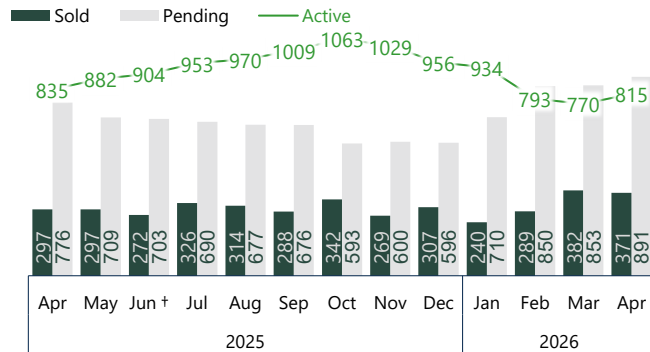


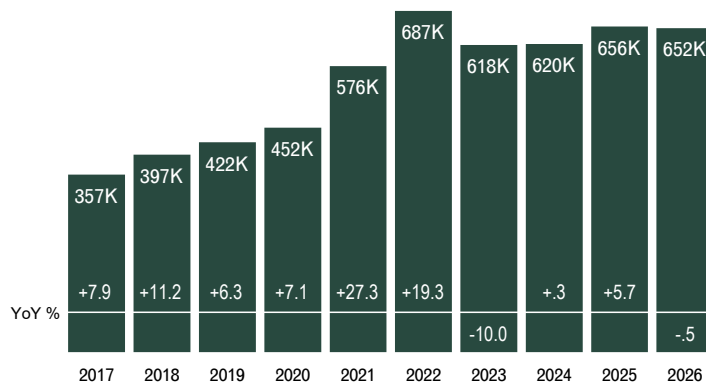
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

<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: Ada County

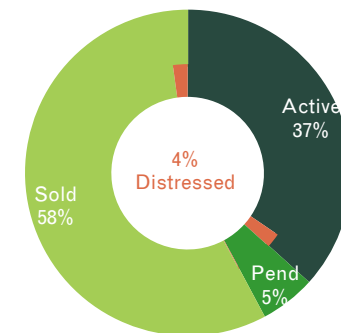
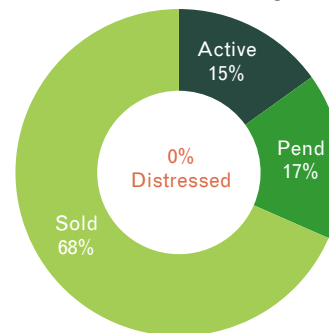
April 2026

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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	16	44	278	74	0.7	400,940	386,023	96.3%	1,486	259.81	-
400 - 499K	189	204	1,205	83	1.9	465,039	449,972	96.8%	1,794	250.76	-
500 - 599K	157	179	732	83	2.6	563,831	546,754	97.0%	2,157	253.49	-
600 - 799K	206	218	835	72	3.0	703,815	690,431	98.1%	2,476	278.82	-
800 - 999K	91	106	288	61	3.8	878,031	880,311	100.3%	2,861	307.67	-
1 - 1.5M	94	85	246	73	4.6	1,219,776	1,207,222	99.0%	3,215	375.48	-
1.5 - 2M	26	31	61	105	5.1	1,690,284	1,714,514	101.4%	3,645	470.43	-
2 - 2.5M	18	14	34	76	6.4	2,251,755	2,240,077	99.5%	4,190	534.68	-
2.5 - 3M	13	5	14	29	11.1	2,705,637	2,755,219	101.8%	4,577	601.91	-
>3M	5	5	4	25	15.0	3,577,750	3,645,546	101.9%	4,939	738.15	-
<b>Totals</b>	<b>815</b>	<b>891</b>	<b>3,697</b>	<b>77</b>	<b>2.6</b>	<b>664,603</b>	<b>652,062</b>	<b>98.1%</b>	<b>2,241</b>	<b>\$291</b>	<b>0</b>

**Avg Price** \$808,374 \$757,512 \$652,062

### Current Market Strength

### - VS - 2010 Market Distress

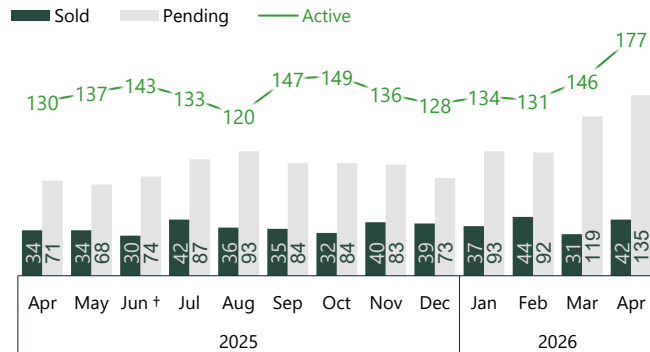


Report Date: May 4, 2026

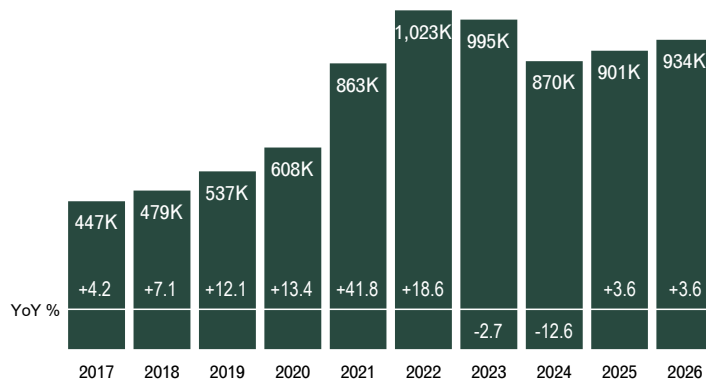
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
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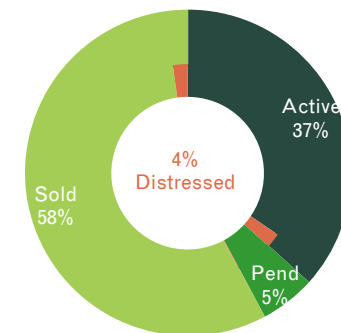
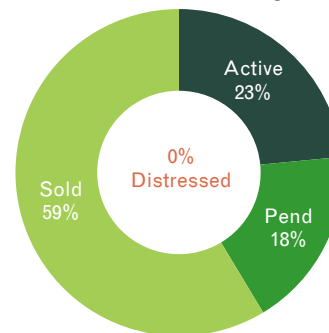
Area: 83616, Eagle, 900

