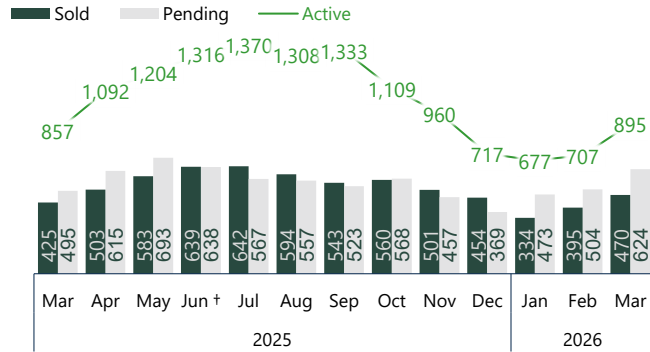


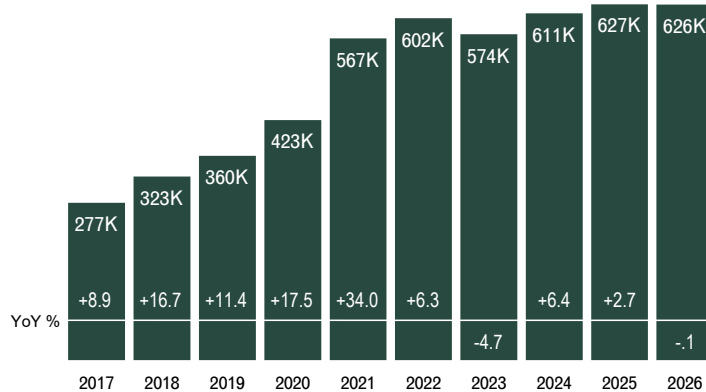
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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

March 2026

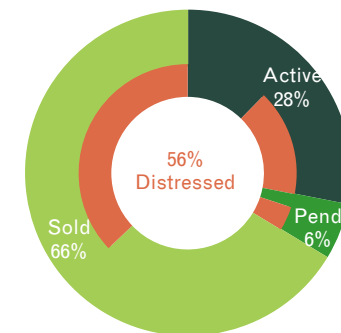
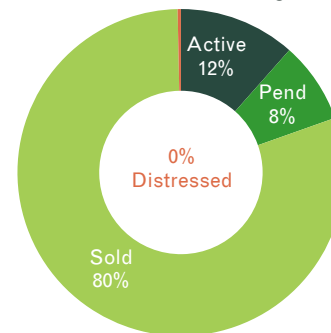
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 04/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	2	8	-	224,500	186,000	82.9%	819	227.11	-
200 - 299K	23	7	95	38	2.9	290,388	270,829	93.3%	971	278.83	1
300 - 399K	65	98	793	35	1.0	377,718	366,813	97.1%	1,251	293.32	5
400 - 499K	132	172	1,844	33	0.9	455,948	445,940	97.8%	1,616	275.97	10
500 - 599K	169	101	1,118	37	1.8	560,741	547,268	97.6%	2,032	269.35	1
600 - 799K	239	134	1,251	39	2.3	705,305	686,623	97.4%	2,387	287.61	4
800 - 999K	108	56	535	45	2.4	915,044	886,388	96.9%	2,813	315.13	3
1 - 1.5M	78	39	409	50	2.3	1,240,814	1,188,551	95.8%	3,337	356.16	1
1.5 - 2M	47	11	117	55	4.8	1,769,843	1,709,474	96.6%	3,980	429.55	-
2 - 2.5M	11	3	29	67	4.6	2,303,400	2,211,872	96.0%	4,676	473.06	-
2.5 - 3M	8	1	12	54	8.0	2,757,325	2,607,908	94.6%	5,715	456.30	-
>3M	15	2	7	148	25.7	3,662,143	3,500,483	95.6%	7,632	458.68	-
Totals	895	624	6,212	38	1.7	645,076	626,271	97.1%	2,079	\$301	25

Avg Price \$820,457 \$634,959 \$626,271

Current Market Strength

- vs -

2010 Market Distress

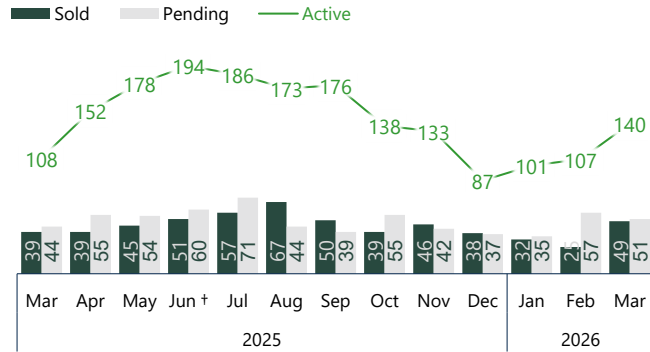


Report Date: Apr 4, 2026

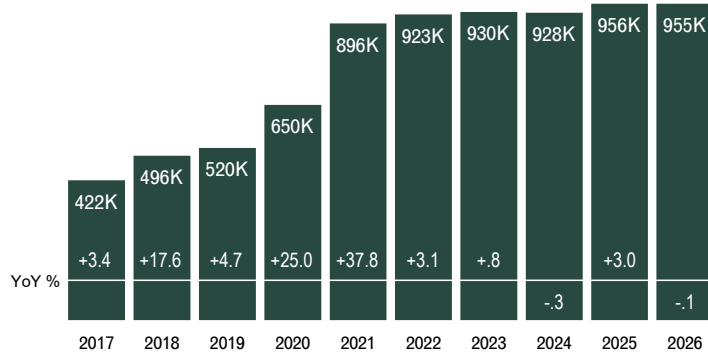
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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: 83616, Eagle, 900

March 2026

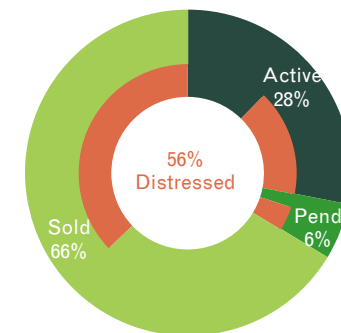
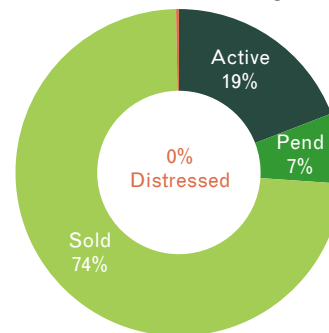
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	4	18	-	298,475	291,500	97.7%	939	310.52
300 - 399K	1	1	19	29	0.6	352,874	340,253	96.4%	1,120	303.77
400 - 499K	8	3	45	44	2.1	473,980	456,202	96.2%	1,562	292.03
500 - 599K	17	9	55	32	3.7	568,879	554,214	97.4%	1,928	287.44
600 - 799K	27	9	132	52	2.5	714,342	690,805	96.7%	2,382	290.05
800 - 999K	24	11	80	62	3.6	926,660	889,990	96.0%	2,792	318.81
1 - 1.5M	24	12	137	56	2.1	1,244,304	1,194,276	96.0%	3,394	351.87
1.5 - 2M	20	5	47	50	5.1	1,775,666	1,720,283	96.9%	3,895	441.65
2 - 2.5M	6	1	12	84	6.0	2,332,741	2,225,083	95.4%	4,756	467.82
2.5 - 3M	4	-	6	46	8.0	2,871,500	2,651,667	92.3%	5,576	475.56
>3M	9	-	2	64	54.0	3,475,000	3,287,500	94.6%	5,345	615.12
Totals	140	51	539	51	3.1	992,653	954,884	96.2%	2,761	\$346

