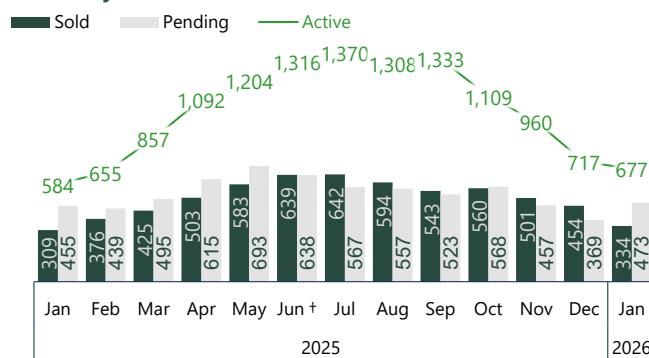


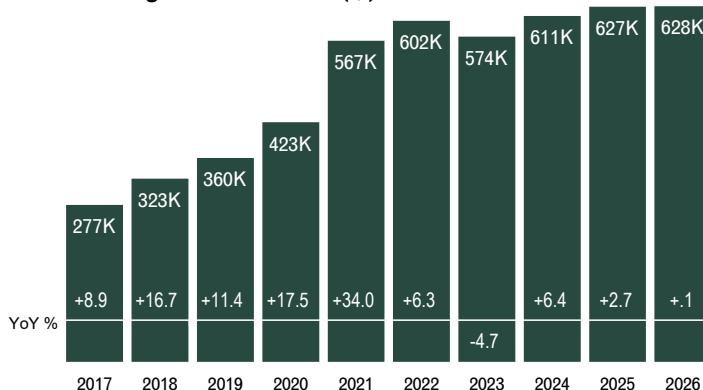
# MONTHLY MARKET TRENDS

## 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

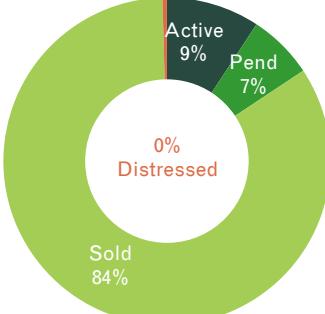
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area: Ada County**

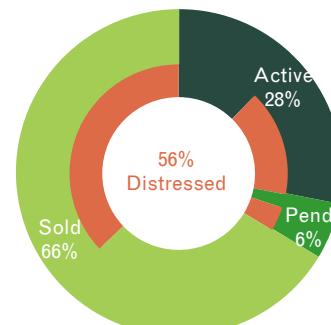
Average Prices (12 mth Solds: 02-01-25 to 01-31-26)										January 2026	
\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	–	–	–	–	–	–	–	–	–	–	–
100 - 199K	–	–	2	8	–	224,500	186,000	82.9%	819	227.11	–
200 - 299K	15	5	92	43	2.0	291,293	270,598	92.9%	964	280.59	1
300 - 399K	80	83	800	33	1.2	376,783	366,555	97.3%	1,248	293.74	8
400 - 499K	124	146	1,810	34	0.8	457,100	446,305	97.6%	1,623	275.02	11
500 - 599K	119	82	1,107	36	1.3	560,452	546,854	97.6%	2,045	267.39	2
600 - 799K	164	83	1,247	39	1.6	705,423	687,303	97.4%	2,394	287.04	5
800 - 999K	61	39	524	43	1.4	914,446	887,404	97.0%	2,812	315.60	3
1 - 1.5M	71	18	410	49	2.1	1,244,503	1,192,717	95.8%	3,342	356.87	2
1.5 - 2M	27	13	105	55	3.1	1,760,332	1,707,839	97.0%	3,969	430.25	–
2 - 2.5M	9	3	30	54	3.6	2,295,487	2,216,143	96.5%	4,642	477.39	–
2.5 - 3M	3	1	16	63	2.3	2,773,363	2,639,244	95.2%	5,784	456.33	–
>3M	4	–	9	151	5.3	3,626,111	3,429,820	94.6%	7,511	456.65	–
<b>Totals</b>	<b>677</b>	<b>473</b>	<b>6,152</b>	<b>38</b>	<b>1.3</b>	<b>646,332</b>	<b>627,710</b>	<b>97.1%</b>	<b>2,086</b>	<b>\$301</b>	<b>32</b>
<b>Avg Price</b>	<b>\$743,054</b>	<b>\$613,312</b>	<b>\$627,710</b>								

### Current Market Strength



- VS -

### 2010 Market Distress

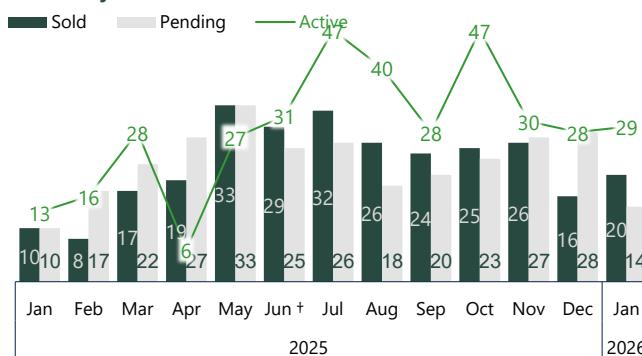


Report Date: Feb 4, 2026

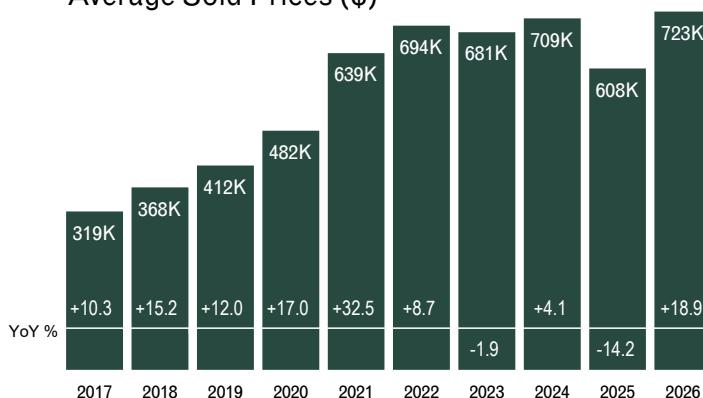
# MONTHLY MARKET TRENDS

## 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

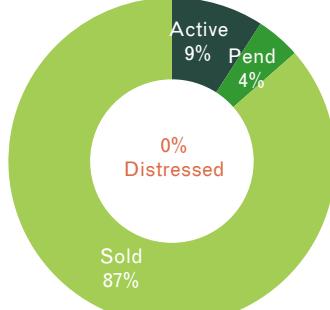
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83716, SE Boise, 301

		# Active		# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					January 2026
\$1000's		as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed	
0-100K	–	–	–	–	–	–	–	–	–	–	–	–	–
100 - 199K	–	–	–	–	–	–	–	–	–	–	–	–	–
200 - 299K	–	–	1	6	–	–	265,000	265,000	100.0%	1,725	153.62	–	–
300 - 399K	1	1	15	70	0.8	–	380,405	367,660	96.6%	1,149	320.00	–	–
400 - 499K	3	3	51	44	0.7	–	463,378	452,765	97.7%	1,332	339.81	–	–
500 - 599K	3	4	40	27	0.9	–	556,166	542,440	97.5%	1,816	298.64	–	–
600 - 799K	14	3	84	29	2.0	–	712,730	701,033	98.4%	2,292	305.86	–	–
800 - 999K	1	2	50	21	0.2	–	880,840	875,818	99.4%	2,692	325.35	–	–
1 - 1.5M	3	–	26	14	1.4	–	1,207,018	1,208,296	100.1%	3,279	368.53	–	–
1.5 - 2M	4	1	7	78	6.9	–	1,759,714	1,680,643	95.5%	3,907	430.16	–	–
2 - 2.5M	–	–	1	9	–	–	2,399,900	2,349,000	97.9%	4,473	525.15	–	–
2.5 - 3M	–	–	–	–	–	–	–	–	–	–	–	–	–
>3M	–	–	–	–	–	–	–	–	–	–	–	–	–
<b>Totals</b>	<b>29</b>	<b>14</b>	<b>275</b>	<b>32</b>	<b>1.3</b>	<b>–</b>	<b>734,042</b>	<b>722,820</b>	<b>98.5%</b>	<b>2,195</b>	<b>\$329</b>	<b>0</b>	<b>January 2026</b>

