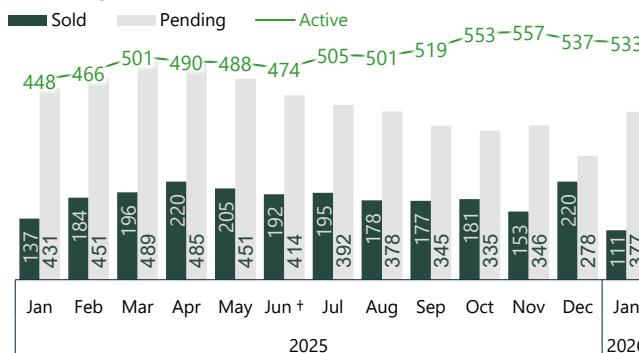


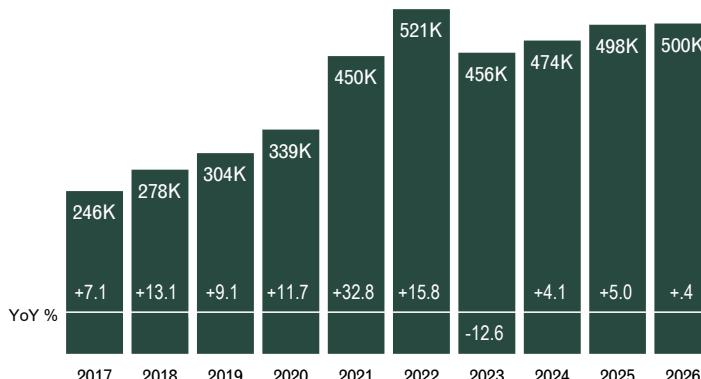
MONTHLY MARKET TRENDS

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

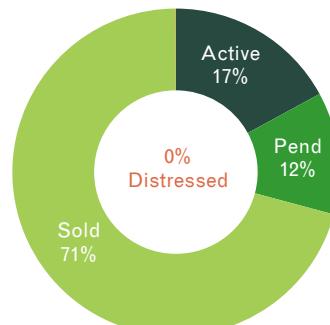
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

Area: Canyon County

								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	—	—	—	—	—	—	—	—	—	—	—	—	
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 - 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	1		

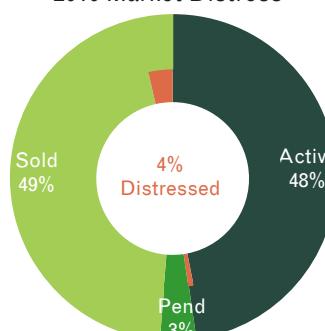
Avg Price \$562,867 \$531,103 \$499,852

Current Market Strength



- VS -

2010 Market Distress

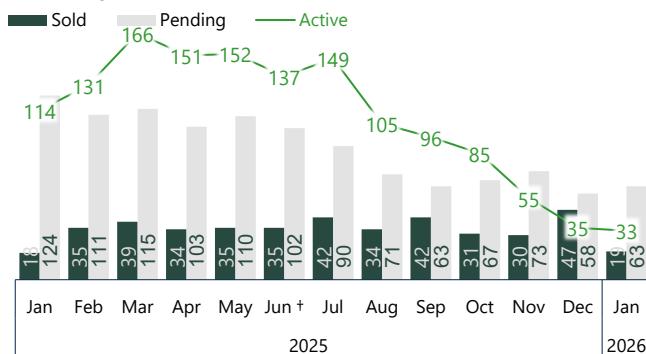


Report Date: Feb 4, 2026

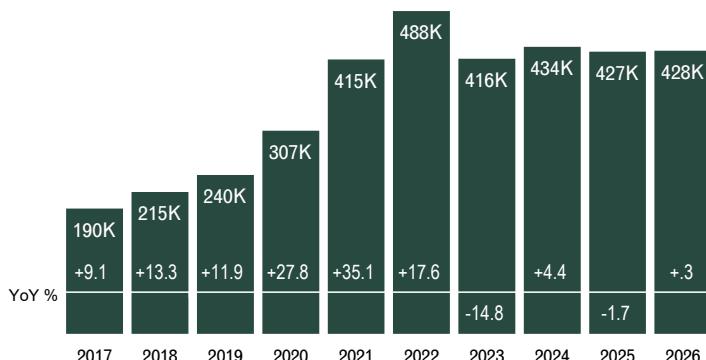
MONTHLY MARKET TRENDS

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

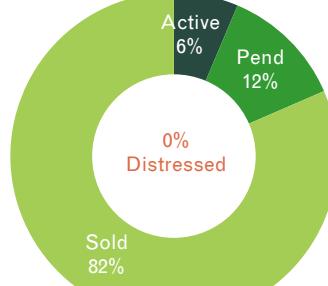
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83605, NW Caldwell, 1275

