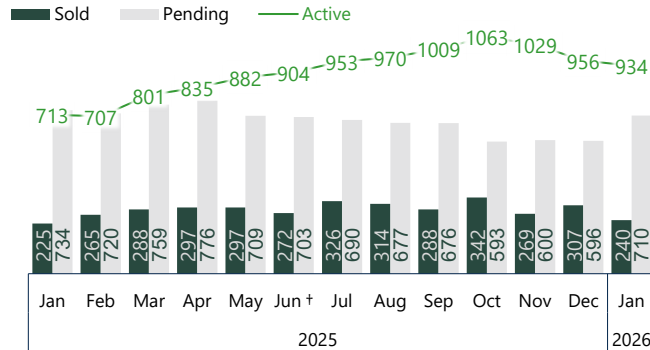


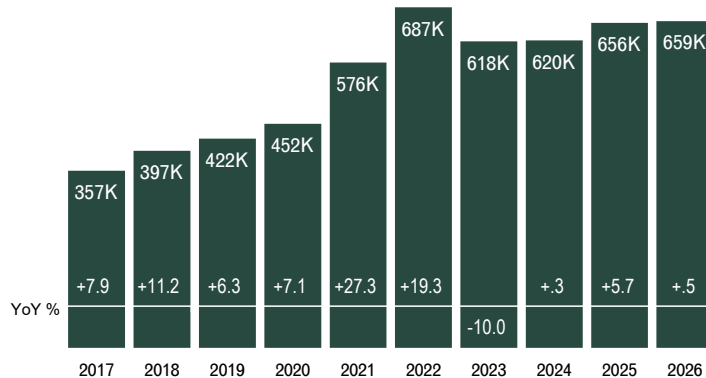
MONTHLY MARKET TRENDS

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

Area: Ada County

January 2026

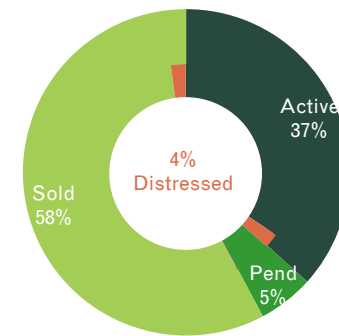
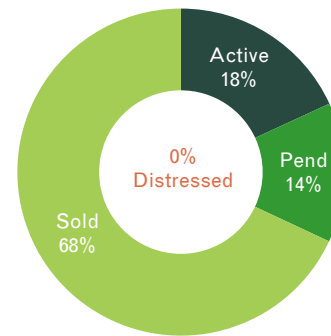
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	44	28	252	77	2.1	400,392	385,109	96.2%	1,489	258.70
400 - 499K	294	175	1,105	77	3.2	463,486	450,264	97.1%	1,785	252.21
500 - 599K	158	136	702	74	2.7	562,010	547,386	97.4%	2,162	253.24
600 - 799K	207	195	797	67	3.1	701,792	689,797	98.3%	2,444	282.26
800 - 999K	91	72	297	59	3.7	877,021	879,524	100.3%	2,849	308.69
1 - 1.5M	96	69	244	69	4.7	1,222,197	1,210,891	99.1%	3,234	374.37
1.5 - 2M	23	22	58	48	4.8	1,672,071	1,701,716	101.8%	3,695	460.55
2 - 2.5M	11	9	33	76	4.0	2,239,305	2,225,976	99.4%	4,127	539.40
2.5 - 3M	8	3	15	26	6.4	2,698,995	2,745,272	101.7%	4,644	591.15
>3M	2	4	3	26	8.0	3,441,333	3,644,061	105.9%	4,947	736.57
Totals	934	713	3,506	71	3.2	669,506	658,747	98.4%	2,249	\$293

Avg Price \$720,531 \$745,373 \$658,747

Current Market Strength

- vs -

2010 Market Distress

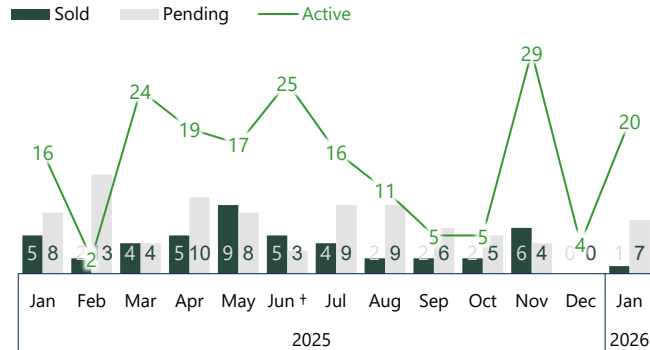


Report Date: Feb 4, 2026

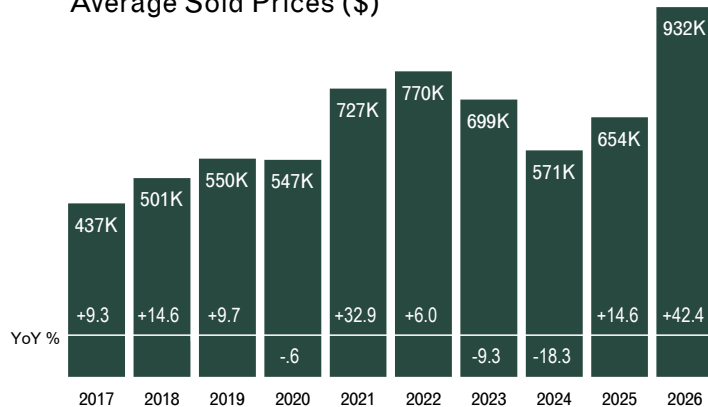
MONTHLY MARKET TRENDS

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

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

Area: 83716, SE Boise, 301

January 2026

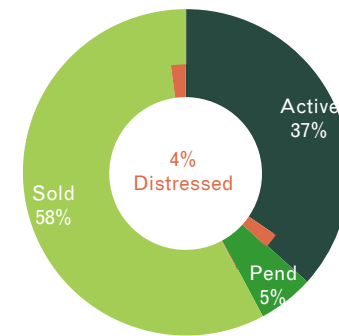
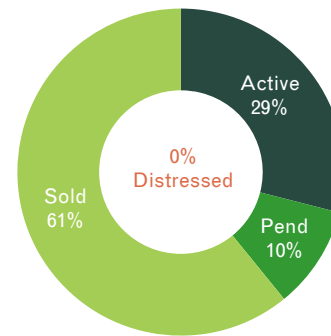
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	4	56	-	377,400	377,400	100.0%	707	534.18
400 - 499K	2	-	11	107	2.2	459,445	460,000	100.1%	936	491.21
500 - 599K	1	1	7	63	1.7	542,043	542,043	100.0%	1,150	471.34
600 - 799K	2	2	6	27	4.0	761,094	746,610	98.1%	2,322	321.49
800 - 999K	2	1	3	68	8.0	922,005	915,664	99.3%	2,495	367.00
1 - 1.5M	-	-	3	27	-	1,204,580	1,195,352	99.2%	2,497	478.65
1.5 - 2M	5	-	2	44	30.0	1,550,127	1,588,333	102.5%	3,799	418.09
2 - 2.5M	3	2	4	76	9.0	2,319,079	2,310,378	99.6%	4,387	526.70
2.5 - 3M	5	-	2	15	30.0	2,747,230	2,774,965	101.0%	5,874	472.41
>3M	-	-	-	-	-	-	-	-	-	-
Totals	20	7	42	64	5.7	932,741	932,017	99.9%	2,071	\$450

