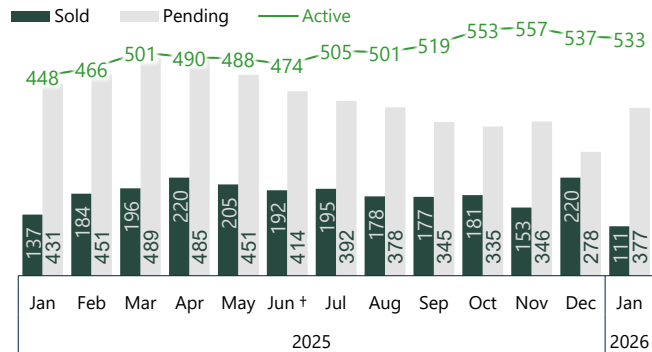


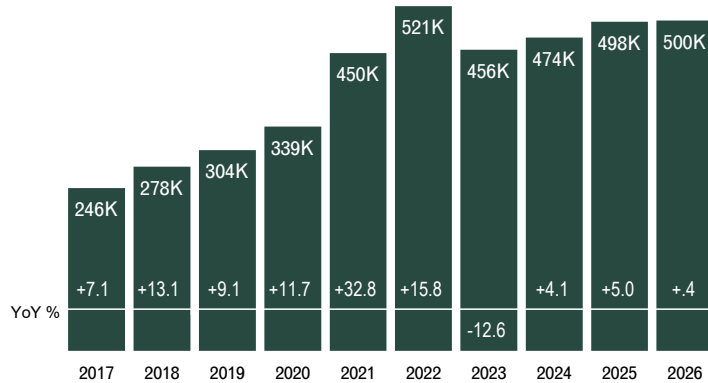
MONTHLY MARKET TRENDS

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: Canyon County

January 2026

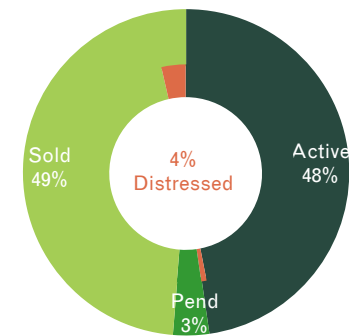
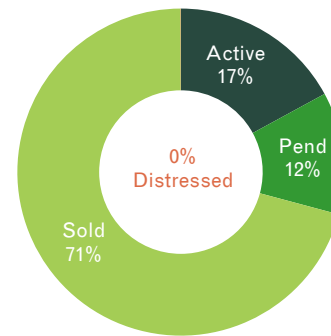
| Price | # Active | # Pend | # Sold | CDOM | Months ¹ | Average Prices (12 mth Solds: 02-01-25 to 01-31-26) | | | | |
|---------------|------------------|------------|--------------|-----------|---------------------|---|----------------|--------------|--------------|--------------|
| \$1000's | as of 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 | 56 | 61 | 550 | 62 | 1.2 | 386,465 | 376,592 | 97.4% | 1,466 | 256.86 |
| 400 - 499K | 267 | 160 | 956 | 78 | 3.4 | 454,673 | 443,617 | 97.6% | 1,994 | 222.47 |
| 500 - 599K | 102 | 83 | 402 | 66 | 3.0 | 555,104 | 544,536 | 98.1% | 2,453 | 222.01 |
| 600 - 799K | 53 | 48 | 191 | 63 | 3.3 | 682,898 | 672,433 | 98.5% | 2,701 | 248.98 |
| 800 - 999K | 16 | 13 | 54 | 80 | 3.6 | 914,290 | 905,963 | 99.1% | 2,610 | 347.14 |
| 1 - 1.5M | 30 | 11 | 46 | 72 | 7.8 | 1,256,318 | 1,232,991 | 98.1% | 3,196 | 385.74 |
| 1.5 - 2M | 8 | 2 | 10 | 19 | 9.6 | 1,642,589 | 1,648,042 | 100.3% | 3,654 | 451.07 |
| 2 - 2.5M | - | - | 2 | 3 | - | 1,995,115 | 2,245,632 | 112.6% | 4,255 | 527.83 |
| 2.5 - 3M | 1 | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - |
| Totals | 533 | 378 | 2,211 | 70 | 2.9 | 510,351 | 499,852 | 97.9% | 2,057 | \$243 |

