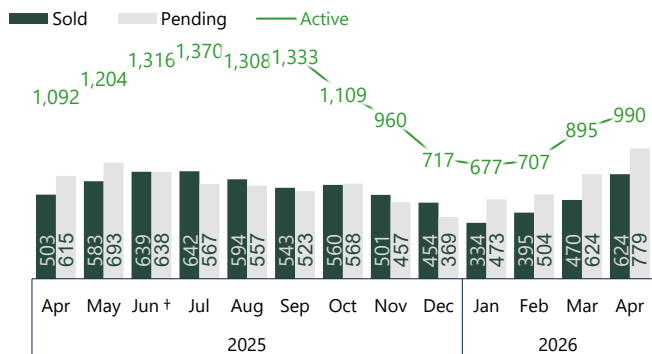


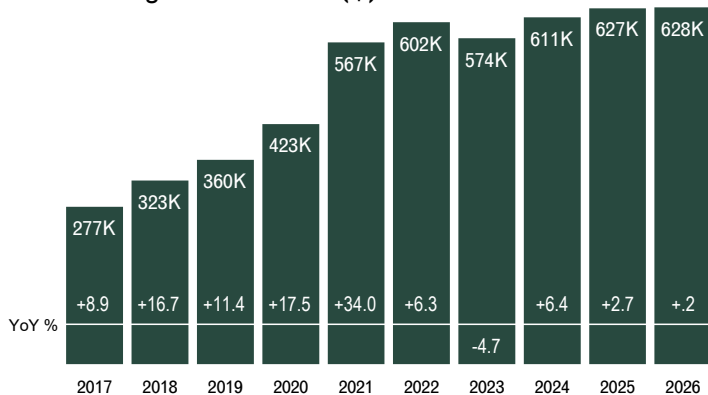
MONTHLY MARKET TRENDS

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: Ada County

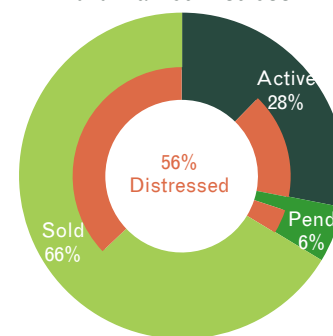
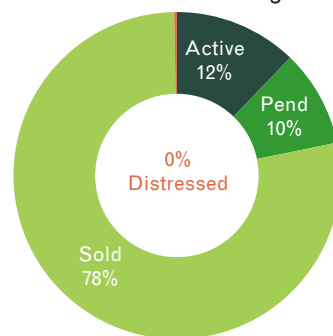
April 2026

Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	14	-	250,000	175,000	70.0%	975	179.49	-
200 - 299K	21	11	91	37	2.8	289,957	270,720	93.4%	980	276.21	1
300 - 399K	51	99	820	36	0.7	377,726	366,479	97.0%	1,249	293.42	2
400 - 499K	142	183	1,862	33	0.9	455,157	445,574	97.9%	1,611	276.58	11
500 - 599K	190	153	1,124	38	2.0	560,342	546,933	97.6%	2,029	269.58	1
600 - 799K	268	172	1,294	40	2.5	704,614	686,586	97.4%	2,385	287.88	2
800 - 999K	132	87	554	43	2.9	914,233	886,288	96.9%	2,816	314.74	3
1 - 1.5M	104	49	417	50	3.0	1,239,005	1,185,645	95.7%	3,346	354.39	1
1.5 - 2M	48	14	117	56	4.9	1,767,142	1,701,483	96.3%	4,011	424.22	-
2 - 2.5M	11	5	30	67	4.4	2,311,186	2,220,063	96.1%	4,743	468.11	-
2.5 - 3M	14	2	13	50	12.9	2,737,531	2,599,608	95.0%	5,591	464.94	-
>3M	9	4	10	111	10.8	3,613,500	3,460,338	95.8%	7,052	490.70	-
Totals	990	779	6,333	39	1.9	646,839	628,086	97.1%	2,083	\$302	21

Avg Price \$822,468 \$668,974 \$628,086

Current Market Strength

- VS - 2010 Market Distress

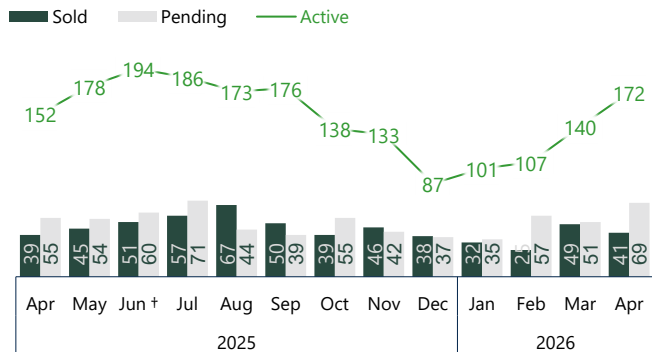


Report Date: May 4, 2026

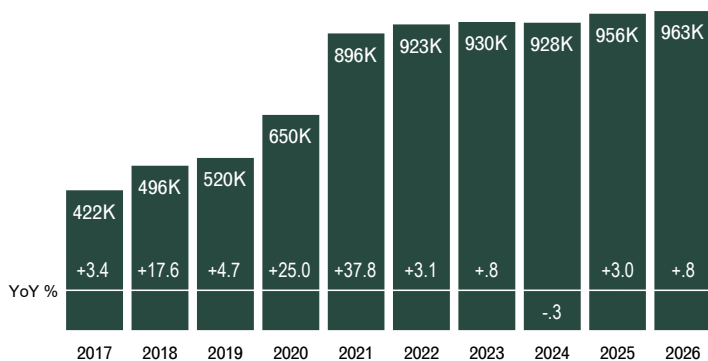
MONTHLY MARKET TRENDS

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: 83616, Eagle, 900

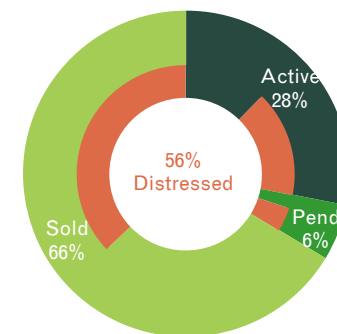
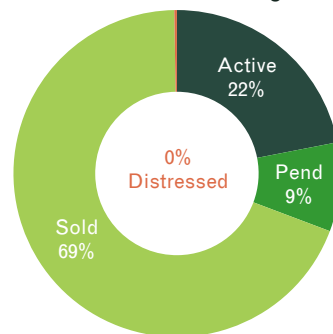
April 2026

Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	4	18	-	298,475	291,500	97.7%	939	310.52	-
300 - 399K	1	-	16	42	0.8	357,663	345,119	96.5%	1,132	304.88	-
400 - 499K	7	5	43	47	2.0	473,400	454,653	96.0%	1,581	287.57	-
500 - 599K	16	10	56	37	3.4	572,789	556,073	97.1%	1,917	290.04	-
600 - 799K	36	16	131	50	3.3	712,625	689,955	96.8%	2,380	289.84	-
800 - 999K	30	13	82	57	4.4	928,155	893,503	96.3%	2,765	323.21	1
1 - 1.5M	36	16	141	59	3.1	1,246,463	1,192,143	95.6%	3,402	350.44	1
1.5 - 2M	22	5	47	49	5.6	1,772,581	1,714,112	96.7%	3,929	436.31	-
2 - 2.5M	7	2	13	82	6.5	2,337,138	2,232,385	95.5%	4,870	458.41	-
2.5 - 3M	10	1	6	46	20.0	2,871,500	2,651,667	92.3%	5,576	475.56	-
>3M	7	1	2	64	42.0	3,475,000	3,287,500	94.6%	5,345	615.12	-
Totals	172	69	541	52	3.8	1,002,654	963,384	96.1%	2,787	\$346	2