Avg Price \$1,686,840 \$1,129,722 \$932,017

Current Market Strength

- vs -

2010 Market Distress

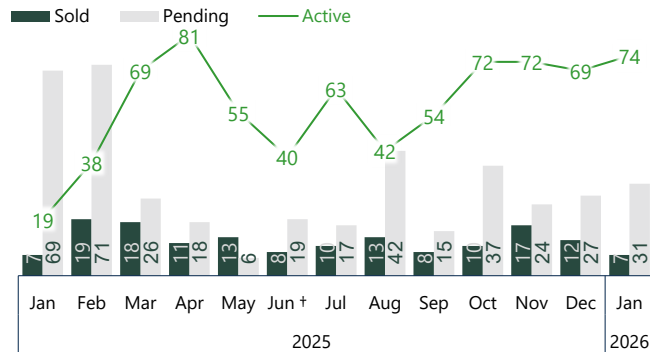


Report Date: Feb 4, 2026

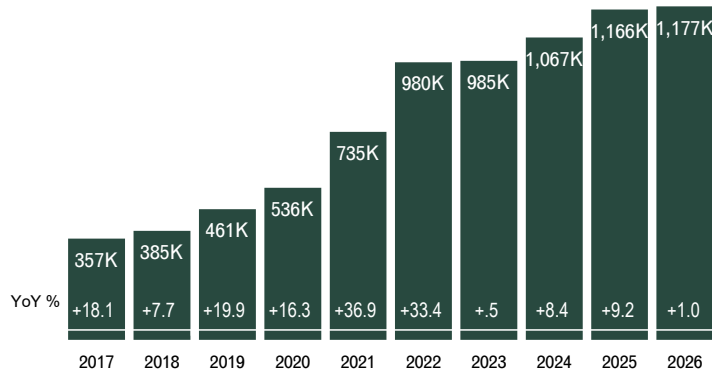
MONTHLY MARKET TRENDS

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

Area: 83714, NW Boise, 800

January 2026

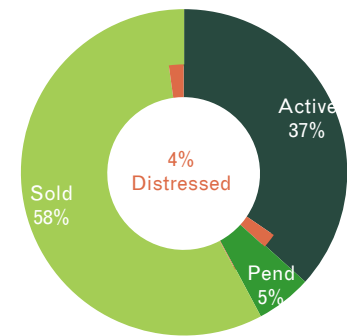
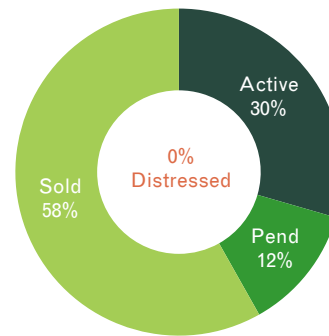
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	-	-	-	-	-	-	-	-	-
400 - 499K	8	4	14	115	6.9	486,945	449,266	92.3%	1,653	271.73
500 - 599K	8	3	12	99	8.0	562,409	541,744	96.3%	1,806	300.02
600 - 799K	12	-	18	114	8.0	721,886	693,548	96.1%	2,329	297.76
800 - 999K	18	4	17	68	12.7	909,683	904,096	99.4%	2,567	352.19
1 - 1.5M	20	10	51	53	4.7	1,289,353	1,276,069	99.0%	3,526	361.92
1.5 - 2M	6	8	22	29	3.3	1,712,342	1,728,828	101.0%	3,616	478.15
2 - 2.5M	-	2	8	32	-	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	74	31	146	66	6.1	1,186,505	1,177,466	99.2%	3,037	\$388

Avg Price \$933,755 #####

Current Market Strength

- vs -

2010 Market Distress

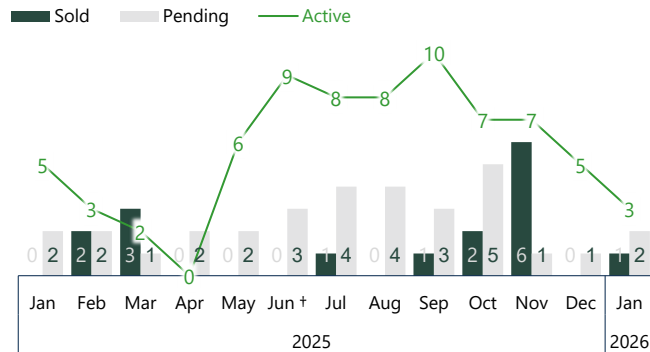


Report Date: Feb 4, 2026

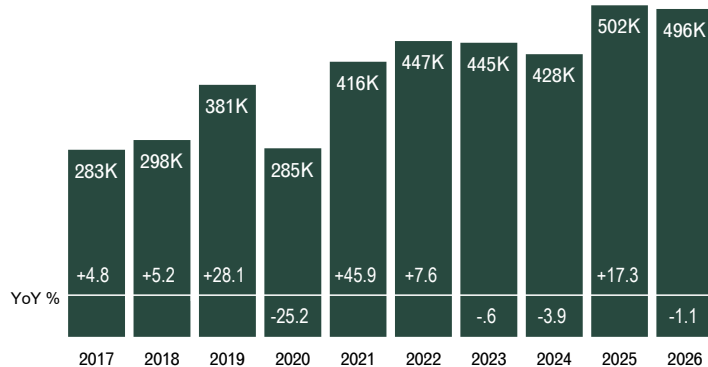
MONTHLY MARKET TRENDS

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

Area: 83713, W Boise - Garden City, 650

January 2026

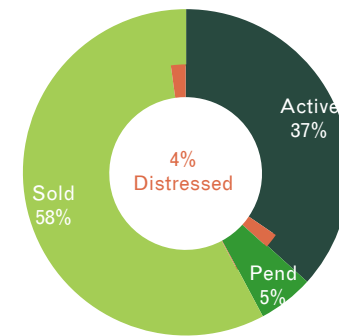
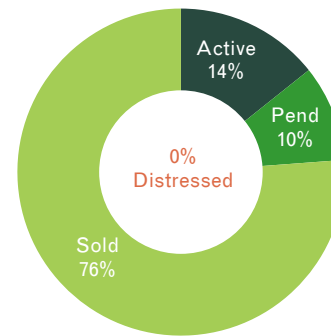
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	4	143	-	417,425	397,425	95.2%	1,664	238.91
400 - 499K	1	-	5	71	2.4	426,900	422,720	99.0%	1,829	231.10
500 - 599K	1	2	4	79	3.0	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	3	2	16	95	2.3	506,281	496,113	98.0%	1,983	\$250

