

| Boise County Single Family Home Sales<br>Comparing January 2026 with January 2025 |             |                 |             |                 |                    |
|---|-------------|-----------------|-------------|-----------------|--------------------|
|   | Jan-26      | Year to Date 26 | Jan-25      | Year to Date 25 | Previous 12 Months |
| Total Active Residential Listings   | 86          |                 | 60          |                 |                    |
| Total Pending Residential Listings  | 43          |                 | 32          |                 |                    |
| Total Single-Family Homes Sold  | 10          | 10              | 7           | 7               | 221                |
| Percent Change  | 42.86%      | 42.86%          |             |                 |                    |
| Median Price  | \$500,940   | \$500,940       | \$660,000   | \$660,000       | \$584,000          |
| Percent Change  | -24.10%     | -24.10%         |             |                 |                    |
| Average Price   | \$539,466   | \$539,466       | \$593,966   | \$593,966       | \$632,074          |
| Percent Change  | -9.18%      | -9.18%          |             |                 |                    |
| Days on Market  | 107         | 107             | 101         | 101             | 61                 |
| Total Dollar Volume   | \$5,394,660 | \$5,394,660     | \$4,157,761 | \$4,157,761     | \$139,688,299      |
| Percent Change  | 29.75%      | 29.75%          |             |                 |                    |

| Boise County Existing Home Sales |             |                 |             |                 |                    |
|----------------------------------|-------------|-----------------|-------------|-----------------|--------------------|
|                                  | Jan-26      | Year to Date 26 | Jan-25      | Year to Date 25 | Previous 12 Months |
| Existing Residential Listings    | 54          |                 | 48          |                 |                    |
| Existing Pending Listings        | 12          |                 | 19          |                 |                    |
| Existing Homes Sold              | 6           | 6               | 6           | 6               | 174                |
| Percent Change                   | 0.00%       | 0.00%           |             |                 |                    |
| Median Price                     | \$395,000   | \$395,000       | \$570,000   | \$570,000       | \$527,500          |
| Percent Change                   | -30.70%     | -30.70%         |             |                 |                    |
| Average Price                    | \$512,817   | \$512,817       | \$576,333   | \$576,333       | \$600,196          |
| Percent Change                   | -11.02%     | -11.02%         |             |                 |                    |
| Days on Market                   | 91          | 91              | 118         | 118             | 71                 |
| Existing Dollar Volume           | \$3,076,900 | \$3,076,900     | \$3,458,000 | \$3,458,000     | \$104,434,164      |
| Percent Change                   | -11.02%     | -11.02%         |             |                 |                    |

| Boise County Newly Constructed Home Sales |             |                 |           |                 |                    |
|---|-------------|-----------------|-----------|-----------------|--------------------|
|   | Jan-26      | Year to Date 26 | Jan-25    | Year to Date 25 | Previous 12 Months |
| Newly Constructed Residential Listings    | 32          |                 | 12        |                 |                    |
| Newly Constructed Pending Listings        | 31          |                 | 13        |                 |                    |
| Newly Constructed Homes Sold              | 4           | 4               | 1         | 1               | 47                 |
| Percent Change                            | 300.00%     | 300.00%         |           |                 |                    |
| Median Price                              | \$510,940   | \$510,940       | \$699,761 | \$699,761       | \$690,880          |
| Percent Change                            | -26.98%     | -26.98%         |           |                 |                    |
| Average Price                             | \$579,440   | \$579,440       | \$699,761 | \$699,761       | \$750,088          |
| Percent Change                            | -17.19%     | -17.19%         |           |                 |                    |
| Days on Market                            | 131         | 131             | 0         | 0               | 23                 |
| Newly Constructed Dollar Volume           | \$2,317,760 | \$2,317,760     | \$699,761 | \$699,761       | \$35,254,135       |
| Percent Change                            | 231.22%     | 231.22%         |           |                 |                    |