Avg Price \$1,322,557 \$945,250 \$954,884

Current Market Strength

- vs -

2010 Market Distress

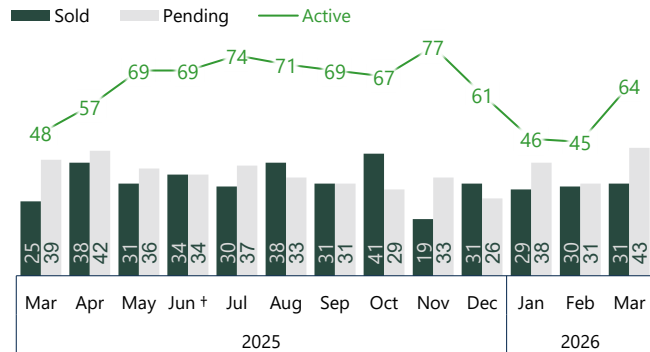


Report Date: Apr 4, 2026

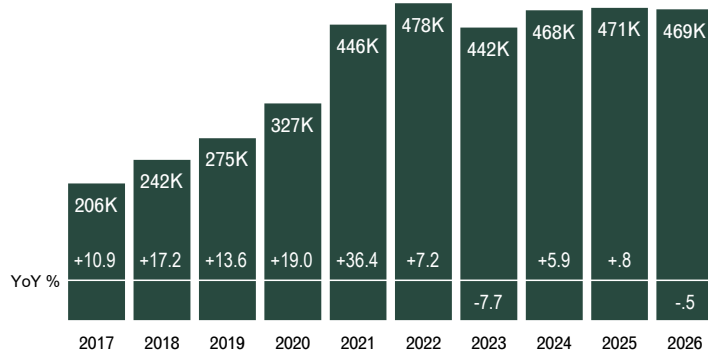
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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

March 2026

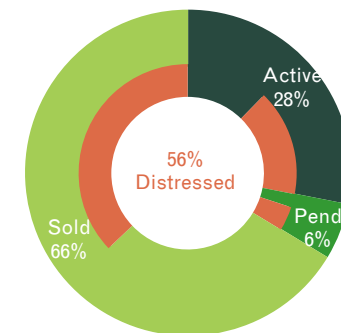
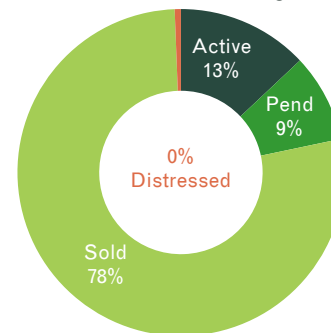
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 04/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	1	1	-	220,000	223,000	101.4%	1,300	171.54	-
300 - 399K	4	11	128	28	0.4	378,300	370,523	97.9%	1,322	280.21	3
400 - 499K	14	18	159	41	1.1	450,745	440,183	97.7%	1,870	235.44	-
500 - 599K	20	6	39	40	6.2	566,589	547,251	96.6%	2,209	247.73	-
600 - 799K	17	5	47	47	4.3	715,617	692,328	96.7%	2,594	266.94	-
800 - 999K	7	1	8	58	10.5	893,071	866,861	97.1%	3,132	276.76	-
1 - 1.5M	2	1	1	22	24.0	1,200,000	1,170,000	97.5%	3,697	316.47	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	64	43	383	38	2.0	481,427	468,998	97.4%	1,840	\$255	3

Avg Price \$617,497 \$484,503 \$468,998

Current Market Strength

- vs -

2010 Market Distress

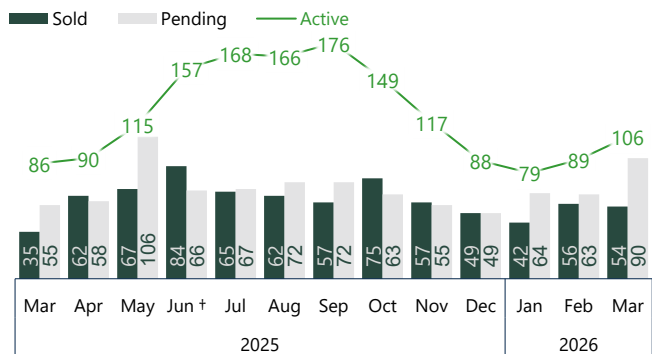


Report Date: Apr 4, 2026

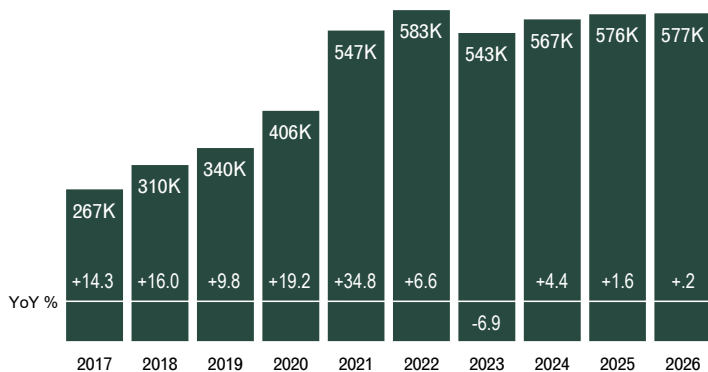
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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

Area: 83642, S Meridian, 1000

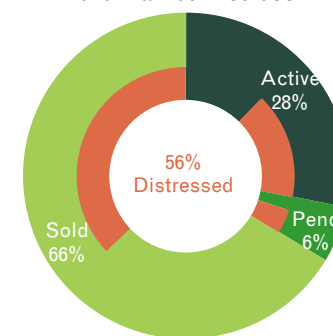
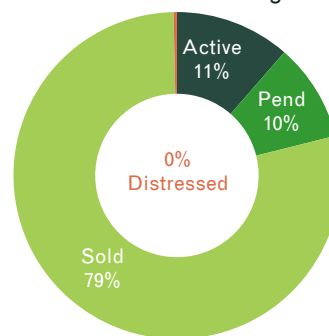
March 2026

Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	14	-	250,000	175,000	70.0%	975	179.49	-
200 - 299K	2	1	5	28	4.8	290,170	279,580	96.4%	973	287.40	-
300 - 399K	11	13	75	32	1.8	388,229	377,446	97.2%	1,326	284.56	-
400 - 499K	20	23	254	29	0.9	453,125	444,783	98.2%	1,686	263.81	1
500 - 599K	23	18	141	42	2.0	563,066	550,351	97.7%	2,178	252.74	1
600 - 799K	27	15	169	48	1.9	710,822	690,076	97.1%	2,623	263.12	-
800 - 999K	13	11	60	52	2.6	905,034	878,709	97.1%	3,062	286.98	1
1 - 1.5M	7	7	21	100	4.0	1,213,192	1,153,443	95.1%	3,832	301.00	-
1.5 - 2M	2	1	3	57	8.0	1,698,333	1,648,333	97.1%	4,594	358.78	-
2 - 2.5M	-	1	1	69	-	2,400,000	2,350,000	97.9%	6,580	357.14	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	106	90	730	40	1.7	592,749	577,149	97.4%	2,148	\$269	3