April 2026

Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	3	36	47	-	396,706	385,320	97.1%	1,760	218.91	-
400 - 499K	19	15	69	75	3.3	456,910	441,229	96.6%	1,934	228.13	-
500 - 599K	21	5	39	106	6.5	581,098	550,965	94.8%	2,028	271.74	-
600 - 799K	21	20	86	68	2.9	713,472	693,769	97.2%	2,308	300.54	-
800 - 999K	28	27	44	97	7.6	922,639	902,952	97.9%	2,597	347.70	-
1 - 1.5M	53	41	120	80	5.3	1,212,954	1,185,320	97.7%	3,153	375.91	-
1.5 - 2M	13	16	20	88	7.8	1,732,353	1,718,956	99.2%	3,743	459.29	-
2 - 2.5M	14	3	19	94	8.8	2,239,916	2,204,770	98.4%	4,228	521.52	-
2.5 - 3M	5	2	5	58	12.0	3,002,059	2,895,190	96.4%	4,773	606.63	-
>3M	3	3	4	25	9.0	3,577,750	3,645,546	101.9%	4,939	738.15	-
<b>Totals</b>	<b>177</b>	<b>135</b>	<b>442</b>	<b>79</b>	<b>4.8</b>	<b>955,898</b>	<b>933,856</b>	<b>97.7%</b>	<b>2,638</b>	<b>\$354</b>	<b>0</b>
<b>Avg Price</b>	\$1,148,665	\$1,133,443	\$933,856								

### Current Market Strength

### - VS - 2010 Market Distress

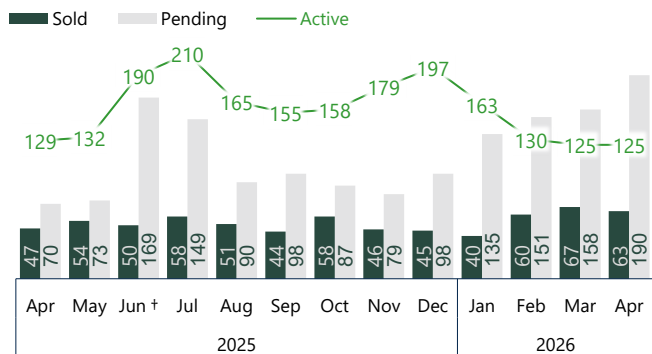


Report Date: May 4, 2026

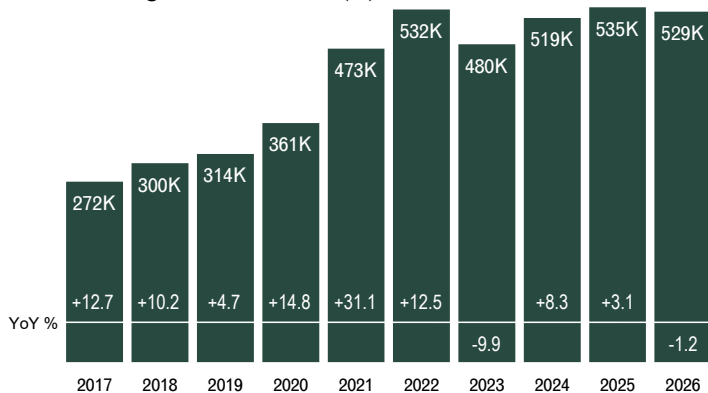
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

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

Area: 83634, Kuna, 1100

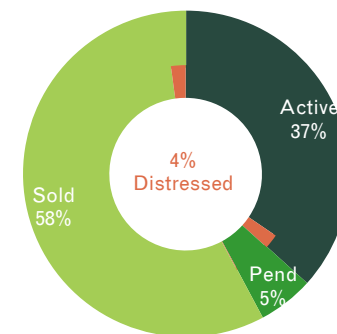
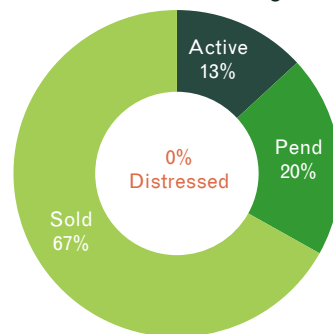
April 2026

Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold 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	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	2	23	124	85	0.2	402,928	386,481	95.9%	1,423	271.68	-
400 - 499K	52	84	274	91	2.3	455,715	441,656	96.9%	1,824	242.12	-
500 - 599K	21	43	108	98	2.3	566,255	544,470	96.2%	2,436	223.50	-
600 - 799K	39	20	78	86	6.0	724,725	709,944	98.0%	2,558	277.50	-
800 - 999K	7	14	32	42	2.6	834,650	874,817	104.8%	2,705	323.43	-
1 - 1.5M	4	6	19	38	2.5	1,205,830	1,246,172	103.3%	2,833	439.88	-
1.5 - 2M	-	-	1	-	-	1,649,593	1,718,346	104.2%	2,840	605.05	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>125</b>	<b>190</b>	<b>636</b>	<b>86</b>	<b>2.4</b>	<b>540,538</b>	<b>529,097</b>	<b>97.9%</b>	<b>2,016</b>	<b>\$262</b>	<b>0</b>