Avg Price \$523,583 \$587,750 \$496,113

Current Market Strength

- vs -

2010 Market Distress

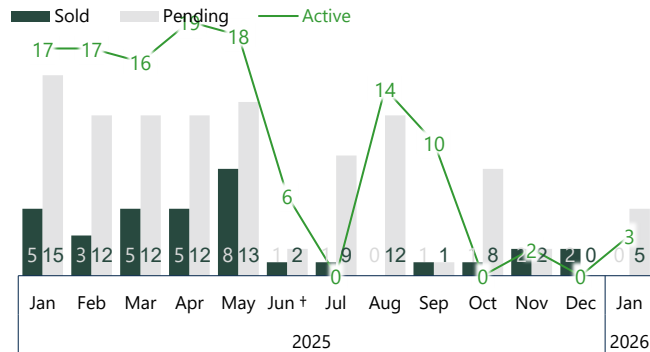


Report Date: Feb 4, 2026

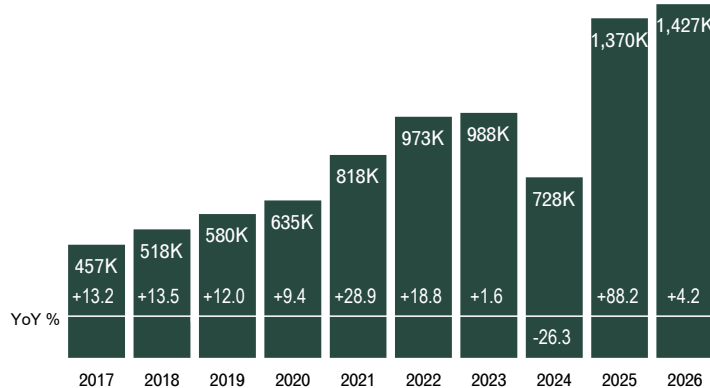
MONTHLY MARKET TRENDS

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

Area: 83712, NE Boise, 200

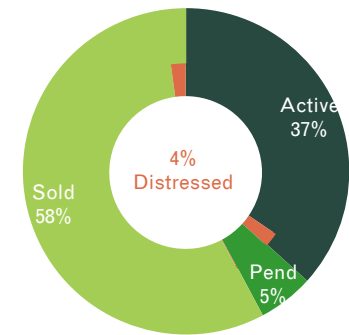
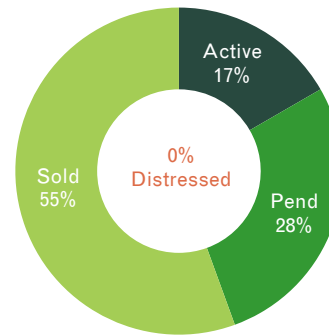
January 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	3	180	-	746,567	744,616	99.7%	1,665	447.13
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	-	-	2,795,000	2,795,000	100.0%	4,221	662.17
>3M	-	1	-	-	-	-	-	-	-	-
Totals	3	5	10	69	3.6	1,387,492	1,426,695	102.8%	2,823	\$505

Avg Price \$1,524,833 \$2,529,980 \$1,426,695

Current Market Strength

- vs - 2010 Market Distress

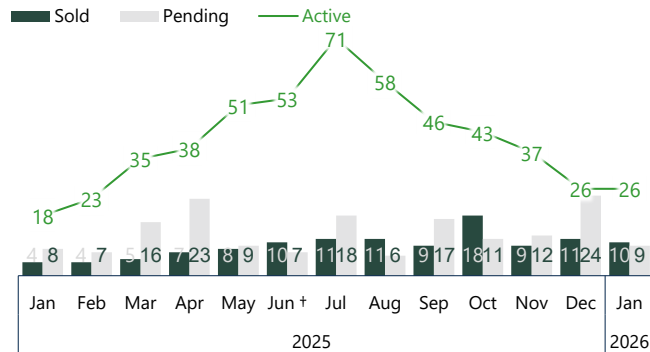


Report Date: Feb 4, 2026

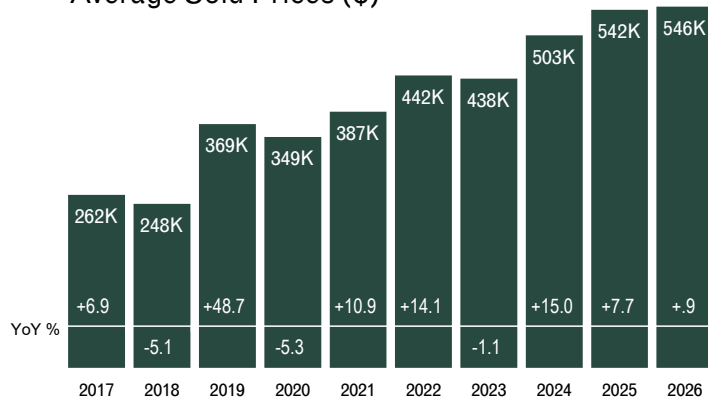
MONTHLY MARKET TRENDS

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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Area: 83709, South Boise, 500&550

January 2026

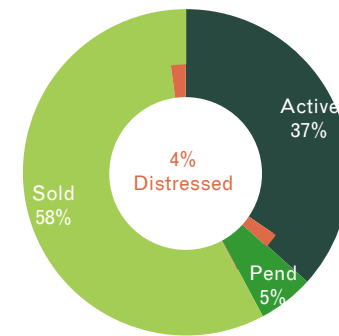
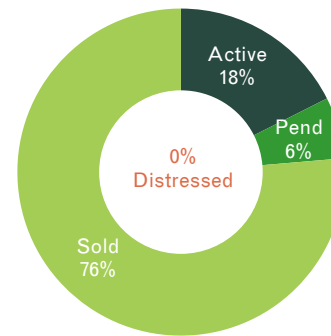
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	8	187	-	446,490	396,615	88.8%	1,512	262.40
400 - 499K	11	2	34	109	3.9	485,372	465,595	95.9%	1,652	281.78
500 - 599K	7	1	36	83	2.3	560,296	534,145	95.3%	1,954	273.38
600 - 799K	8	6	34	81	2.8	685,834	665,215	97.0%	2,534	262.49
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	9	113	98	2.8	570,474	546,457	95.8%	2,012	\$272