Avg Price \$1,296,349 \$1,023,415 \$963,384

Current Market Strength

- VS - 2010 Market Distress

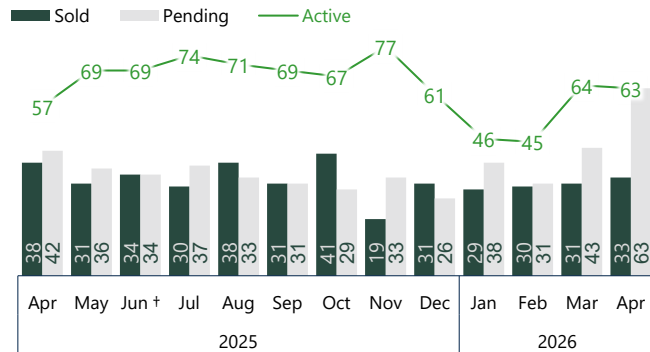


Report Date: May 4, 2026

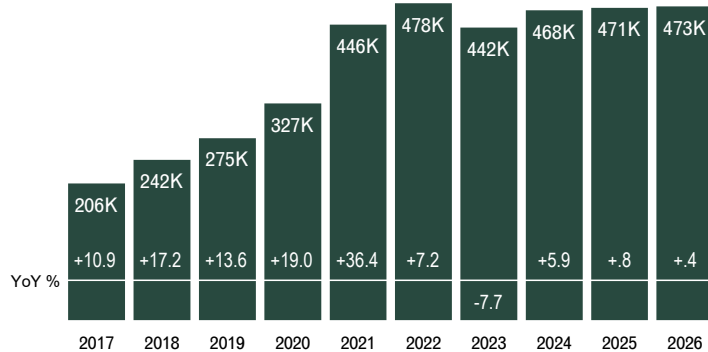
MONTHLY MARKET TRENDS

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: 83634, Kuna, 1100

April 2026

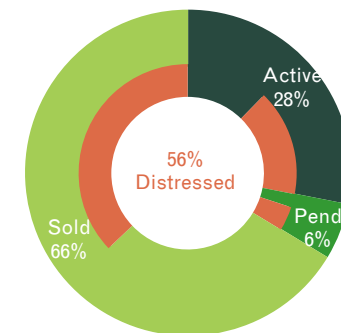
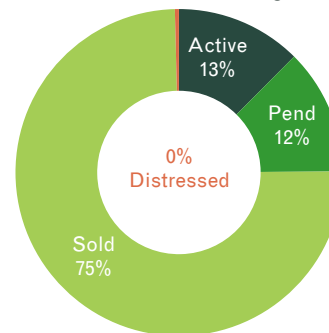
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	1	1	-	220,000	223,000	101.4%	1,300	171.54	-
300 - 399K	3	13	126	26	0.3	376,745	369,316	98.0%	1,311	281.79	1
400 - 499K	16	26	150	44	1.3	449,035	438,909	97.7%	1,863	235.55	1
500 - 599K	19	15	40	41	5.7	563,732	546,707	97.0%	2,223	245.95	-
600 - 799K	15	8	51	45	3.5	713,335	691,216	96.9%	2,602	265.70	-
800 - 999K	8	1	8	58	12.0	893,071	866,861	97.1%	3,132	276.76	-
1 - 1.5M	2	-	2	13	12.0	1,175,000	1,160,000	98.7%	3,375	343.75	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	63	63	378	38	2.0	485,368	473,461	97.5%	1,850	\$256	2

Avg Price \$615,198 \$488,641 \$473,461

Current Market Strength

- vs -

2010 Market Distress

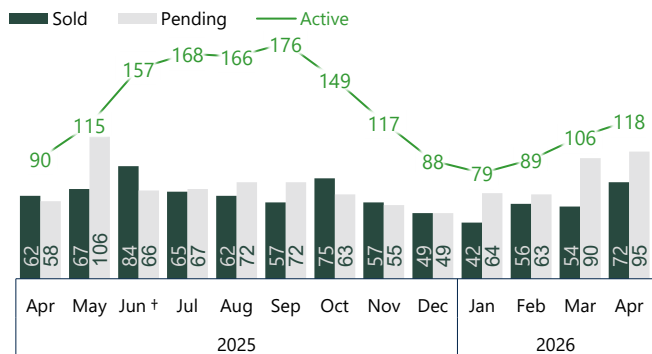


Report Date: May 4, 2026

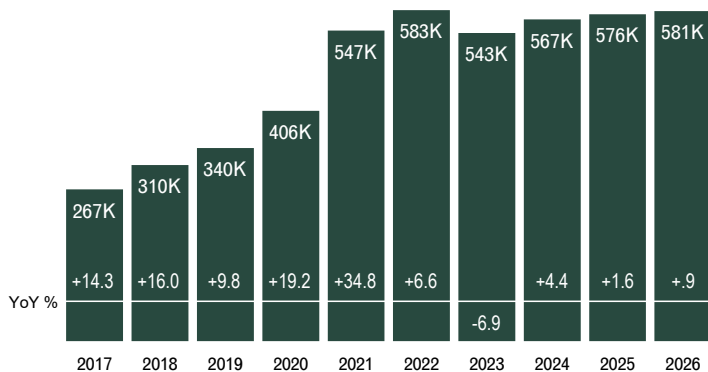
MONTHLY MARKET TRENDS

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: 83642, S Meridian, 1000

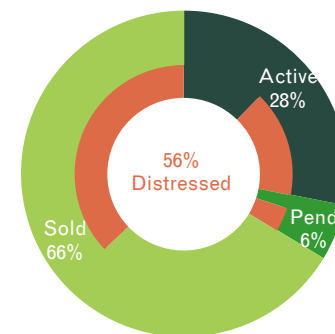
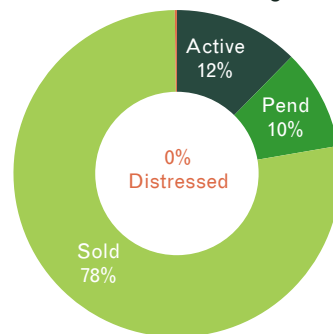
April 2026

Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	14	-	250,000	175,000	70.0%	975	179.49	-
200 - 299K	1	2	5	28	2.4	290,170	279,580	96.4%	973	287.40	-
300 - 399K	4	15	85	35	0.6	387,525	377,784	97.5%	1,322	285.77	-
400 - 499K	20	32	250	29	1.0	452,790	443,814	98.0%	1,676	264.85	-
500 - 599K	26	17	139	47	2.2	564,478	551,117	97.6%	2,190	251.70	1
600 - 799K	32	17	165	49	2.3	709,685	689,811	97.2%	2,600	265.34	-
800 - 999K	27	9	64	50	5.1	904,774	877,148	96.9%	3,130	280.26	1
1 - 1.5M	5	2	26	91	2.3	1,196,194	1,139,031	95.2%	3,696	308.17	-
1.5 - 2M	2	-	4	47	6.0	1,773,250	1,731,250	97.6%	5,049	342.89	-
2 - 2.5M	-	1	1	69	-	2,400,000	2,350,000	97.9%	6,580	357.14	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	118	95	740	42	1.9	597,159	581,202	97.3%	2,154	\$270	2