January 2026											
\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	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 Sq Ft	# Distressed
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	0

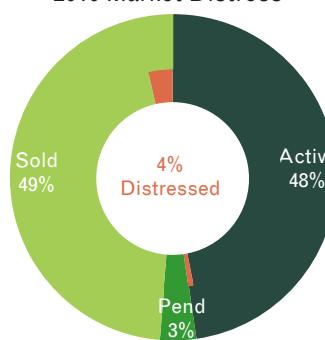
Avg Price \$418,647 \$430,337 \$428,193

Current Market Strength



- VS -

2010 Market Distress

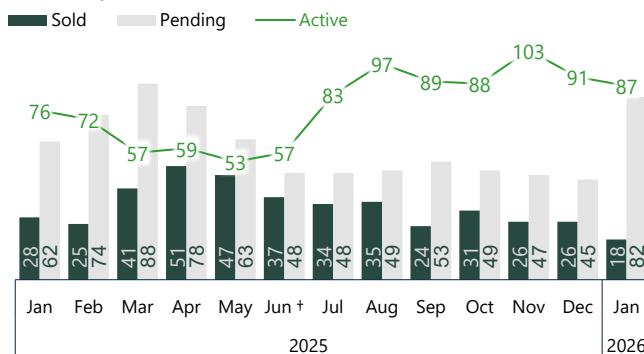


Report Date: Feb 4, 2026

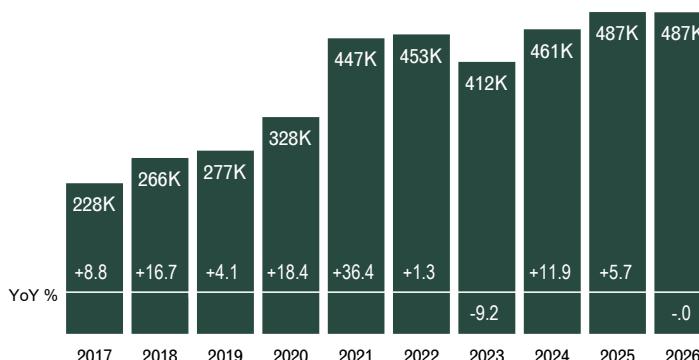
MONTHLY MARKET TRENDS

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

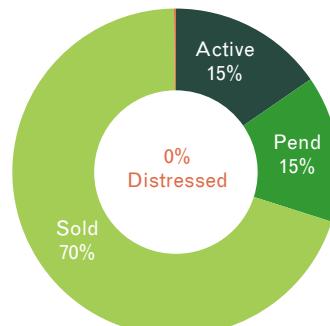
Area: 83607, SW Caldwell, 1280

January 2026

\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	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 Sq Ft	# Distressed
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

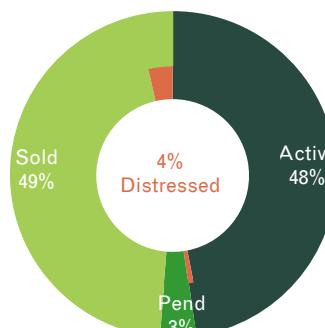
Avg Price \$595,287 \$533,145 \$486,572

Current Market Strength



- VS -

2010 Market Distress



Report Date: Feb 4, 2026

MONTHLY MARKET TRENDS

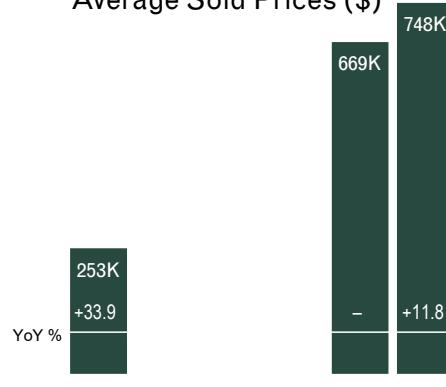
New Construction Homes

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

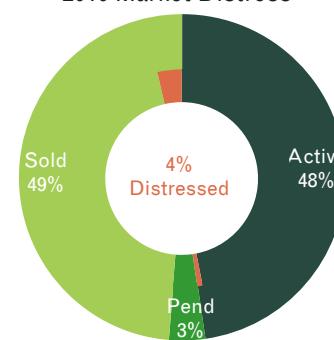
\$1000's	as of 02/04/2026	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)				
					Avg	Sold	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	—	—	—	—	—	—	—	—	—
100 - 199K									
200 - 299K									
300 - 399K									
400 - 499K									
500 - 599K									
600 - 799K									
800 - 999K									
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