**Avg Price** \$584,771 \$542,035 \$529,097

### Current Market Strength

### - VS - 2010 Market Distress

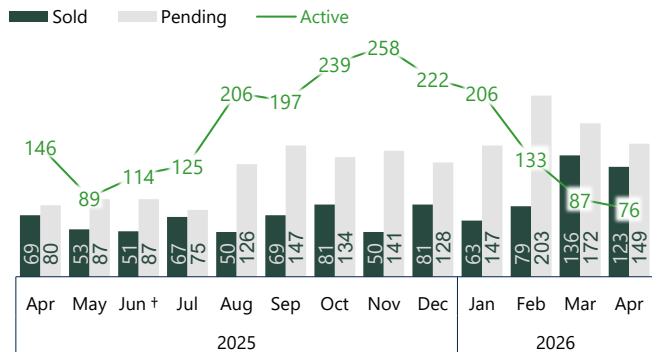


Report Date: May 4, 2026

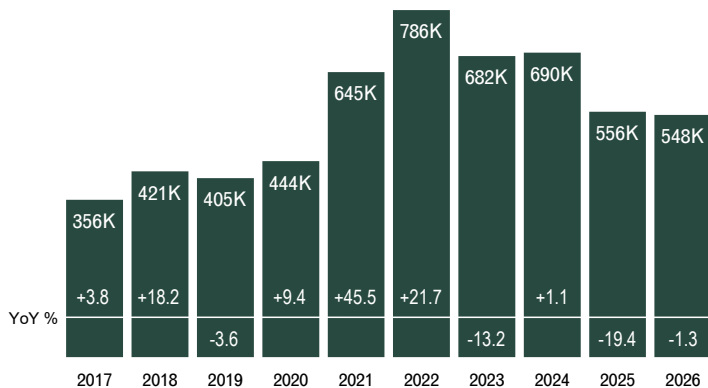
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
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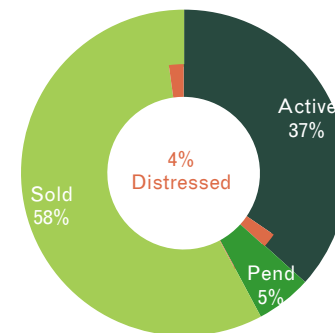
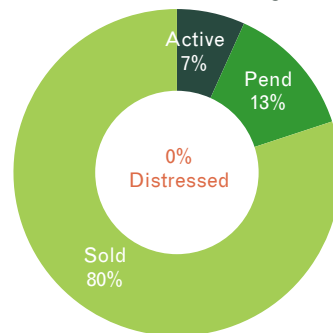
Area: 83642, S Meridian, 1000

April 2026

Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <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	4	5	55	43	0.9	397,118	388,105	97.7%	1,419	273.54	-
400 - 499K	10	34	430	76	0.3	459,414	447,759	97.5%	1,771	252.83	-
500 - 599K	28	34	175	74	1.9	560,324	547,045	97.6%	2,114	258.71	-
600 - 799K	21	51	174	54	1.4	691,419	685,394	99.1%	2,465	278.00	-
800 - 999K	12	17	56	65	2.6	873,251	874,973	100.2%	2,831	309.09	-
1 - 1.5M	1	7	10	51	1.2	1,240,582	1,217,929	98.2%	3,382	360.15	-
1.5 - 2M	-	-	3	55	-	1,575,119	1,678,099	106.5%	3,348	501.17	-
2 - 2.5M	-	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>76</b>	<b>149</b>	<b>903</b>	<b>68</b>	<b>1.0</b>	<b>557,903</b>	<b>548,268</b>	<b>98.3%</b>	<b>2,039</b>	<b>\$269</b>	<b>0</b>
<b>Avg Price</b>	<b>\$633,002</b>	<b>\$648,773</b>	<b>\$548,268</b>								

### Current Market Strength

### - vs - 2010 Market Distress

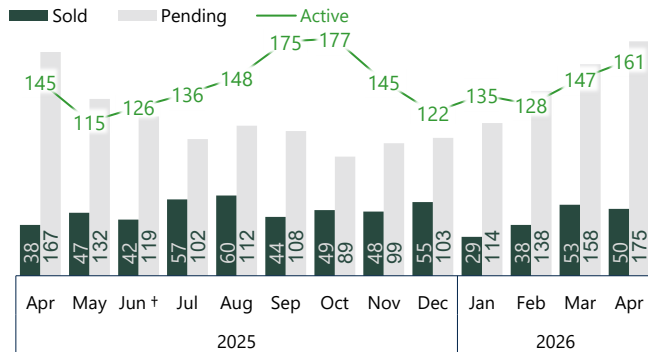


Report Date: May 4, 2026

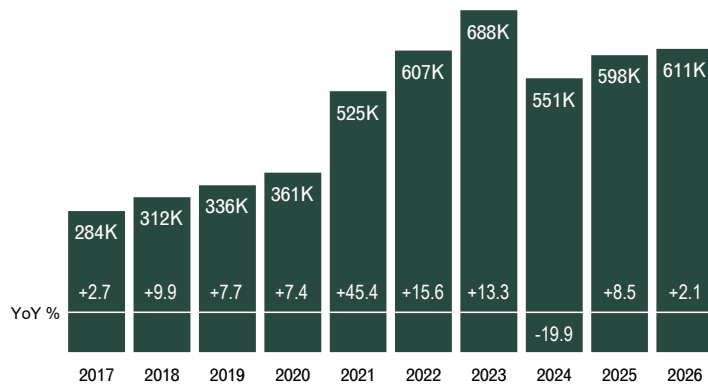
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

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

Area: 83646, N Meridian, 1020

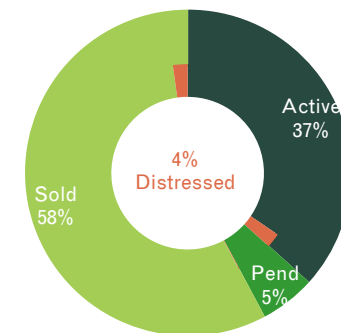
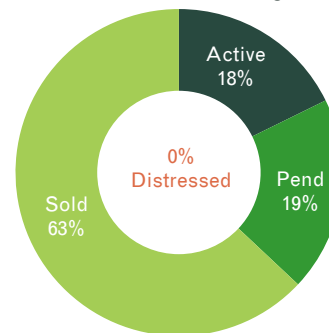
April 2026

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	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	13	142	-	415,990	388,796	93.5%	1,521	255.63	-
400 - 499K	62	30	176	98	4.2	471,684	453,566	96.2%	1,830	247.91	-
500 - 599K	41	49	144	93	3.4	566,157	553,769	97.8%	2,262	244.82	-
600 - 799K	41	71	168	90	2.9	702,646	692,507	98.6%	2,607	265.59	-
800 - 999K	11	19	58	44	2.3	860,170	868,557	101.0%	3,012	288.39	-
1 - 1.5M	2	4	10	15	2.4	1,045,080	1,125,009	107.6%	3,407	330.25	-
1.5 - 2M	3	1	2	429	18.0	1,867,000	1,857,500	99.5%	3,468	535.61	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	1	65	-	2,979,900	2,950,000	99.0%	4,457	661.88	-
>3M	1	1	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>161</b>	<b>175</b>	<b>572</b>	<b>90</b>	<b>3.4</b>	<b>620,717</b>	<b>610,589</b>	<b>98.4%</b>	<b>2,318</b>	<b>\$263</b>	<b>0</b>