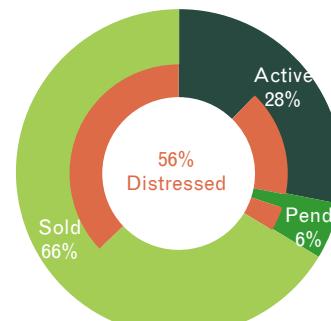
**Avg Price** \$863,774 \$687,471 \$722,820

### Current Market Strength



- VS -

### 2010 Market Distress

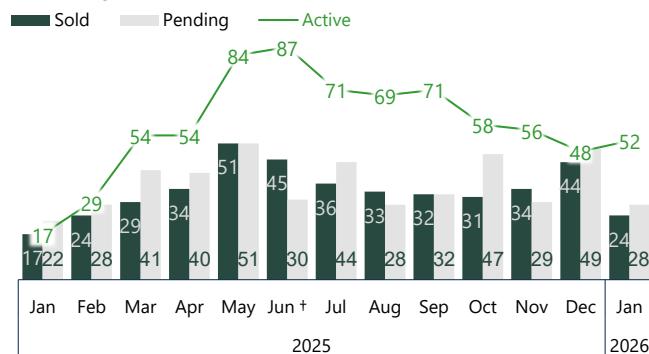


Report Date: Feb 4, 2026

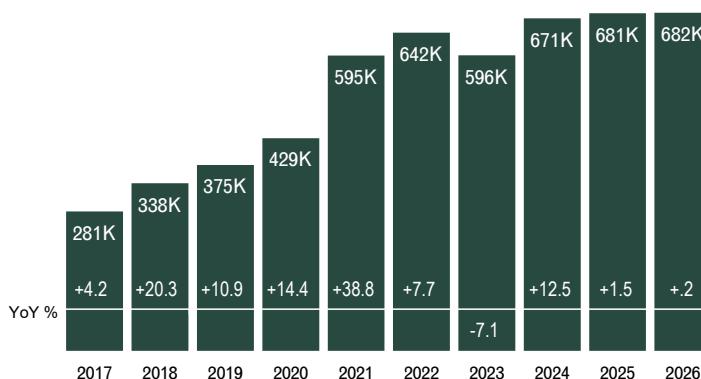
# MONTHLY MARKET TRENDS

## 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

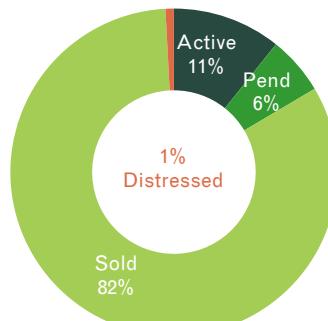
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83714, NW Boise, 800

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	–	–	–	–	–	–	–	–	–	–	–
100 - 199K	–	–	–	–	–	–	–	–	–	–	–
200 - 299K	–	–	–	–	–	–	–	–	–	–	–
300 - 399K	4	2	38	38	1.3	388,018	366,100	94.4%	1,265	289.33	–
400 - 499K	9	6	106	29	1.0	454,542	446,795	98.3%	1,436	311.08	–
500 - 599K	9	4	60	31	1.8	559,744	545,280	97.4%	1,804	302.20	1
600 - 799K	15	10	98	43	1.8	714,886	694,372	97.1%	2,284	304.04	3
800 - 999K	4	2	47	44	1.0	933,202	906,660	97.2%	2,780	326.08	–
1 - 1.5M	6	2	40	36	1.8	1,206,762	1,162,088	96.3%	3,172	366.37	–
1.5 - 2M	4	1	9	27	5.3	1,768,666	1,748,722	98.9%	3,818	458.03	–
2 - 2.5M	–	1	3	17	–	2,198,000	2,215,000	100.8%	4,103	539.89	–
2.5 - 3M	1	–	–	–	–	–	–	–	–	–	–
>3M	–	–	–	–	–	–	–	–	–	–	–
<b>Totals</b>	<b>52</b>	<b>28</b>	<b>401</b>	<b>36</b>	<b>1.6</b>	<b>701,278</b>	<b>682,088</b>	<b>97.3%</b>	<b>2,086</b>	<b>\$327</b>	<b>4</b>

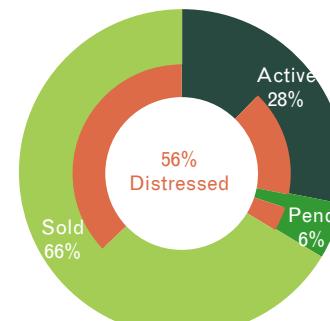
Avg Price \$792,013 \$737,216 \$682,088

### Current Market Strength



- VS -

### 2010 Market Distress

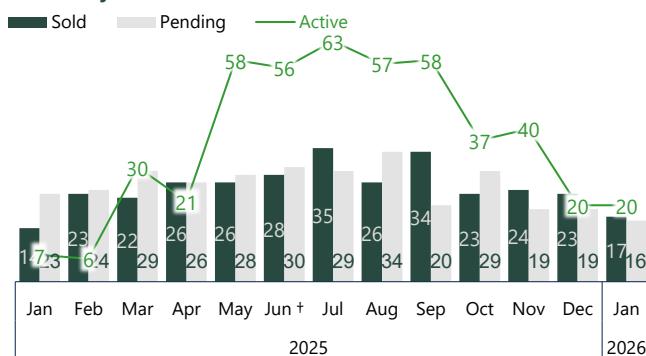


Report Date: Feb 4, 2026

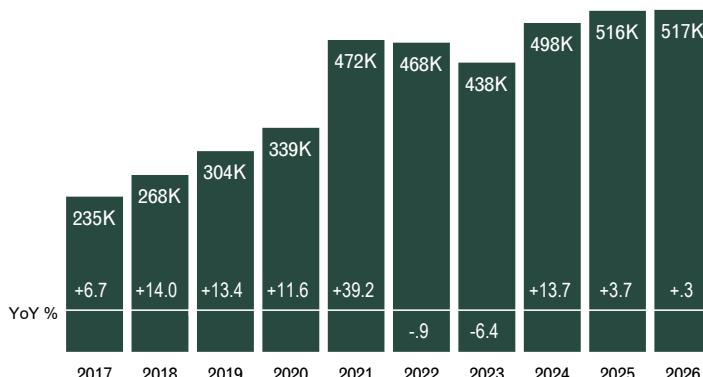
# MONTHLY MARKET TRENDS

## 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 Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83713, W Boise - Garden City, 650

**January 2026**

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	2	—	5	45	4.8	307,590	289,350	94.1%	1,027	281.85	—
300 - 399K	1	3	42	20	0.3	370,949	365,010	98.4%	1,242	293.92	—
400 - 499K	8	6	133	30	0.7	454,885	446,131	98.1%	1,621	275.24	1
500 - 599K	4	4	58	36	0.8	549,894	541,139	98.4%	2,229	242.81	—
600 - 799K	4	2	48	33	1.0	694,285	676,901	97.5%	2,773	244.06	—
800 - 999K	1	1	20	38	0.6	913,910	873,580	95.6%	3,634	240.38	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>16</b>	<b>307</b>	<b>31</b>	<b>0.8</b>	<b>529,252</b>	<b>517,350</b>	<b>97.8%</b>	<b>1,993</b>	<b>\$260</b>	<b>2</b>