Avg Price \$713,957 \$575,654 \$581,202

Current Market Strength

- VS - 2010 Market Distress

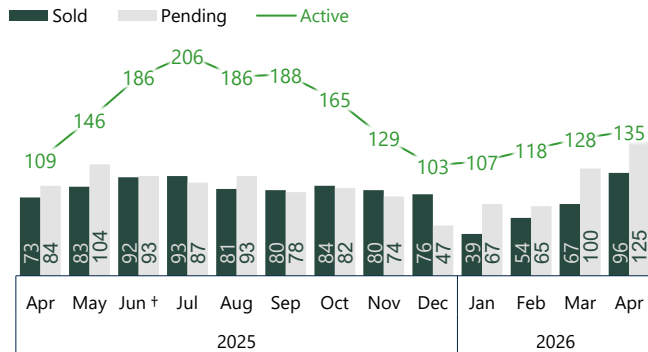


Report Date: May 4, 2026

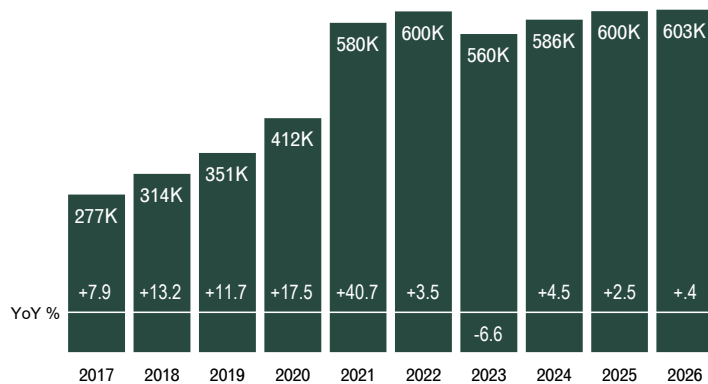
MONTHLY MARKET TRENDS

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: 83646, N Meridian, 1020

April 2026

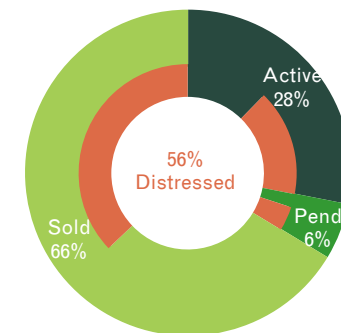
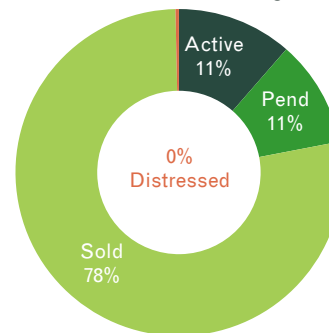
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	5	76	-	307,980	290,880	94.4%	1,063	273.54	-
300 - 399K	6	9	71	43	1.0	390,286	376,038	96.3%	1,413	266.11	-
400 - 499K	21	25	308	34	0.8	456,647	447,356	98.0%	1,669	268.04	2
500 - 599K	35	35	207	43	2.0	564,868	550,281	97.4%	2,128	258.57	-
600 - 799K	47	35	219	36	2.6	700,625	684,647	97.7%	2,570	266.36	2
800 - 999K	16	15	59	51	3.3	911,256	878,690	96.4%	3,116	281.95	-
1 - 1.5M	6	3	33	34	2.2	1,191,260	1,133,037	95.1%	3,584	316.17	-
1.5 - 2M	3	2	11	41	3.3	1,771,727	1,717,727	97.0%	4,553	377.30	-
2 - 2.5M	1	1	2	143	6.0	2,272,000	2,206,500	97.1%	5,013	440.16	-
2.5 - 3M	-	-	2	11	-	2,649,950	2,649,950	100.0%	5,021	527.77	-
>3M	-	-	2	23	-	3,347,500	3,275,000	97.8%	6,925	472.92	-
Totals	135	125	919	39	1.8	619,549	603,020	97.3%	2,186	\$276	4

Avg Price \$691,473 \$644,841 \$603,020

Current Market Strength

- vs -

2010 Market Distress

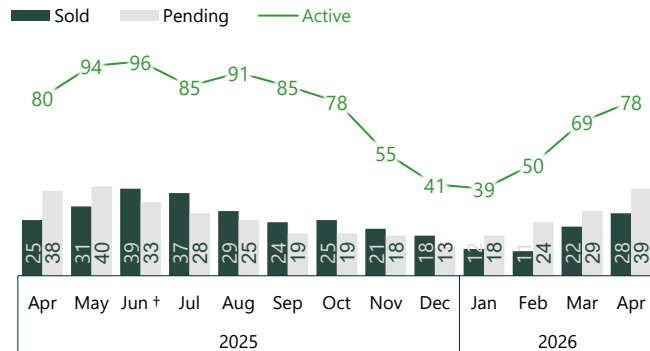


Report Date: May 4, 2026

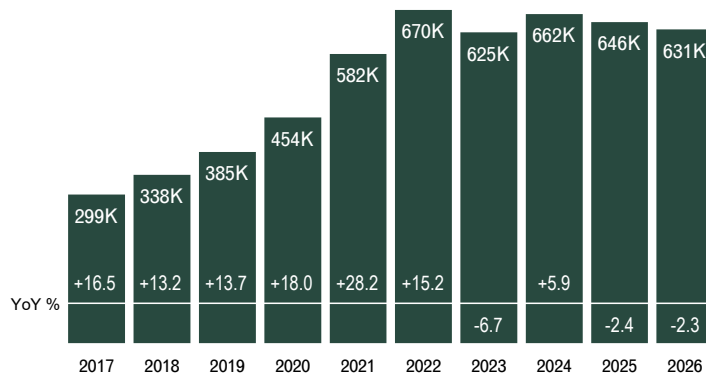
MONTHLY MARKET TRENDS

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

April 2026

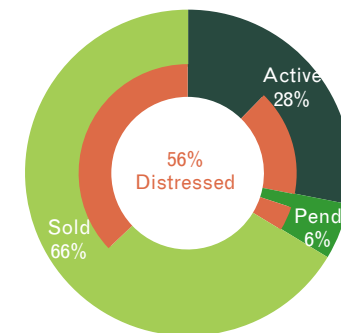
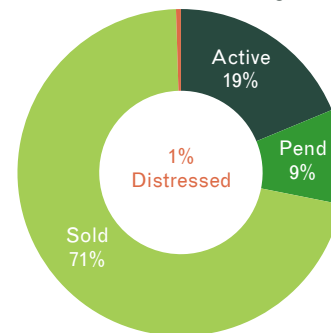
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	2	9	-	224,950	244,500	108.7%	1,502	162.78	
300 - 399K	-	2	20	34	-	378,495	367,165	97.0%	1,244	295.17	
400 - 499K	11	6	71	47	1.9	455,575	442,638	97.2%	1,742	254.08	
500 - 599K	19	7	70	33	3.3	561,751	547,355	97.4%	2,196	249.26	
600 - 799K	26	9	70	45	4.5	714,667	693,083	97.0%	2,552	271.54	
800 - 999K	9	13	47	65	2.3	927,534	886,673	95.6%	2,850	311.08	
1 - 1.5M	12	1	15	54	9.6	1,161,465	1,109,332	95.5%	3,196	347.13	
1.5 - 2M	1	1	2	180	6.0	1,599,500	1,562,500	97.7%	5,282	295.84	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	78	39	297	46	3.2	652,963	631,411	96.7%	2,278	\$277	2