Avg Price \$673,531 \$643,116 \$577,149

Current Market Strength

- vs - 2010 Market Distress

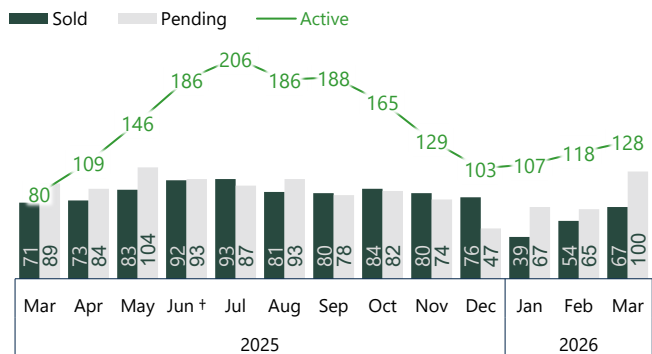


Report Date: Apr 4, 2026

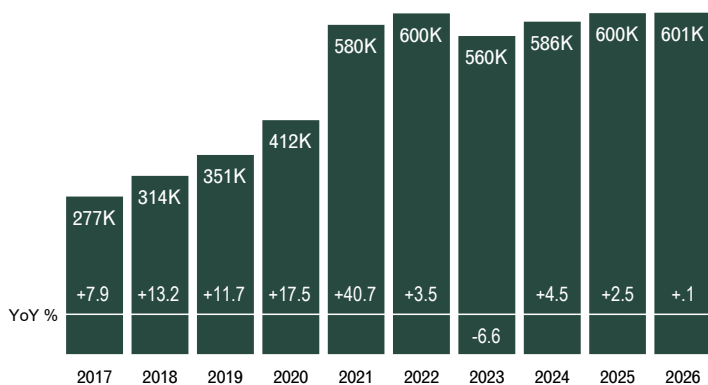
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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

Area: 83646, N Meridian, 1020

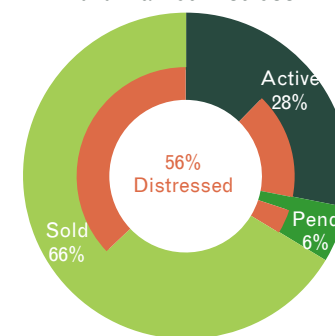
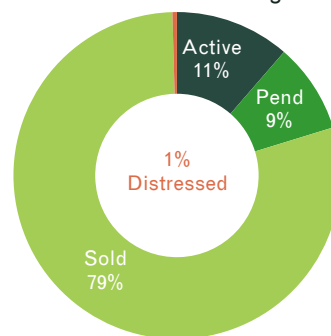
March 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
\$1000's	as of 04/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	5	76	-	307,980	290,880	94.4%	1,063	273.54	-
300 - 399K	7	8	66	45	1.3	391,302	375,619	96.0%	1,406	267.15	1
400 - 499K	21	28	302	35	0.8	458,172	447,484	97.7%	1,671	267.84	2
500 - 599K	29	17	211	42	1.6	566,409	552,108	97.5%	2,131	259.11	-
600 - 799K	42	35	204	34	2.5	698,267	682,757	97.8%	2,534	269.39	2
800 - 999K	18	8	57	50	3.8	907,967	876,626	96.5%	3,110	281.84	-
1 - 1.5M	6	2	32	34	2.3	1,189,487	1,129,160	94.9%	3,545	318.54	-
1.5 - 2M	2	1	10	46	2.4	1,789,900	1,729,500	96.6%	4,570	378.42	-
2 - 2.5M	2	1	2	126	12.0	2,222,450	2,208,950	99.4%	4,778	462.32	-
2.5 - 3M	-	-	2	11	-	2,649,950	2,649,950	100.0%	5,021	527.77	-
>3M	1	-	2	23	6.0	3,347,500	3,275,000	97.8%	6,925	472.92	-
Totals	128	100	893	38	1.7	617,972	601,149	97.3%	2,172	\$277	5

Avg Price \$729,609 \$622,228 \$601,149

Current Market Strength

- VS - 2010 Market Distress

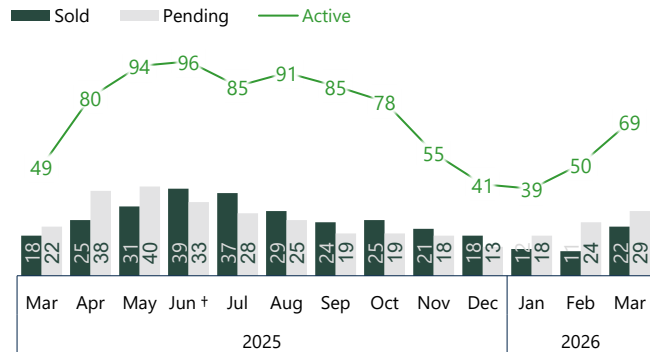


Report Date: Apr 4, 2026

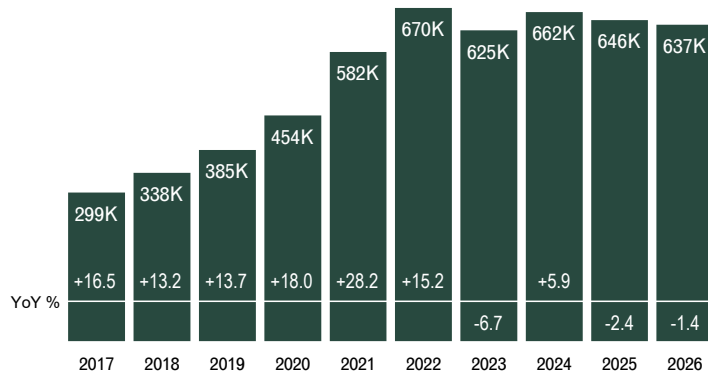
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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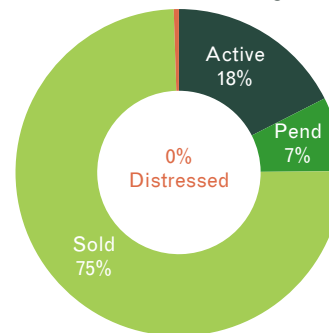
Area: 83669, Star, 950

March 2026

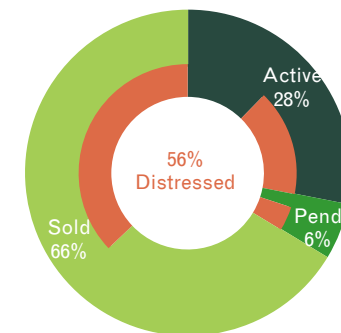
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	9	-	224,950	244,500	108.7%	1,502	162.78
300 - 399K	1	2	22	32	0.5	379,223	368,923	97.3%	1,257	293.51
400 - 499K	10	13	67	41	1.8	452,487	440,899	97.4%	1,726	255.49
500 - 599K	15	6	66	33	2.7	565,586	550,580	97.3%	2,234	246.45
600 - 799K	21	4	72	45	3.5	714,590	692,623	96.9%	2,559	270.69
800 - 999K	14	2	48	64	3.5	925,804	888,336	96.0%	2,847	312.05
1 - 1.5M	6	2	15	56	4.8	1,196,845	1,141,312	95.4%	3,241	352.10
1.5 - 2M	2	-	2	180	12.0	1,599,500	1,562,500	97.7%	5,282	295.84
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	69	29	294	45	2.8	658,091	636,862	96.8%	2,292	\$278

