	14	80	5.1	563,849	545,562	96.8%	1,786	305.55	-
600 - 799K	13	3	27	87	5.8	721,557	699,663	97.0%	2,165	323.20	-
800 - 999K	14	4	22	96	7.6	898,601	893,270	99.4%	2,530	353.05	-
1 - 1.5M	18	7	49	49	4.4	1,298,123	1,285,017	99.0%	3,480	369.26	-
1.5 - 2M	5	5	24	35	2.5	1,725,226	1,736,412	100.6%	3,613	480.60	-
2 - 2.5M	1	1	8	32	1.5	2,258,283	2,242,469	99.3%	4,294	522.19	-
2.5 - 3M	-	-	4	2	-	2,427,569	2,553,085	105.2%	4,841	527.42	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	69	27	161	67	5.1	1,157,114	1,147,697	99.2%	2,930	\$392	0

Avg Price \$926,564 \$1,098,558 \$1,147,697

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

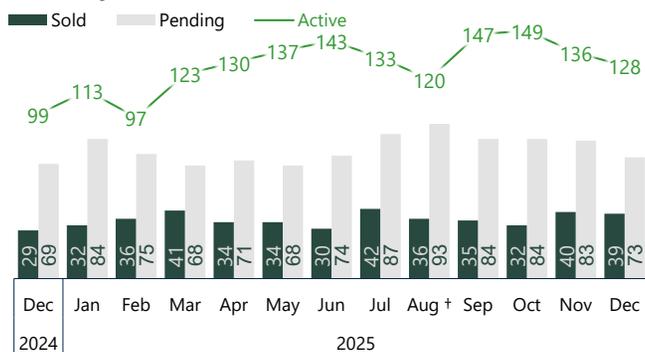


43° NORTH

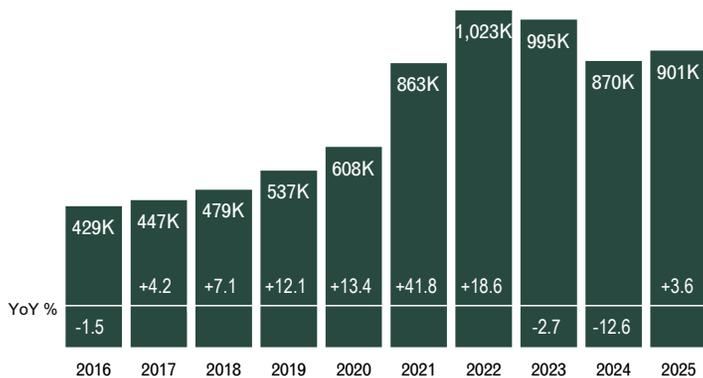
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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Area: 900, Eagle, 83616

December 2025

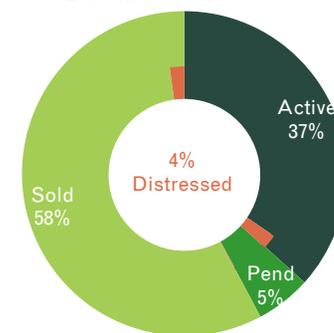
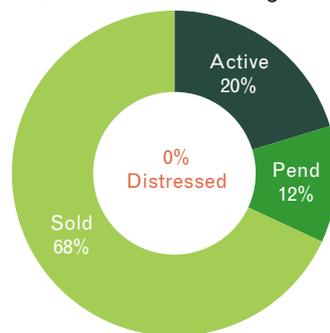
Price \$1000's	# Active as of 01/05/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	31	45	-	396,706	383,846	96.8%	1,770	216.85	-
400 - 499K	22	13	59	62	4.5	453,156	437,083	96.5%	1,971	221.74	-
500 - 599K	12	6	36	98	4.0	581,640	548,974	94.4%	2,074	264.66	-
600 - 799K	14	6	104	66	1.6	704,408	687,031	97.5%	2,225	308.83	-
800 - 999K	23	8	51	82	5.4	921,505	903,092	98.0%	2,571	351.27	-
1 - 1.5M	40	28	109	78	4.4	1,210,303	1,194,782	98.7%	3,096	385.97	-
1.5 - 2M	6	7	18	63	4.0	1,712,328	1,735,487	101.4%	3,842	451.66	-
2 - 2.5M	8	1	16	83	6.0	2,213,406	2,198,272	99.3%	4,151	529.52	-
2.5 - 3M	1	1	4	58	3.0	3,015,074	2,888,988	95.8%	4,791	603.00	-
>3M	2	2	1	-	24.0	3,325,000	3,404,497	102.4%	4,819	706.47	-
Totals	128	73	429	72	3.6	917,886	901,077	98.2%	2,576	\$350	0