Avg Price \$743,538 \$742,117 \$631,411

Current Market Strength

- vs -

2010 Market Distress

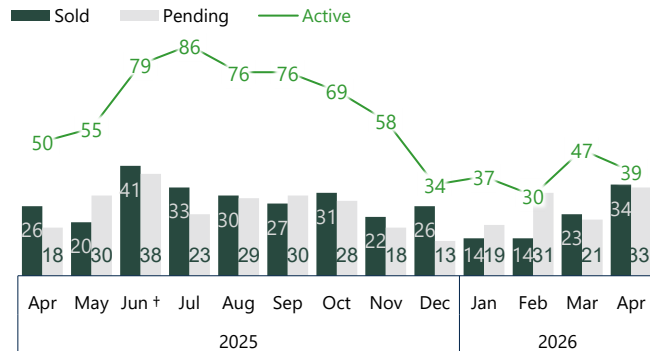


Report Date: May 4, 2026

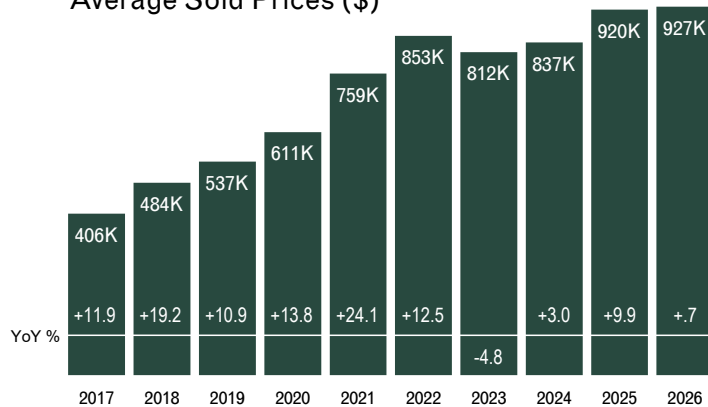
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
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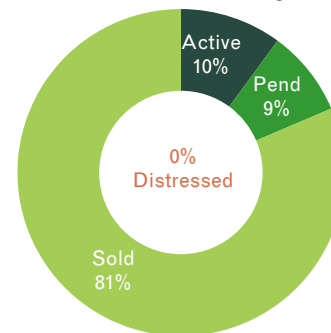
Area: 83702, N Boise, 100

April 2026

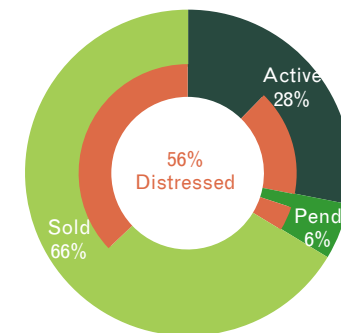
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
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0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	1	-	-	-	-	-	-	-	-	
300 - 399K	5	2	14	22	4.3	371,721	353,879	95.2%	747	473.87	
400 - 499K	3	2	17	55	2.1	469,835	433,912	92.4%	975	445.04	
500 - 599K	4	4	40	39	1.2	575,723	553,493	96.1%	1,440	384.38	
600 - 799K	13	11	95	35	1.6	709,127	689,979	97.3%	1,673	412.38	
800 - 999K	3	4	56	35	0.6	935,919	908,337	97.1%	2,229	407.45	
1 - 1.5M	5	5	61	46	1.0	1,266,663	1,218,953	96.2%	2,952	412.86	
1.5 - 2M	3	3	19	54	1.9	1,730,530	1,674,482	96.8%	3,486	480.31	
2 - 2.5M	1	-	6	33	2.0	2,229,650	2,154,833	96.6%	3,751	574.42	
2.5 - 3M	-	-	3	102	-	2,561,333	2,500,000	97.6%	5,992	417.22	
>3M	2	1	4	144	6.0	3,673,750	3,607,096	98.2%	6,345	568.54	
Totals	39	33	315	41	1.5	958,420	926,711	96.7%	2,161	\$429	0

Avg Price \$1,001,346 \$904,300 \$926,711

Current Market Strength



- vs - 2010 Market Distress

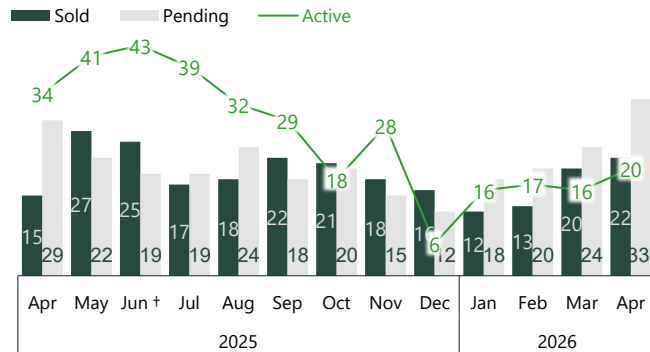


Report Date: May 4, 2026

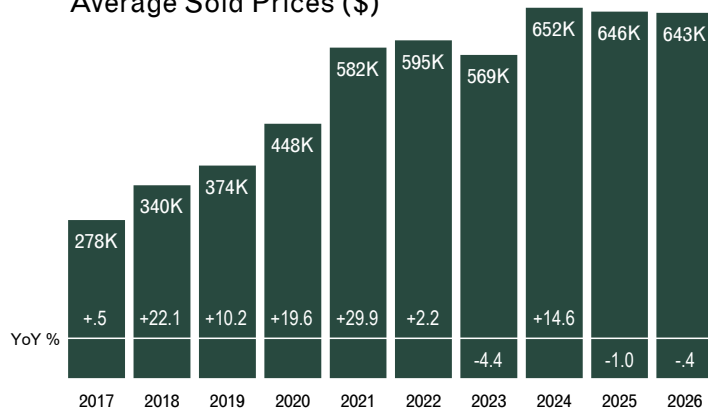
MONTHLY MARKET TRENDS

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

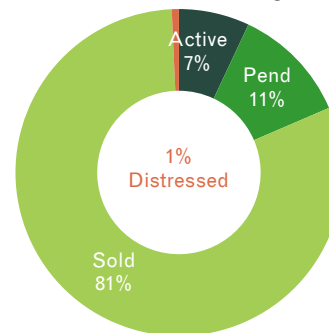
Area: 83703, NW Boise, 801

April 2026

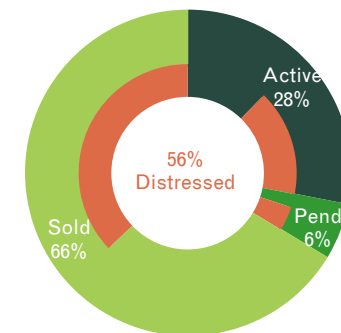
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	1	1	2	27	6.0	289,500	279,500	96.5%	735	380.27	-
300 - 399K	-	2	18	35	-	382,649	368,111	96.2%	1,172	314.12	1
400 - 499K	2	7	71	29	0.3	458,717	446,529	97.3%	1,325	337.08	1
500 - 599K	1	8	41	29	0.3	546,524	537,866	98.4%	1,780	302.20	-
600 - 799K	4	7	49	37	1.0	699,473	680,988	97.4%	2,047	332.70	-
800 - 999K	7	5	29	29	2.9	909,830	888,554	97.7%	2,797	317.73	-
1 - 1.5M	4	2	18	72	2.7	1,337,778	1,198,494	89.6%	3,751	319.52	-
1.5 - 2M	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	-	3,595,000	3,250,000	90.4%	12,741	255.08	-
Totals	20	33	231	37	1.0	669,967	643,076	96.0%	1,986	\$324	2