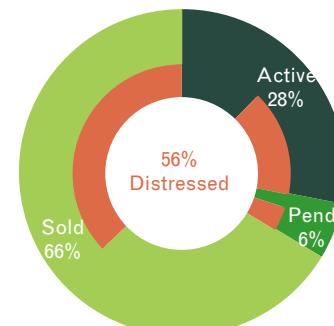
**Avg Price** \$530,731 \$517,375 \$517,350

### Current Market Strength



- VS -

### 2010 Market Distress

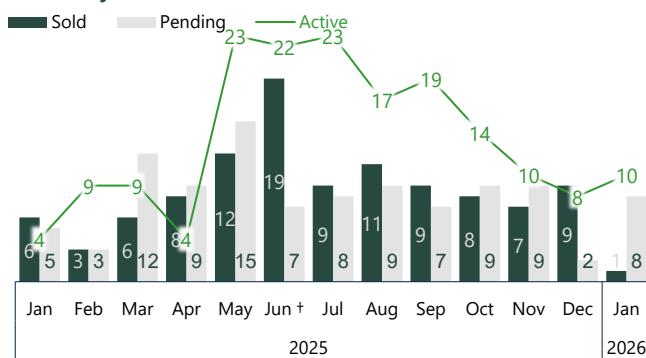


Report Date: Feb 4, 2026

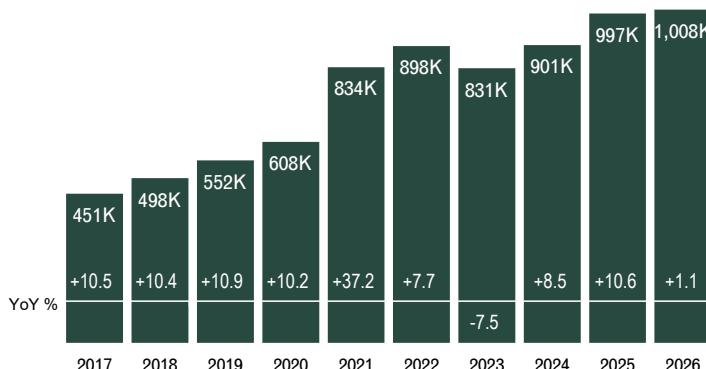
# MONTHLY MARKET TRENDS

## 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

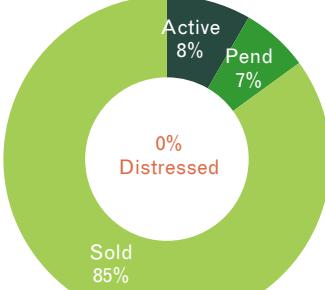
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† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83712, NE Boise, 200

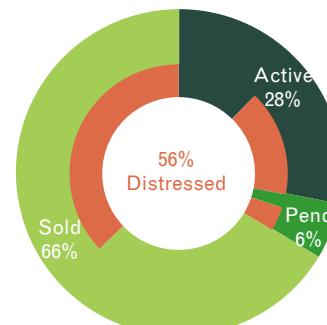
\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	1	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	—	2	9	43	—	605,044	566,611	93.6%	1,627	348.23	—
600 - 799K	4	2	26	25	1.8	711,407	698,992	98.3%	1,931	362.04	—
800 - 999K	3	2	27	27	1.3	893,570	877,098	98.2%	2,551	343.76	—
1 - 1.5M	2	1	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	1	—	—	—	—	—	—	—	—	—	—
<b>Totals</b>	<b>10</b>	<b>8</b>	<b>102</b>	<b>37</b>	<b>1.2</b>	<b>1,041,949</b>	<b>1,007,896</b>	<b>96.7%</b>	<b>2,681</b>	<b>\$376</b>	<b>0</b>
<b>Avg Price</b>			\$1,246,470	\$711,125	\$1,007,896						

### Current Market Strength



- VS -

### 2010 Market Distress

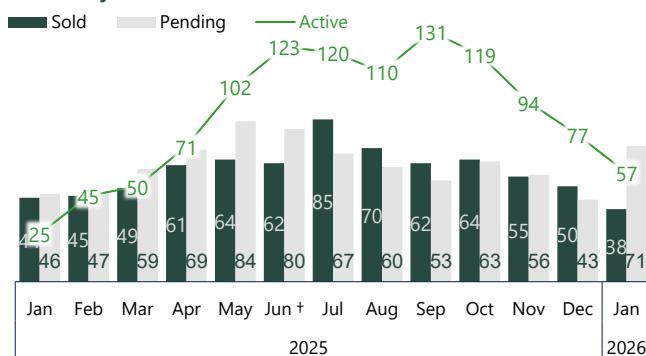


Report Date: Feb 4, 2026

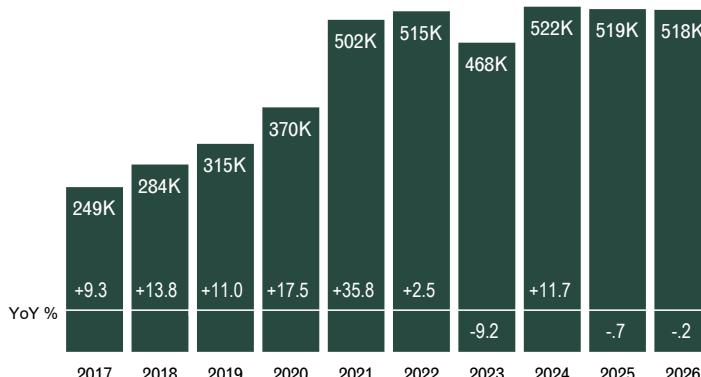
# MONTHLY MARKET TRENDS

## 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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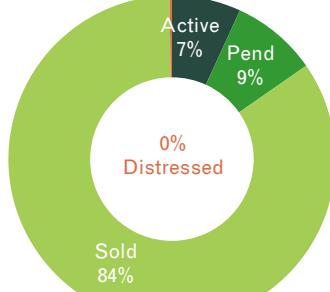
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83709, South Boise, 500&550

Price \$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)						
						Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	—	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	1	7	39	—	292,856	281,446	96.1%	1,021	275.58	—	—
300 - 399K	10	12	106	33	1.1	386,052	372,161	96.4%	1,331	279.61	—	—
400 - 499K	14	32	283	33	0.6	459,560	448,230	97.5%	1,714	261.44	2	—
500 - 599K	16	14	171	39	1.1	554,376	540,857	97.6%	2,183	247.79	—	—
600 - 799K	11	8	104	33	1.3	691,693	674,193	97.5%	2,548	264.56	—	—
800 - 999K	2	3	23	28	1.0	901,061	885,304	98.3%	3,085	286.98	—	—
1 - 1.5M	4	1	10	67	4.8	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>57</b>	<b>71</b>	<b>705</b>	<b>35</b>	<b>1.0</b>	<b>531,431</b>	<b>517,526</b>	<b>97.4%</b>	<b>1,976</b>	<b>\$262</b>	<b>2</b>	

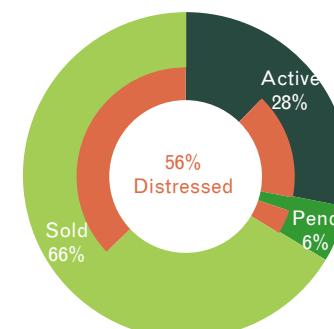
**Avg Price** \$587,396 \$514,473 \$517,526