Avg Price \$562,867 \$531,103 \$499,852

Current Market Strength

- vs -

2010 Market Distress

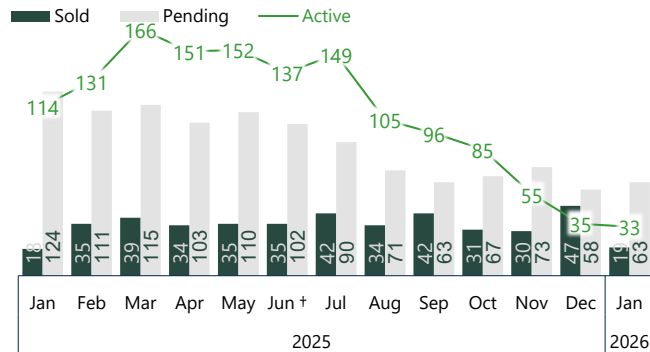


Report Date: Feb 4, 2026

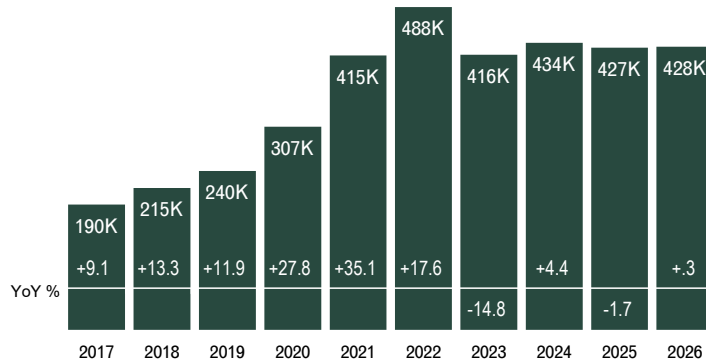
MONTHLY MARKET TRENDS

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: 83605, NW Caldwell, 1275

January 2026

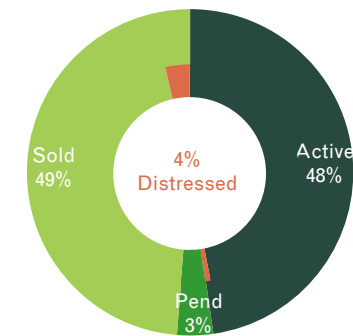
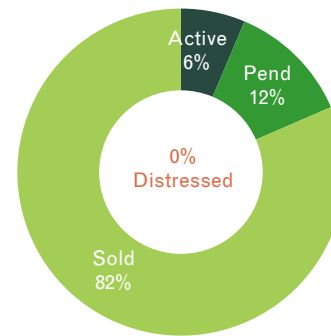
| Price | # Active | # Pend | # Sold | CDOM | Months ¹ | Average Prices (12 mth Solds: 02-01-25 to 01-31-26) | | | | |
|---------------|------------------|-----------|------------|-----------|---------------------|---|----------------|--------------|--------------|--------------|
| \$1000's | as of 02/04/2026 | | 12 mos. | Avg | of Supply | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt |
| 0-100K | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | - | - | - | - | - | - | - | - | - |
| 200 - 299K | - | - | - | - | - | - | - | - | - | - |
| 300 - 399K | 14 | 21 | 157 | 58 | 1.1 | 390,854 | 378,865 | 96.9% | 1,474 | 257.05 |
| 400 - 499K | 15 | 38 | 223 | 88 | 0.8 | 450,489 | 439,277 | 97.5% | 2,038 | 215.52 |
| 500 - 599K | 4 | 3 | 38 | 72 | 1.3 | 540,241 | 534,180 | 98.9% | 2,732 | 195.51 |
| 600 - 799K | - | 1 | 5 | 115 | - | 712,726 | 677,196 | 95.0% | 3,526 | 192.04 |
| 800 - 999K | - | - | - | - | - | - | - | - | - | - |
| 1 - 1.5M | - | - | - | - | - | - | - | - | - | - |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - |
| Totals | 33 | 63 | 423 | 76 | 0.9 | 439,517 | 428,193 | 97.4% | 1,909 | \$224 |