Avg Price \$541,753 \$598,203 \$546,457

Current Market Strength

- vs -

2010 Market Distress



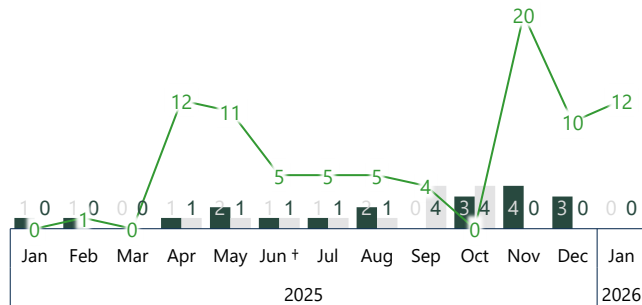
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MONTHLY MARKET TRENDS

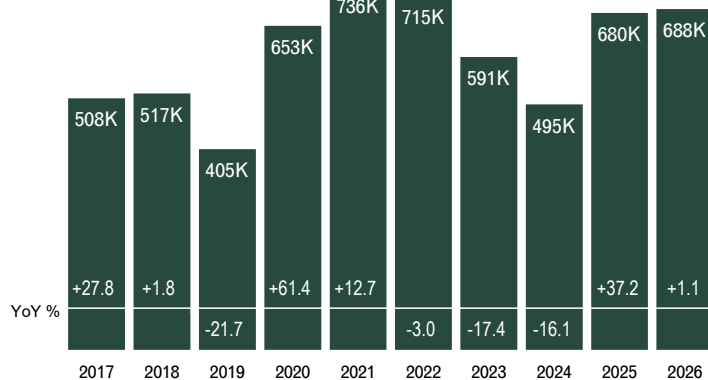
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



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

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Area: 83706, SE Boise, 300

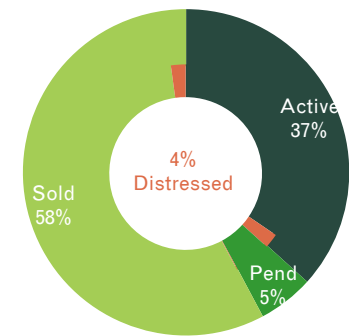
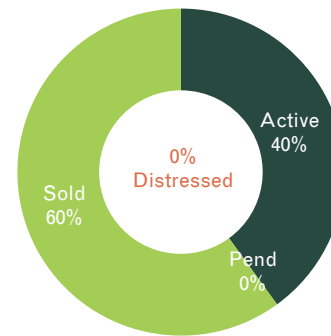
January 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—
300 - 399K	3	—	—	—	—	—	—	—	—	—
400 - 499K	2	—	—	—	—	—	—	—	—	—
500 - 599K	3	—	6	33	6.0	561,567	562,583	100.2%	1,675	335.94
600 - 799K	3	—	9	34	4.0	697,067	683,878	98.1%	1,844	370.80
800 - 999K	—	—	2	55	—	974,900	897,450	92.1%	2,237	401.18
1 - 1.5M	1	—	1	58	12.0	1,049,900	1,050,000	100.0%	2,463	426.31
1.5 - 2M	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—
Totals	12	0	18	37	8.0	702,372	687,517	97.9%	1,866	\$368
Avg Price	\$595,917	\$0	\$687,517							

Current Market Strength

- vs -

2010 Market Distress



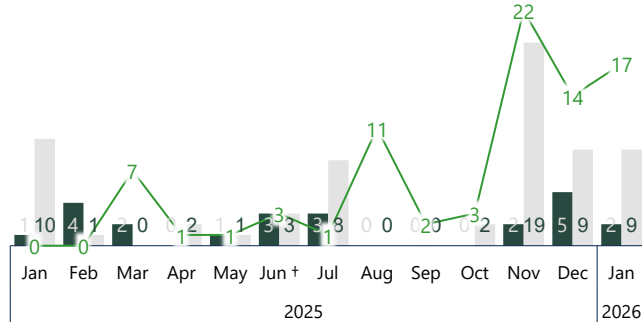
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MONTHLY MARKET TRENDS

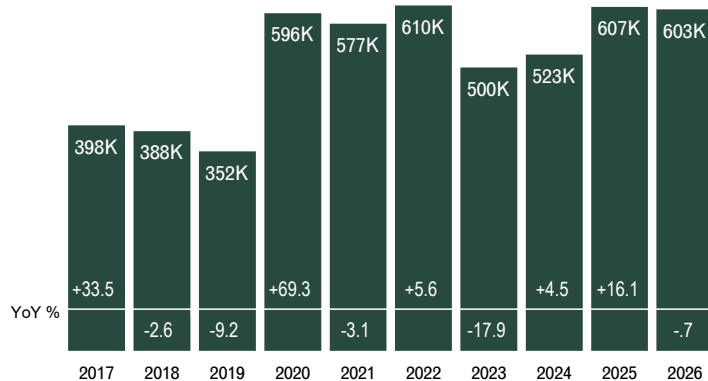
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



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

Area: 83705, Bench, 400

January 2026

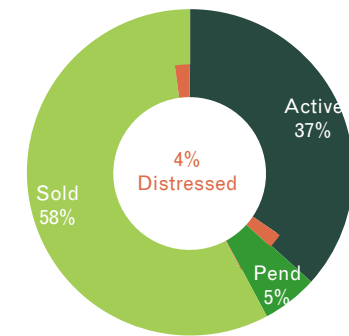
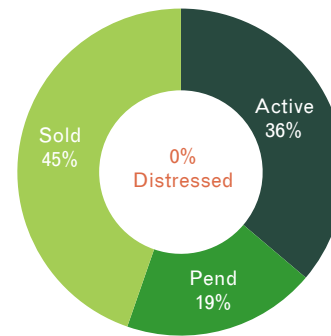
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	10	7	7	13	17.1	499,880	494,611	98.9%	1,752	282.24
500 - 599K	3	1	5	18	7.2	545,180	541,709	99.4%	1,599	338.78
600 - 799K	4	1	8	39	6.0	696,714	693,401	99.5%	2,141	323.94
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	17	9	21	24	9.7	606,560	602,716	99.4%	1,900	\$317