### Current Market Strength



- VS -

### 2010 Market Distress

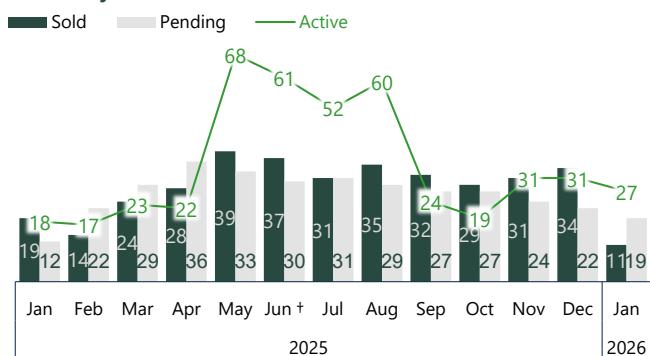


Report Date: Feb 4, 2026

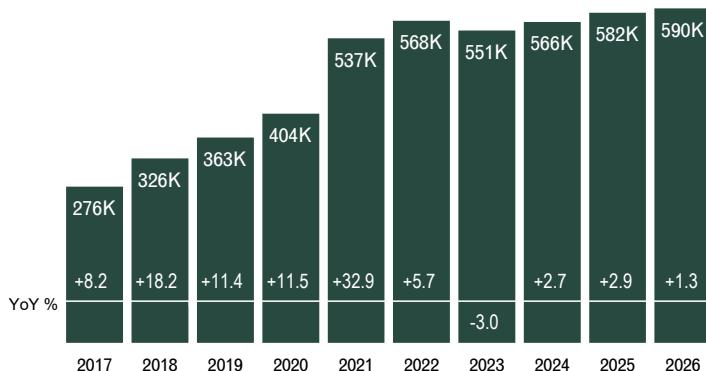
# MONTHLY MARKET TRENDS

## 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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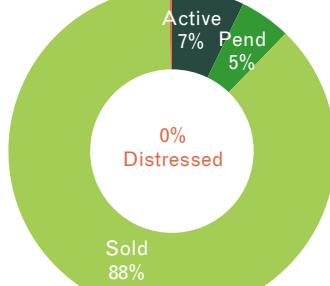
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83706, SE Boise, 300

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	12	51	—	322,325	272,658	84.6%	957	284.91	1
300 - 399K	10	6	50	41	2.4	370,900	359,748	97.0%	1,027	350.28	—
400 - 499K	3	6	90	32	0.4	463,667	448,531	96.7%	1,335	336.01	—
500 - 599K	5	3	61	27	1.0	549,934	544,647	99.0%	1,610	338.39	—
600 - 799K	4	1	75	29	0.6	691,780	676,790	97.8%	2,026	334.07	—
800 - 999K	2	1	18	15	1.3	908,075	894,740	98.5%	2,511	356.28	—
1 - 1.5M	3	1	17	28	2.1	1,180,700	1,194,316	101.2%	2,903	411.45	—
1.5 - 2M	—	—	4	9	—	1,711,350	1,706,225	99.7%	4,843	352.33	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	1	2	146	—	2,812,500	2,669,000	94.9%	4,810	554.94	—
>3M	—	—	—	—	—	—	—	—	—	—	—
<b>Totals</b>	<b>27</b>	<b>19</b>	<b>329</b>	<b>32</b>	<b>1.0</b>	<b>603,222</b>	<b>590,217</b>	<b>97.8%</b>	<b>1,692</b>	<b>\$349</b>	<b>1</b>

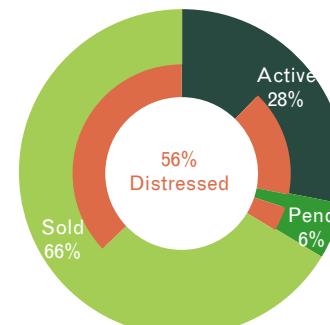
**Avg Price** \$557,126 \$646,167 \$590,217

### Current Market Strength



- VS -

### 2010 Market Distress

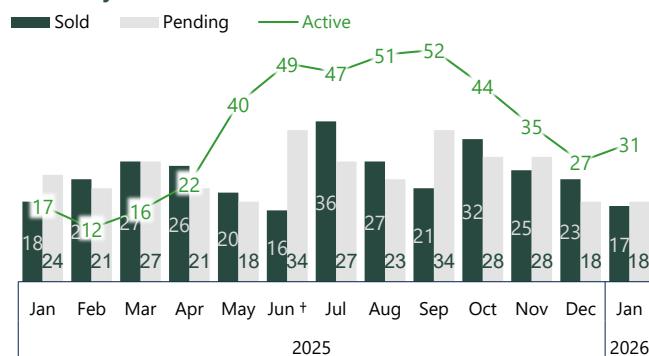


Report Date: Feb 4, 2026

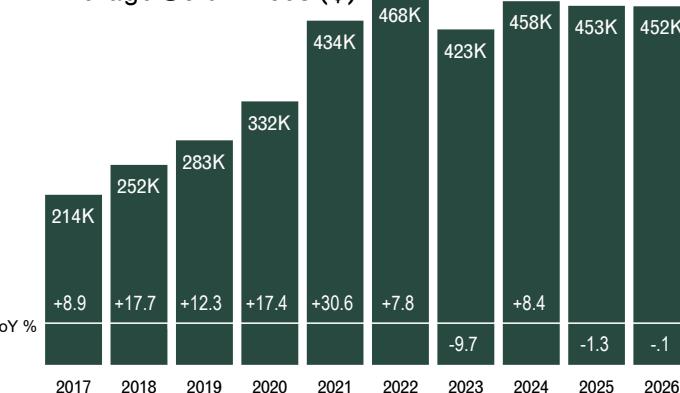
# MONTHLY MARKET TRENDS

## 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 Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

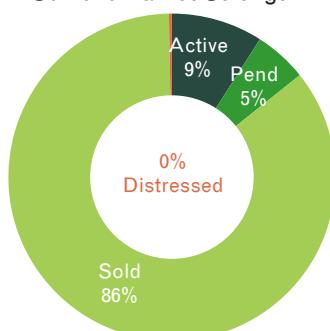
**Area:** 83705, Bench, 400

**January 2026**

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	3	—	24	58	1.5	280,674	262,902	93.7%	923	284.90	—
300 - 399K	8	7	94	40	1.0	372,075	360,627	96.9%	1,121	321.69	—
400 - 499K	8	6	98	39	1.0	455,308	447,084	98.2%	1,473	303.61	1
500 - 599K	7	4	50	41	1.7	554,296	540,520	97.5%	1,922	281.28	—
600 - 799K	3	1	18	34	2.0	675,947	676,022	100.0%	2,335	289.52	—
800 - 999K	1	—	6	81	2.0	924,783	851,817	92.1%	3,142	271.08	—
1 - 1.5M	—	—	3	32	—	1,666,000	1,374,333	82.5%	4,213	326.24	—
1.5 - 2M	1	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
<b>Totals</b>	<b>31</b>	<b>18</b>	<b>293</b>	<b>42</b>	<b>1.3</b>	<b>466,757</b>	<b>452,052</b>	<b>96.8%</b>	<b>1,507</b>	<b>\$300</b>	<b>1</b>

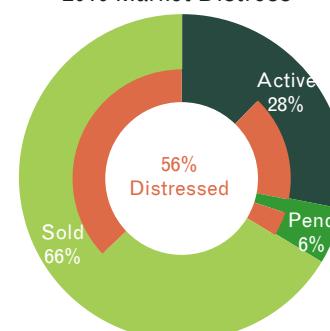
**Avg Price** \$511,474 \$445,804 \$452,052