Avg Price \$1,058,951 \$1,101,068 \$901,077

Current Market Strength

- vs -

2010 Market Distress

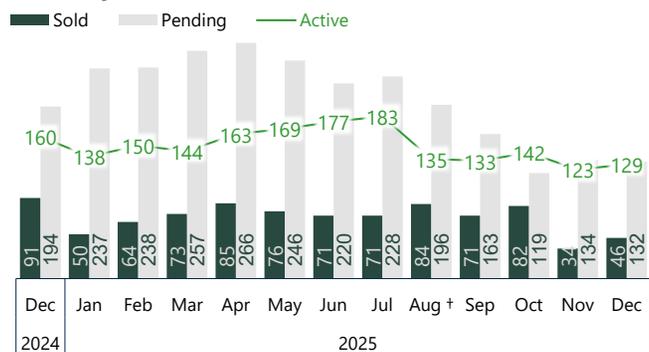


Report Date: Jan 5, 2026

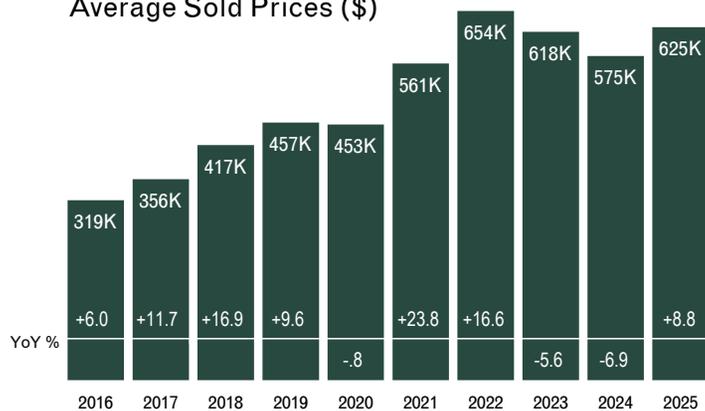
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)
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December 2025

Area: 950, Star, 83669

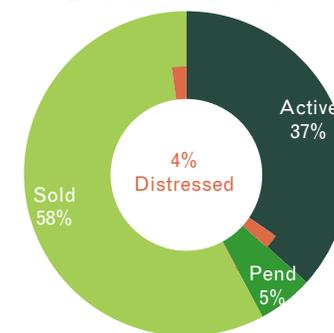
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 01-01-25 to 12-31-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
\$1000's	as of 01/05/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	1	40	79	0.6	396,007	381,294	96.3%	1,660	229.70	-
400 - 499K	43	15	200	64	2.6	473,579	458,124	96.7%	1,787	256.36	-
500 - 599K	28	34	210	56	1.6	556,107	543,416	97.7%	2,158	251.77	-
600 - 799K	32	57	231	56	1.7	701,981	689,280	98.2%	2,533	272.12	-
800 - 999K	12	13	72	39	2.0	875,640	875,265	100.0%	3,038	288.15	-
1 - 1.5M	11	8	42	104	3.1	1,187,170	1,178,720	99.3%	3,383	348.42	-
1.5 - 2M	1	4	5	67	2.4	1,475,064	1,527,232	103.5%	3,808	401.08	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	129	132	800	60	1.9	637,223	625,474	98.2%	2,303	\$272	0

Avg Price \$642,907 \$705,023 \$625,474

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

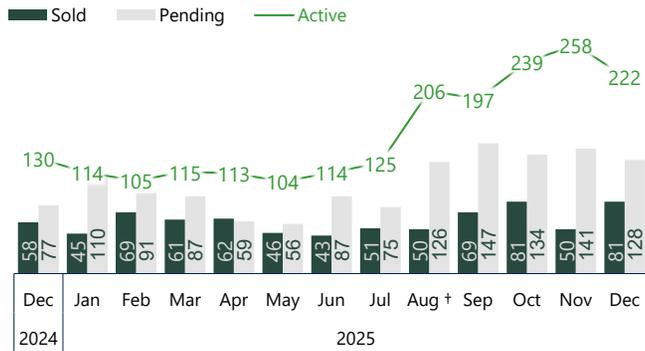


43° NORTH

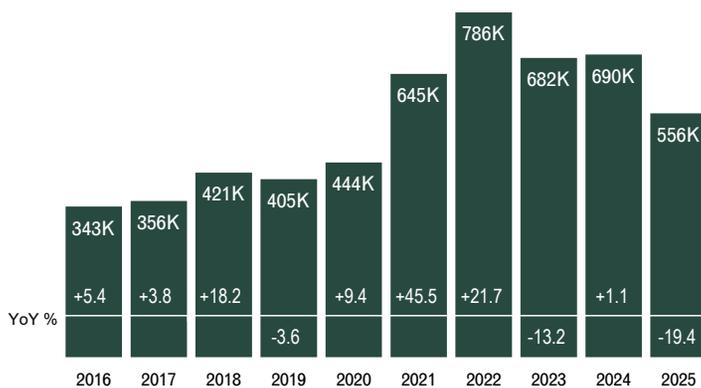
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
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Area: 1000/1010, S Meridian, 83642