Avg Price \$905,574 \$731,586 \$643,076

Current Market Strength



- VS - 2010 Market Distress

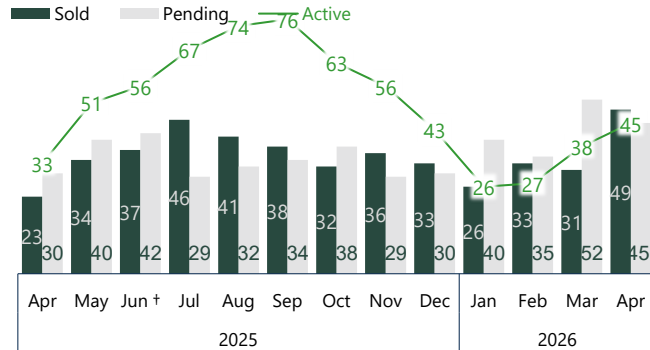


Report Date: May 4, 2026

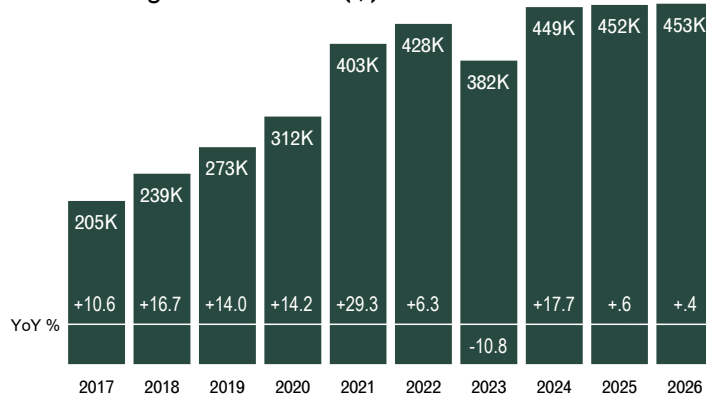
MONTHLY MARKET TRENDS

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

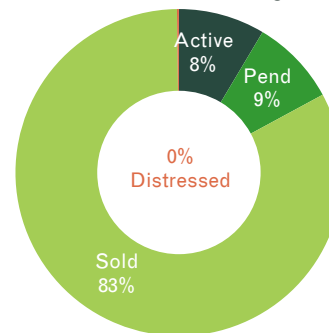
Area: 83704, West Boise, 600

April 2026

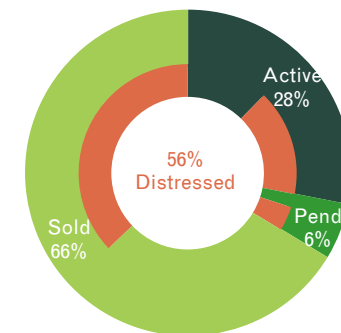
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	9	2	29	36	3.7	282,880	263,911	93.3%	934	282.65
300 - 399K	7	18	128	32	0.7	366,423	360,236	98.3%	1,242	290.01
400 - 499K	8	9	173	25	0.6	446,886	441,808	98.9%	1,625	271.96
500 - 599K	6	9	60	32	1.2	559,573	550,534	98.4%	2,234	246.44
600 - 799K	10	6	35	42	3.4	714,357	683,257	95.6%	2,724	250.82
800 - 999K	1	1	6	8	2.0	858,148	843,332	98.3%	3,393	248.56
1 - 1.5M	4	-	3	19	16.0	1,191,333	1,149,667	96.5%	3,695	311.11
1.5 - 2M	-	-	1	193	-	2,250,000	1,600,000	71.1%	5,256	304.41
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	45	45	435	30	1.2	464,291	453,452	97.7%	1,686	\$269

Avg Price \$536,462 \$477,585 \$453,452

Current Market Strength



- VS - 2010 Market Distress

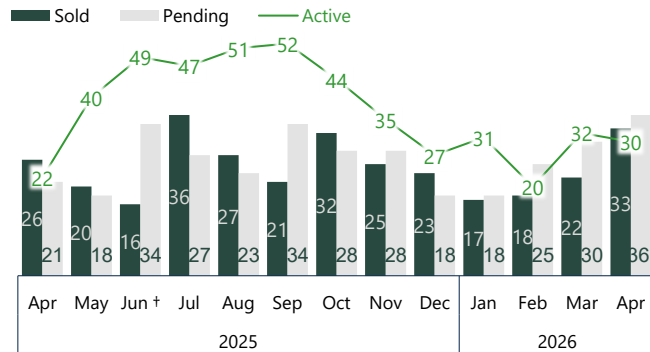


Report Date: May 4, 2026

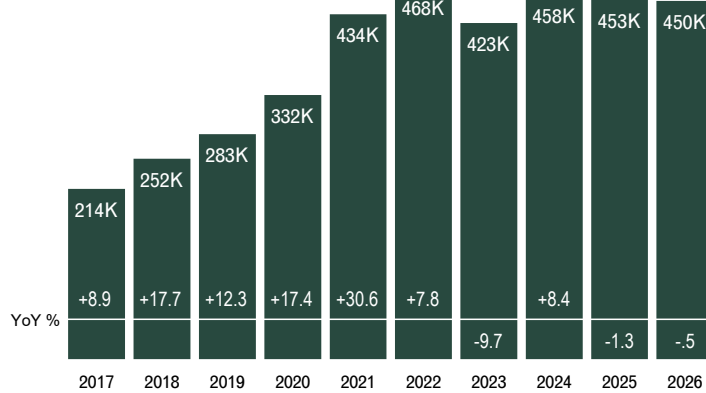
MONTHLY MARKET TRENDS

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

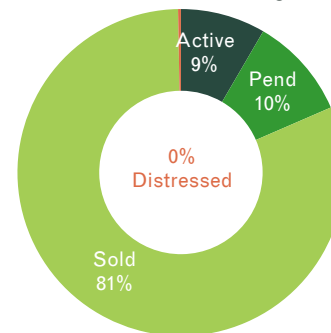
Area: 83705, Bench, 400

April 2026

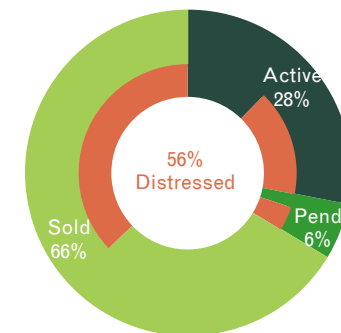
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	7	2	21	42	4.0	278,722	264,387	94.9%	918	288.08	-
300 - 399K	6	13	93	42	0.8	374,349	357,943	95.6%	1,128	317.38	-
400 - 499K	9	10	103	34	1.0	452,495	445,914	98.5%	1,431	311.58	1
500 - 599K	2	6	49	39	0.5	548,726	538,296	98.1%	1,911	281.71	-
600 - 799K	3	5	14	28	2.6	678,861	674,779	99.4%	2,249	299.99	-
800 - 999K	-	-	7	58	-	907,671	845,843	93.2%	3,218	262.85	-
1 - 1.5M	1	-	3	32	4.0	1,666,000	1,374,333	82.5%	4,213	326.24	-
1.5 - 2M	2	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	30	36	290	38	1.2	465,579	450,474	96.8%	1,489	\$303	1