### Current Market Strength



- VS -

### 2010 Market Distress

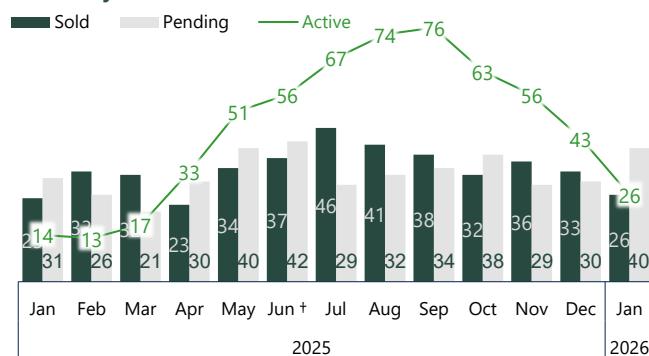


Report Date: Feb 4, 2026

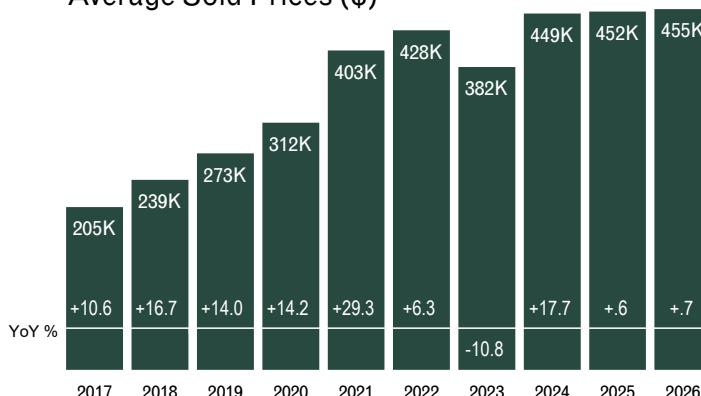
# MONTHLY MARKET TRENDS

## 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 Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

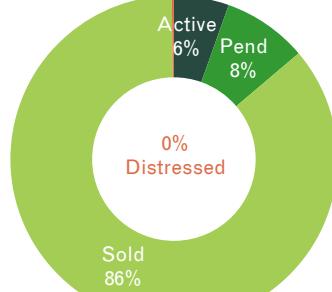
**Area:** 83704, West Boise, 600

**January 2026**

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	1	1	—	199,000	197,000	99.0%	663	297.13	—
200 - 299K	8	1	25	30	3.8	287,617	266,369	92.6%	940	283.30	—
300 - 399K	7	18	119	31	0.7	363,253	359,684	99.0%	1,251	287.47	1
400 - 499K	3	14	155	28	0.2	450,727	442,058	98.1%	1,661	266.08	—
500 - 599K	2	4	68	38	0.4	557,668	546,267	98.0%	2,200	248.30	—
600 - 799K	3	3	36	39	1.0	713,358	687,479	96.4%	2,755	249.53	—
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	1	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
<b>Totals</b>	<b>26</b>	<b>40</b>	<b>411</b>	<b>32</b>	<b>0.8</b>	<b>466,485</b>	<b>454,886</b>	<b>97.5%</b>	<b>1,731</b>	<b>\$263</b>	<b>1</b>

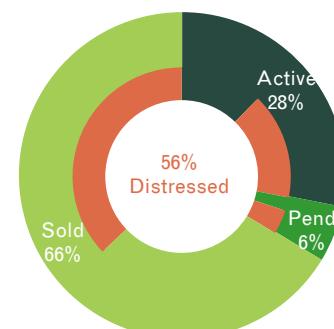
**Avg Price** \$520,419 \$433,011 \$454,886

### Current Market Strength



- VS -

### 2010 Market Distress

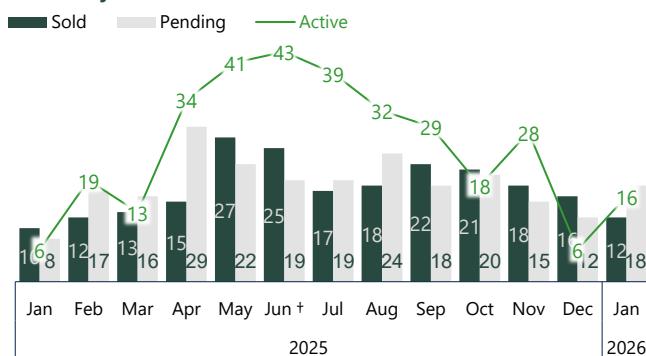


Report Date: Feb 4, 2026

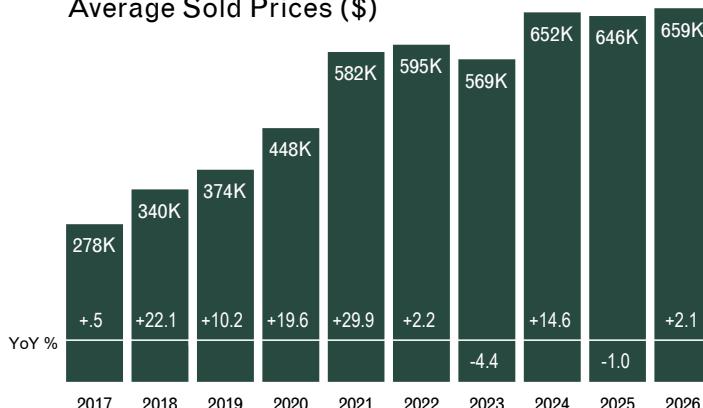
# MONTHLY MARKET TRENDS

## 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 Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

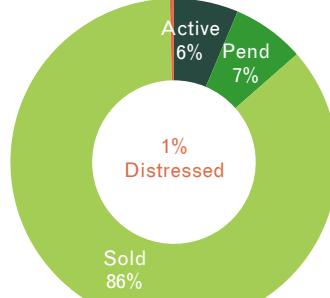
**Area:** 83703, NW Boise, 801

**January 2026**

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	1	—	4	51	3.0	280,725	272,000	96.9%	853	319.06	—
300 - 399K	3	—	18	23	2.0	373,877	368,561	98.6%	1,107	332.85	1
400 - 499K	3	9	62	31	0.6	460,117	445,614	96.8%	1,334	333.95	—
500 - 599K	3	2	35	34	1.0	550,794	538,009	97.7%	1,814	296.55	—
600 - 799K	4	2	45	40	1.1	685,175	671,962	98.1%	2,066	325.24	—
800 - 999K	2	3	30	43	0.8	909,330	888,369	97.7%	2,656	334.43	—
1 - 1.5M	—	2	17	78	—	1,358,823	1,213,700	89.3%	3,632	334.20	—
1.5 - 2M	—	—	3	131	—	1,928,333	1,800,000	93.3%	4,079	441.32	—
2 - 2.5M	—	—	1	—	—	1,999,999	2,050,000	102.5%	4,303	476.41	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	1	299	—	3,595,000	3,250,000	90.4%	12,741	255.08	—
<b>Totals</b>	<b>16</b>	<b>18</b>	<b>216</b>	<b>41</b>	<b>0.9</b>	<b>686,345</b>	<b>659,272</b>	<b>96.1%</b>	<b>2,006</b>	<b>\$329</b>	<b>1</b>

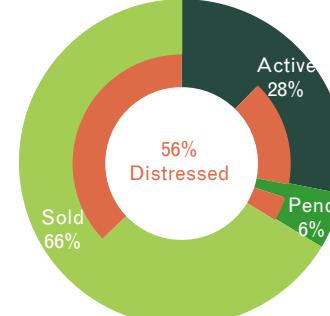
**Avg Price** \$573,894 \$660,488 \$659,272