Avg Price \$747,800 \$565,206 \$636,862

Current Market Strength



- vs - 2010 Market Distress

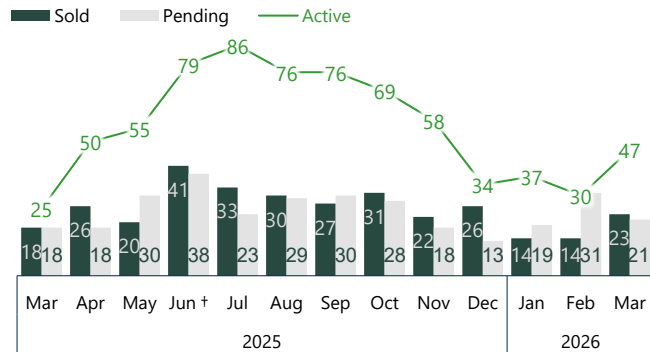


Report Date: Apr 4, 2026

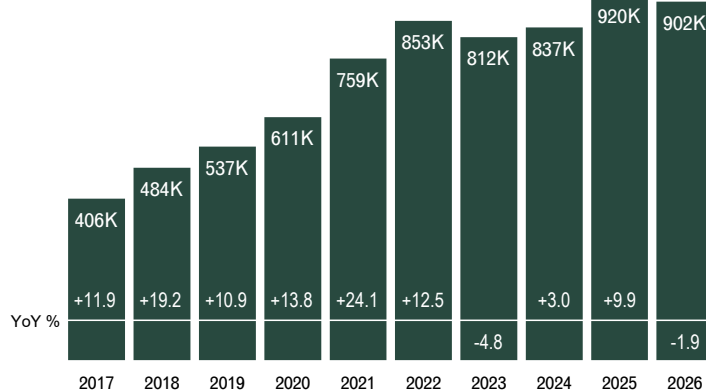
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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Area: 83702, N Boise, 100

March 2026

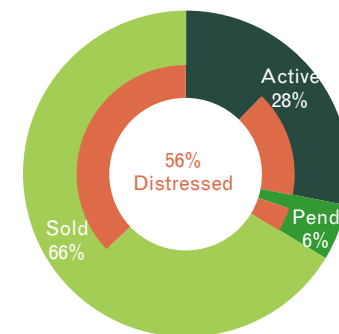
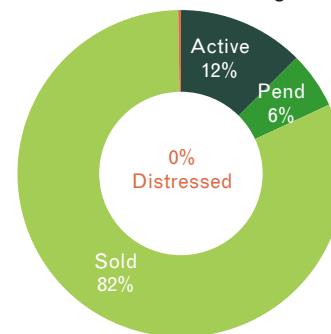
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	73	-	314,900	269,000	85.4%	538	500.00
300 - 399K	3	4	12	23	3.0	366,608	355,375	96.9%	721	492.95
400 - 499K	4	1	20	49	2.4	465,810	434,525	93.3%	962	451.78
500 - 599K	8	1	44	36	2.2	574,641	554,095	96.4%	1,412	392.56
600 - 799K	16	5	89	36	2.2	708,903	687,422	97.0%	1,700	404.31
800 - 999K	3	5	50	34	0.7	937,248	907,427	96.8%	2,247	403.85
1 - 1.5M	3	4	63	46	0.6	1,258,975	1,211,524	96.2%	2,932	413.25
1.5 - 2M	6	-	18	57	4.0	1,762,782	1,697,842	96.3%	3,532	480.68
2 - 2.5M	1	-	6	37	2.0	2,221,650	2,131,083	95.9%	3,755	567.61
2.5 - 3M	-	-	2	152	-	2,592,000	2,500,000	96.5%	6,937	360.41
>3M	3	1	2	282	18.0	4,197,500	4,064,192	96.8%	8,071	503.55
Totals	47	21	307	42	1.8	935,582	902,144	96.4%	2,134	\$423

Avg Price \$995,077 \$893,057 \$902,144

Current Market Strength

- vs -

2010 Market Distress

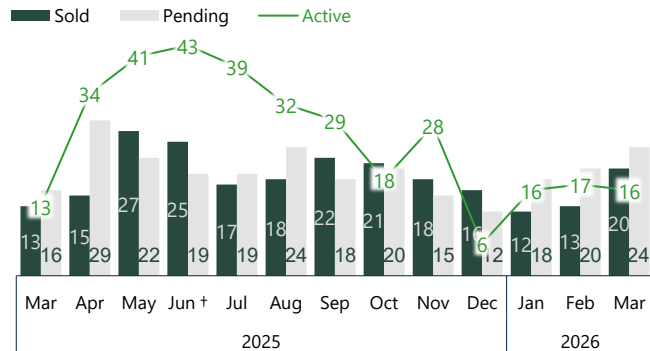


Report Date: Apr 4, 2026

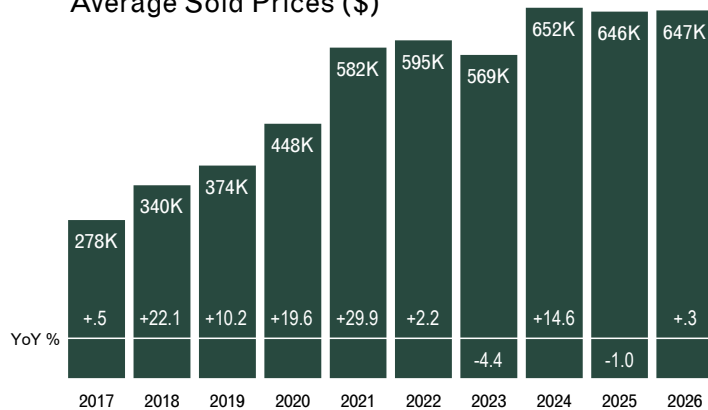
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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

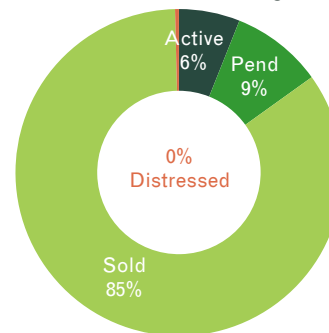
Area: 83703, NW Boise, 801

March 2026

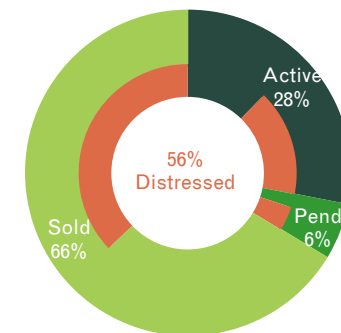
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	2	-	3	23	8.0	284,666	276,333	97.1%	783	353.07	-
300 - 399K	1	1	18	35	0.7	382,649	368,111	96.2%	1,172	314.12	1
400 - 499K	3	6	66	30	0.5	459,713	446,495	97.1%	1,342	332.64	-
500 - 599K	-	2	39	29	-	544,295	536,472	98.6%	1,750	306.57	-
600 - 799K	4	7	50	40	1.0	697,456	678,978	97.4%	2,061	329.39	-
800 - 999K	3	6	26	40	1.4	925,965	896,041	96.8%	2,663	336.42	-
1 - 1.5M	1	1	19	70	0.6	1,349,210	1,212,784	89.9%	3,715	326.42	-
1.5 - 2M	1	1	2	125	6.0	1,992,500	1,825,000	91.6%	3,750	486.67	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	1	-	1	299	12.0	3,595,000	3,250,000	90.4%	12,741	255.08	-
Totals	16	24	224	39	0.9	676,219	647,477	95.7%	1,980	\$327	1

