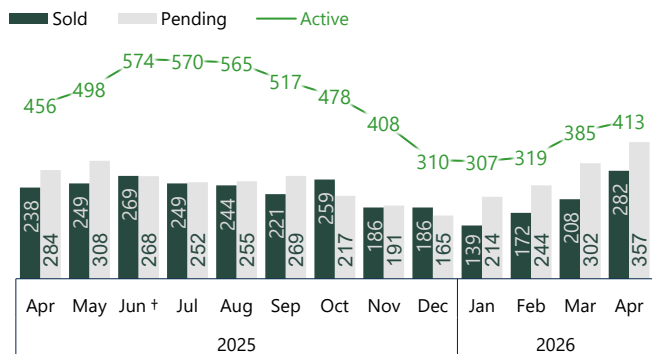


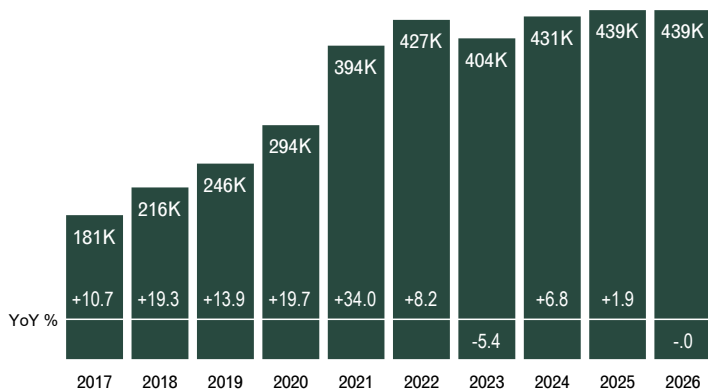
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

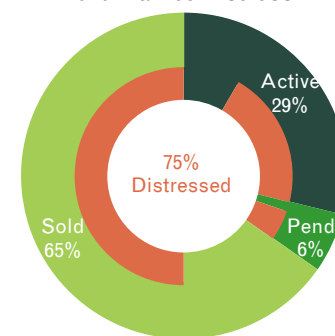
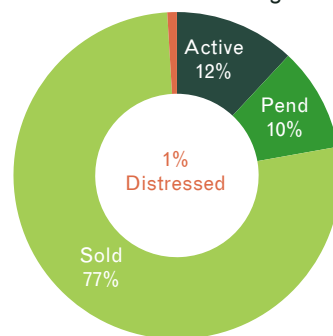
April 2026

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
\$1000's	as of 05/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	1	57	-	185,000	90,000	48.6%	784	114.80	-
100 - 199K	3	3	30	22	1.2	184,360	159,083	86.3%	984	161.70	2
200 - 299K	16	21	202	34	1.0	283,494	267,373	94.3%	1,121	238.51	6
300 - 399K	103	138	1,184	32	1.0	362,087	354,416	97.9%	1,416	250.28	19
400 - 499K	108	99	663	41	2.0	451,129	438,323	97.2%	2,007	218.39	6
500 - 599K	80	36	287	49	3.3	557,564	542,676	97.3%	2,282	237.76	-
600 - 799K	56	36	191	53	3.5	705,295	675,898	95.8%	2,551	264.92	-
800 - 999K	21	13	70	65	3.6	946,548	893,556	94.4%	2,993	298.53	-
1 - 1.5M	26	11	42	73	7.4	1,276,554	1,212,281	95.0%	3,452	351.19	-
1.5 - 2M	2	-	4	59	6.0	1,624,750	1,549,750	95.4%	5,206	297.71	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>415</b>	<b>357</b>	<b>2,674</b>	<b>39</b>	<b>1.9</b>	<b>453,215</b>	<b>438,899</b>	<b>96.8%</b>	<b>1,788</b>	<b>\$245</b>	<b>33</b>

**Avg Price** \$547,191 \$473,325 \$438,899

### Current Market Strength

### - VS - 2010 Market Distress

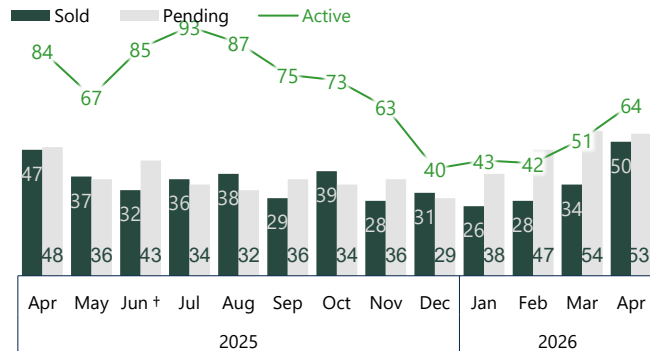


Report Date: May 4, 2026

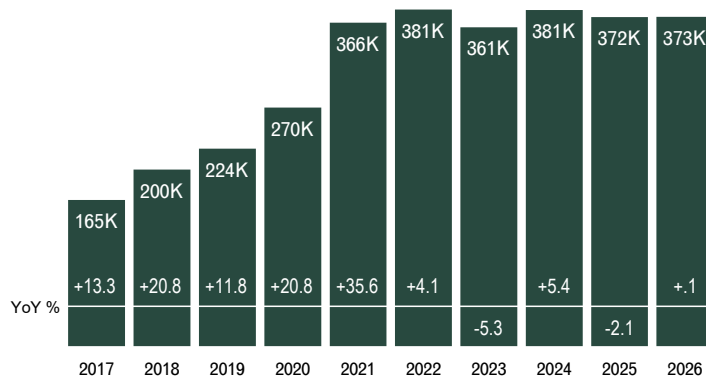
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