December 2025

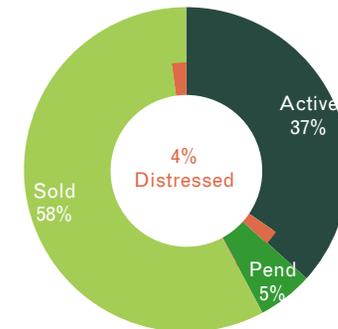
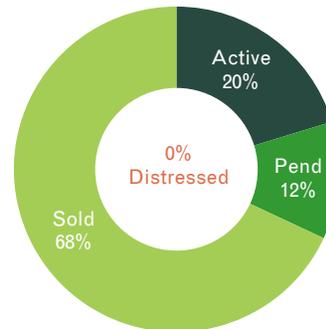
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						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 01/05/2026		12 mos.	Avg							
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	4	5	49	40	1.0	397,011	387,788	97.7%	1,444	268.47	-
400 - 499K	114	47	329	62	4.2	457,428	449,722	98.3%	1,756	256.18	-
500 - 599K	45	21	153	67	3.5	562,501	552,820	98.3%	2,090	264.52	-
600 - 799K	38	41	148	51	3.1	685,671	680,077	99.2%	2,439	278.88	-
800 - 999K	17	10	57	59	3.6	873,773	877,748	100.5%	2,883	304.48	-
1 - 1.5M	3	4	7	71	5.1	1,205,627	1,184,423	98.2%	3,444	343.89	-
1.5 - 2M	-	-	2	2	-	1,672,400	1,687,400	100.9%	3,620	466.13	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	222	128	745	59	3.6	562,522	555,558	98.8%	2,047	\$271	0

Avg Price \$562,868 \$601,846 \$555,558

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026

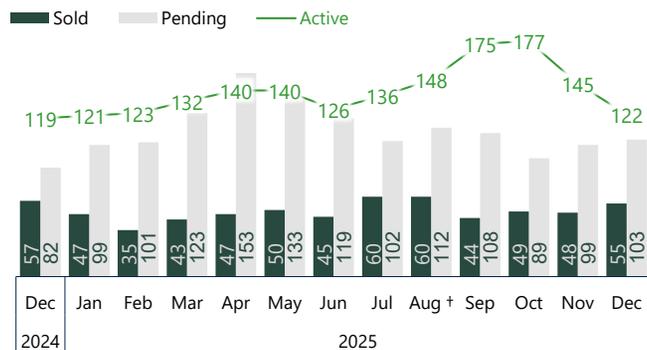


43° NORTH

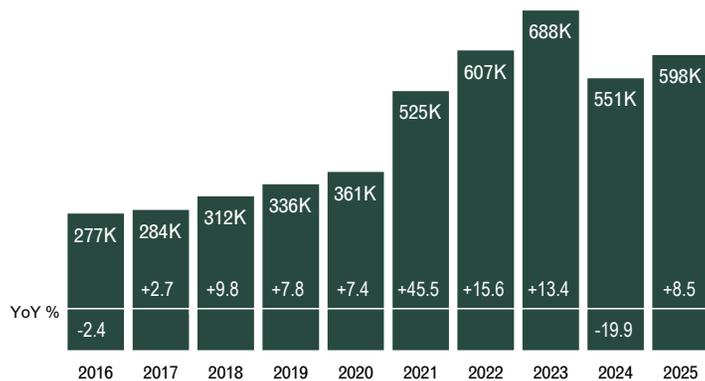
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



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Area: 1020/1030, N Meridian, 83646