Avg Price \$897,575 \$735,129 \$647,477

Current Market Strength



- VS - 2010 Market Distress

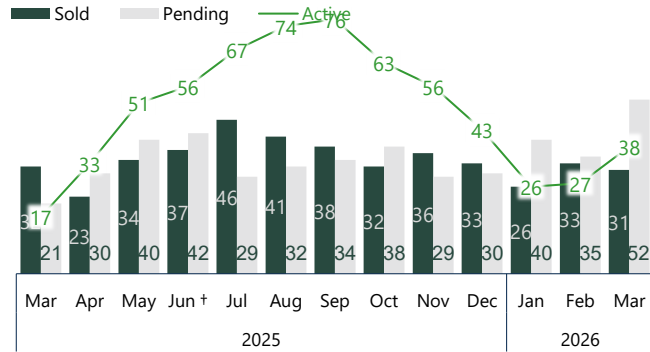


Report Date: Apr 4, 2026

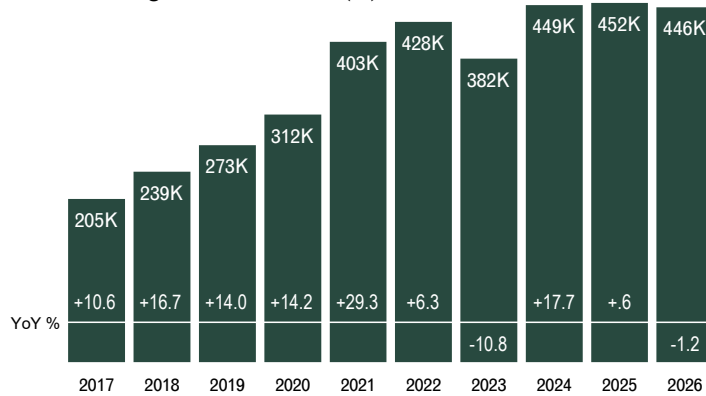
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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Area: 83704, West Boise, 600

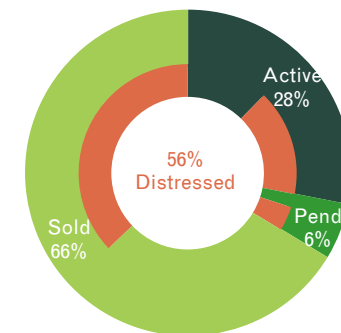
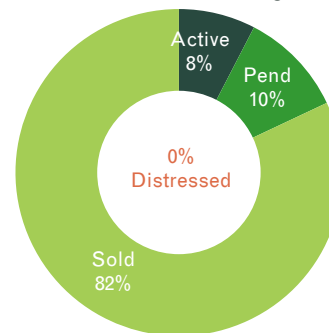
March 2026

Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	1	-	199,000	197,000	99.0%	663	297.13	-
200 - 299K	7	3	28	37	3.0	283,912	264,587	93.2%	927	285.55	-
300 - 399K	8	18	123	33	0.8	365,800	361,115	98.7%	1,239	291.42	-
400 - 499K	9	18	161	26	0.7	448,550	442,764	98.7%	1,623	272.80	-
500 - 599K	2	3	60	33	0.4	561,890	551,252	98.1%	2,220	248.26	-
600 - 799K	8	6	32	46	3.0	717,278	682,781	95.2%	2,775	246.05	-
800 - 999K	1	2	3	8	4.0	856,333	853,333	99.6%	3,254	262.27	-
1 - 1.5M	3	1	2	24	18.0	1,187,500	1,125,000	94.7%	3,780	297.62	-
1.5 - 2M	-	1	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	38	52	410	31	1.1	456,021	446,443	97.9%	1,658	\$269	0

Avg Price \$526,970 \$498,865 \$446,443

Current Market Strength

- vs - 2010 Market Distress

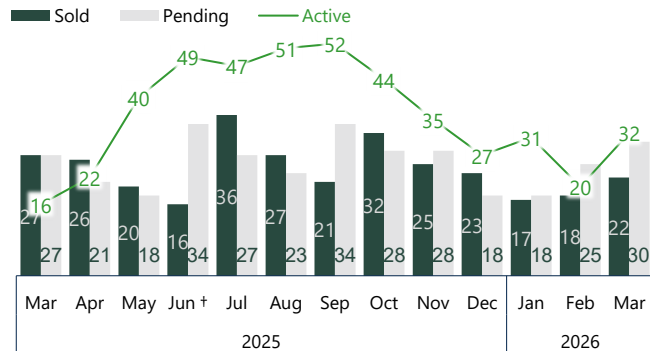


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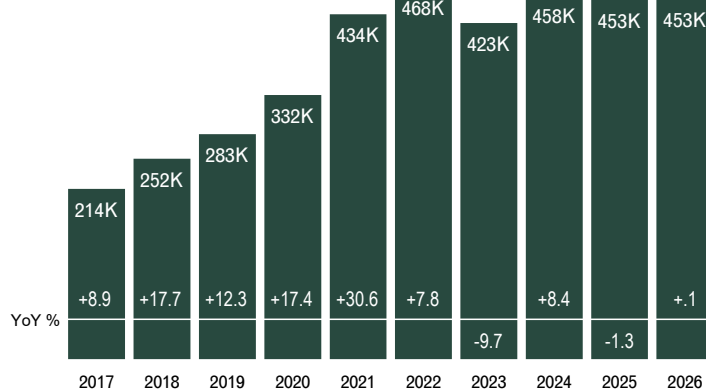
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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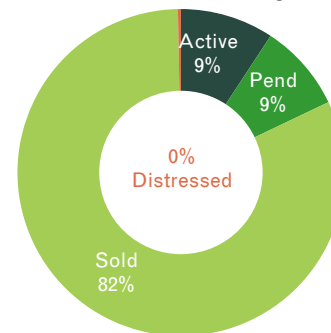
Area: 83705, Bench, 400

March 2026

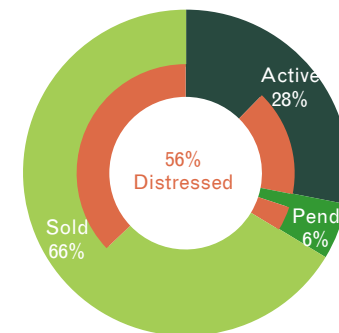
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	8	1	23	48	4.2	281,655	264,441	93.9%	923	286.42
300 - 399K	10	13	85	42	1.4	374,269	359,927	96.2%	1,143	315.03
400 - 499K	3	8	100	35	0.4	453,272	445,740	98.3%	1,449	307.67
500 - 599K	4	5	51	43	0.9	554,996	540,628	97.4%	1,913	282.57
600 - 799K	4	3	15	34	3.2	676,943	674,827	99.7%	2,208	305.57
800 - 999K	-	-	6	67	-	925,633	852,650	92.1%	3,183	267.85
1 - 1.5M	-	-	3	32	-	1,666,000	1,374,333	82.5%	4,213	326.24
1.5 - 2M	2	-	-	-	-	-	-	-	-	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	32	30	283	40	1.4	468,653	452,944	96.6%	1,504	\$301