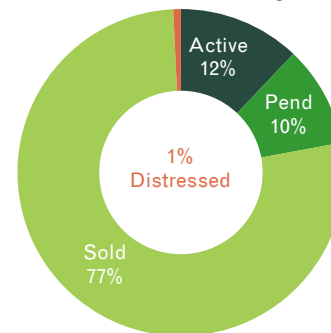
Area: 83605, NW Caldwell, 1275

April 2026

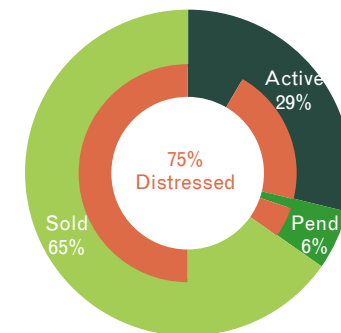
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	2	10	26	1.2	184,080	150,500	81.8%	1,008	149.35	1
200 - 299K	6	9	58	28	1.2	283,387	265,749	93.8%	1,052	252.70	-
300 - 399K	22	23	216	35	1.2	362,331	354,756	97.9%	1,489	238.24	3
400 - 499K	20	14	92	42	2.6	445,617	433,563	97.3%	2,180	198.85	-
500 - 599K	11	3	23	51	5.7	554,890	545,293	98.3%	2,445	223.01	-
600 - 799K	3	2	10	64	3.6	655,270	646,265	98.6%	2,617	246.94	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>64</b>	<b>53</b>	<b>409</b>	<b>37</b>	<b>1.9</b>	<b>383,503</b>	<b>372,709</b>	<b>97.2%</b>	<b>1,652</b>	<b>\$226</b>	<b>4</b>

**Avg Price** \$428,141 \$381,097 \$372,709

### Current Market Strength



### - VS - 2010 Market Distress

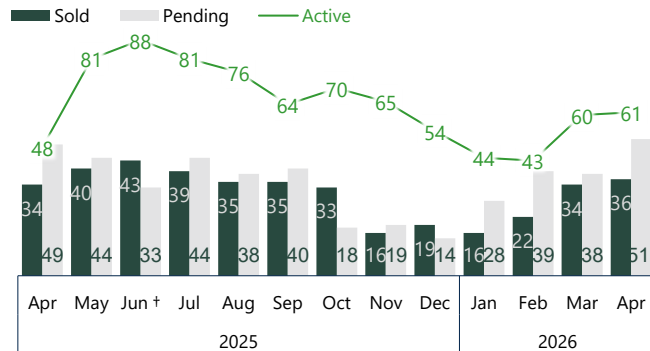


Report Date: May 4, 2026

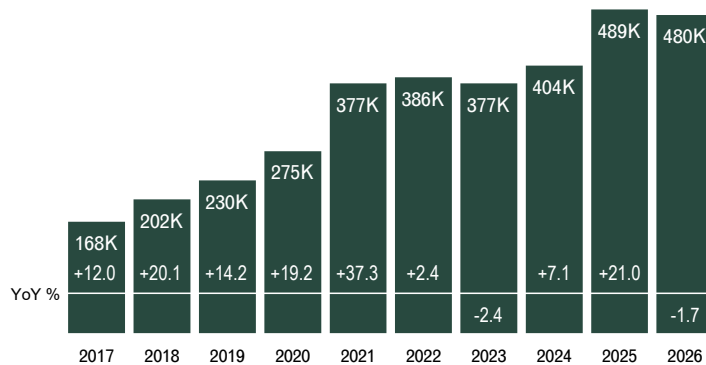
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

April 2026

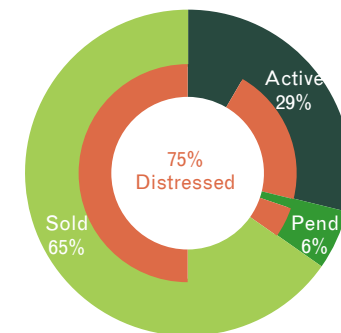
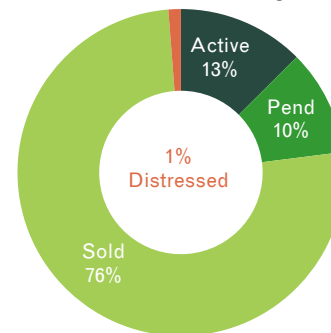
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 05/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	5	30	-	333,406	267,809	80.3%	1,514	176.84	2
300 - 399K	12	24	179	28	0.8	361,230	356,246	98.6%	1,434	248.44	4
400 - 499K	16	13	85	46	2.3	453,626	440,280	97.1%	2,082	211.44	-
500 - 599K	6	2	37	56	1.9	566,548	545,415	96.3%	2,221	245.59	-
600 - 799K	3	4	27	63	1.3	692,366	658,830	95.2%	2,423	271.86	-
800 - 999K	10	3	17	87	7.1	938,682	881,765	93.9%	3,120	282.62	-
1 - 1.5M	13	5	19	64	8.2	1,205,458	1,144,310	94.9%	3,152	362.99	-
1.5 - 2M	1	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>61</b>	<b>51</b>	<b>369</b>	<b>42</b>	<b>2.0</b>	<b>497,027</b>	<b>480,302</b>	<b>96.6%</b>	<b>1,902</b>	<b>\$253</b>	<b>6</b>