**Avg Price** \$630,847 \$658,955 \$610,589

### Current Market Strength

- vs - 2010 Market Distress

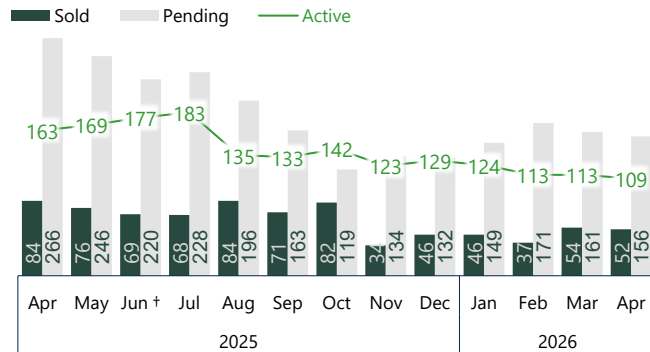


Report Date: May 4, 2026

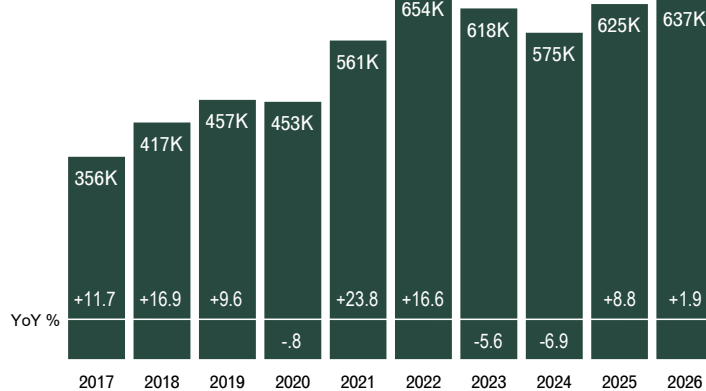
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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**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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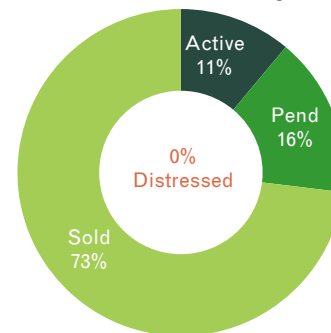
Area: 83669, Star, 950

April 2026

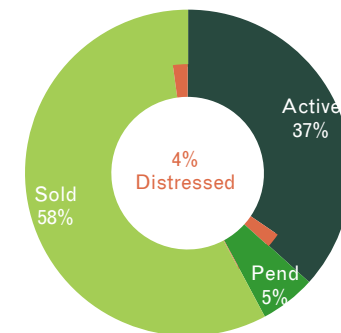
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	6	28	71	0.9	395,530	380,309	96.2%	1,667	228.20	-
400 - 499K	18	26	168	75	1.3	483,618	461,009	95.3%	1,816	253.90	-
500 - 599K	24	38	178	63	1.6	559,363	543,127	97.1%	2,138	254.05	-
600 - 799K	47	49	234	51	2.4	705,186	689,812	97.8%	2,525	273.21	-
800 - 999K	6	21	68	47	1.1	872,610	869,783	99.7%	3,117	279.04	-
1 - 1.5M	11	12	37	86	3.6	1,190,324	1,175,477	98.8%	3,395	346.27	-
1.5 - 2M	1	4	6	56	2.0	1,463,666	1,546,134	105.6%	3,721	415.52	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>109</b>	<b>156</b>	<b>719</b>	<b>62</b>	<b>1.8</b>	<b>652,384</b>	<b>637,143</b>	<b>97.7%</b>	<b>2,341</b>	<b>\$272</b>	<b>0</b>

**Avg Price** \$682,613 \$695,873 \$637,143

### Current Market Strength



### - VS - 2010 Market Distress

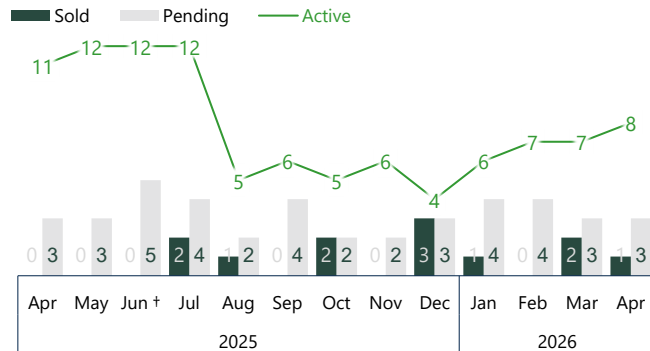


Report Date: May 4, 2026

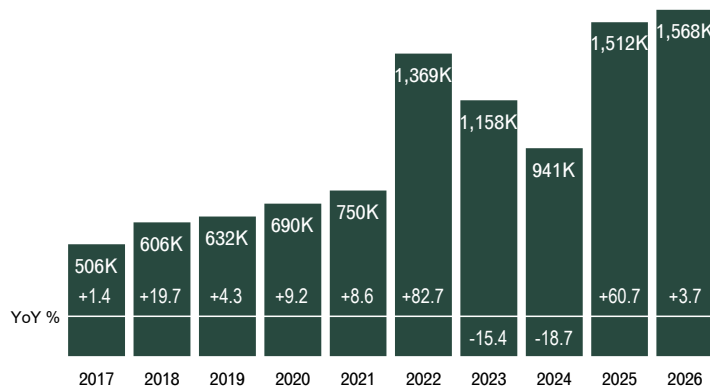
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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**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: 83702, N Boise, 100

April 2026

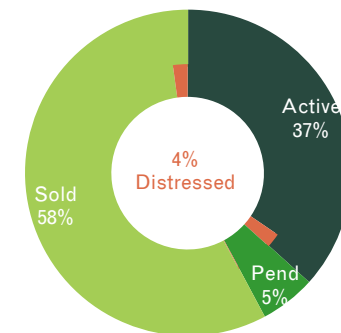
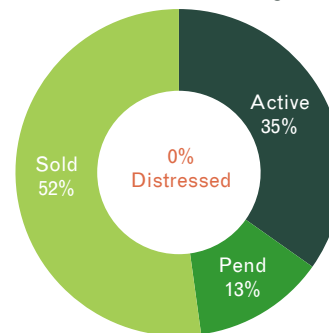
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	2	-	1	908	24.0	549,900	540,000	98.2%	864	625.00	-
600 - 799K	2	-	3	651	8.0	666,567	658,233	98.7%	1,140	577.23	-
800 - 999K	2	1	-	-	-	-	-	-	-	-	-
1 - 1.5M	1	-	1	83	12.0	1,089,000	1,079,000	99.1%	2,423	445.32	-
1.5 - 2M	-	-	3	429	-	1,720,663	1,769,967	102.9%	3,458	511.85	-
2 - 2.5M	-	-	2	108	-	2,197,500	2,357,072	107.3%	3,437	685.79	-
2.5 - 3M	-	2	2	2	-	2,247,500	2,597,927	115.6%	3,004	864.97	-
>3M	1	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>8</b>	<b>3</b>	<b>12</b>	<b>371</b>	<b>8.0</b>	<b>1,474,216</b>	<b>1,567,800</b>	<b>106.3%</b>	<b>2,497</b>	<b>\$628</b>	<b>0</b>