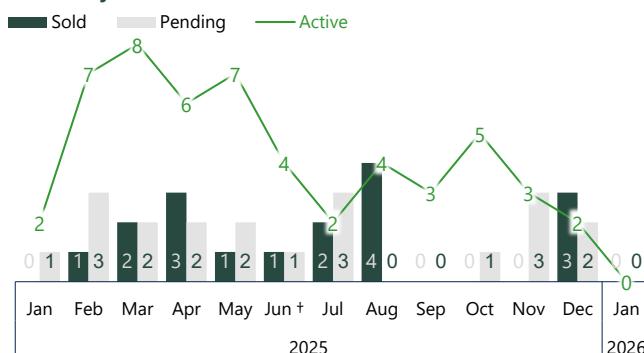


Report Date: Feb 4, 2026

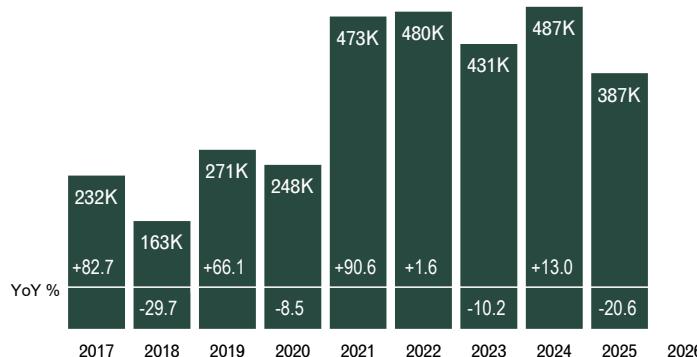
MONTHLY MARKET TRENDS

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: 83641, Melba, 1265

Price \$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	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	# Dis- tressed
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

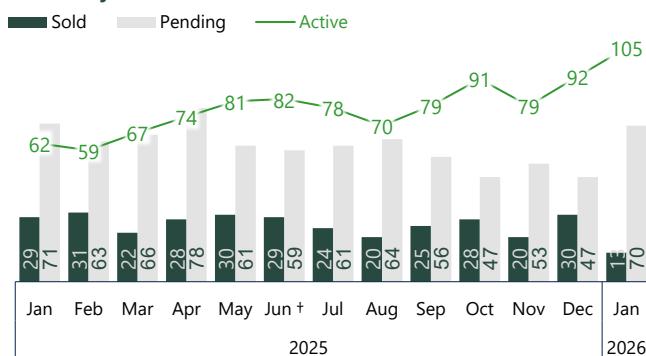


Report Date: Feb 4, 2026

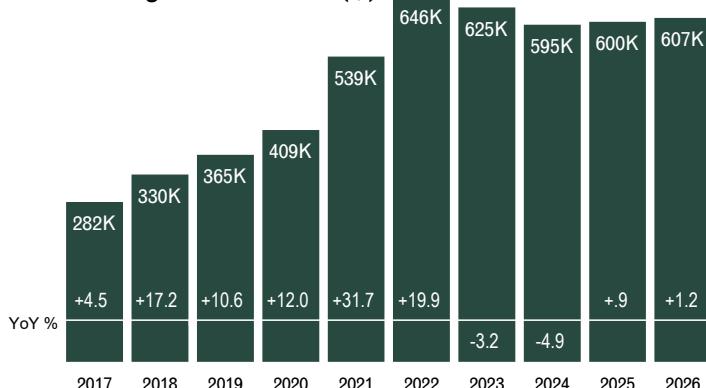
MONTHLY MARKET TRENDS

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

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: 83644, Middleton, 1285

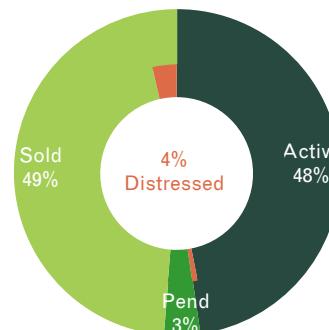
January 2026											
Average Prices (12 mth Solds: 02-01-25 to 01-31-26)											
\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	Months ¹ of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 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	0