Avg Price \$553,310 \$514,182 \$602,716

Current Market Strength

- vs -

2010 Market Distress



Report Date: Feb 4, 2026

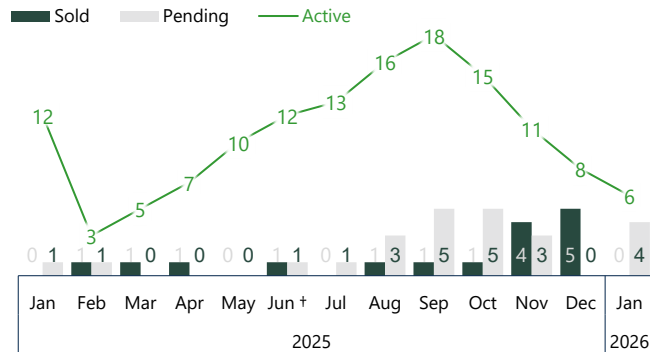


43° NORTH

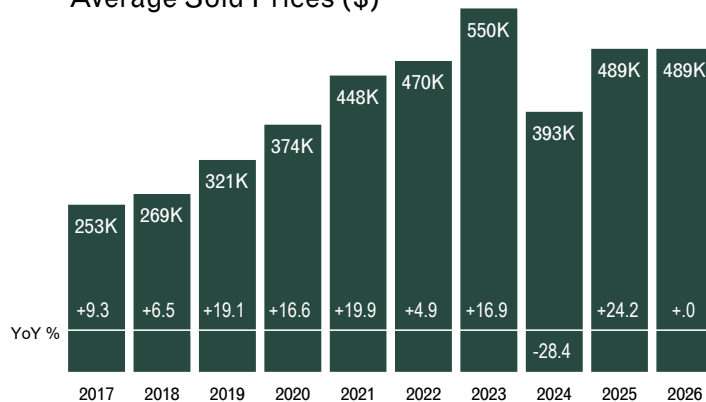
MONTHLY MARKET TRENDS

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

Area: 83704, West Boise, 600

January 2026

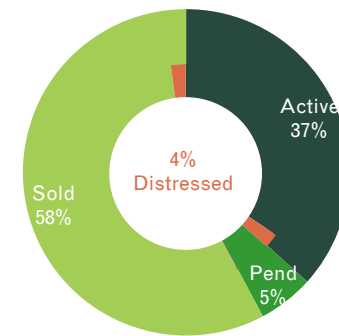
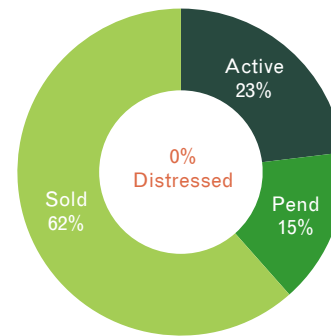
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K	—	—	—	—	—	—	—		—		—
200 - 299K	—	—	—	—	—	—	—		—		—
300 - 399K	1	2	8	24	1.5	360,400	360,100	99.9%	1,220	295.22	—
400 - 499K	—	1	—	—	—	—	—		—		—
500 - 599K	4	1	3	49	16.0	569,300	544,630	95.7%	1,975	275.81	—
600 - 799K	1	—	5	98	2.4	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	6	4	16	52	4.5	500,988	488,649	97.5%	1,683	\$290	0

Avg Price \$583,417 \$440,425 \$488,649

Current Market Strength

- vs -

2010 Market Distress

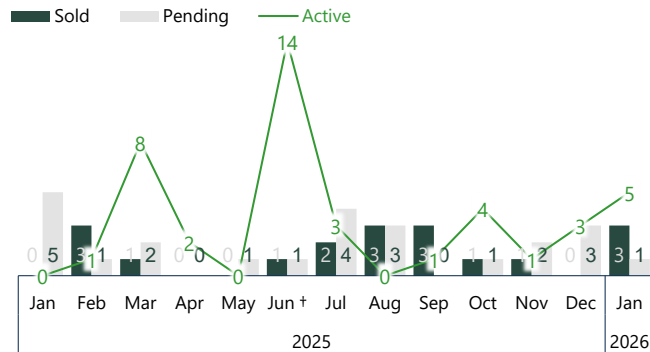


Report Date: Feb 4, 2026

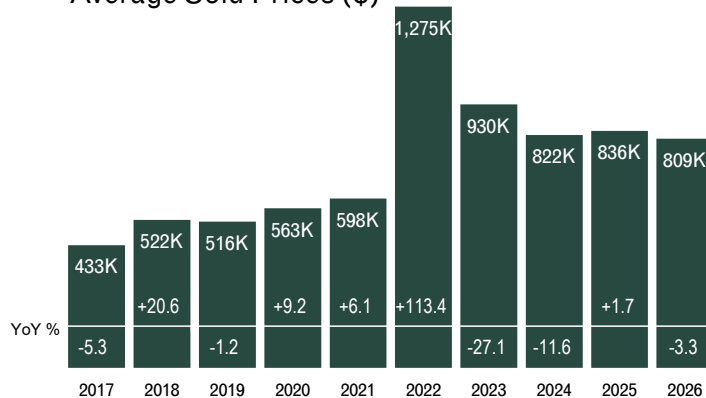
MONTHLY MARKET TRENDS

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

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

Area: 83703, NW Boise, 801

January 2026

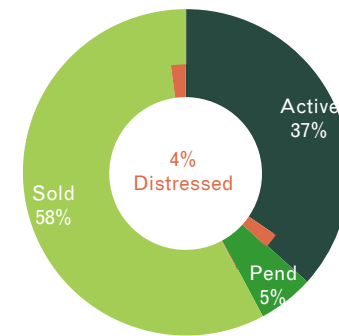
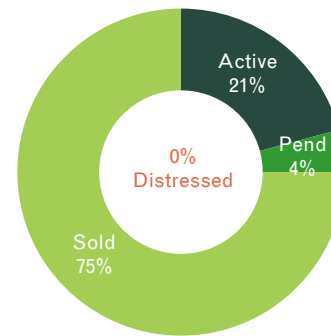
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis- tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K	—	—	—	—	—	—	—		—		—
200 - 299K	—	—	—	—	—	—	—		—		—
300 - 399K	—	—	—	—	—	—	—		—		—
400 - 499K	—	—	—	—	—	—	—		—		—
500 - 599K	—	—	—	—	—	—	—		—		—
600 - 799K	4	1	12	39	4.0	709,817	701,404	98.8%	1,890	371.15	—
800 - 999K	1	—	4	224	3.0	872,425	866,850	99.4%	2,383	363.84	—
1 - 1.5M	—	—	2	50	—	1,335,300	1,335,300	100.0%	2,642	505.51	—
1.5 - 2M	—	—	—	—	—	—	—		—		—
2 - 2.5M	—	—	—	—	—	—	—		—		—
2.5 - 3M	—	—	—	—	—	—	—		—		—
>3M	—	—	—	—	—	—	—		—		—
Totals	5	1	18	81	3.3	815,450	808,603	99.2%	2,083	\$388	0