**Avg Price** \$718,496 \$537,481 \$480,302

### Current Market Strength

- vs -

### 2010 Market Distress

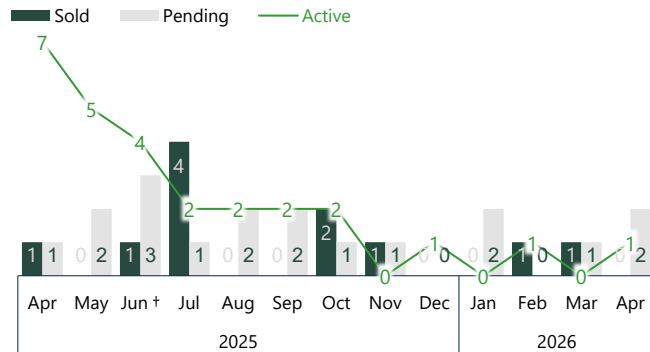


Report Date: May 4, 2026

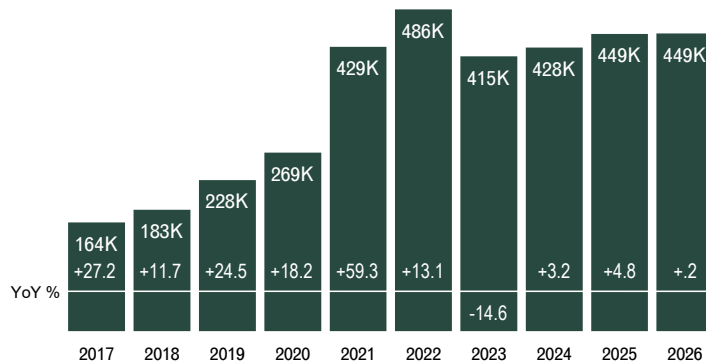
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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:** 83626, Greenleaf, 1294

April 2026

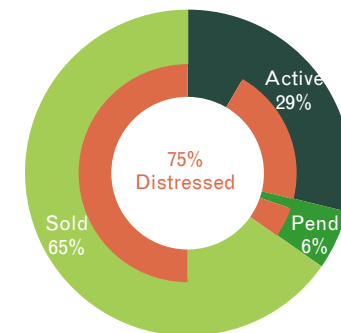
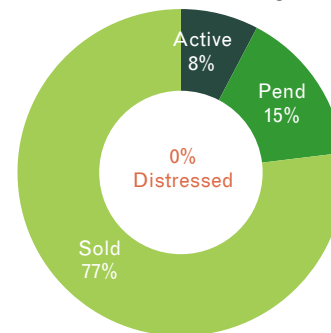
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	1	6	13	-	358,250	344,000	96.0%	1,231	279.41	
400 - 499K	1	-	1	49	12.0	499,999	470,000	94.0%	1,702	276.15	
500 - 599K	-	-	2	58	-	582,000	559,450	96.1%	3,115	179.60	
600 - 799K	-	1	-	-	-	-	-	-	-	-	
800 - 999K	-	-	1	89	-	985,000	840,000	85.3%	1,774	473.51	
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
<b>Totals</b>	<b>1</b>	<b>2</b>	<b>10</b>	<b>33</b>	<b>1.2</b>	<b>479,850</b>	<b>449,290</b>	<b>93.6%</b>	<b>1,709</b>	<b>\$263</b>	<b>0</b>