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| Single-Family Homes Sold in Boise County for January 2026 |        |          |               |              |
|---|--------|----------|---------------|--------------|
| MLS Area  | # Sold | Market % | Average Price | Median Price |
| Horseshoe Bend - 1400                                     | 0      | 0.00%    | \$0           | \$0          |
| New Construction  | 0      | 0 %      | \$0           | \$0          |
| Existing  | 0      | 0.00%    | \$0           | \$0          |
| Garden Valley - 1425                                      | 0      | 0.00%    | \$0           | \$0          |
| New Construction  | 0      | 0 %      | \$0           | \$0          |
| Existing  | 0      | 0.00%    | \$0           | \$0          |
| East Boise County - 1450                                  | 5      | 100.00%  | \$395,380     | \$355,000    |
| New Construction  | 0      | 0 %      | \$0           | \$0          |
| Existing  | 5      | 100.00%  | \$395,380     | \$355,000    |
| Totals  | 5      | 100.00%  | \$395,380     | \$355,000    |
| New Construction  | 0      | 0.00%    | \$0           | \$0          |
| Existing  | 5      | 100.00%  | \$395,380     | \$355,000    |

| Single-Family Homes Sold in Boise County for January 2026 |        |          |               |              |
|---|--------|----------|---------------|--------------|
| MLS Area  | # Sold | Market % | Average Price | Median Price |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County<br>January 2026 by Price Class |     |          |          |          |
|--|-----|----------|----------|----------|
| Sales Price Range  | New | Market % | Existing | Market % |
| \$69,999 and under   | 0   | 0.00%    | 0        | 0.00%    |
| \$70,000 - \$89,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$90,000 - \$99,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$100,000 - \$119,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$120,000 - \$159,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$160,000 - \$199,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$200,000 - \$249,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$250,000 - \$299,999  | 0   | 0.00%    | 1        | 20.00%   |
| \$300,000 - \$399,999  | 0   | 0.00%    | 2        | 40.00%   |
| \$400,000 - \$499,999  | 0   | 0.00%    | 1        | 20.00%   |
| \$500,000 - \$599,999  | 0   | 0.00%    | 1        | 20.00%   |
| \$600,000 - \$699,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$700,000 - \$799,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$800,000 - \$899,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$900,000 - \$999,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$1,000,000 - \$1,999,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$2,000,000 - \$2,999,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$3,000,000 - \$3,999,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$4,000,000 - \$4,999,999  | 0   | 0.00%    | 0        | 0.00%    |
| \$5,000,000 and over   | 0   | 0.00%    | 0        | 0.00%    |
| Totals   | 0   | 0.00%    | 5        | 100.00%  |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County<br>(Year-to-Date) January 2026 by Price Class |     |          |          |          |
|---|-----|----------|----------|----------|
| Sales Price Range   | New | Market % | Existing | Market % |
| \$69,999 and under  | 0   | 0.00%    | 0        | 0.00%    |
| \$70,000 - \$89,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$90,000 - \$99,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$100,000 - \$119,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$120,000 - \$159,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$160,000 - \$199,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$200,000 - \$249,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$250,000 - \$299,999   | 0   | 0.00%    | 1        | 20.00%   |
| \$300,000 - \$399,999   | 0   | 0.00%    | 2        | 40.00%   |
| \$400,000 - \$499,999   | 0   | 0.00%    | 1        | 20.00%   |
| \$500,000 - \$599,999   | 0   | 0.00%    | 1        | 20.00%   |
| \$600,000 - \$699,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$700,000 - \$799,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$800,000 - \$899,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$900,000 - \$999,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$1,000,000 - \$1,999,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$2,000,000 - \$2,999,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$3,000,000 - \$3,999,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$4,000,000 - \$4,999,999   | 0   | 0.00%    | 0        | 0.00%    |
| \$5,000,000 and over  | 0   | 0.00%    | 0        | 0.00%    |
| Totals  | 0   | 0.00%    | 5        | 100.00%  |

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