**Avg Price** \$1,196,700 \$1,958,333 \$1,567,800

### Current Market Strength

- VS -

### 2010 Market Distress

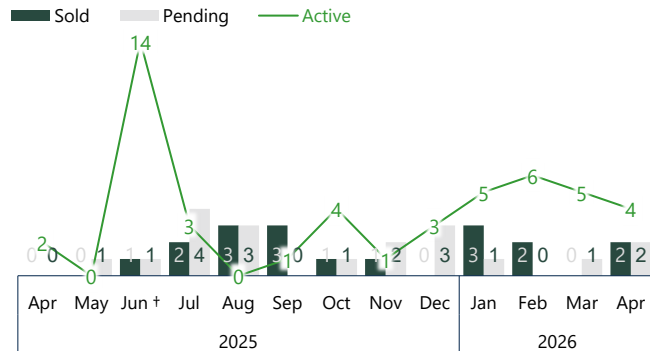


Report Date: May 4, 2026

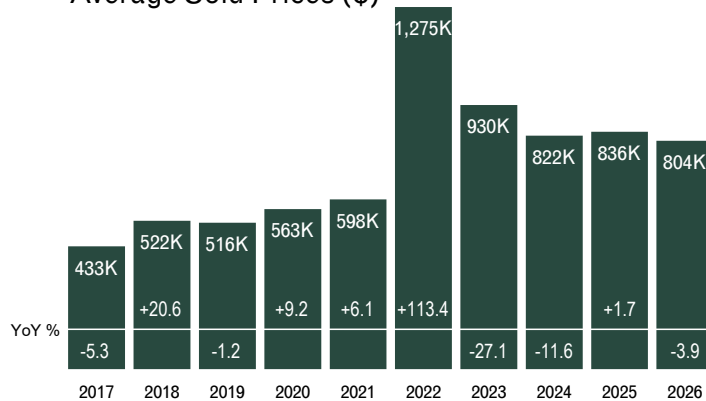
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
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Area: 83703, NW Boise, 801

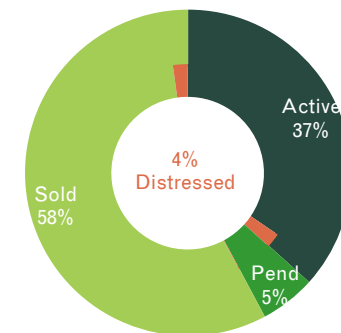
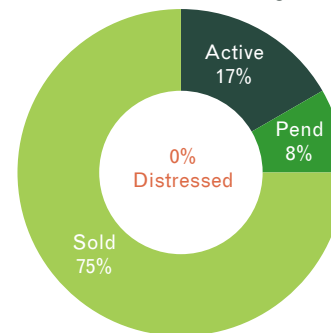
April 2026

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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	4	-	12	73	4.0	705,559	693,562	98.3%	1,849	375.19	-
800 - 999K	-	-	4	224	-	875,925	869,975	99.3%	2,370	367.12	-
1 - 1.5M	-	2	2	50	-	1,335,300	1,335,300	100.0%	2,642	505.51	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>4</b>	<b>2</b>	<b>18</b>	<b>104</b>	<b>2.7</b>	<b>813,389</b>	<b>804,069</b>	<b>98.9%</b>	<b>2,053</b>	<b>\$392</b>	<b>0</b>

**Avg Price** \$727,900 \$1,194,000 \$804,069

Current Market Strength

- VS - 2010 Market Distress

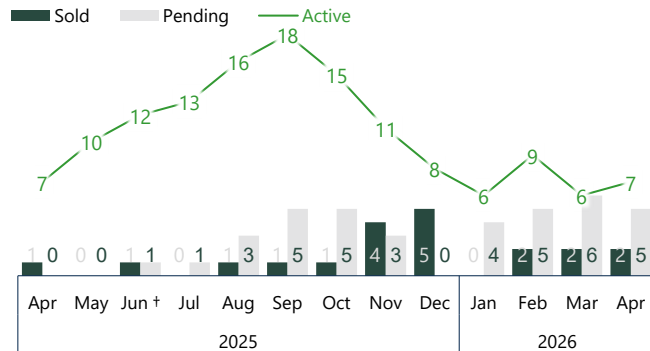


Report Date: May 4, 2026

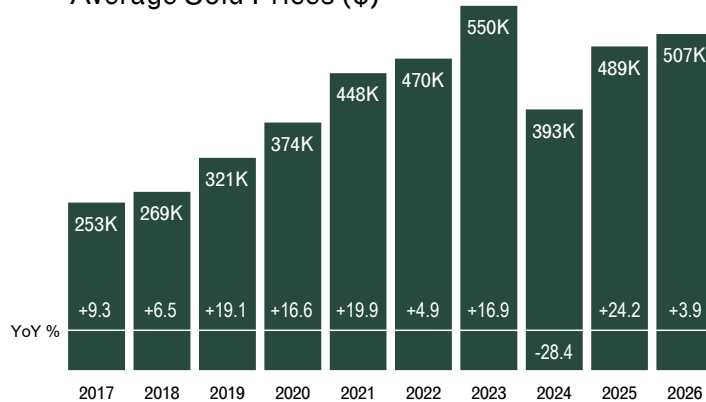
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

<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

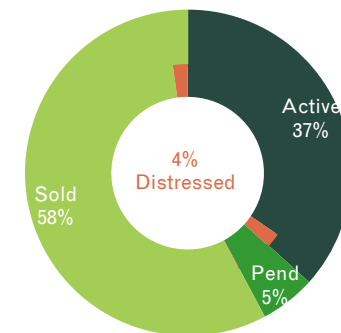
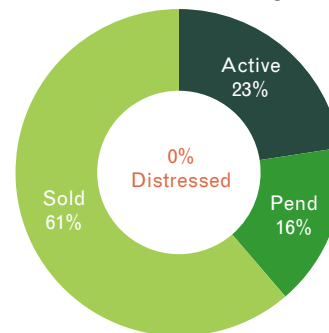
Area: 83704, West Boise, 600