Avg Price \$418,647 \$430,337 \$428,193

Current Market Strength

- vs -

2010 Market Distress

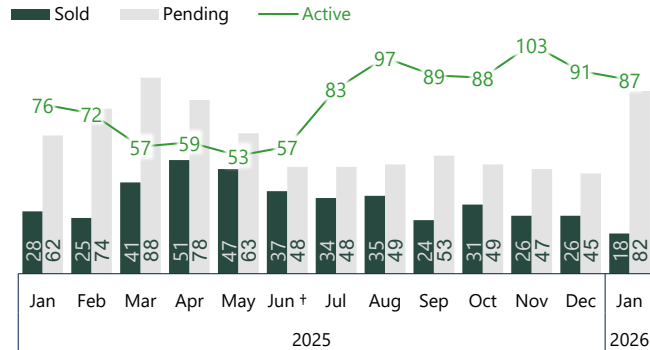


Report Date: Feb 4, 2026

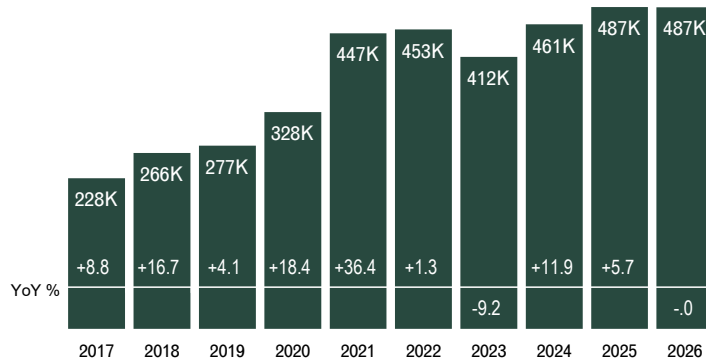
MONTHLY MARKET TRENDS

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: 83607, SW Caldwell, 1280

January 2026

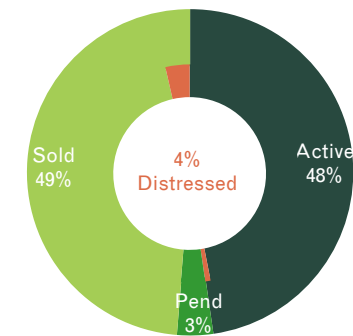
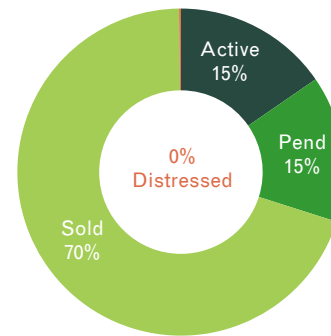
| Price | # Active | # Pend | # Sold | CDOM | Months ¹ | Average Prices (12 mth Solds: 02-01-25 to 01-31-26) | | | | | |
|------------|------------------|--------|---------|------|---------------------|---|------------|---------|-----------|-------------|---------------|
| \$1000's | as of 02/04/2026 | | 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 | 4 | 13 | 127 | 73 | 0.4 | 384,512 | 376,136 | 97.8% | 1,527 | 246.29 | — |
| 400 - 499K | 43 | 38 | 163 | 65 | 3.2 | 451,373 | 441,179 | 97.7% | 2,059 | 214.28 | — |
| 500 - 599K | 23 | 14 | 55 | 70 | 5.0 | 567,840 | 551,489 | 97.1% | 2,414 | 228.50 | — |
| 600 - 799K | 4 | 12 | 32 | 35 | 1.5 | 684,923 | 676,717 | 98.8% | 2,783 | 243.19 | — |
| 800 - 999K | 2 | 2 | 7 | 153 | 3.4 | 957,781 | 939,494 | 98.1% | 2,810 | 334.36 | 1 |
| 1 - 1.5M | 9 | 2 | 11 | 92 | 9.8 | 1,312,421 | 1,268,290 | 96.6% | 3,315 | 382.60 | — |
| 1.5 - 2M | 2 | 1 | — | — | — | — | — | — | — | — | — |
| 2 - 2.5M | — | — | — | — | — | — | — | — | — | — | — |
| 2.5 - 3M | — | — | — | — | — | — | — | — | — | — | — |
| >3M | — | — | — | — | — | — | — | — | — | — | — |
| Totals | 87 | 82 | 395 | 68 | 2.6 | 497,966 | 486,572 | 97.7% | 2,044 | \$238 | 1 |

Avg Price \$595,287 \$533,145 \$486,572

Current Market Strength

- vs -

2010 Market Distress



Report Date: Feb 4, 2026



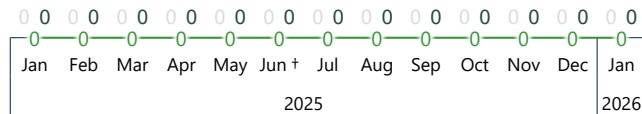
43° NORTH

MONTHLY MARKET TRENDS

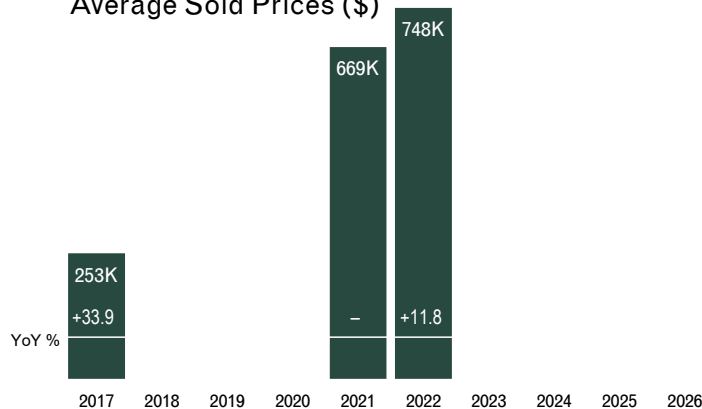
New Construction Homes

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: 83626, Greenleaf, 1294

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 | | | | | | | | | | |
| 800 - 999K | | | | | | | | | | |
| 1 - 1.5M | | | | | | | | | | |
| 1.5 - 2M | | | | | | | | | | |
| 2 - 2.5M | | | | | | | | | | |
| 2.5 - 3M | | | | | | | | | | |
| >3M | | | | | | | | | | |