**Avg Price** \$420,000 \$595,000 \$449,290

### Current Market Strength

- vs -

### 2010 Market Distress

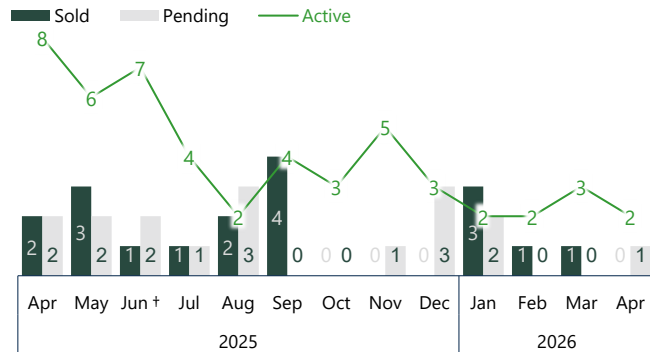


Report Date: May 4, 2026

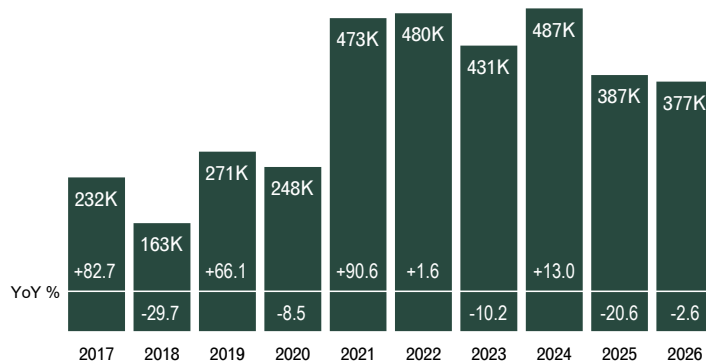
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North  
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

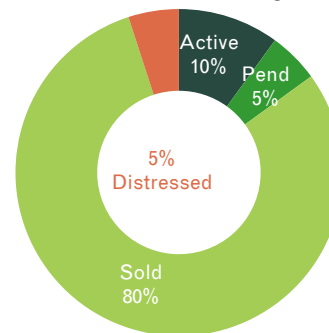
Area: 83641, Melba, 1265

April 2026

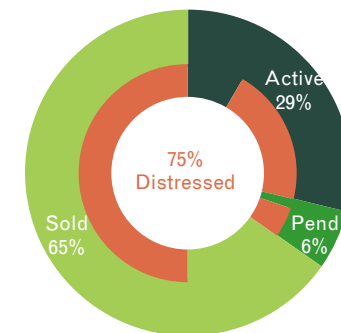
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
\$1000's	as of 05/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	3	-	200,000	195,000	97.5%	1,054	185.01	1
200 - 299K	-	-	5	10	-	259,580	269,970	104.0%	1,558	173.28	-
300 - 399K	1	1	5	47	2.4	376,980	361,060	95.8%	1,423	253.77	-
400 - 499K	-	-	1	214	-	475,000	410,000	86.3%	2,103	194.96	-
500 - 599K	-	-	3	52	-	576,667	535,000	92.8%	1,860	287.63	-
600 - 799K	-	-	1	29	-	689,000	660,000	95.8%	2,527	261.18	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>2</b>	<b>1</b>	<b>16</b>	<b>43</b>	<b>1.5</b>	<b>392,300</b>	<b>376,572</b>	<b>96.0%</b>	<b>1,636</b>	<b>\$230</b>	<b>1</b>

**Avg Price** \$581,450 \$339,000 \$376,572

### Current Market Strength



### - VS - 2010 Market Distress

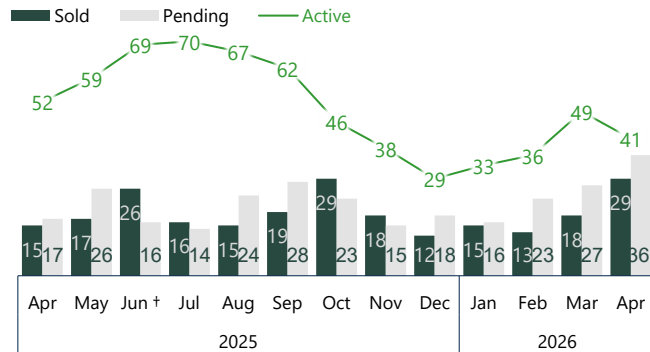


Report Date: May 4, 2026

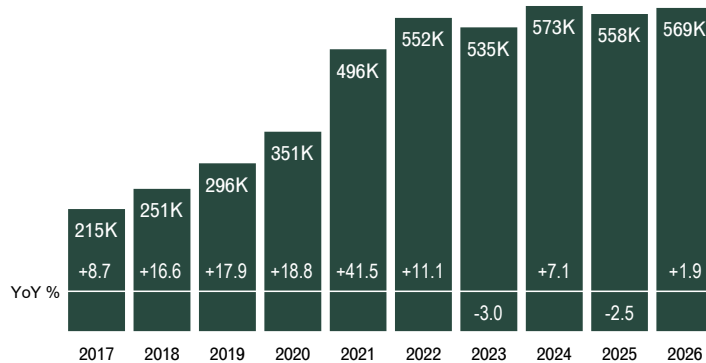
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