Avg Price \$538,202 \$459,802 \$450,474

Current Market Strength



- VS - 2010 Market Distress

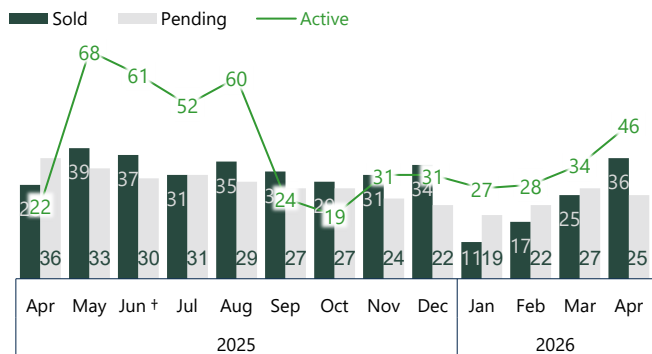


Report Date: May 4, 2026

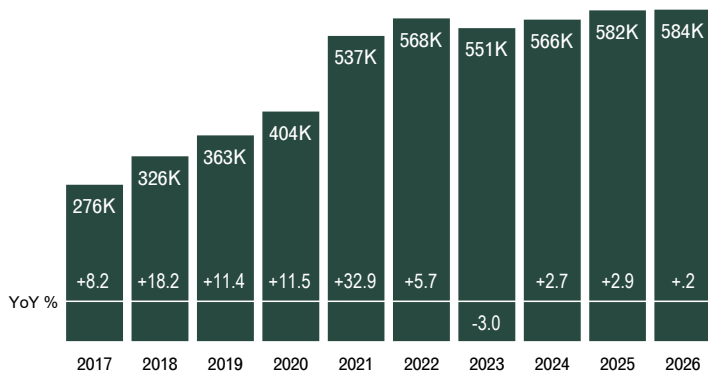
MONTHLY MARKET TRENDS

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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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

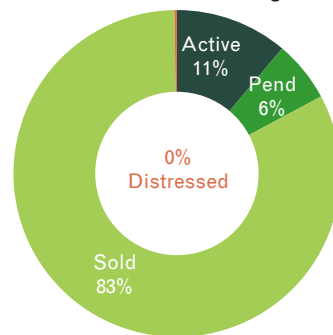
Area: 83706, SE Boise, 300

April 2026

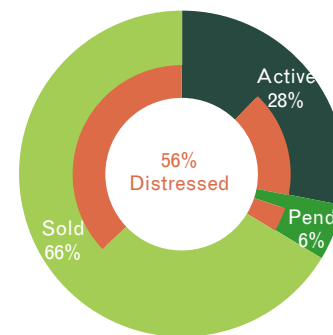
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	3	-	10	33	3.6	327,300	269,500	82.3%	967	278.81	1
300 - 399K	7	3	51	52	1.6	373,727	358,433	95.9%	1,086	329.92	-
400 - 499K	7	4	95	30	0.9	458,876	447,042	97.4%	1,319	339.00	-
500 - 599K	7	7	71	29	1.2	552,402	546,402	98.9%	1,621	337.12	-
600 - 799K	14	4	70	30	2.4	690,432	677,644	98.1%	2,035	332.93	-
800 - 999K	5	4	21	32	2.9	921,983	906,601	98.3%	2,485	364.82	-
1 - 1.5M	3	1	19	21	1.9	1,186,679	1,201,072	101.2%	2,881	416.87	-
1.5 - 2M	-	-	3	8	-	1,661,833	1,655,000	99.6%	5,203	318.11	-
2 - 2.5M	-	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	1	1	46	-	2,775,000	2,500,000	90.1%	4,274	584.93	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	46	25	341	32	1.6	595,736	583,571	98.0%	1,685	\$346	1

Avg Price \$619,104 \$766,275 \$583,571

Current Market Strength



- VS - 2010 Market Distress

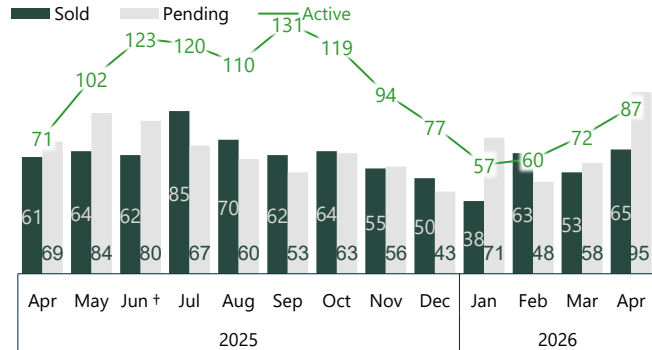


Report Date: May 4, 2026

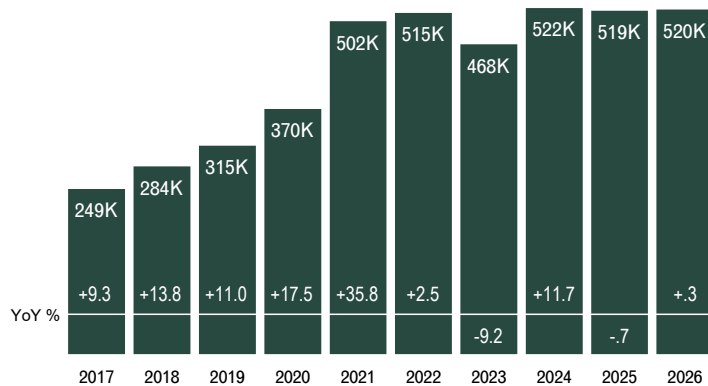
MONTHLY MARKET TRENDS

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: 83709, South Boise, 500&550

April 2026

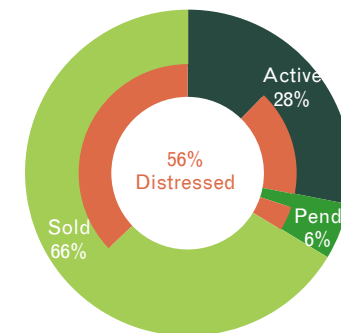
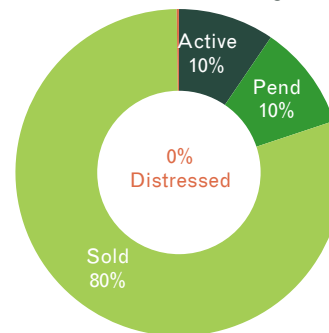
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	2	5	54	-	303,998	286,800	94.3%	1,101	260.59
300 - 399K	7	15	106	34	0.8	382,826	370,628	96.8%	1,320	280.78
400 - 499K	16	30	288	36	0.7	459,091	447,971	97.6%	1,733	258.47
500 - 599K	30	22	176	36	2.0	556,112	542,745	97.6%	2,150	252.39
600 - 799K	22	18	126	33	2.1	690,211	673,634	97.6%	2,497	269.72
800 - 999K	7	8	20	37	4.2	912,400	882,150	96.7%	3,107	283.89
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	87	95	731	36	1.4	535,312	520,009	97.1%	1,979	\$263