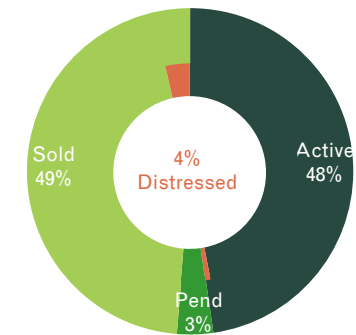
Totals
Avg Price

Current Market Strength

- vs -

2010 Market Distress

0%
Distressed



Report Date: Feb 4, 2026

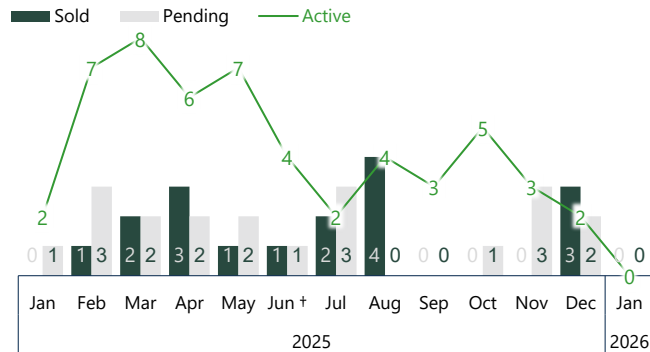


43° NORTH

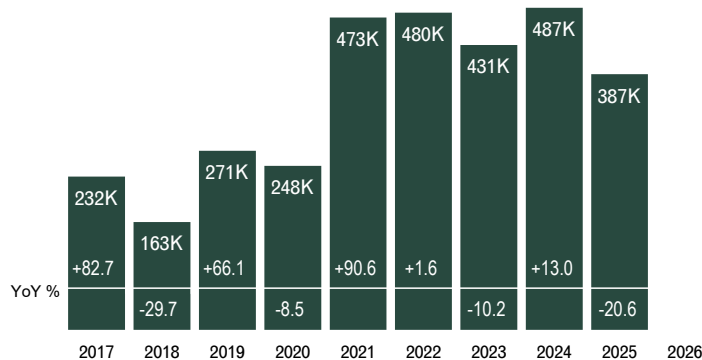
MONTHLY MARKET TRENDS

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: 83641, Melba, 1265

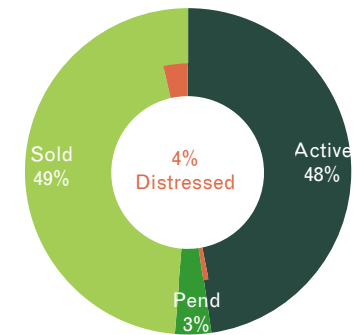
January 2026

| 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 | | | | | | | | | | |
| 800 - 999K | | | | | | | | | | |
| 1 - 1.5M | | | | | | | | | | |
| 1.5 - 2M | | | | | | | | | | |
| 2 - 2.5M | | | | | | | | | | |
| 2.5 - 3M | | | | | | | | | | |
| >3M | | | | | | | | | | |

Totals
Avg Price

Current Market Strength - vs - 2010 Market Distress

0% Distressed

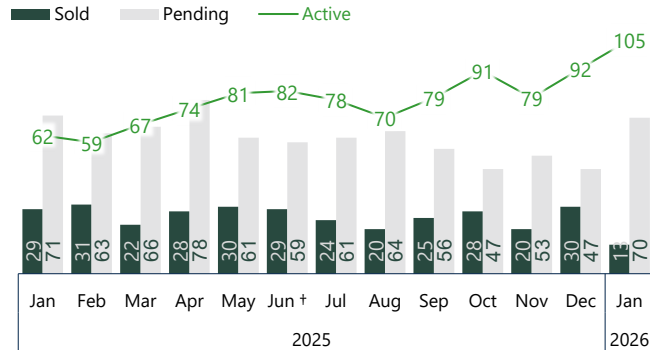


Report Date: Feb 4, 2026

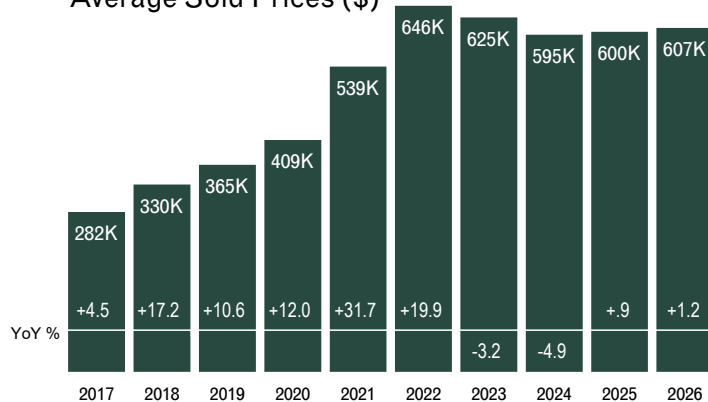
MONTHLY MARKET TRENDS

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: 83644, Middleton, 1285

January 2026

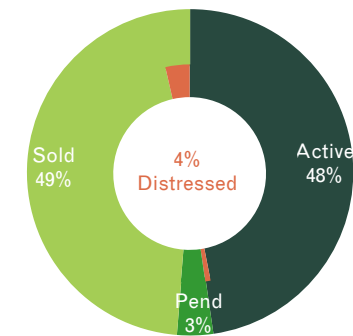
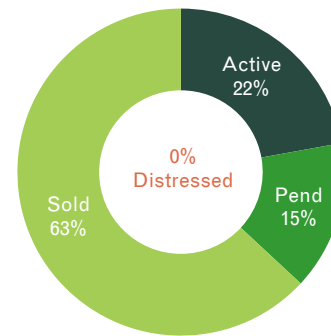
| Price | # Active | # Pend | # Sold | CDOM | Months ¹ | Average Prices (12 mth Solds: 02-01-25 to 01-31-26) | | | | |
|---------------|------------------|-----------|------------|-----------|---------------------|---|----------------|--------------|--------------|--------------|
| \$1000's | as of 02/04/2026 | | 12 mos. | Avg | of Supply | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt |
| 0-100K | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | - | - | - | - | - | - | - | - | - |
| 200 - 299K | - | - | - | - | - | - | - | - | - | - |
| 300 - 399K | 1 | 2 | 22 | 90 | 0.5 | 396,838 | 381,620 | 96.2% | 1,447 | 263.75 |
| 400 - 499K | 41 | 15 | 117 | 55 | 4.2 | 450,319 | 443,276 | 98.4% | 1,929 | 229.83 |
| 500 - 599K | 19 | 23 | 65 | 70 | 3.5 | 555,760 | 551,346 | 99.2% | 2,250 | 244.99 |
| 600 - 799K | 22 | 20 | 56 | 67 | 4.7 | 686,791 | 679,176 | 98.9% | 2,545 | 266.87 |
| 800 - 999K | 4 | 5 | 9 | 71 | 5.3 | 916,413 | 903,321 | 98.6% | 2,501 | 361.22 |
| 1 - 1.5M | 13 | 5 | 25 | 64 | 6.2 | 1,223,378 | 1,219,586 | 99.7% | 3,082 | 395.70 |
| 1.5 - 2M | 5 | - | 4 | 26 | 15.0 | 1,632,475 | 1,627,475 | 99.7% | 3,603 | 451.76 |
| 2 - 2.5M | - | - | 1 | - | - | 2,085,930 | 2,291,264 | 109.8% | 4,257 | 538.23 |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - |
| Totals | 105 | 70 | 299 | 64 | 4.2 | 613,547 | 607,194 | 99.0% | 2,222 | \$273 |