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	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	4	7	27	1.7	364,757	364,414	99.9%	1,241	293.58	-
400 - 499K	2	1	1	25	24.0	479,000	480,000	100.2%	1,770	271.19	-
500 - 599K	4	-	6	80	8.0	572,617	549,598	96.0%	1,842	298.42	-
600 - 799K	-	-	5	138	-	688,960	662,760	96.2%	2,323	285.35	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>7</b>	<b>5</b>	<b>19</b>	<b>73</b>	<b>4.4</b>	<b>521,726</b>	<b>507,489</b>	<b>97.3%</b>	<b>1,743</b>	<b>\$291</b>	<b>0</b>
<b>Avg Price</b>	\$512,571	\$382,720	\$507,489								

Current Market Strength

- VS - 2010 Market Distress

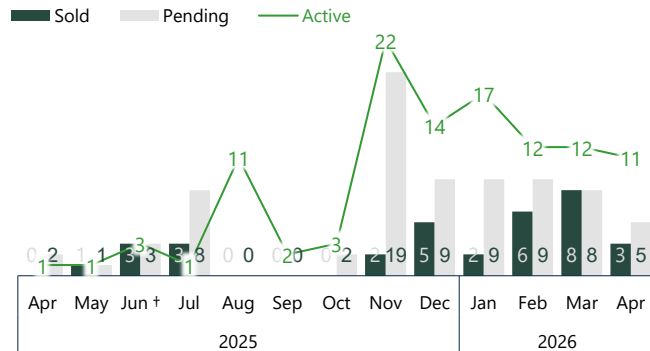


Report Date: May 4, 2026

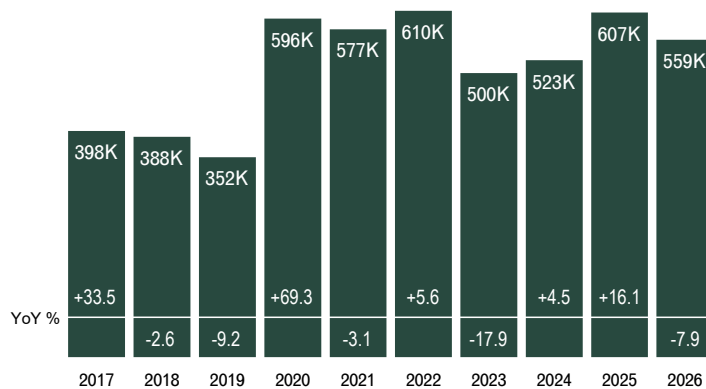
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

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

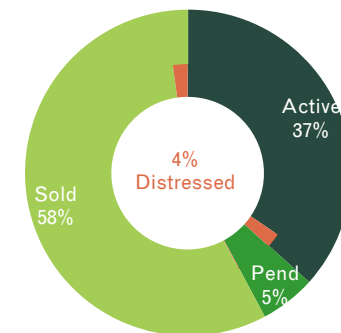
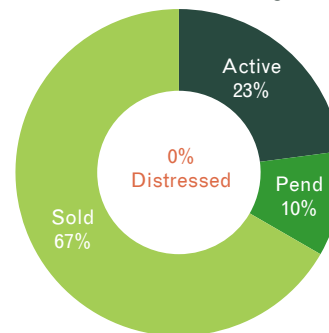
April 2026

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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	3	3	18	19	2.0	491,289	487,621	99.3%	1,720	283.52	-
500 - 599K	2	-	6	50	4.0	547,297	531,758	97.2%	1,693	314.18	-
600 - 799K	6	1	6	30	12.0	693,813	693,063	99.9%	2,135	324.67	-
800 - 999K	-	1	2	4	-	882,695	882,695	100.0%	2,445	361.09	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>11</b>	<b>5</b>	<b>32</b>	<b>26</b>	<b>4.1</b>	<b>564,227</b>	<b>559,109</b>	<b>99.1%</b>	<b>1,838</b>	<b>\$304</b>	<b>0</b>

**Avg Price** \$633,011 \$626,940 \$559,109

Current Market Strength

- VS - 2010 Market Distress

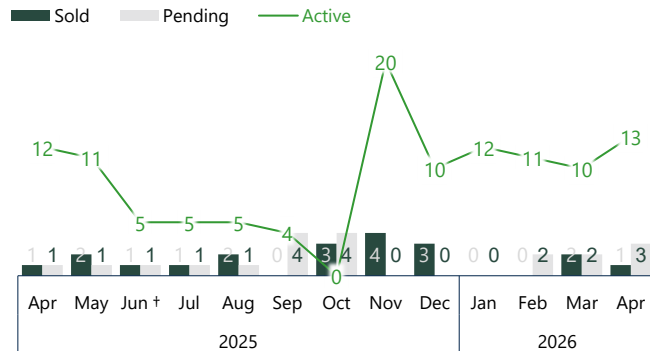


Report Date: May 4, 2026

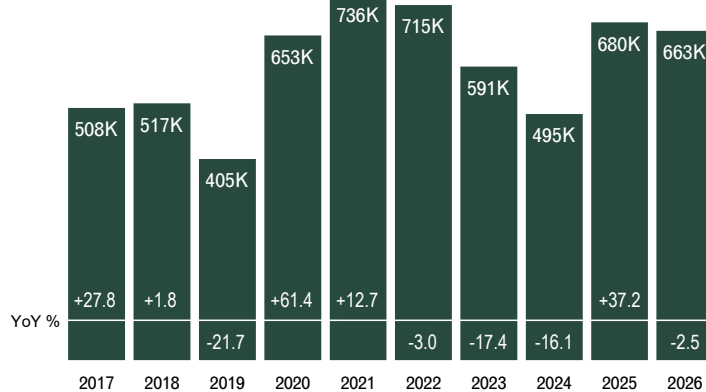
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

<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: 83706, SE Boise, 300

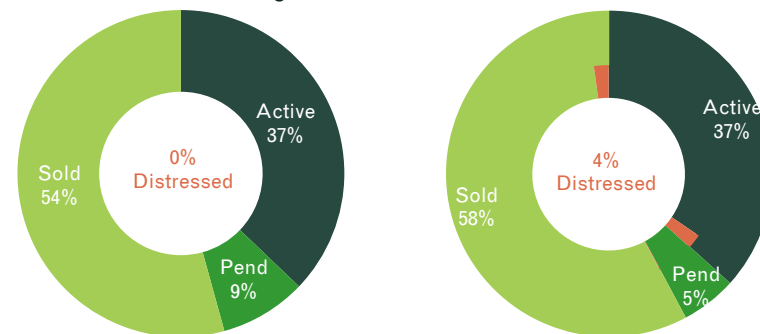
April 2026

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	-	-	-	-	-	-	-	-	-	-	
300 - 399K	3	-	-	-	-	-	-	-	-	-	
400 - 499K	1	1	-	-	-	-	-	-	-	-	
500 - 599K	5	-	8	51	7.5	564,050	564,438	100.1%	1,697	332.54	
600 - 799K	3	-	9	68	4.0	705,944	689,878	97.7%	1,901	362.86	
800 - 999K	-	2	1	84	-	974,900	820,000	84.1%	2,323	352.99	
1 - 1.5M	1	-	1	58	12.0	1,049,900	1,050,000	100.0%	2,463	426.31	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
<b>Totals</b>	<b>13</b>	<b>3</b>	<b>19</b>	<b>61</b>	<b>8.2</b>	<b>678,458</b>	<b>662,863</b>	<b>97.7%</b>	<b>1,867</b>	<b>\$355</b>	<b>0</b>
<b>Avg Price</b>	<b>\$579,677</b>	<b>\$719,933</b>	<b>\$662,863</b>								