### Current Market Strength



- VS -

### 2010 Market Distress

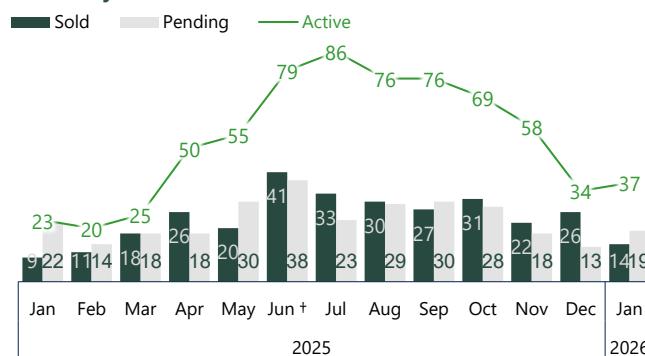


Report Date: Feb 4, 2026

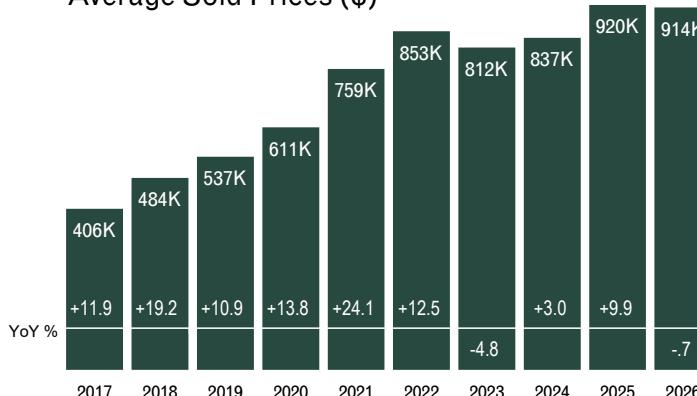
# MONTHLY MARKET TRENDS

## 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 Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

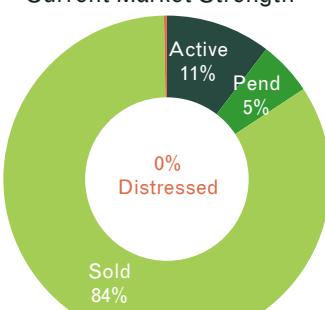
**Area:** 83702, N Boise, 100

**January 2026**

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	1	73	—	314,900	269,000	85.4%	538	500.00	—
300 - 399K	5	1	12	21	5.0	368,425	358,000	97.2%	760	471.31	—
400 - 499K	4	3	19	31	2.5	464,273	445,221	95.9%	944	471.66	—
500 - 599K	2	3	47	35	0.5	570,002	552,953	97.0%	1,390	397.91	—
600 - 799K	12	6	80	30	1.8	711,068	691,290	97.2%	1,707	404.91	1
800 - 999K	4	4	46	35	1.0	946,843	913,031	96.4%	2,226	410.14	—
1 - 1.5M	5	1	66	47	0.9	1,243,370	1,196,089	96.2%	2,863	417.85	—
1.5 - 2M	2	1	17	59	1.4	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	1	—	3	261	4.0	3,965,000	3,714,461	93.7%	7,446	498.83	—
<b>Totals</b>	<b>37</b>	<b>19</b>	<b>299</b>	<b>40</b>	<b>1.5</b>	<b>947,625</b>	<b>913,607</b>	<b>96.4%</b>	<b>2,139</b>	<b>\$427</b>	<b>1</b>

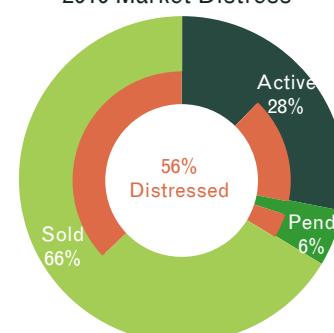
**Avg Price** \$939,008 \$733,995 \$913,607

### Current Market Strength



- VS -

### 2010 Market Distress

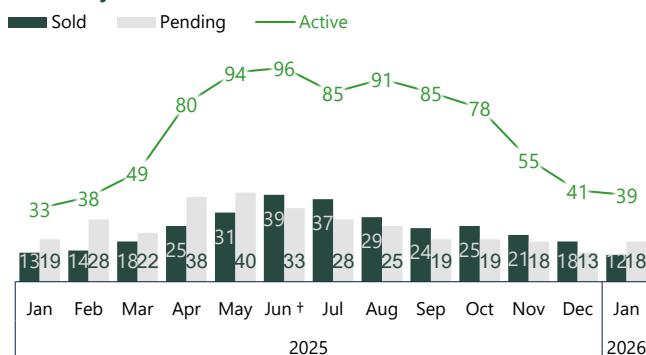


Report Date: Feb 4, 2026

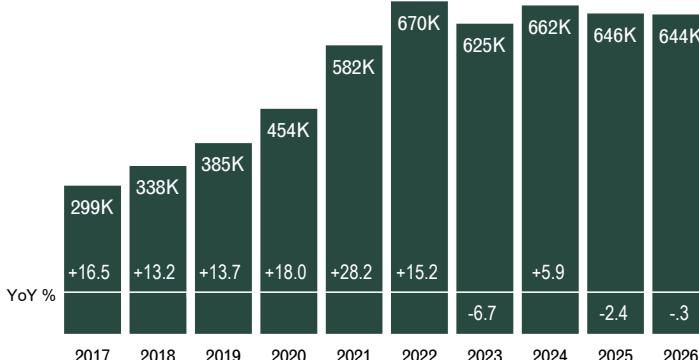
# MONTHLY MARKET TRENDS

## 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

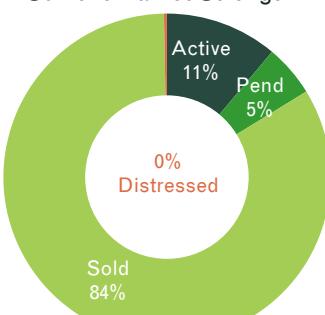
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83669, Star, 950

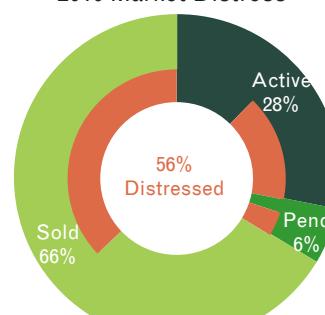
January 2026										
\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	2	9	—	224,950	244,500	108.7%	1,502	162.78
300 - 399K	—	1	23	31	—	378,600	368,096	97.2%	1,224	300.66
400 - 499K	9	4	66	42	1.6	454,934	441,381	97.0%	1,748	252.53
500 - 599K	9	3	64	30	1.7	563,954	549,532	97.4%	2,268	242.35
600 - 799K	16	5	68	47	2.8	714,542	695,358	97.3%	2,537	274.09
800 - 999K	2	3	51	64	0.5	924,639	892,444	96.5%	2,823	316.14
1 - 1.5M	2	1	18	56	1.3	1,233,933	1,179,328	95.6%	3,338	353.30
1.5 - 2M	1	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>39</b>	<b>18</b>	<b>293</b>	<b>44</b>	<b>1.6</b>	<b>664,617</b>	<b>644,312</b>	<b>96.9%</b>	<b>2,293</b>	<b>\$281</b>
<b>Avg Price</b> \$672,757 \$722,414 \$644,312										