Avg Price \$545,268 \$440,390 \$452,944

Current Market Strength



- VS - 2010 Market Distress

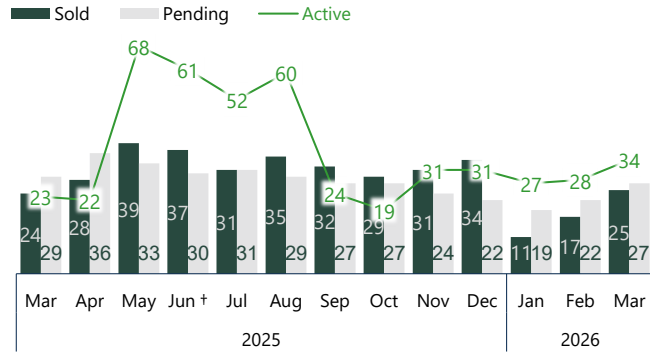


Report Date: Apr 4, 2026

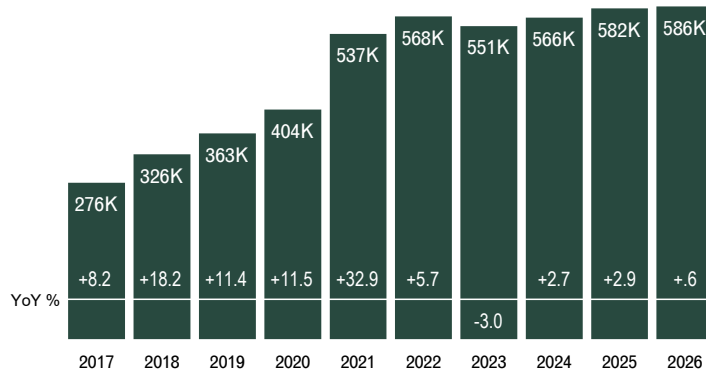
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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

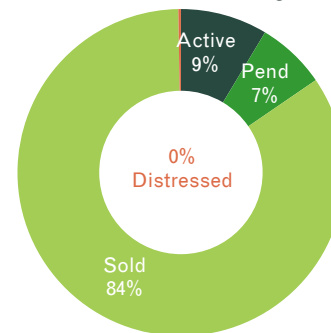
Area: 83706, SE Boise, 300

March 2026

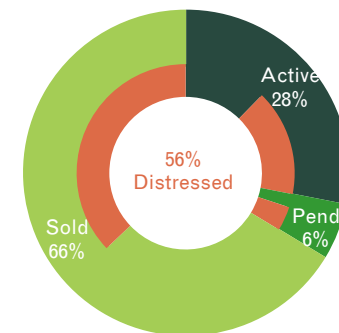
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	1	1	10	24	1.2	324,800	271,500	83.6%	960	282.81	1
300 - 399K	9	4	49	48	2.2	371,778	358,847	96.5%	1,056	339.95	-
400 - 499K	4	5	94	30	0.5	459,507	447,023	97.3%	1,312	340.61	-
500 - 599K	3	9	67	30	0.5	549,425	543,582	98.9%	1,602	339.37	-
600 - 799K	10	7	68	30	1.8	693,845	677,110	97.6%	2,018	335.48	-
800 - 999K	5	-	21	18	2.9	916,940	903,030	98.5%	2,482	363.76	-
1 - 1.5M	2	-	20	20	1.2	1,179,845	1,192,269	101.1%	2,834	420.73	-
1.5 - 2M	-	-	3	8	-	1,661,833	1,655,000	99.6%	5,203	318.11	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	1	1	46	-	2,775,000	2,500,000	90.1%	4,274	584.93	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	34	27	333	31	1.2	598,393	585,754	97.9%	1,675	\$350	1

Avg Price \$617,569 \$618,037 \$585,754

Current Market Strength



- VS - 2010 Market Distress

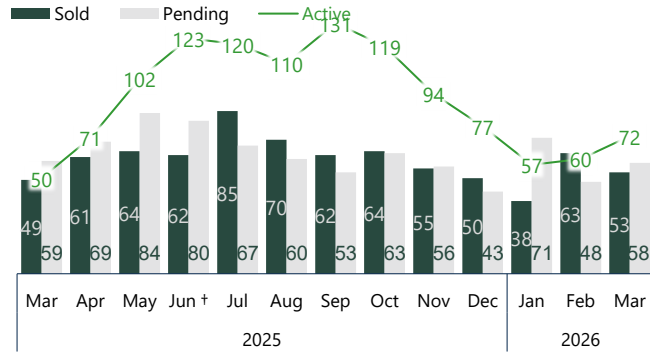


Report Date: Apr 4, 2026

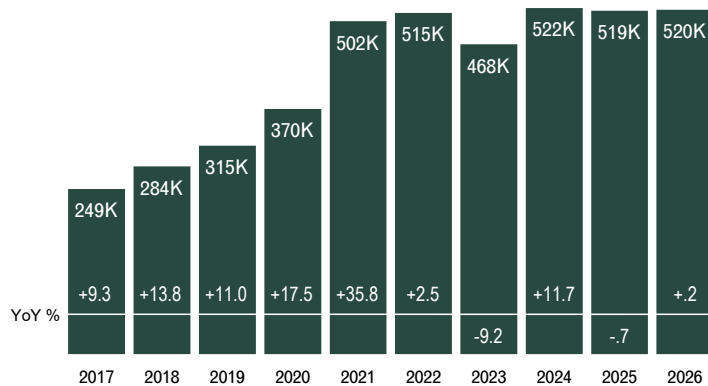
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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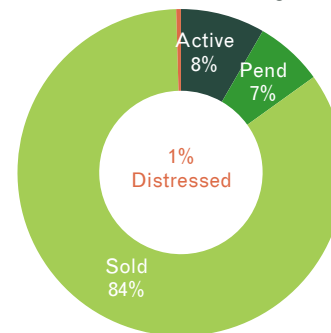
Area: 83709, South Boise, 500&550

March 2026

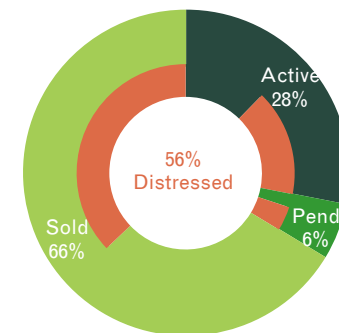
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	-	6	48	4.0	297,498	280,538	94.3%	1,068	262.72
300 - 399K	7	14	105	32	0.8	381,786	370,436	97.0%	1,313	282.19
400 - 499K	12	24	291	35	0.5	459,199	448,116	97.6%	1,722	260.21
500 - 599K	18	13	175	37	1.2	555,519	542,713	97.7%	2,168	250.27
600 - 799K	22	6	118	32	2.2	691,456	675,233	97.7%	2,490	271.21
800 - 999K	6	1	23	34	3.1	912,843	883,304	96.8%	3,087	286.17
1 - 1.5M	5	-	9	64	6.7	1,324,411	1,160,964	87.7%	4,526	256.50
1.5 - 2M	-	-	1	62	-	1,985,000	1,898,000	95.6%	5,704	332.75
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	72	58	728	35	1.2	534,625	519,637	97.2%	1,973	\$263