Avg Price \$732,900 \$789,000 \$808,603

Current Market Strength

- vs -

2010 Market Distress

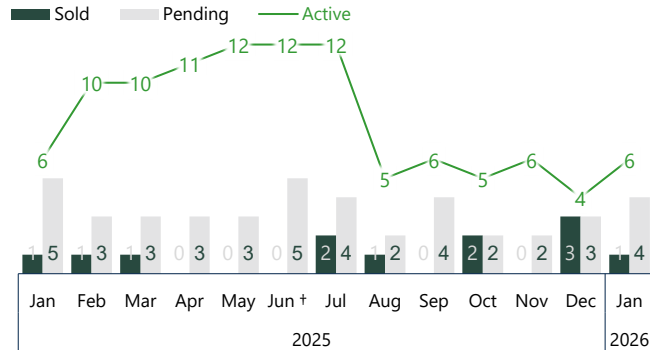


Report Date: Feb 4, 2026

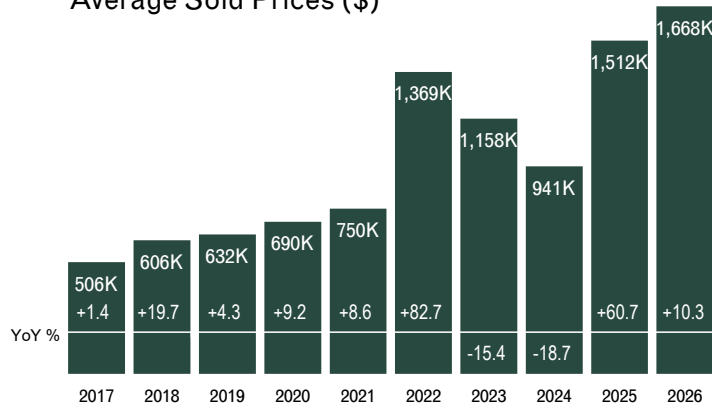
MONTHLY MARKET TRENDS

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

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

Area: 83702, N Boise, 100

January 2026

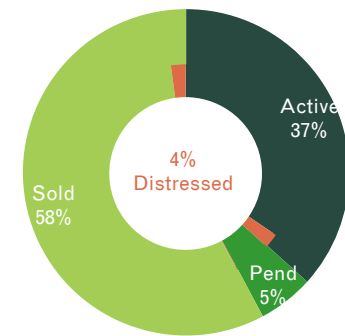
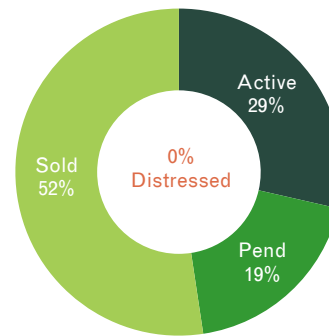
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	1	908	-	549,900	540,000	98.2%	864	625.00
600 - 799K	3	1	2	459	18.0	689,900	679,700	98.5%	1,136	598.59
800 - 999K	2	1	-	-	-	-	-	-	-	-
1 - 1.5M	1	-	1	83	12.0	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	-	-	3	134	-	2,231,667	2,254,714	101.0%	3,575	630.75
2.5 - 3M	-	1	2	2	-	2,247,500	2,597,927	115.6%	3,004	864.97
>3M	-	-	-	-	-	-	-	-	-	-
Totals	6	4	11	226	6.5	1,605,335	1,668,027	103.9%	2,705	\$617

Avg Price \$889,917 \$1,486,725 \$1,668,027

Current Market Strength

- vs -

2010 Market Distress

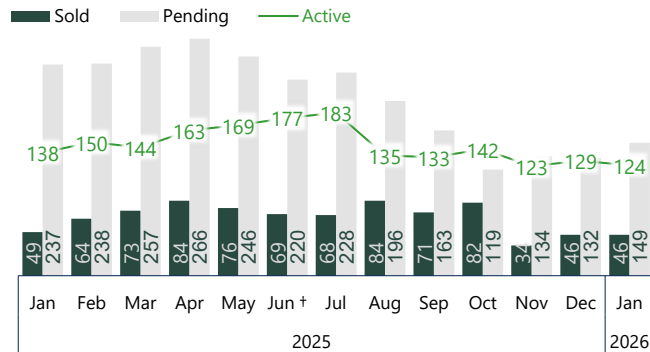


Report Date: Feb 4, 2026

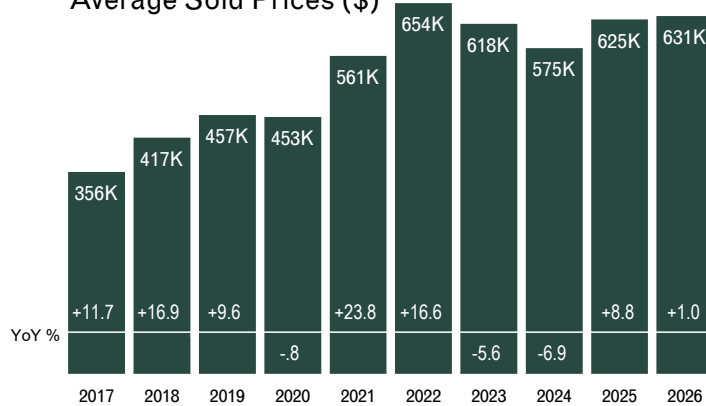
MONTHLY MARKET TRENDS

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

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

Area: 83669, Star, 950

January 2026

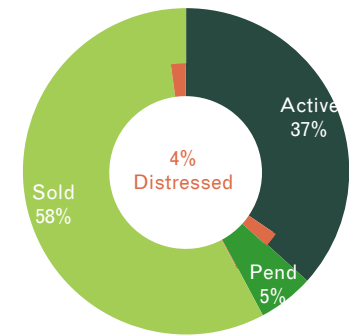
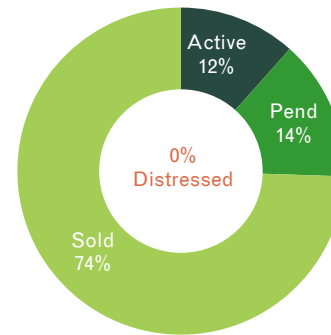
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	2	4	39	81	0.6	396,142	381,053	96.2%	1,661	229.45	—
400 - 499K	38	24	188	64	2.4	474,512	458,239	96.6%	1,781	257.33	—
500 - 599K	23	37	207	58	1.3	555,714	542,844	97.7%	2,158	251.52	—
600 - 799K	37	59	241	55	1.8	701,969	688,788	98.1%	2,525	272.77	—
800 - 999K	9	15	72	38	1.5	872,740	871,369	99.8%	3,070	283.87	—
1 - 1.5M	14	7	44	100	3.8	1,198,019	1,178,300	98.4%	3,379	348.71	—
1.5 - 2M	1	3	6	56	2.0	1,467,390	1,549,858	105.6%	3,773	410.76	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	124	149	797	60	1.9	643,939	631,442	98.1%	2,318	\$272	0