### Current Market Strength



- VS -

### 2010 Market Distress

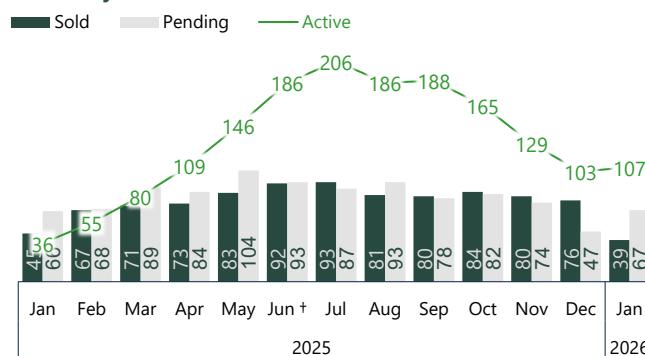


Report Date: Feb 4, 2026

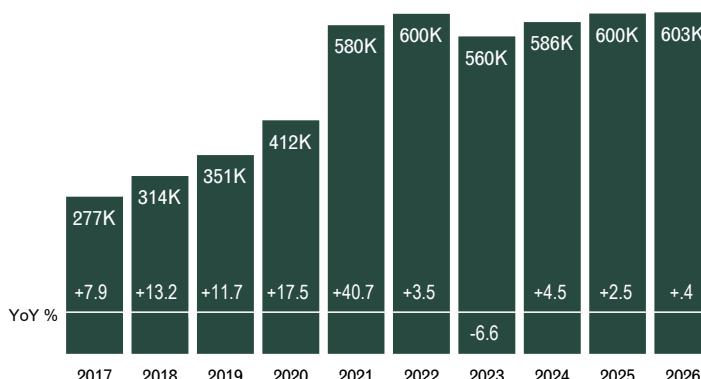
# MONTHLY MARKET TRENDS

## 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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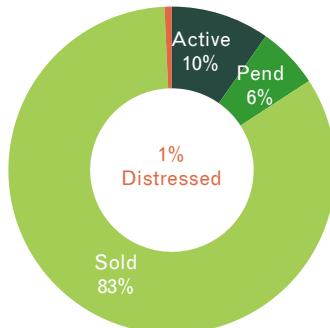
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83646, N Meridian, 1020

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	5	57	—	305,980	290,280	94.9%	1,054	275.51	—
300 - 399K	9	5	73	46	1.5	389,303	374,763	96.3%	1,407	266.34	2
400 - 499K	25	23	302	34	1.0	457,642	446,809	97.6%	1,663	268.65	4
500 - 599K	23	14	213	39	1.3	567,310	552,301	97.4%	2,153	256.59	—
600 - 799K	32	16	217	36	1.8	697,685	681,157	97.6%	2,530	269.26	1
800 - 999K	12	7	58	38	2.5	906,925	879,950	97.0%	3,053	288.19	—
1 - 1.5M	5	1	33	40	1.8	1,199,136	1,130,293	94.3%	3,566	316.94	1
1.5 - 2M	—	1	9	50	—	1,782,111	1,716,111	96.3%	4,599	373.16	—
2 - 2.5M	1	—	2	126	6.0	2,222,450	2,208,950	99.4%	4,778	462.32	—
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>107</b>	<b>67</b>	<b>917</b>	<b>38</b>	<b>1.4</b>	<b>620,004</b>	<b>602,613</b>	<b>97.2%</b>	<b>2,176</b>	<b>\$277</b>	<b>8</b>

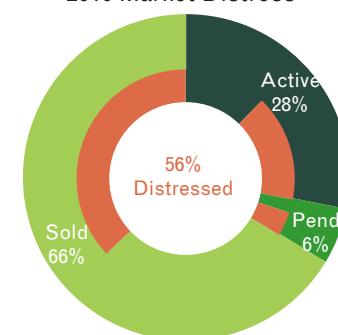
**Avg Price** \$641,171 \$605,583 \$602,613

### Current Market Strength



- VS -

### 2010 Market Distress

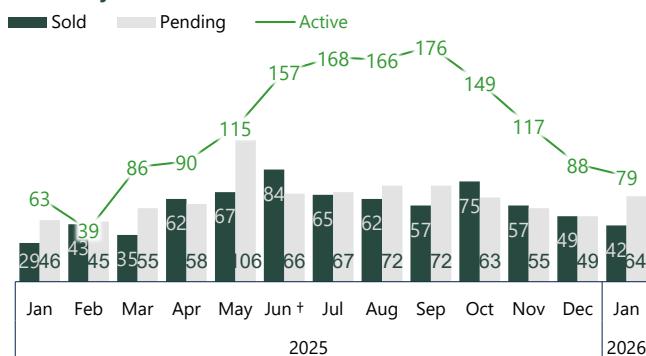


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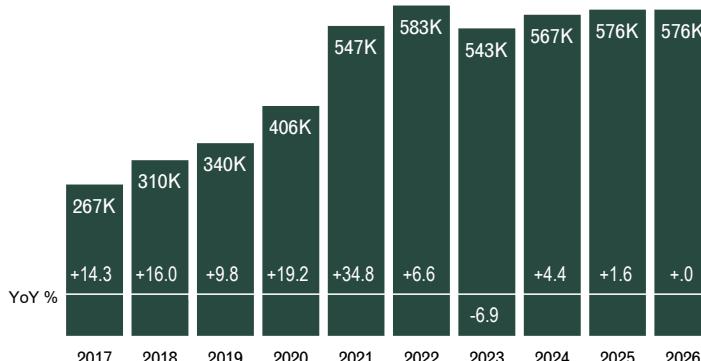
# MONTHLY MARKET TRENDS

## 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

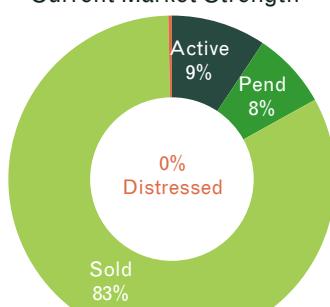
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83642, S Meridian, 1000

January 2026							Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed	
0-100K	—	—	—	—	—	—	—	—	—	—	—	
100 - 199K	—	—	1	14	—	250,000	175,000	70.0%	975	179.49	—	
200 - 299K	1	3	2	56	6.0	312,500	292,500	93.6%	632	462.82	—	
300 - 399K	6	10	69	26	1.0	390,758	381,285	97.6%	1,355	281.29	—	
400 - 499K	14	19	248	30	0.7	455,352	445,777	97.9%	1,703	261.72	2	
500 - 599K	20	9	131	41	1.8	561,706	549,143	97.8%	2,178	252.09	1	
600 - 799K	14	15	168	51	1.0	711,691	689,850	96.9%	2,631	262.21	—	
800 - 999K	10	5	57	50	2.1	894,929	871,797	97.4%	3,039	286.90	—	
1 - 1.5M	10	2	20	90	6.0	1,192,607	1,136,365	95.3%	3,749	303.13	—	
1.5 - 2M	4	1	1	64	48.0	1,800,000	1,750,000	97.2%	4,926	355.26	—	
2 - 2.5M	—	—	1	69	—	2,400,000	2,350,000	97.9%	6,580	357.14	—	
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—	
>3M	—	—	—	—	—	—	—	—	—	—	—	
<b>Totals</b>	<b>79</b>	<b>64</b>	<b>698</b>	<b>40</b>	<b>1.4</b>	<b>591,655</b>	<b>575,893</b>	<b>97.3%</b>	<b>2,156</b>	<b>\$267</b>	<b>3</b>	

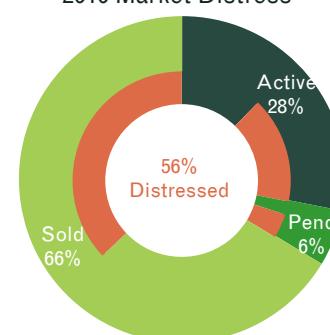
**Avg Price** \$724,420 \$578,982 \$575,893