April 2026

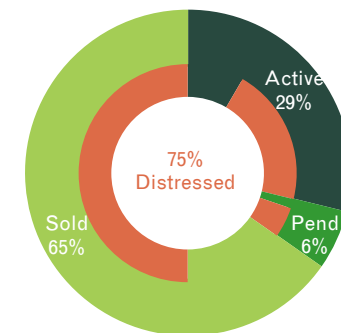
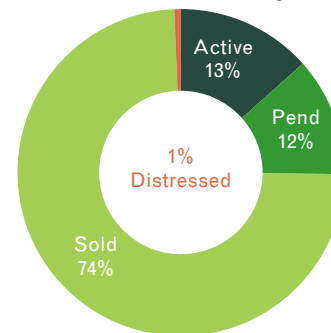
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 05/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	1	4	35	3.0	300,725	276,850	92.1%	1,222	226.60	-
300 - 399K	2	9	57	33	0.4	373,239	361,977	97.0%	1,405	257.61	2
400 - 499K	9	6	52	43	2.1	447,311	434,908	97.2%	1,949	223.19	-
500 - 599K	10	3	45	53	2.7	561,534	544,391	96.9%	2,216	245.62	-
600 - 799K	10	8	33	36	3.6	709,484	686,868	96.8%	2,744	250.31	-
800 - 999K	2	4	23	57	1.0	954,982	900,796	94.3%	2,886	312.07	-
1 - 1.5M	7	5	12	35	7.0	1,308,057	1,281,583	98.0%	3,496	366.60	-
1.5 - 2M	-	-	1	3	-	1,599,000	1,599,000	100.0%	5,527	289.31	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>41</b>	<b>36</b>	<b>227</b>	<b>42</b>	<b>2.2</b>	<b>588,899</b>	<b>569,233</b>	<b>96.7%</b>	<b>2,161</b>	<b>\$263</b>	<b>2</b>

**Avg Price** \$680,066 \$627,392 \$569,233

### Current Market Strength

- vs -

### 2010 Market Distress

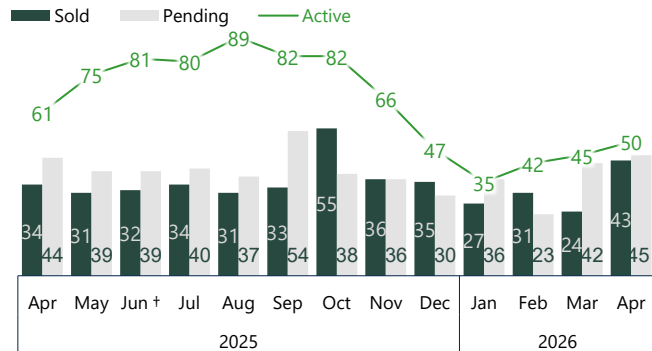


Report Date: May 4, 2026

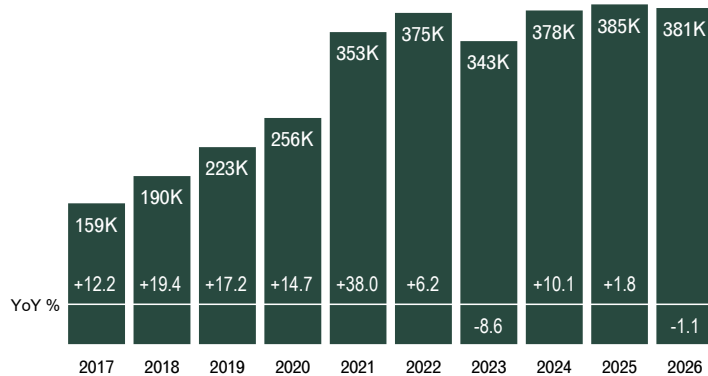
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

April 2026

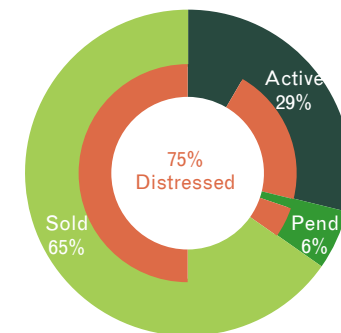
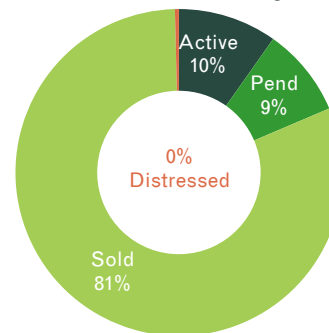
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
\$1000's	as of 05/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	-	7	23	1.7	184,371	154,571	83.8%	911	169.65	-
200 - 299K	5	5	56	41	1.1	281,354	265,522	94.4%	1,205	220.29	-
300 - 399K	23	23	227	33	1.2	357,137	350,508	98.1%	1,427	245.66	2
400 - 499K	8	12	89	41	1.1	446,191	432,652	97.0%	2,004	215.94	-
500 - 599K	7	3	17	52	4.9	564,535	537,124	95.1%	2,282	235.35	-
600 - 799K	5	1	13	94	4.6	700,650	664,781	94.9%	2,227	298.53	-
800 - 999K	-	1	2	124	-	983,000	909,500	92.5%	3,036	299.57	-
1 - 1.5M	1	-	3	136	4.0	1,365,000	1,306,667	95.7%	3,735	349.84	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>50</b>	<b>45</b>	<b>414</b>	<b>39</b>	<b>1.4</b>	<b>392,739</b>	<b>380,519</b>	<b>96.9%</b>	<b>1,597</b>	<b>\$238</b>	<b>2</b>