Avg Price \$664,565 \$677,418 \$631,442

Current Market Strength

- vs -

2010 Market Distress

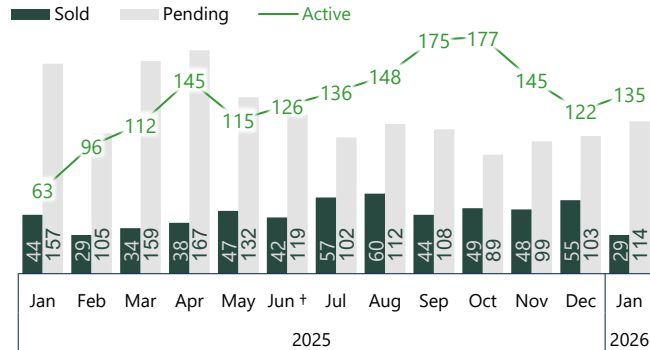


Report Date: Feb 4, 2026

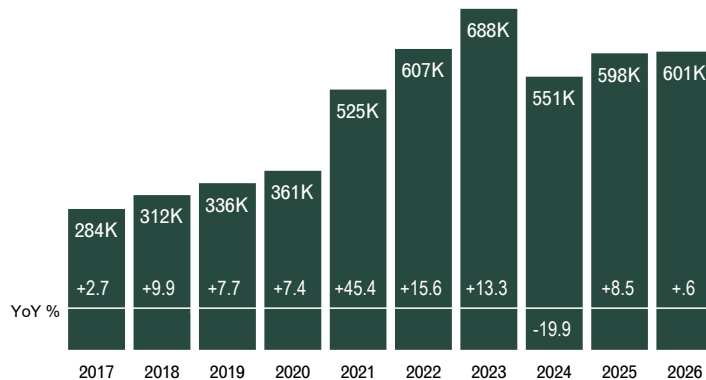
MONTHLY MARKET TRENDS

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

Area: 83646, N Meridian, 1020

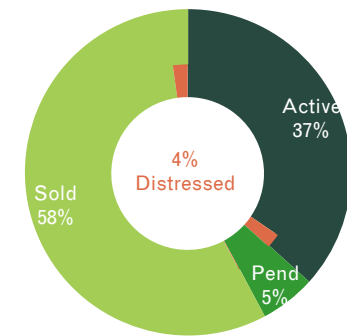
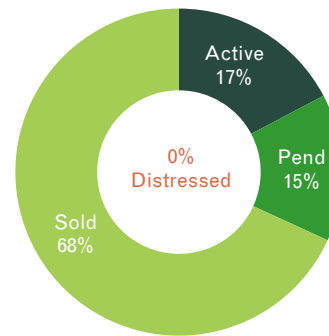
January 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	17	146	-	418,755	389,050	92.9%	1,523	255.53
400 - 499K	28	14	184	98	1.8	471,366	453,057	96.1%	1,853	244.49
500 - 599K	43	25	132	82	3.9	566,295	553,452	97.7%	2,249	246.10
600 - 799K	47	49	131	80	4.3	708,696	698,099	98.5%	2,587	269.82
800 - 999K	9	20	58	51	1.9	861,922	867,419	100.6%	3,025	286.71
1 - 1.5M	5	3	8	11	7.5	1,010,725	1,110,636	109.9%	3,516	315.87
1.5 - 2M	2	1	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	135	114	533	85	3.0	612,687	601,478	98.2%	2,285	\$263

Avg Price \$673,519 \$699,539 \$601,478

Current Market Strength

- vs - 2010 Market Distress



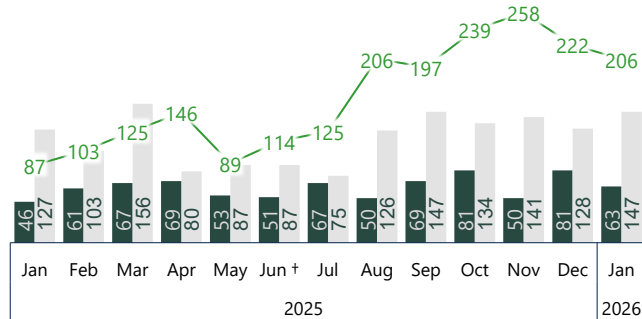
Report Date: Feb 4, 2026

MONTHLY MARKET TRENDS

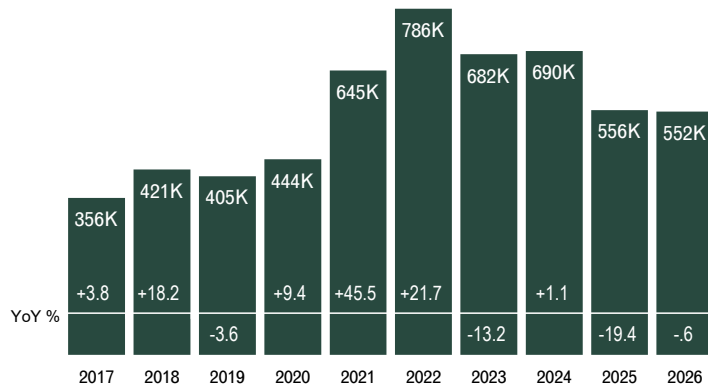
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



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

Area: 83642, S Meridian, 1000

January 2026

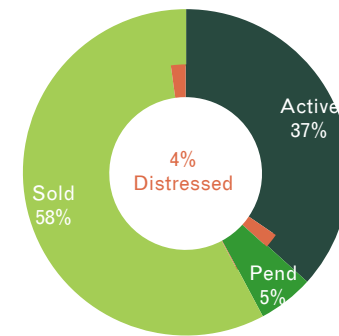
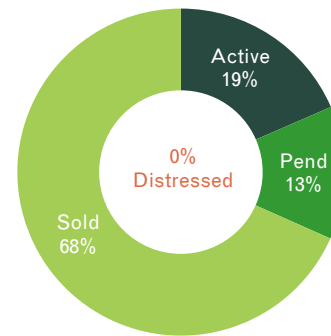
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	6	4	49	38	1.5	395,549	386,445	97.7%	1,433	269.62
400 - 499K	107	55	347	65	3.7	457,717	449,612	98.2%	1,755	256.17
500 - 599K	31	29	153	71	2.4	564,282	552,737	98.0%	2,107	262.33
600 - 799K	45	40	149	51	3.6	684,479	679,656	99.3%	2,426	280.18
800 - 999K	14	14	55	60	3.1	871,798	876,844	100.6%	2,905	301.86
1 - 1.5M	2	5	7	38	3.4	1,205,670	1,177,309	97.6%	3,521	334.35
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	206	147	762	61	3.2	559,404	552,009	98.7%	2,040	\$271