Avg Price \$704,665 \$634,451 \$607,194

Current Market Strength

- vs -

2010 Market Distress

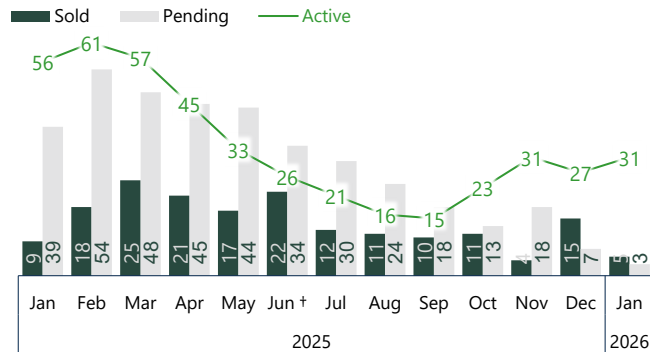


Report Date: Feb 4, 2026

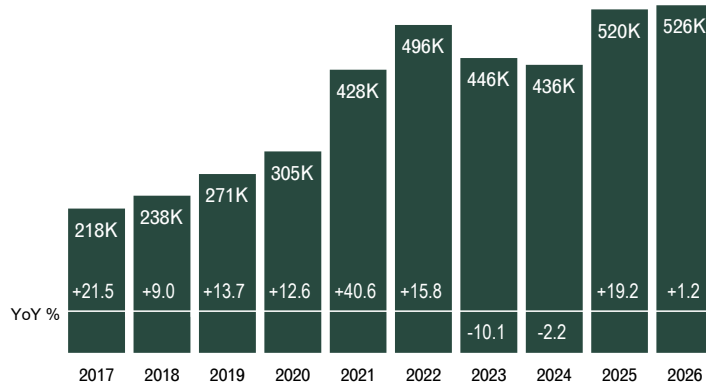
MONTHLY MARKET TRENDS

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: 83651, NW Nampa, 1270

January 2026

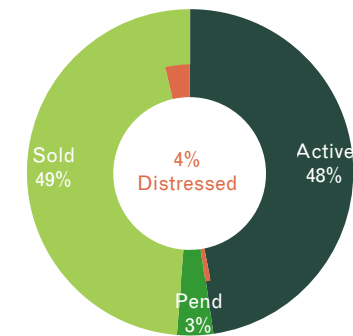
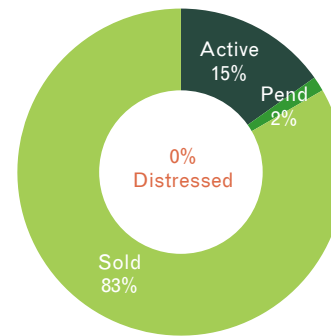
| Price \$1000's | # Active as of 02/04/2026 | # Pend 12 mos. | # Sold Avg | CDOM of Supply | Months ¹ | Average Prices (12 mth Solds: 02-01-25 to 01-31-26) | | | | | # Dis- tressed |
|-------------------|------------------------------|-------------------|---------------|-------------------|---------------------|---|----------------|--------------|--------------|----------------|-------------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt | |
| 0-100K | - | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | - | - | - | - | - | - | - | - | - | - |
| 200 - 299K | - | - | - | - | - | - | - | - | - | - | - |
| 300 - 399K | 6 | - | 26 | 80 | 2.8 | 387,558 | 375,705 | 96.9% | 1,534 | 244.84 | - |
| 400 - 499K | 21 | - | 101 | 78 | 2.5 | 460,890 | 447,680 | 97.1% | 2,188 | 204.58 | - |
| 500 - 599K | 1 | 1 | 32 | 77 | 0.4 | 546,272 | 530,239 | 97.1% | 2,833 | 187.14 | - |
| 600 - 799K | 1 | - | - | - | - | - | - | - | - | - | - |
| 800 - 999K | - | - | 1 | 66 | - | 1,014,900 | 980,000 | 96.6% | 2,409 | 406.81 | - |
| 1 - 1.5M | - | 1 | 3 | 119 | - | 1,499,630 | 1,433,330 | 95.6% | 3,657 | 391.98 | - |
| 1.5 - 2M | 1 | 1 | 6 | 15 | 2.0 | 1,649,332 | 1,661,753 | 100.8% | 3,688 | 450.62 | - |
| 2 - 2.5M | - | - | 1 | 6 | - | 1,904,300 | 2,200,000 | 115.5% | 4,252 | 517.40 | - |
| 2.5 - 3M | 1 | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - | - |
| Totals | 31 | 3 | 170 | 76 | 2.2 | 537,772 | 525,895 | 97.8% | 2,302 | \$228 | 0 |