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

Current Market Strength



2010 Market Distress



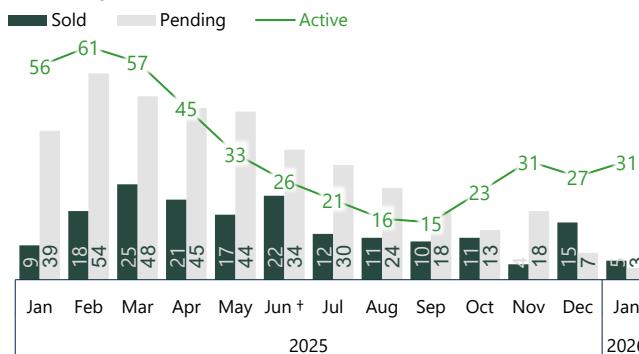
- VS -

Report Date: Feb 4, 2026

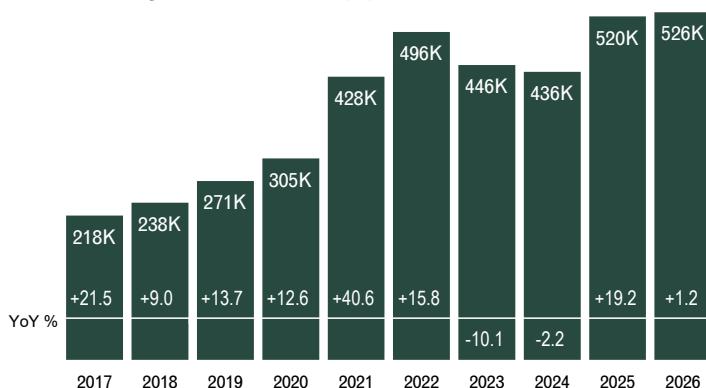
MONTHLY MARKET TRENDS

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: 83651, NW Nampa, 1270

Price \$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	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	# Dis- tressed
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

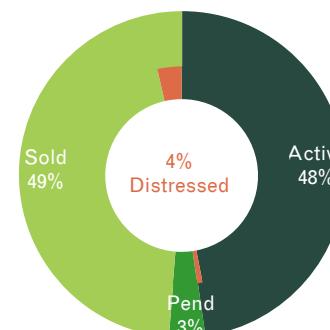
Avg Price \$549,724 \$1,200,563 \$525,895

Current Market Strength



- VS -

2010 Market Distress

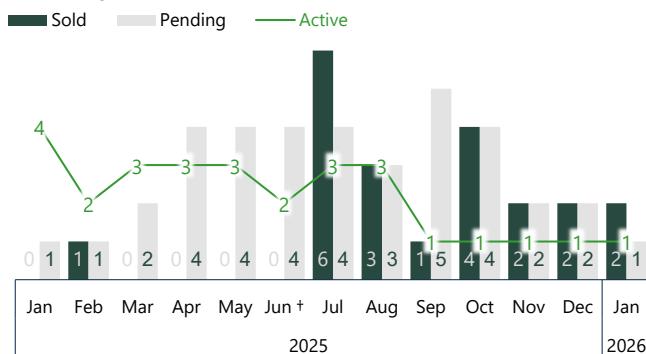


Report Date: Feb 4, 2026

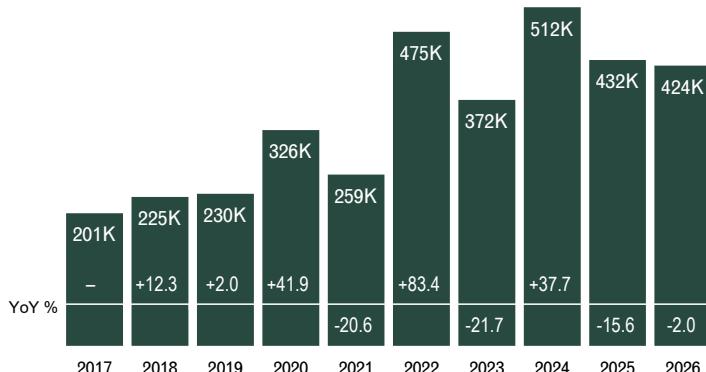
MONTHLY MARKET TRENDS

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

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

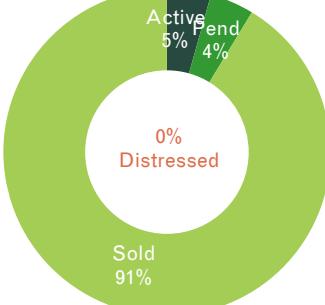
Area: 83660, Parma, 1292

January 2026

\$1000's	# Active as of 02/04/2026	# Pend	# 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	# Distressed
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	0