Avg Price \$636,249 \$482,660 \$519,637

Current Market Strength



- VS - 2010 Market Distress

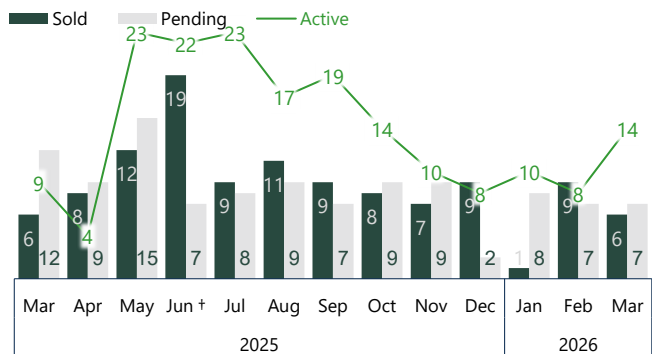


Report Date: Apr 4, 2026

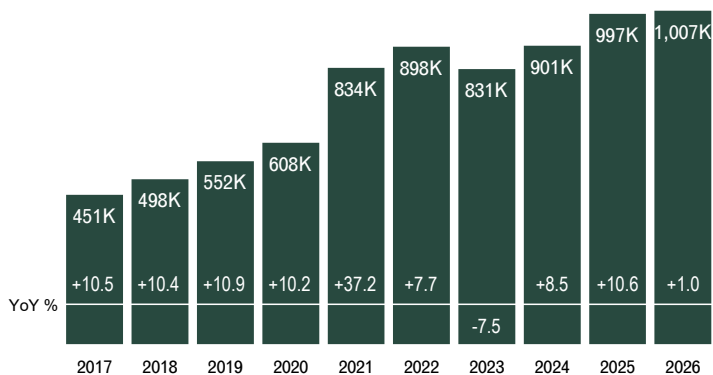
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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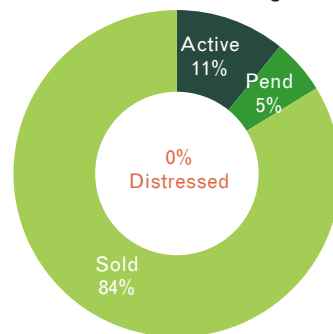
Area: 83712, NE Boise, 200

March 2026

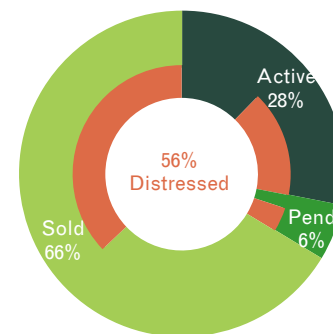
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	2	42	-	424,999	377,500	88.8%	1,185	318.57	-
400 - 499K	1	-	2	7	6.0	470,000	470,000	100.0%	990	474.99	-
500 - 599K	-	1	10	40	-	599,090	565,975	94.5%	1,708	331.46	-
600 - 799K	6	2	25	19	2.9	706,307	698,032	98.8%	1,952	357.63	-
800 - 999K	1	1	32	32	0.4	891,891	870,923	97.6%	2,547	341.89	-
1 - 1.5M	3	2	21	50	1.7	1,259,090	1,232,595	97.9%	3,192	386.14	-
1.5 - 2M	1	-	11	75	1.1	1,819,164	1,709,823	94.0%	4,093	417.79	-
2 - 2.5M	-	-	4	46	-	2,297,750	2,198,725	95.7%	5,312	413.94	-
2.5 - 3M	1	-	1	5	12.0	2,600,000	2,585,000	99.4%	6,940	372.48	-
>3M	1	1	-	-	-	-	-	-	-	-	-
Totals	14	7	108	38	1.6	1,039,090	1,006,922	96.9%	2,703	\$372	0

Avg Price \$1,256,407 \$1,354,143 \$1,006,922

Current Market Strength



- VS - 2010 Market Distress

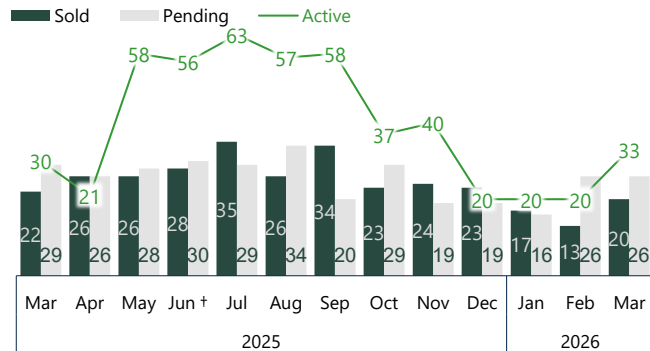


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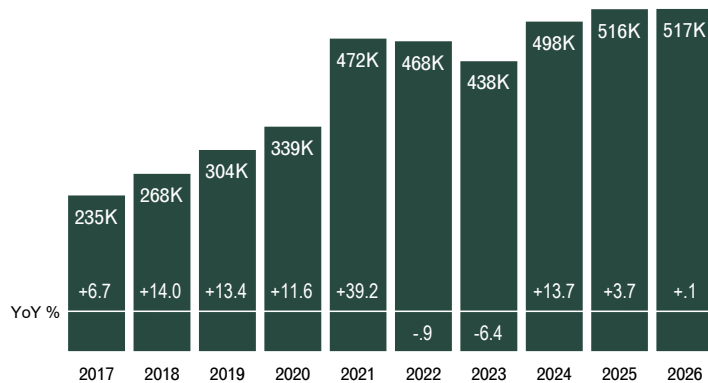
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

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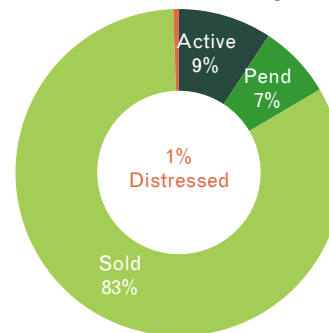
Area: 83713, W Boise - Garden City, 650

March 2026

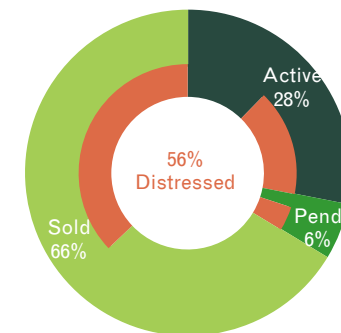
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	1	-	6	38	2.0	306,308	291,108	95.0%	1,040	280.05	
300 - 399K	1	4	36	19	0.3	374,021	367,869	98.4%	1,238	297.23	
400 - 499K	9	10	133	30	0.8	452,847	445,417	98.4%	1,616	275.58	
500 - 599K	9	5	55	33	2.0	551,696	541,256	98.1%	2,230	242.71	
600 - 799K	9	5	47	35	2.3	694,740	677,963	97.6%	2,804	241.79	
800 - 999K	4	1	18	40	2.7	917,067	872,033	95.1%	3,588	243.08	
1 - 1.5M	-	1	1	1	-	1,365,000	1,365,000	100.0%	3,921	348.13	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	33	26	296	31	1.3	528,377	516,640	97.8%	1,989	\$260	2