### Current Market Strength



- VS -

### 2010 Market Distress

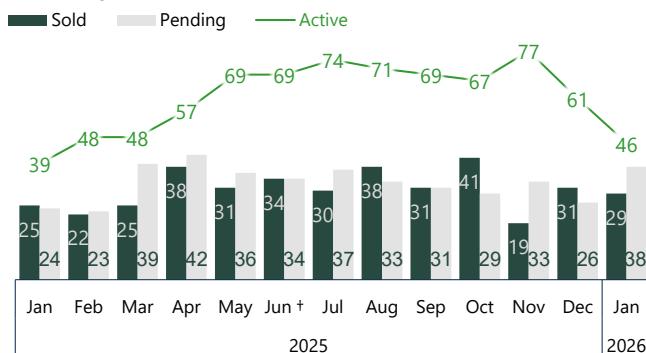


Report Date: Feb 4, 2026

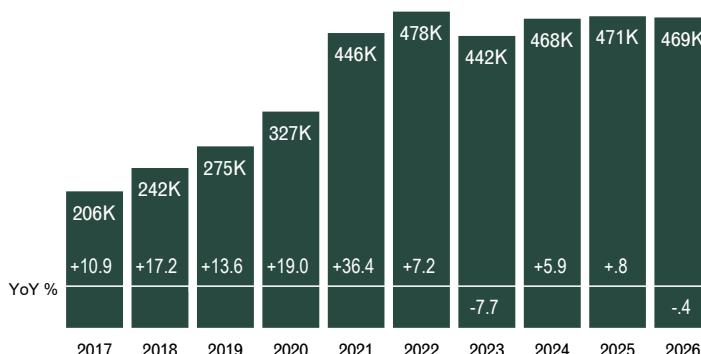
# MONTHLY MARKET TRENDS

## 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 Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

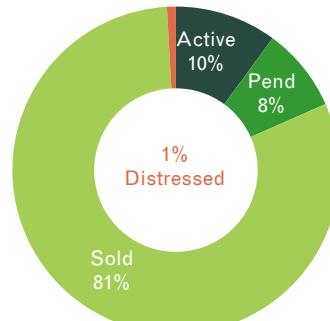
**Area:** 83634, Kuna, 1100

**January 2026**

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	1	1	—	220,000	223,000	101.4%	1,300	171.54	—
300 - 399K	10	16	120	26	1.0	376,739	368,947	97.9%	1,322	279.07	4
400 - 499K	16	13	150	40	1.3	451,466	441,107	97.7%	1,868	236.08	—
500 - 599K	6	5	45	40	1.6	563,886	543,918	96.5%	2,185	248.94	—
600 - 799K	10	1	46	44	2.6	707,824	689,811	97.5%	2,535	272.13	—
800 - 999K	3	3	6	59	6.0	894,947	862,483	96.4%	3,092	278.97	—
1 - 1.5M	1	—	1	22	12.0	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>46</b>	<b>38</b>	<b>369</b>	<b>36</b>	<b>1.5</b>	<b>481,445</b>	<b>469,418</b>	<b>97.5%</b>	<b>1,836</b>	<b>\$256</b>	<b>4</b>

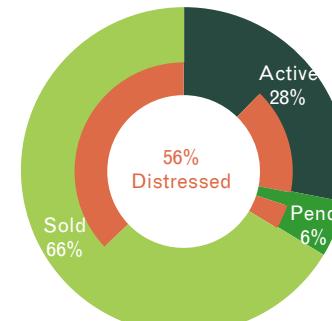
**Avg Price** \$540,809 \$477,086 \$469,418

### Current Market Strength



- VS -

### 2010 Market Distress

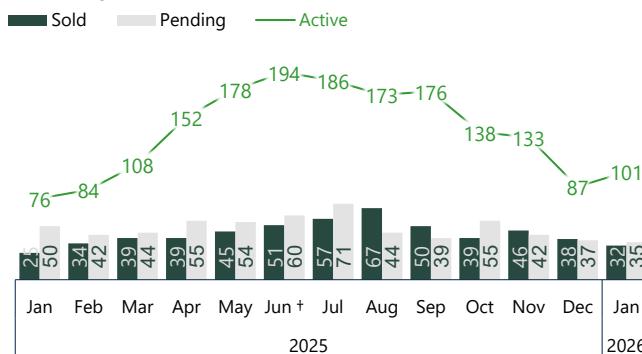


Report Date: Feb 4, 2026

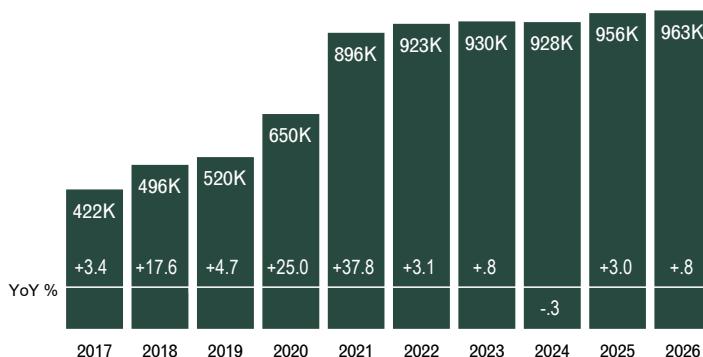
# MONTHLY MARKET TRENDS

## 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

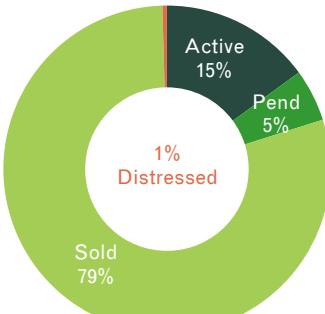
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

**Area:** 83616, Eagle, 900

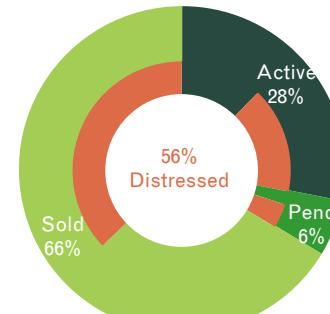
January 2026											
Average Prices (12 mth Solds: 02-01-25 to 01-31-26)											
\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months of Supply <sup>1</sup>	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	3	9	—	296,300	289,000	97.5%	932	310.20	—
300 - 399K	6	—	19	27	3.8	338,353	327,616	96.8%	1,048	312.72	—
400 - 499K	5	2	45	43	1.3	480,000	459,149	95.7%	1,587	289.37	—
500 - 599K	10	7	55	31	2.2	569,319	555,301	97.5%	1,927	288.20	—
600 - 799K	18	8	134	48	1.6	719,517	697,092	96.9%	2,376	293.41	—
800 - 999K	14	3	81	62	2.1	933,354	892,093	95.6%	2,768	322.31	2
1 - 1.5M	28	6	134	55	2.5	1,264,041	1,210,557	95.8%	3,380	358.20	1
1.5 - 2M	10	7	42	48	2.9	1,727,445	1,695,547	98.2%	3,873	437.78	—
2 - 2.5M	6	2	13	64	5.5	2,346,377	2,245,462	95.7%	4,934	455.14	—
2.5 - 3M	2	—	9	42	2.7	2,851,656	2,667,222	93.5%	5,785	461.07	—
>3M	2	—	2	64	12.0	3,475,000	3,287,500	94.6%	5,345	615.12	—
<b>Totals</b>	<b>101</b>	<b>35</b>	<b>537</b>	<b>49</b>	<b>2.3</b>	<b>1,000,557</b>	<b>963,061</b>	<b>96.3%</b>	<b>2,765</b>	<b>\$348</b>	<b>3</b>
<b>Avg Price</b>	<b>\$1,138,107</b>	<b>\$1,060,478</b>	<b>\$963,061</b>								

### Current Market Strength



- VS -

### 2010 Market Distress



Report Date: Feb 4, 2026