Avg Price \$624,910 \$544,359 \$520,009

Current Market Strength

- vs -

2010 Market Distress

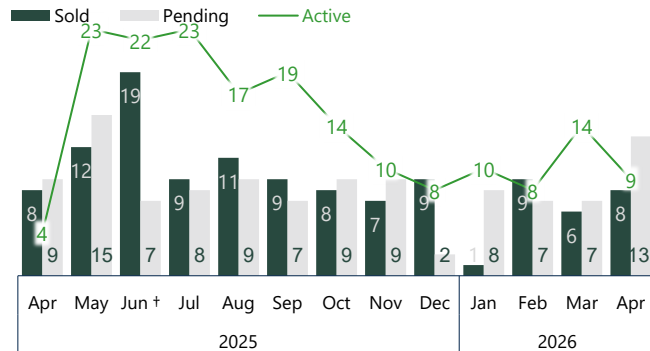


Report Date: May 4, 2026

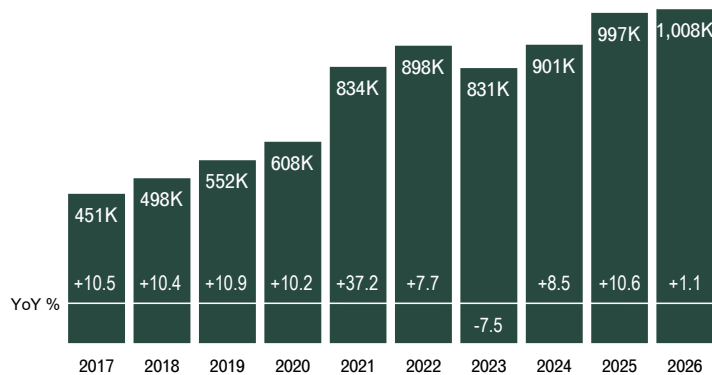
MONTHLY MARKET TRENDS

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

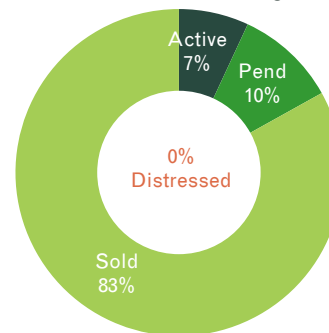
Area: 83712, NE Boise, 200

April 2026

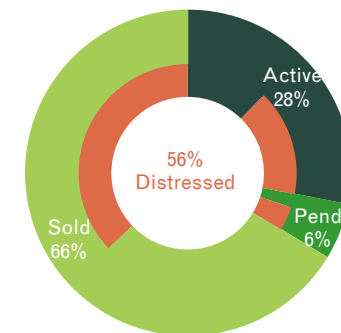
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	2	42	-	424,999	377,500	88.8%	1,185	318.57	-
400 - 499K	-	1	2	7	-	470,000	470,000	100.0%	990	474.99	-
500 - 599K	-	-	11	36	-	597,264	568,068	95.1%	1,681	337.86	-
600 - 799K	3	3	26	19	1.4	704,380	697,150	99.0%	1,890	368.84	-
800 - 999K	1	2	32	31	0.4	890,172	869,037	97.6%	2,515	345.60	-
1 - 1.5M	3	6	20	49	1.8	1,242,295	1,216,875	98.0%	3,177	383.01	-
1.5 - 2M	1	-	9	61	1.3	1,834,533	1,719,339	93.7%	4,057	423.75	-
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	58	-	4,200,000	3,800,000	90.5%	7,860	483.46	-
Totals	9	13	108	35	1.0	1,041,731	1,008,058	96.8%	2,672	\$377	0

Avg Price \$1,270,644 \$1,179,285 \$1,008,058

Current Market Strength



- VS - 2010 Market Distress

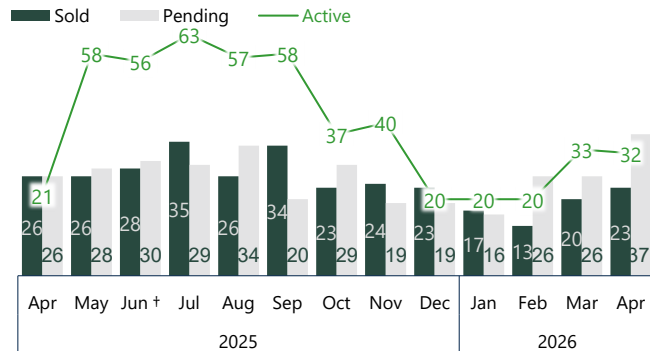


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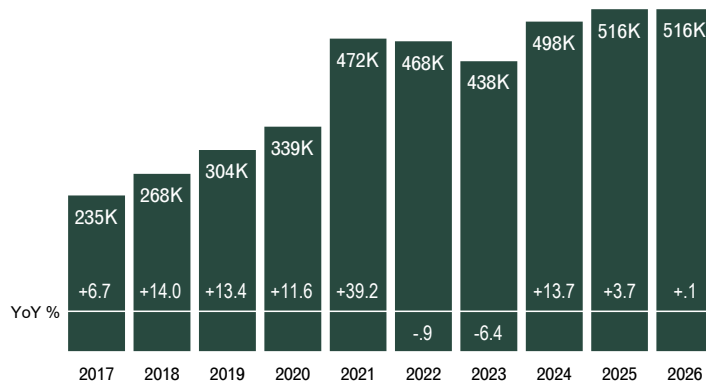
MONTHLY MARKET TRENDS

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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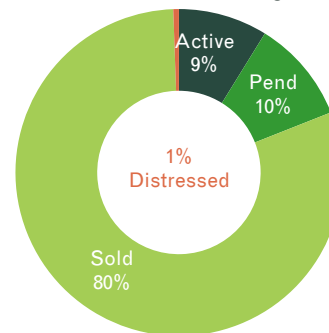
Area: 83713, W Boise - Garden City, 650

April 2026

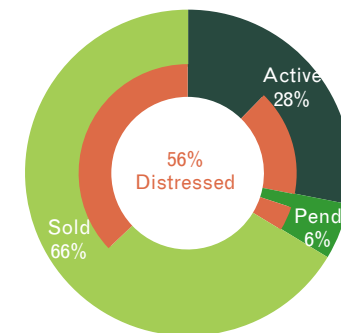
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	6	38	-	306,308	291,108	95.0%	1,040	280.05
300 - 399K	2	5	36	21	0.7	374,505	368,606	98.4%	1,265	291.37
400 - 499K	9	12	129	31	0.8	451,362	444,145	98.4%	1,593	278.76
500 - 599K	8	6	55	33	1.7	552,732	542,118	98.1%	2,233	242.83
600 - 799K	11	9	48	39	2.8	693,537	676,795	97.6%	2,757	245.52
800 - 999K	2	3	17	40	1.4	919,606	870,982	94.7%	3,575	243.66
1 - 1.5M	-	-	1	1	-	1,324,900	1,324,900	100.0%	4,082	324.57
1.5 - 2M	-	1	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	32	37	292	32	1.3	528,062	516,251	97.8%	1,977	\$261