Avg Price \$558,764 \$599,627 \$552,009

Current Market Strength

- vs -

2010 Market Distress

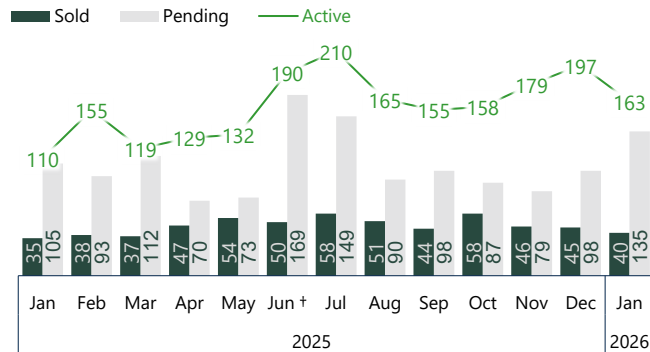


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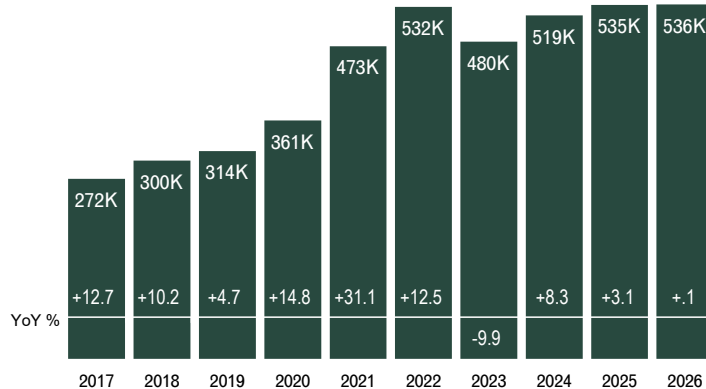
MONTHLY MARKET TRENDS

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

Area: 83634, Kuna, 1100

January 2026

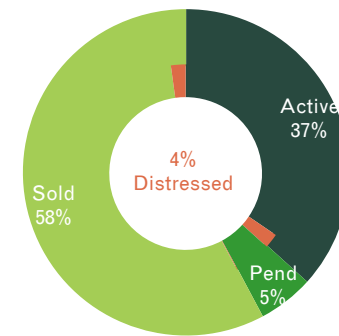
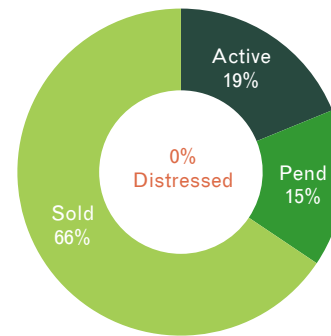
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	29	15	92	86	3.8	402,459	386,711	96.1%	1,392	277.86
400 - 499K	66	57	250	87	3.2	455,058	442,705	97.3%	1,800	245.92
500 - 599K	24	30	99	86	2.9	560,741	544,224	97.1%	2,440	223.00
600 - 799K	27	19	76	91	4.3	715,936	706,835	98.7%	2,498	282.91
800 - 999K	11	7	36	32	3.7	818,756	871,951	106.5%	2,641	330.16
1 - 1.5M	6	7	14	25	5.1	1,213,688	1,256,614	103.5%	2,807	447.67
1.5 - 2M	-	-	1	-	-	1,649,593	1,718,346	104.2%	2,840	605.05
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	163	135	568	82	3.4	543,718	536,184	98.6%	2,019	\$266

Avg Price \$546,750 \$554,520 \$536,184

Current Market Strength

- vs -

2010 Market Distress

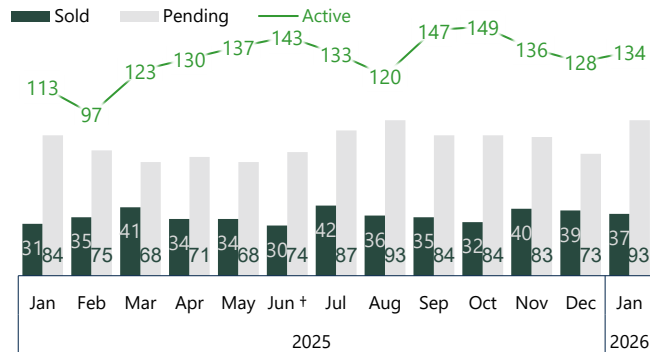


Report Date: Feb 4, 2026

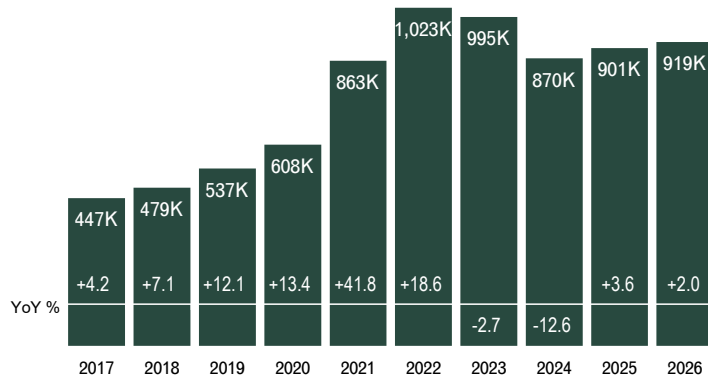
MONTHLY MARKET TRENDS

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

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

Area: 83616, Eagle, 900

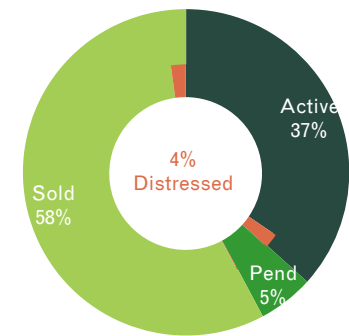
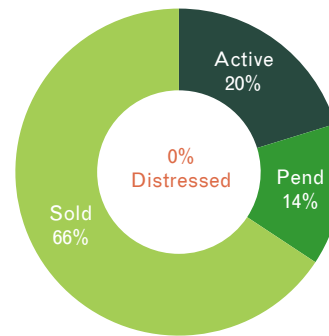
January 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
\$1000's	as of 02/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	1	31	45	0.4	396,384	384,072	96.9%	1,770	216.98
400 - 499K	21	10	65	65	3.9	455,572	439,733	96.5%	1,952	225.24
500 - 599K	10	4	37	97	3.2	580,555	548,572	94.5%	2,078	263.97
600 - 799K	13	17	100	67	1.6	706,831	688,138	97.4%	2,241	307.05
800 - 999K	25	10	48	99	6.3	931,526	902,815	96.9%	2,598	347.47
1 - 1.5M	46	36	109	79	5.1	1,217,071	1,195,597	98.2%	3,108	384.63
1.5 - 2M	7	9	21	65	4.0	1,697,362	1,711,261	100.8%	3,808	449.38
2 - 2.5M	7	3	16	83	5.3	2,213,406	2,198,272	99.3%	4,151	529.52
2.5 - 3M	3	1	5	58	7.2	3,002,059	2,895,190	96.4%	4,773	606.63
>3M	1	2	3	26	4.0	3,441,333	3,644,061	105.9%	4,947	736.57
Totals	134	93	435	75	3.7	937,543	919,016	98.0%	2,601	\$353

Avg Price \$1,069,343 \$1,147,034 \$919,016

Current Market Strength

- vs - 2010 Market Distress



Report Date: Feb 4, 2026