**Avg Price** \$427,799 \$397,658 \$380,519

### Current Market Strength

- vs -

### 2010 Market Distress

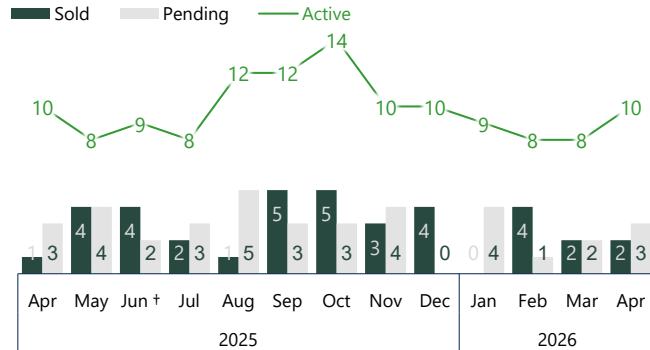


Report Date: May 4, 2026

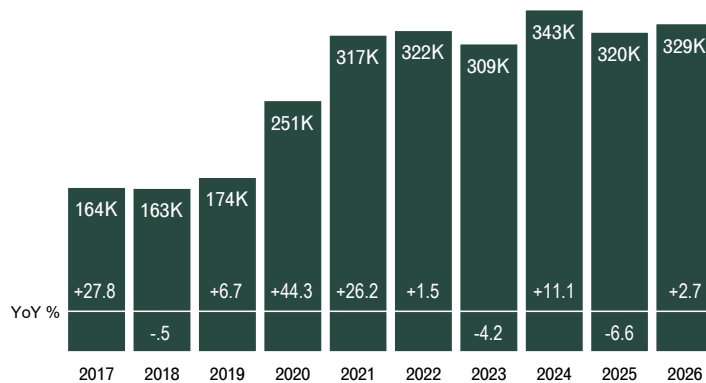
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North  
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83660, Parma, 1292

April 2026

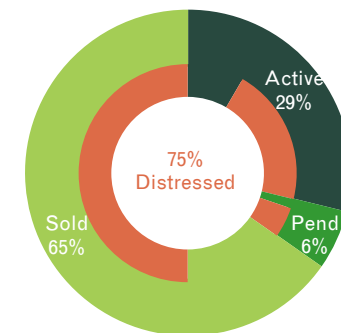
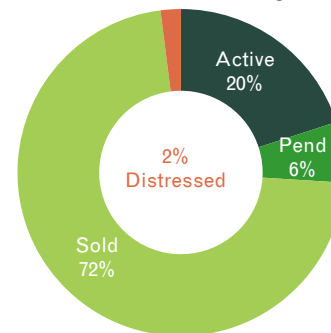
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	1	57	-	185,000	90,000	48.6%	784	114.80	-
100 - 199K	-	-	7	30	-	185,657	159,214	85.8%	1,156	137.78	-
200 - 299K	-	1	5	86	-	273,700	250,480	91.5%	1,157	216.49	1
300 - 399K	3	1	11	48	3.3	375,698	345,773	92.0%	1,805	191.53	-
400 - 499K	2	1	9	39	2.7	439,733	428,933	97.5%	1,899	225.83	-
500 - 599K	4	-	2	60	24.0	517,500	510,000	98.6%	2,712	188.09	-
600 - 799K	1	-	1	34	12.0	749,900	700,000	93.3%	1,896	369.20	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>10</b>	<b>3</b>	<b>36</b>	<b>48</b>	<b>3.3</b>	<b>353,563</b>	<b>328,911</b>	<b>93.0%</b>	<b>1,637</b>	<b>\$201</b>	<b>1</b>

**Avg Price** \$464,690 \$354,133 \$328,911

### Current Market Strength

- vs -

### 2010 Market Distress

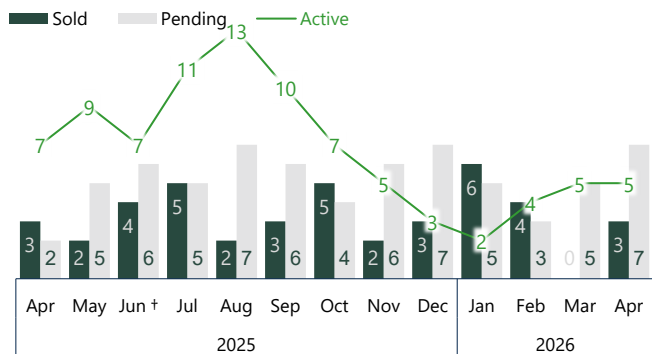


Report Date: May 4, 2026

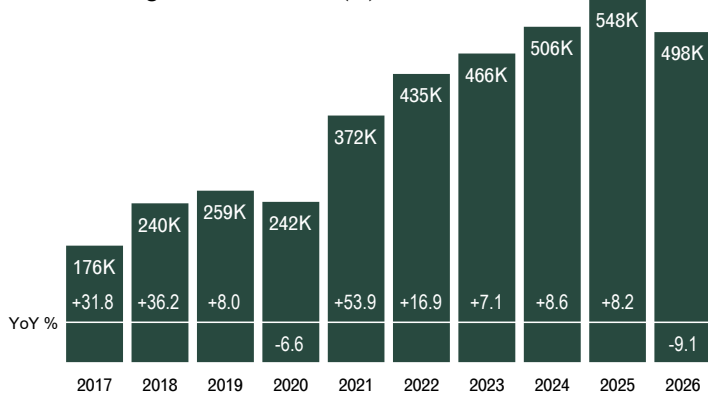
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