Avg Price \$586,442 \$550,827 \$516,640

Current Market Strength



- VS - 2010 Market Distress

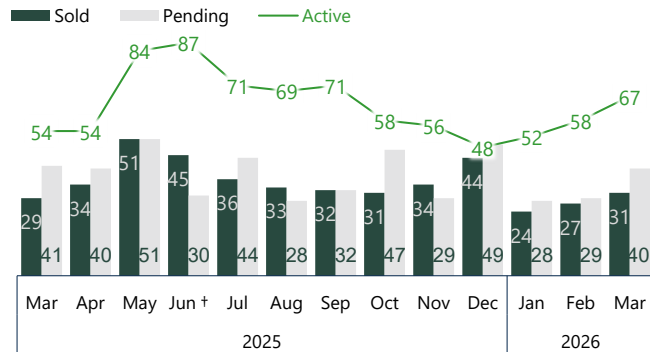


Report Date: Apr 4, 2026

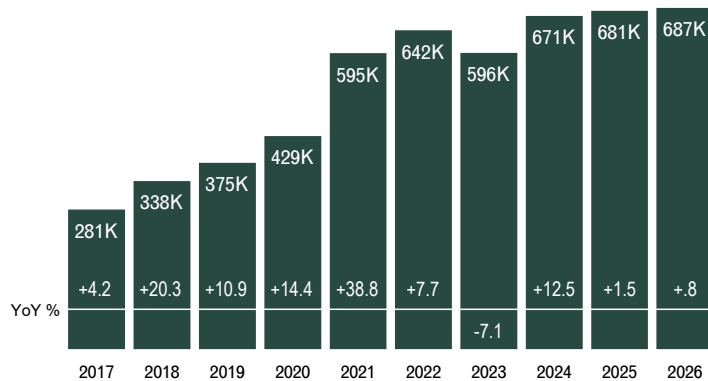
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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: 83714, NW Boise, 800

March 2026

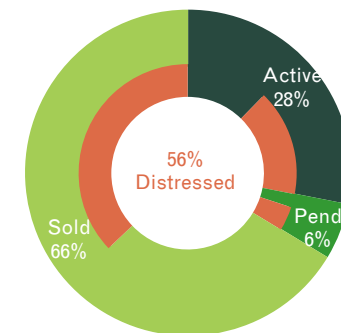
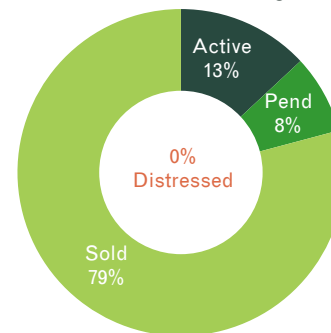
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	4	38	39	0.3	386,786	365,336	94.5%	1,269	287.95	-
400 - 499K	11	11	101	30	1.3	454,927	447,162	98.3%	1,424	314.13	-
500 - 599K	13	2	62	34	2.5	560,157	542,850	96.9%	1,806	300.65	-
600 - 799K	13	14	101	44	1.5	711,412	691,764	97.2%	2,262	305.79	-
800 - 999K	8	3	51	50	1.9	936,020	903,843	96.6%	2,773	326.00	-
1 - 1.5M	14	4	40	41	4.2	1,211,543	1,160,188	95.8%	3,208	361.70	-
1.5 - 2M	6	2	10	33	7.2	1,694,799	1,693,850	99.9%	3,581	472.97	-
2 - 2.5M	-	-	3	70	-	2,346,667	2,248,333	95.8%	4,712	477.15	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	67	40	406	39	2.0	707,917	686,596	97.0%	2,099	\$327	0

Avg Price \$878,083 \$708,164 \$686,596

Current Market Strength

- vs -

2010 Market Distress

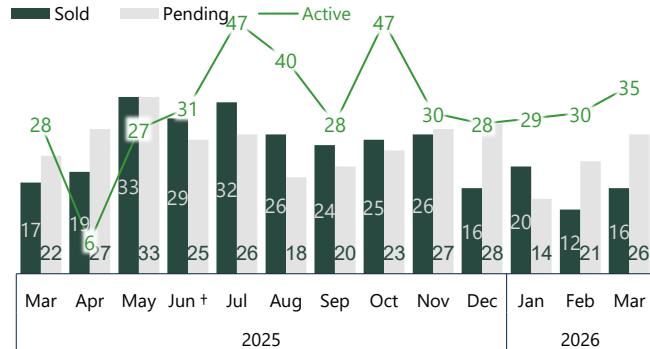


Report Date: Apr 4, 2026

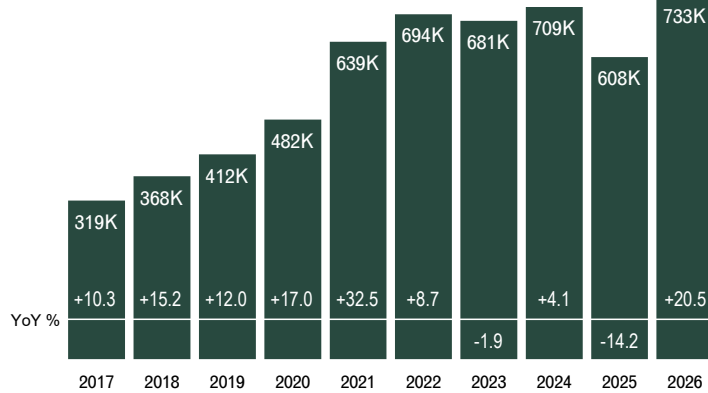
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
Minimum: 1bed, 1bath, \$2K asking price

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

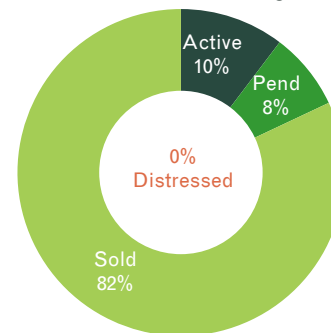
Area: 83716, SSE Boise, 301

March 2026

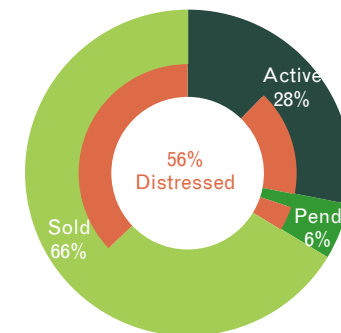
Price \$1000's	# Active as of 04/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 04-01-25 to 03-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	1	6	-	265,000	265,000	100.0%	1,725	153.62	
300 - 399K	1	1	15	69	0.8	380,465	367,560	96.6%	1,150	319.54	
400 - 499K	3	4	49	39	0.7	466,430	456,245	97.8%	1,315	346.89	
500 - 599K	8	4	43	28	2.2	550,426	538,572	97.8%	1,759	306.12	
600 - 799K	13	11	82	29	1.9	711,897	700,743	98.4%	2,309	303.43	
800 - 999K	1	4	52	19	0.2	878,467	874,361	99.5%	2,648	330.18	
1 - 1.5M	2	2	25	17	1.0	1,208,899	1,206,548	99.8%	3,261	369.96	
1.5 - 2M	5	-	10	65	6.0	1,777,800	1,696,950	95.5%	3,928	432.04	
2 - 2.5M	1	-	1	9	12.0	2,399,900	2,349,000	97.9%	4,473	525.15	
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	35	26	278	31	1.5	744,430	732,745	98.4%	2,199	\$333	0

Avg Price \$916,124 \$704,627 \$732,745

Current Market Strength



- vs - 2010 Market Distress



Report Date: Apr 4, 2026