Avg Price \$549,724 \$1,200,563 \$525,895

Current Market Strength

- vs -

2010 Market Distress

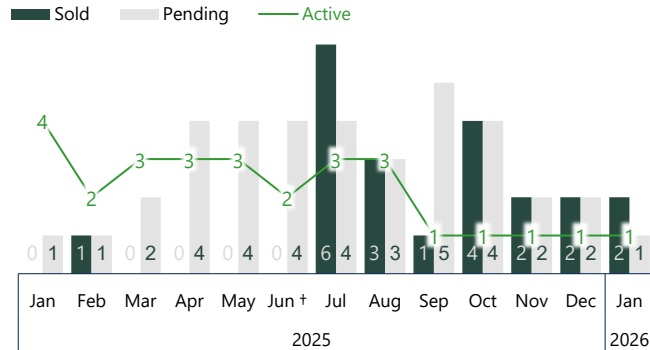


Report Date: Feb 4, 2026

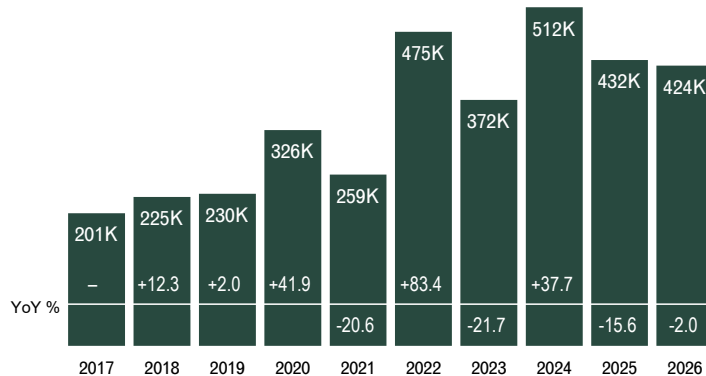
MONTHLY MARKET TRENDS

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: 83660, Parma, 1292

January 2026

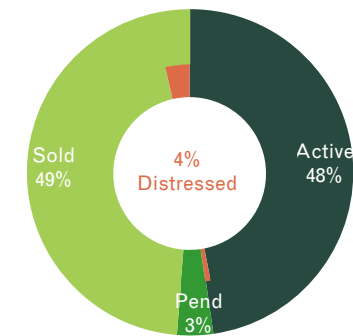
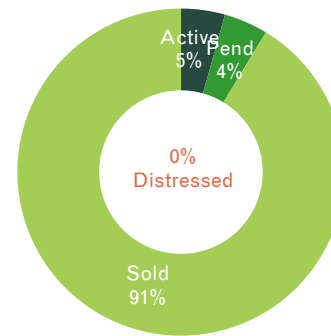
| Price \$1000's | # Active as of 02/04/2026 | # Pend 12 mos. | # Sold 12 mos. | CDOM Avg | Months ¹ of Supply | Average Prices (12 mth Solds: 02-01-25 to 01-31-26) | | | | |
|-------------------|------------------------------|-------------------|-------------------|-------------|----------------------------------|---|----------------|--------------|--------------|--------------|
| | | | | | | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt |
| 0-100K | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | - | - | - | - | - | - | - | - | - |
| 200 - 299K | - | - | - | - | - | - | - | - | - | - |
| 300 - 399K | - | 1 | 14 | 23 | - | 353,293 | 351,225 | 99.4% | 1,374 | 255.66 |
| 400 - 499K | - | - | 3 | 27 | - | 425,367 | 423,430 | 99.5% | 1,872 | 226.19 |
| 500 - 599K | 1 | - | - | - | - | - | - | - | - | - |
| 600 - 799K | - | - | 4 | 199 | - | 674,975 | 678,625 | 100.5% | 2,077 | 326.81 |
| 800 - 999K | - | - | - | - | - | - | - | - | - | - |
| 1 - 1.5M | - | - | - | - | - | - | - | - | - | - |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - |
| Totals | 1 | 1 | 21 | 57 | 0.6 | 424,862 | 423,902 | 99.8% | 1,579 | \$268 |