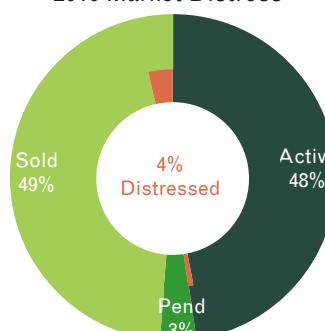
Avg Price \$539,900 \$375,000 \$423,902

Current Market Strength



- VS -

2010 Market Distress

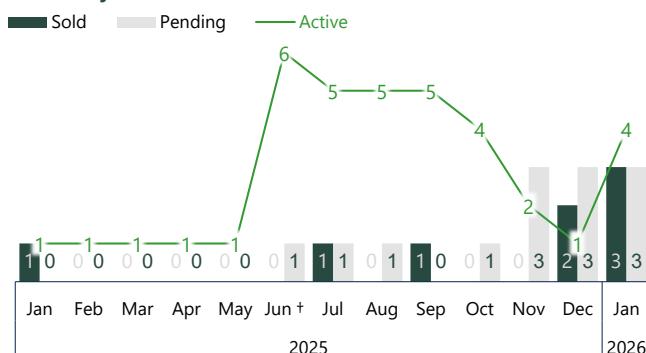


Report Date: Feb 4, 2026

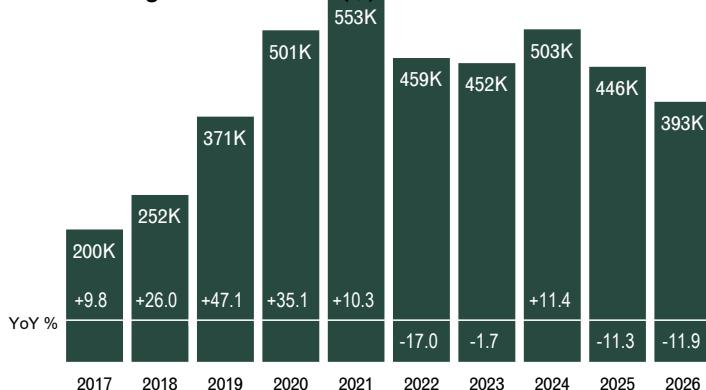
MONTHLY MARKET TRENDS

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

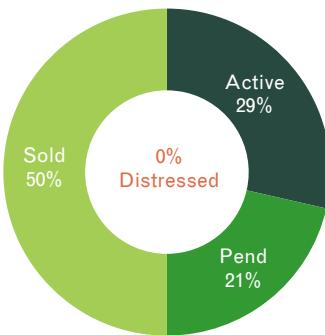
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

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

Area: 83676, Wilder, 1293

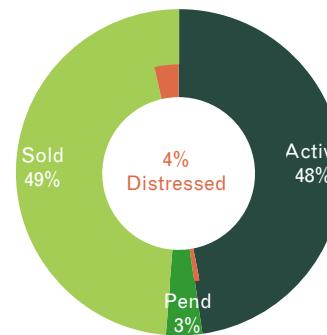
January 2026											
\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 02-01-25 to 01-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 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