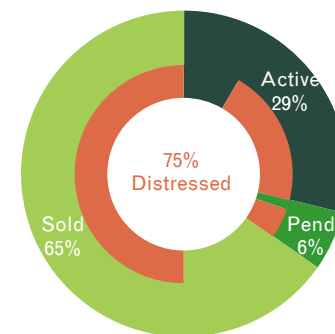
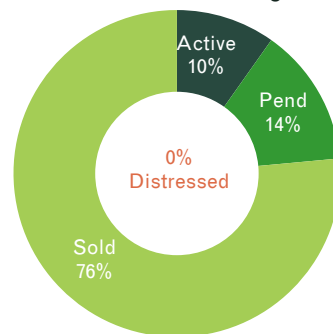
April 2026

Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	2	65	-	231,950	204,125	88.0%	1,156	176.58	
300 - 399K	-	-	16	36	-	346,449	335,350	96.8%	1,397	240.07	
400 - 499K	1	1	4	75	3.0	475,975	451,250	94.8%	1,744	258.74	
500 - 599K	2	1	6	56	4.0	545,550	539,167	98.8%	2,456	219.58	
600 - 799K	2	2	9	48	2.7	778,189	714,099	91.8%	2,505	285.04	
800 - 999K	-	2	1	85	-	995,000	985,000	99.0%	2,516	391.49	
1 - 1.5M	-	-	1	71	-	1,312,000	1,200,000	91.5%	3,553	337.74	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
<b>Totals</b>	<b>5</b>	<b>7</b>	<b>39</b>	<b>50</b>	<b>1.5</b>	<b>525,512</b>	<b>498,096</b>	<b>94.8%</b>	<b>1,923</b>	<b>\$259</b>	<b>0</b>

**Avg Price** \$574,000 \$627,400 \$498,096

Current Market Strength

- VS - 2010 Market Distress

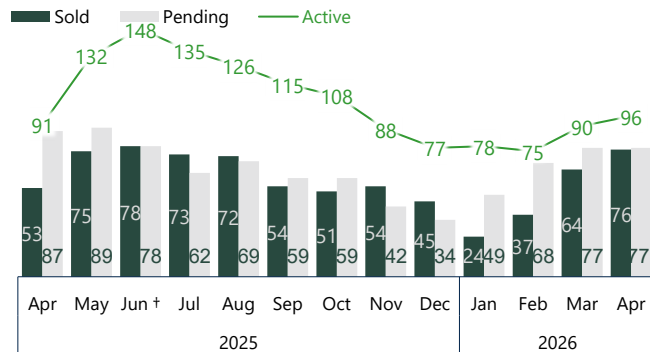


Report Date: May 4, 2026

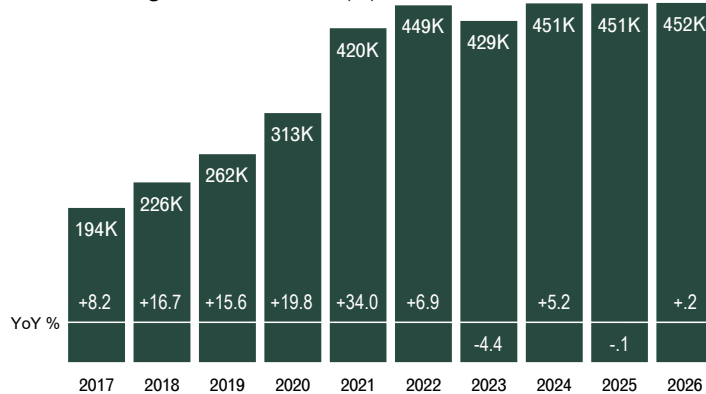
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North  
† As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