Avg Price \$539,900 \$375,000 \$423,902

Current Market Strength

- vs -

2010 Market Distress



Report Date: Feb 4, 2026

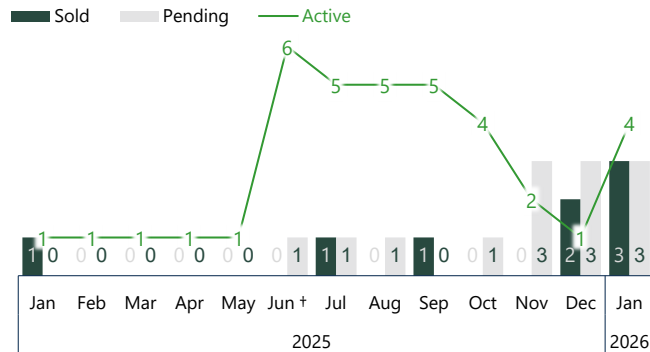


43° NORTH

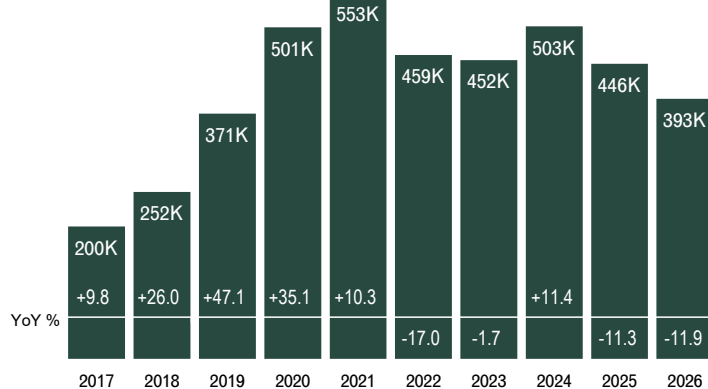
MONTHLY MARKET TRENDS

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: 83676, Wilder, 1293

January 2026

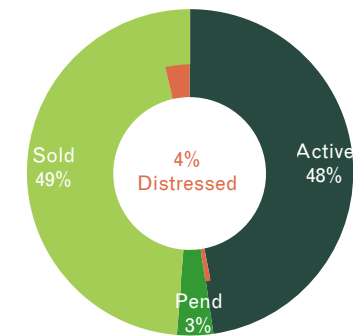
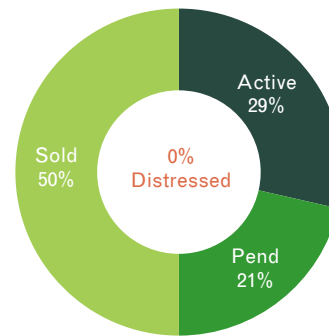
| Price | # Active | # Pend | # Sold | CDOM | Months ¹ | Average Prices (12 mth Solds: 02-01-25 to 01-31-26) | | | | | |
|------------|------------------|--------|---------|------|---------------------|---|------------|---------|-----------|-------------|---------------|
| \$1000's | as of 02/04/2026 | | 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 | 4 | 2 | 4 | 124 | 12.0 | 366,338 | 355,000 | 96.9% | 1,449 | 245.04 | — |
| 400 - 499K | — | — | 2 | 102 | — | 409,475 | 408,460 | 99.8% | 1,655 | 246.80 | — |
| 500 - 599K | — | 1 | 1 | — | — | 517,345 | 516,920 | 99.9% | 2,292 | 225.53 | — |
| 600 - 799K | — | — | — | — | — | — | — | — | — | — | — |
| 800 - 999K | — | — | — | — | — | — | — | — | — | — | — |
| 1 - 1.5M | — | — | — | — | — | — | — | — | — | — | — |
| 1.5 - 2M | — | — | — | — | — | — | — | — | — | — | — |
| 2 - 2.5M | — | — | — | — | — | — | — | — | — | — | — |
| 2.5 - 3M | — | — | — | — | — | — | — | — | — | — | — |
| >3M | — | — | — | — | — | — | — | — | — | — | — |
| Totals | 4 | 3 | 7 | 100 | 6.9 | 400,235 | 393,406 | 98.3% | 1,628 | \$242 | 0 |

Avg Price \$354,747 \$433,261 \$393,406

Current Market Strength

- vs -

2010 Market Distress



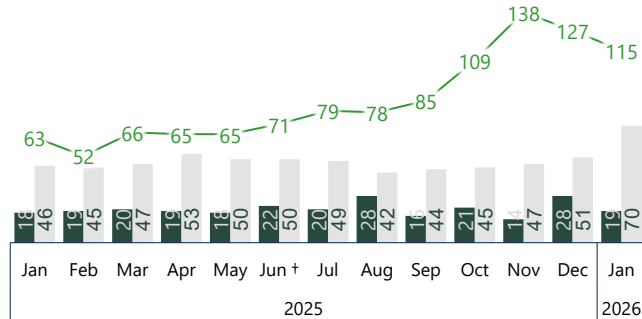
Report Date: Feb 4, 2026

MONTHLY MARKET TRENDS

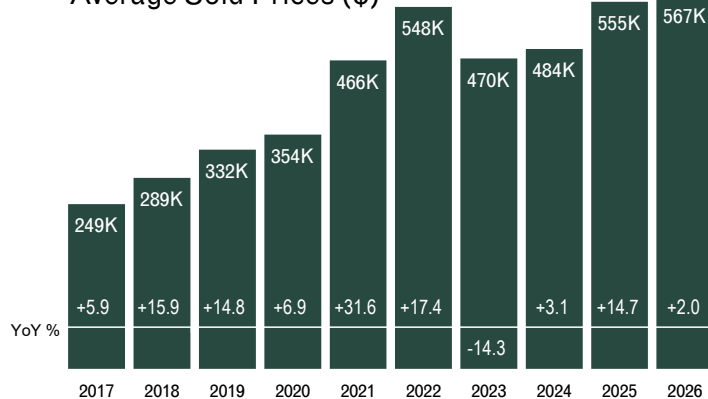
New Construction Homes

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

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: 83686, S Nampa, 1260

January 2026

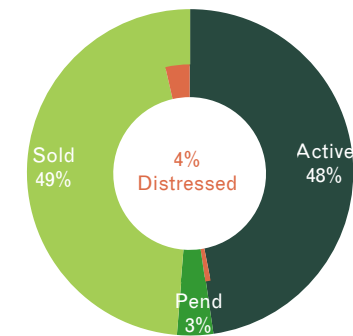
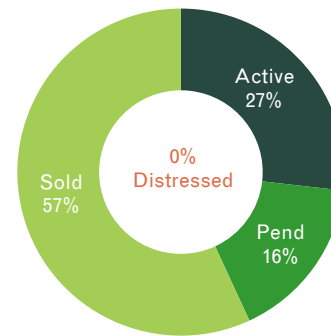
| Price | # Active | # Pend | # Sold | CDOM | Months ¹ | Average Prices (12 mth Solds: 02-01-25 to 01-31-26) | | | | |
|---------------|------------------|-----------|------------|-----------|---------------------|---|----------------|--------------|--------------|--------------|
| \$1000's | as of 02/04/2026 | | 12 mos. | Avg | of Supply | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt |
| 0-100K | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | - | - | - | - | - | - | - | - | - |
| 200 - 299K | - | - | - | - | - | - | - | - | - | - |
| 300 - 399K | 7 | 13 | 55 | 48 | 1.5 | 376,850 | 370,018 | 98.2% | 1,337 | 276.73 |
| 400 - 499K | 58 | 29 | 52 | 73 | 13.4 | 452,837 | 444,020 | 98.1% | 1,785 | 248.81 |
| 500 - 599K | 17 | 13 | 59 | 71 | 3.5 | 571,032 | 553,923 | 97.0% | 2,325 | 238.22 |
| 600 - 799K | 17 | 10 | 43 | 88 | 4.7 | 675,616 | 666,620 | 98.7% | 2,624 | 254.09 |
| 800 - 999K | 9 | 3 | 28 | 77 | 3.9 | 914,771 | 909,497 | 99.4% | 2,592 | 350.89 |
| 1 - 1.5M | 7 | 2 | 7 | 52 | 12.0 | 1,181,521 | 1,139,536 | 96.4% | 3,221 | 353.78 |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - |
| Totals | 115 | 70 | 244 | 69 | 5.7 | 577,463 | 566,512 | 98.1% | 2,096 | \$270 |