Current Market Strength

- vs -

2010 Market Distress

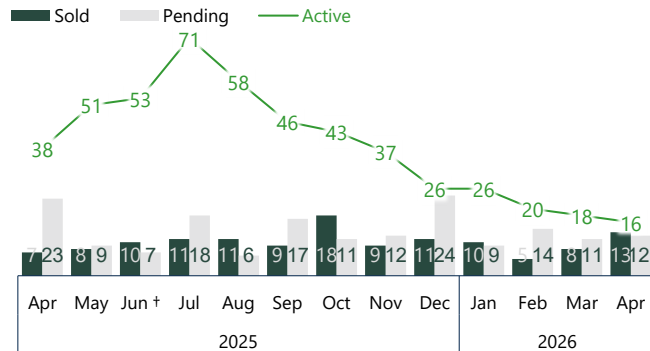


Report Date: May 4, 2026

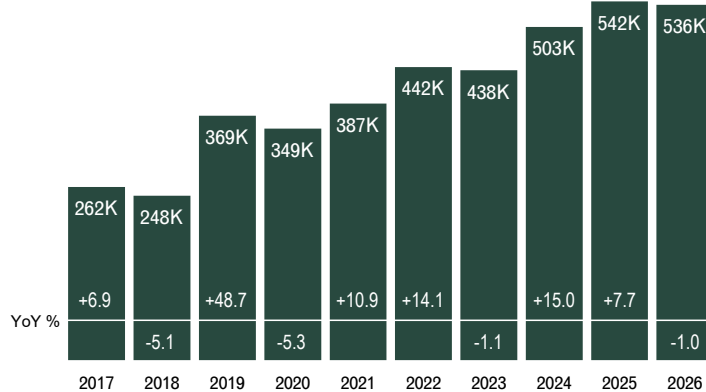
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

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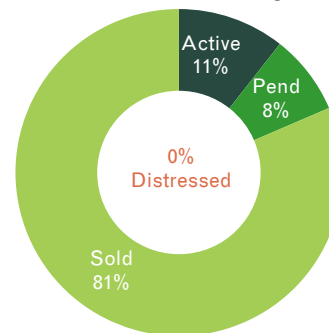
**Area:** 83709, South Boise, 500&550

April 2026

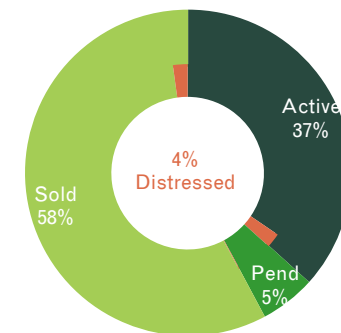
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	8	187	-	446,490	396,615	88.8%	1,512	262.40	-
400 - 499K	9	4	42	109	2.6	487,657	460,742	94.5%	1,662	277.14	-
500 - 599K	5	4	39	99	1.5	570,862	534,979	93.7%	1,956	273.53	-
600 - 799K	2	4	34	100	0.7	691,253	663,799	96.0%	2,500	265.49	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>16</b>	<b>12</b>	<b>123</b>	<b>108</b>	<b>1.6</b>	<b>567,640</b>	<b>536,239</b>	<b>94.5%</b>	<b>1,977</b>	<b>\$271</b>	<b>0</b>

**Avg Price** \$507,112 \$553,308 \$536,239

### Current Market Strength



### - VS - 2010 Market Distress

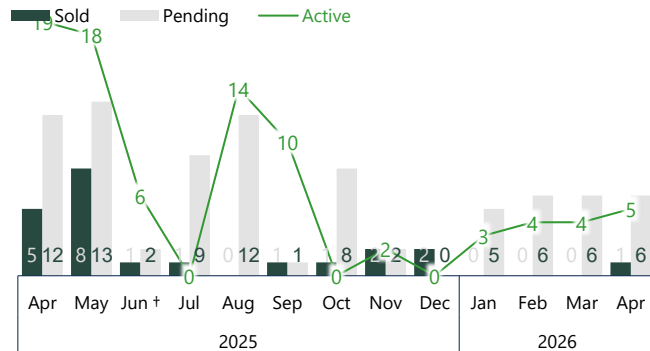


Report Date: May 4, 2026

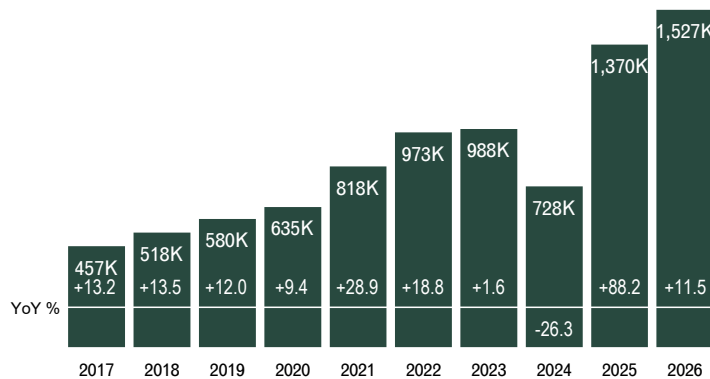
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