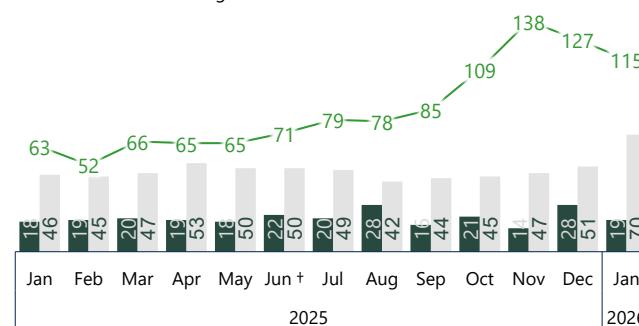
Report Date: Feb 4, 2026

MONTHLY MARKET TRENDS

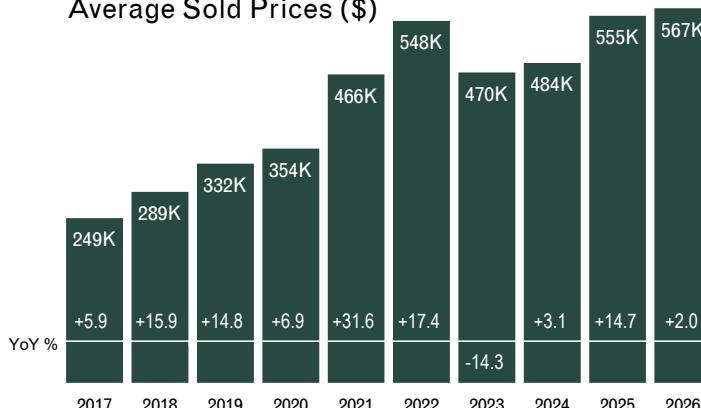
New Construction Homes

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

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

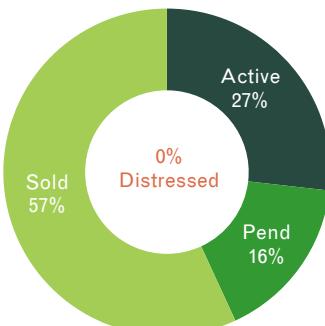
Area: 83686, S Nampa, 1260

January 2026

Price \$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	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	# Dis- tressed
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	0

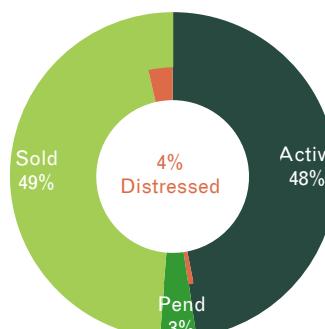
Avg Price \$575,438 \$524,313 \$566,512

Current Market Strength



- VS -

2010 Market Distress

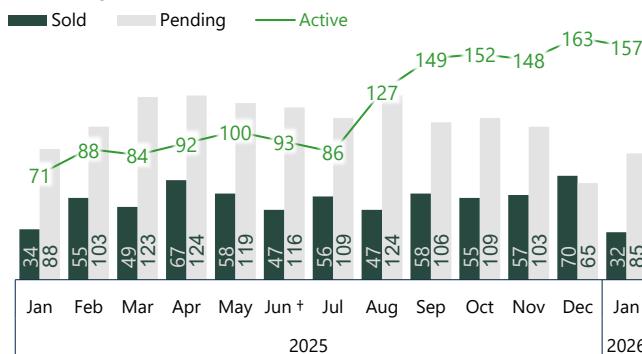


Report Date: Feb 4, 2026

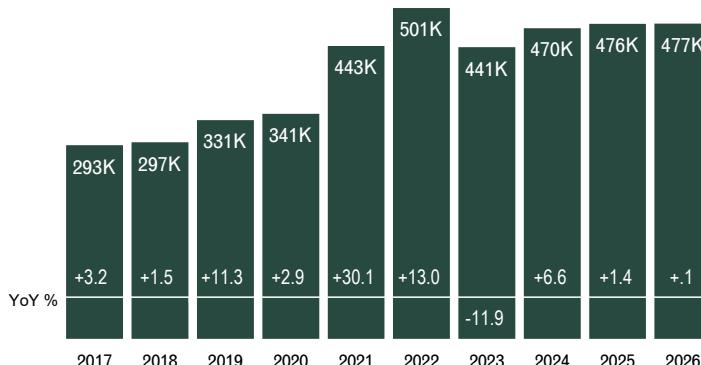
MONTHLY MARKET TRENDS

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

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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

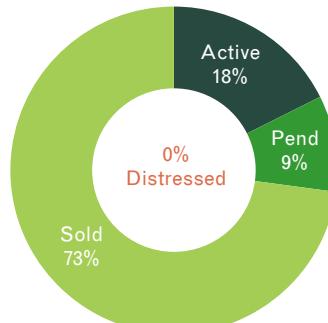
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83687, NE Nampa, 1250

January 2026											
\$1000's	# Active as of 02/04/2026	# Pend	# Sold 12 mos.	CDOM	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 Sq Ft	# Distressed
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	0

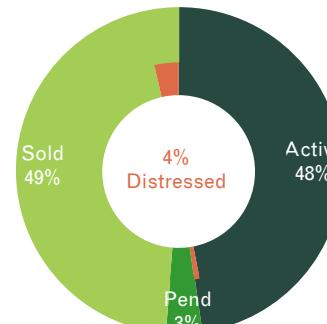
Avg Price \$479,219 \$507,268 \$476,968

Current Market Strength



- VS -

2010 Market Distress



Report Date: Feb 4, 2026