Avg Price \$572,405 \$595,602 \$516,251

Current Market Strength



- VS - 2010 Market Distress

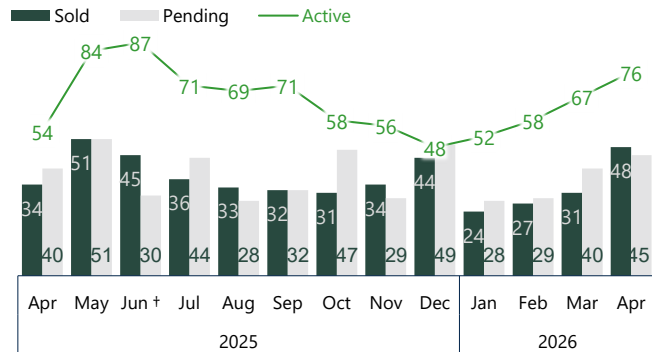


Report Date: May 4, 2026

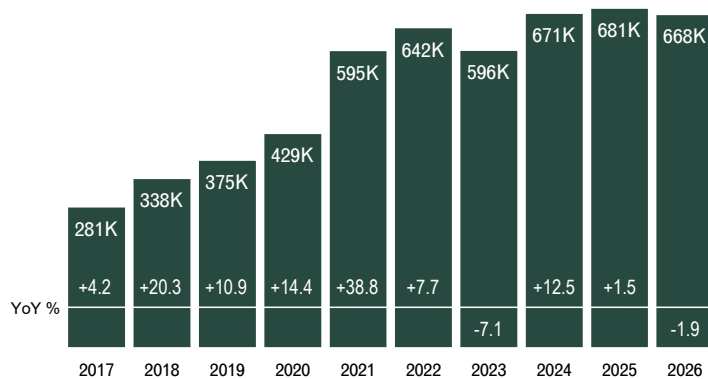
MONTHLY MARKET TRENDS

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

April 2026

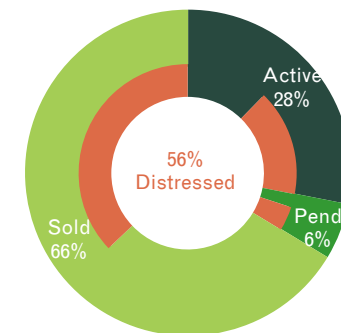
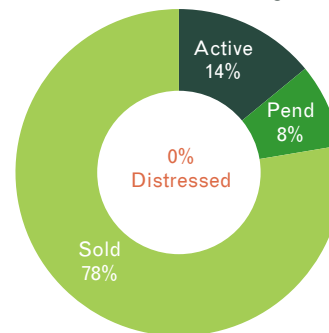
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	1	40	37	0.6	381,621	366,524	96.0%	1,229	298.24	-
400 - 499K	8	11	111	27	0.9	453,656	446,424	98.4%	1,420	314.40	-
500 - 599K	10	5	61	36	2.0	560,191	542,200	96.8%	1,790	302.87	-
600 - 799K	19	16	110	43	2.1	707,173	687,709	97.2%	2,282	301.42	-
800 - 999K	14	4	49	48	3.4	935,680	902,114	96.4%	2,760	326.88	-
1 - 1.5M	15	6	39	41	4.6	1,211,018	1,156,192	95.5%	3,200	361.26	-
1.5 - 2M	7	2	7	39	12.0	1,655,713	1,670,500	100.9%	3,427	487.43	-
2 - 2.5M	-	-	3	70	-	2,346,667	2,248,333	95.8%	4,712	477.15	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	76	45	420	38	2.2	688,784	668,261	97.0%	2,060	\$324	0

Avg Price \$890,701 \$747,743 \$668,261

Current Market Strength

- vs -

2010 Market Distress

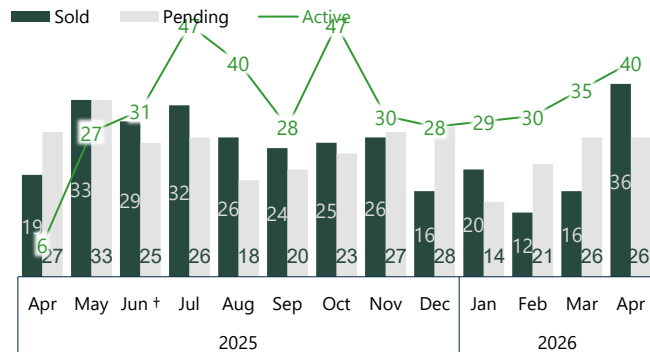


Report Date: May 4, 2026

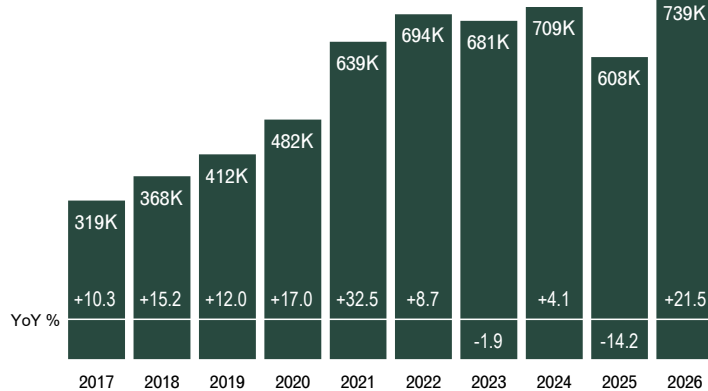
MONTHLY MARKET TRENDS

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

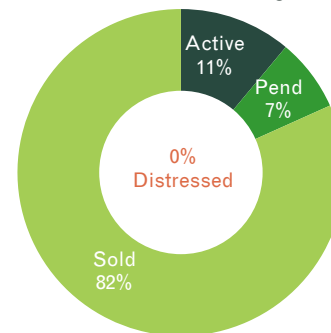
Area: 83716, SSE Boise, 301

April 2026

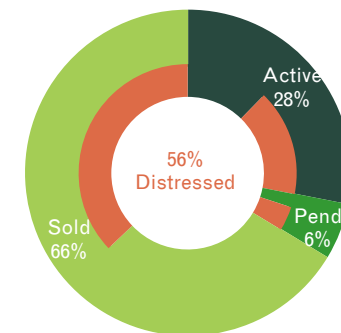
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	1	6	-	265,000	265,000	100.0%	1,725	153.62	
300 - 399K	1	1	14	76	0.9	376,999	362,243	96.1%	1,108	326.93	
400 - 499K	5	3	51	33	1.2	466,525	458,638	98.3%	1,311	349.73	
500 - 599K	7	2	48	31	1.8	548,960	538,721	98.1%	1,736	310.41	
600 - 799K	13	8	85	34	1.8	713,387	702,163	98.4%	2,300	305.31	
800 - 999K	2	5	57	18	0.4	878,808	877,733	99.9%	2,641	332.38	
1 - 1.5M	3	7	27	17	1.3	1,220,129	1,216,026	99.7%	3,228	376.69	
1.5 - 2M	6	-	11	77	6.5	1,770,636	1,679,045	94.8%	3,907	429.80	
2 - 2.5M	2	-	1	9	24.0	2,399,900	2,349,000	97.9%	4,473	525.15	
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	40	26	295	32	1.6	749,953	738,818	98.5%	2,197	\$336	0

Avg Price \$979,488 \$830,017 \$738,818

Current Market Strength



- vs - 2010 Market Distress



Report Date: May 4, 2026