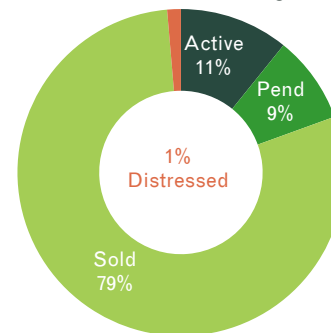
Area: 83686, S Nampa, 1260

April 2026

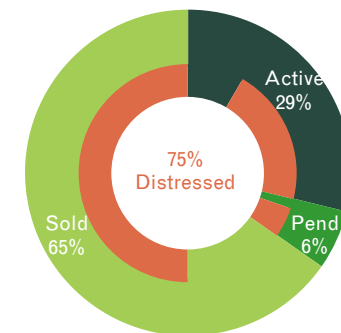
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	2	1	-	182,500	187,500	102.7%	804	233.21	-
200 - 299K	-	2	41	27	-	287,001	274,121	95.5%	1,059	258.85	3
300 - 399K	19	24	279	32	0.8	363,189	353,929	97.5%	1,380	256.53	5
400 - 499K	25	28	194	41	1.5	455,718	441,650	96.9%	1,973	223.87	4
500 - 599K	27	11	103	42	3.1	553,488	543,402	98.2%	2,294	236.93	-
600 - 799K	20	11	61	49	3.9	709,165	678,628	95.7%	2,610	260.05	-
800 - 999K	1	1	17	50	0.7	942,665	899,212	95.4%	3,215	279.69	-
1 - 1.5M	4	-	5	139	9.6	1,391,780	1,271,000	91.3%	3,954	321.46	-
1.5 - 2M	-	-	2	112	-	1,675,000	1,550,000	92.5%	6,102	254.02	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>96</b>	<b>77</b>	<b>704</b>	<b>39</b>	<b>1.6</b>	<b>466,582</b>	<b>451,916</b>	<b>96.9%</b>	<b>1,839</b>	<b>\$246</b>	<b>12</b>

**Avg Price** \$549,635 \$468,420 \$451,916

### Current Market Strength



### - VS - 2010 Market Distress

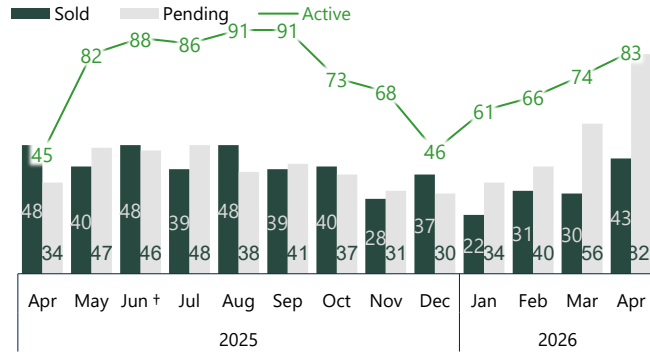


Report Date: May 4, 2026

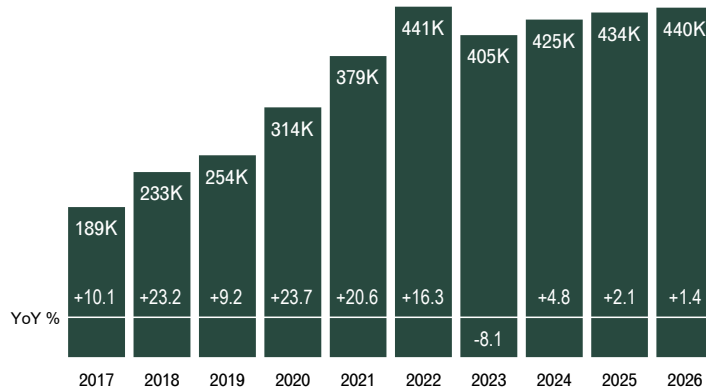
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North † As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83687, NE Nampa, 1250

April 2026

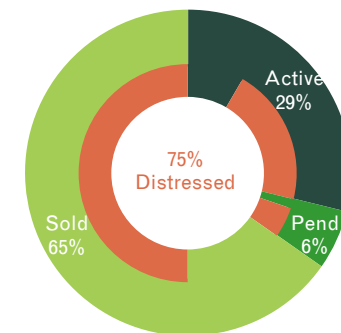
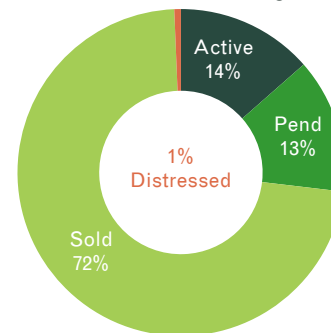
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	1	3	2	4.0	178,267	167,000	93.7%	769	217.07	-
200 - 299K	2	2	25	35	1.0	280,247	269,668	96.2%	1,012	266.51	-
300 - 399K	21	32	184	31	1.4	364,063	357,949	98.3%	1,338	267.49	2
400 - 499K	26	24	136	36	2.3	450,931	440,810	97.8%	1,933	228.09	2
500 - 599K	13	13	49	50	3.2	555,477	539,753	97.2%	2,243	240.60	-
600 - 799K	12	7	36	49	4.0	701,161	676,485	96.5%	2,501	270.48	-
800 - 999K	6	2	9	52	8.0	929,433	878,889	94.6%	2,787	315.39	-
1 - 1.5M	1	1	2	129	6.0	1,324,500	1,159,950	87.6%	4,304	269.54	-
1.5 - 2M	1	-	1	10	12.0	1,550,000	1,500,000	96.8%	3,091	485.28	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>83</b>	<b>82</b>	<b>445</b>	<b>37</b>	<b>2.2</b>	<b>451,414</b>	<b>439,521</b>	<b>97.4%</b>	<b>1,738</b>	<b>\$253</b>	<b>4</b>

**Avg Price** \$532,504 \$461,405 \$439,521

### Current Market Strength

- vs -

### 2010 Market Distress



Report Date: May 4, 2026