December 2025

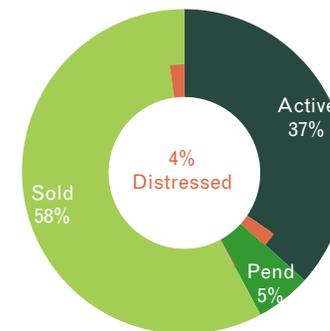
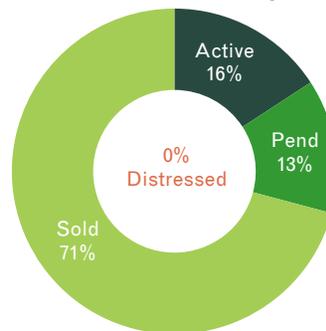
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100 - 199K	-	-	-	-	-	-	-	-	-	-	-
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300 - 399K	-	1	17	146	-	418,755	389,050	92.9%	1,523	255.53	-
400 - 499K	22	17	199	94	1.3	470,144	452,873	96.3%	1,858	243.77	-
500 - 599K	41	22	131	80	3.8	566,234	552,132	97.5%	2,256	244.72	-
600 - 799K	43	39	129	70	4.0	709,087	700,093	98.7%	2,575	271.92	-
800 - 999K	11	20	61	53	2.2	861,774	866,918	100.6%	2,987	290.25	-
1 - 1.5M	2	3	7	12	3.4	1,010,114	1,120,897	111.0%	3,568	314.17	-
1.5 - 2M	2	-	1	49	24.0	1,915,000	1,915,000	100.0%	3,515	544.81	-
2 - 2.5M	-	-	1	193	-	2,149,999	2,044,444	95.1%	3,775	541.57	-
2.5 - 3M	-	-	1	65	-	2,979,900	2,950,000	99.0%	4,457	661.88	-
>3M	1	1	-	-	-	-	-	-	-	-	-
Totals	122	103	547	81	2.7	608,794	597,833	98.2%	2,271	\$263	0

Avg Price \$676,970 \$696,596 \$597,833

Current Market Strength

- vs -

2010 Market Distress

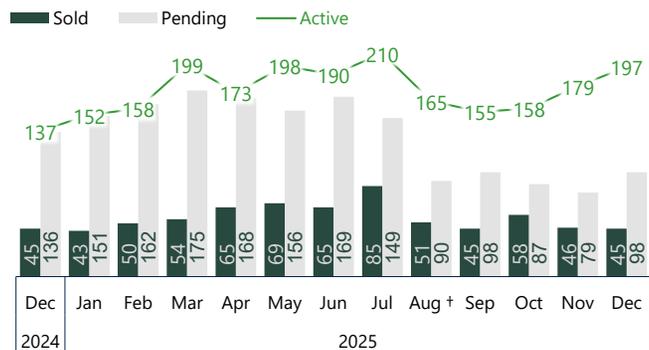


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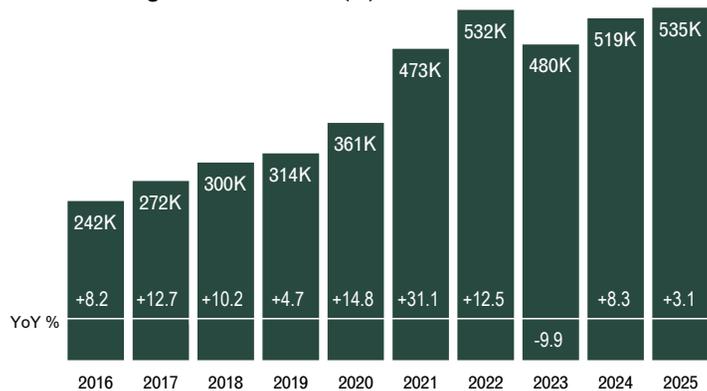
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Area: 1100, Kuna, 83634

December 2025

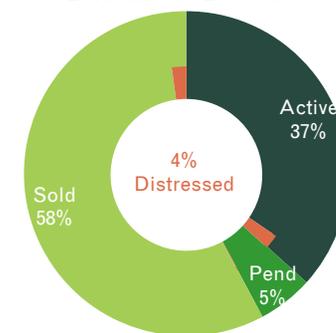
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300 - 399K	28	18	90	90	3.7	403,443	386,518	95.8%	1,374	281.25	-
400 - 499K	88	34	252	86	4.2	455,289	443,006	97.3%	1,798	246.42	-
500 - 599K	39	17	92	84	5.1	560,309	544,051	97.1%	2,451	221.94	-
600 - 799K	33	15	78	89	5.1	713,475	704,615	98.8%	2,497	282.14	-
800 - 999K	4	5	38	33	1.3	819,111	873,762	106.7%	2,655	329.10	-
1 - 1.5M	5	9	12	13	5.0	1,202,630	1,258,410	104.6%	2,833	444.26	-
1.5 - 2M	-	-	1	-	-	1,649,593	1,718,346	104.2%	2,840	605.05	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	197	98	563	81	4.2	542,539	535,451	98.7%	2,016	\$266	0

Avg Price \$527,603 \$578,349 \$535,451

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 5, 2026