Avg Price \$575,438 \$524,313 \$566,512

Current Market Strength

- vs -

2010 Market Distress

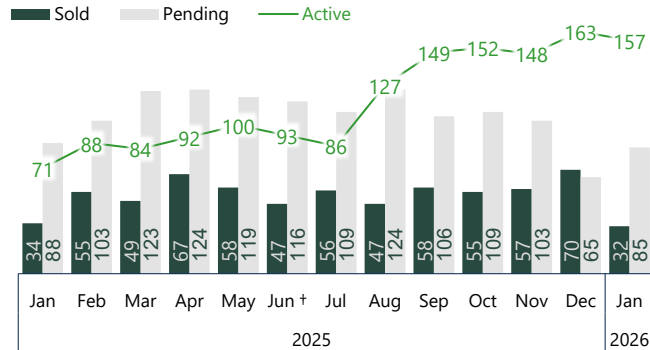


Report Date: Feb 4, 2026

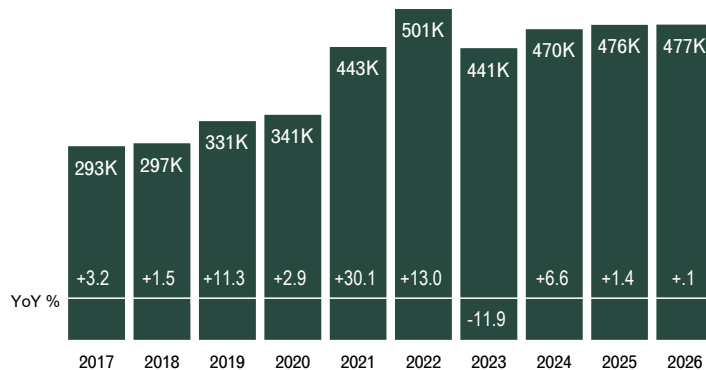
MONTHLY MARKET TRENDS

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: 83687, NE Nampa, 1250

January 2026

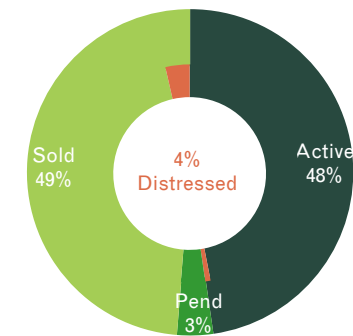
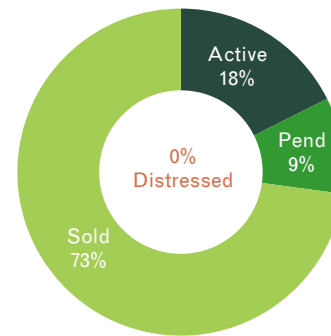
| Price | # Active | # Pend | # Sold | CDOM | Months ¹ | Average Prices (12 mth Solds: 02-01-25 to 01-31-26) | | | | |
|---------------|------------------|-----------|------------|-----------|---------------------|---|----------------|--------------|--------------|--------------|
| \$1000's | as of 02/04/2026 | | 12 mos. | Avg | of Supply | Orig Price | Sold Price | % Diff. | Avg Sq Ft | \$ per SqFt |
| 0-100K | - | - | - | - | - | - | - | - | - | - |
| 100 - 199K | - | - | - | - | - | - | - | - | - | - |
| 200 - 299K | - | - | - | - | - | - | - | - | - | - |
| 300 - 399K | 20 | 9 | 145 | 56 | 1.7 | 389,057 | 379,466 | 97.5% | 1,453 | 261.12 |
| 400 - 499K | 89 | 39 | 294 | 89 | 3.6 | 460,062 | 447,266 | 97.2% | 1,923 | 232.57 |
| 500 - 599K | 37 | 28 | 151 | 58 | 2.9 | 550,171 | 541,458 | 98.4% | 2,456 | 220.49 |
| 600 - 799K | 9 | 5 | 51 | 39 | 2.1 | 681,188 | 666,288 | 97.8% | 2,854 | 233.49 |
| 800 - 999K | 1 | 3 | 9 | 42 | 1.3 | 865,668 | 863,304 | 99.7% | 2,641 | 326.93 |
| 1 - 1.5M | 1 | 1 | - | - | - | - | - | - | - | - |
| 1.5 - 2M | - | - | - | - | - | - | - | - | - | - |
| 2 - 2.5M | - | - | - | - | - | - | - | - | - | - |
| 2.5 - 3M | - | - | - | - | - | - | - | - | - | - |
| >3M | - | - | - | - | - | - | - | - | - | - |
| Totals | 157 | 85 | 650 | 70 | 2.9 | 488,121 | 476,968 | 97.7% | 2,025 | \$236 |

Avg Price \$479,219 \$507,268 \$476,968

Current Market Strength

- vs -

2010 Market Distress



Report Date: Feb 4, 2026