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

April 2026

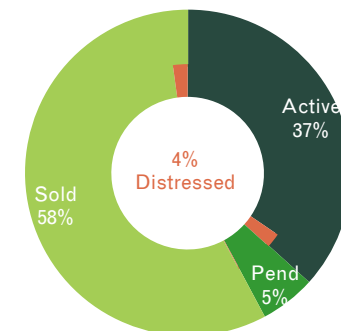
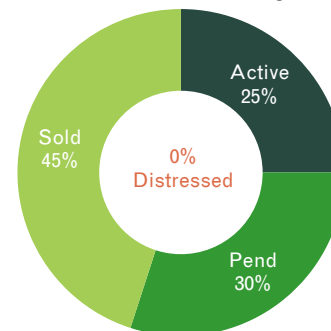
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	3	180	-	746,567	744,616	99.7%	1,665	447.13	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	2	-	2	2	12.0	1,372,343	1,352,393	98.5%	2,966	455.97	-
1.5 - 2M	1	2	2	67	6.0	1,680,000	1,857,500	110.6%	3,524	527.17	-
2 - 2.5M	2	2	1	9	24.0	2,295,000	2,295,000	100.0%	3,359	683.24	-
2.5 - 3M	-	1	1	-	-	2,795,000	2,795,000	100.0%	4,221	662.17	-
>3M	-	1	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>5</b>	<b>6</b>	<b>9</b>	<b>76</b>	<b>6.7</b>	<b>1,492,709</b>	<b>1,527,070</b>	<b>102.3%</b>	<b>2,839</b>	<b>\$538</b>	<b>0</b>

**Avg Price** \$1,862,940 \$2,383,350 \$1,527,070

### Current Market Strength

- vs -

### 2010 Market Distress

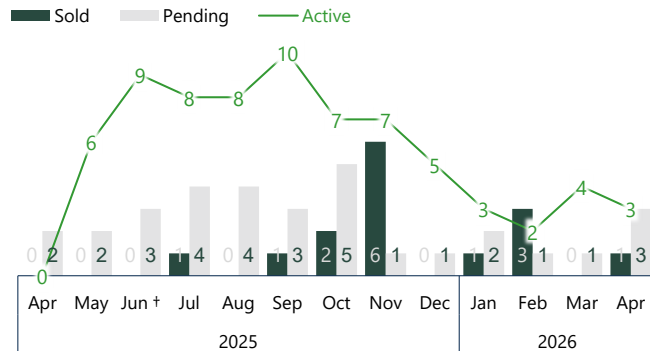


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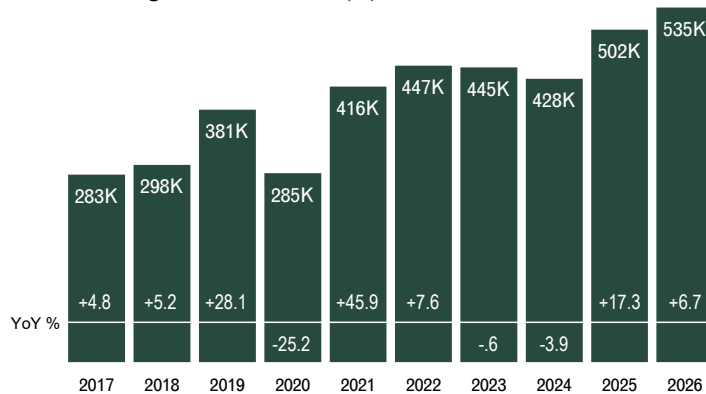
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

<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: 83713, W Boise - Garden City, 650

April 2026

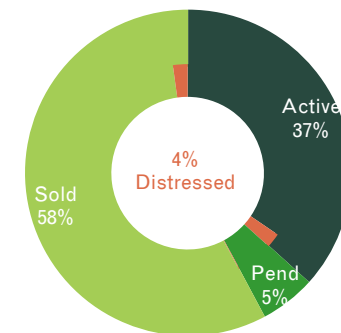
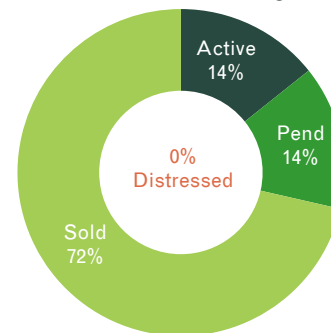
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	1	1	46	-	419,900	399,900	95.2%	1,785	224.03	-
400 - 499K	3	1	4	146	9.0	429,275	426,775	99.4%	1,846	231.22	-
500 - 599K	-	1	7	130	-	592,757	571,793	96.5%	2,078	275.22	-
600 - 799K	-	-	3	95	-	648,233	640,233	98.8%	2,634	243.10	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>15</b>	<b>122</b>	<b>2.4</b>	<b>548,733</b>	<b>535,350</b>	<b>97.6%</b>	<b>2,107</b>	<b>\$254</b>	<b>0</b>

**Avg Price** \$436,600 \$473,033 \$535,350

### Current Market Strength

- vs -

### 2010 Market Distress

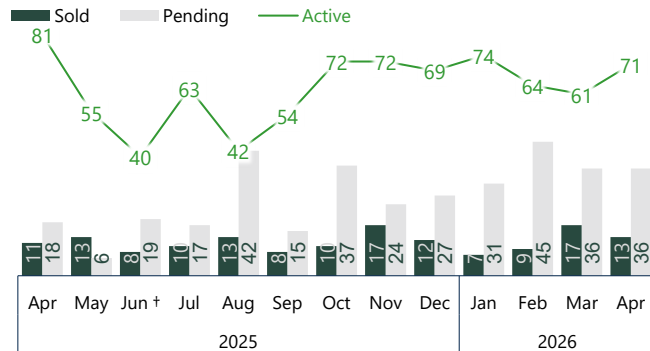


Report Date: May 4, 2026

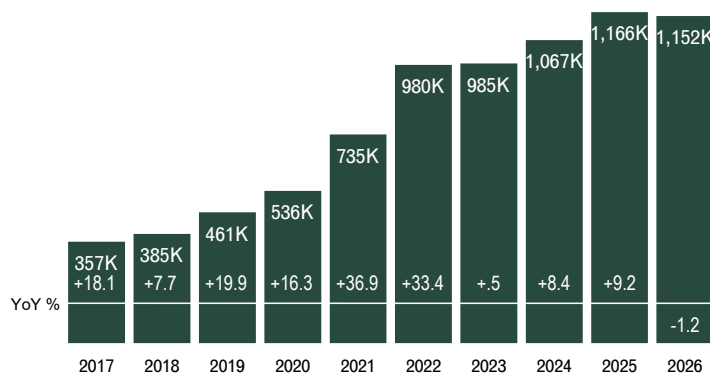
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
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Area: 83714, NW Boise, 800

April 2026

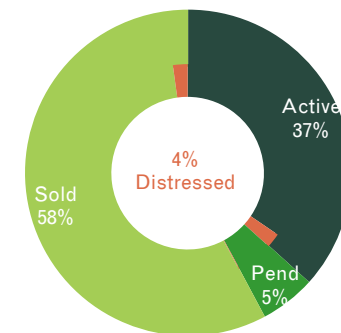
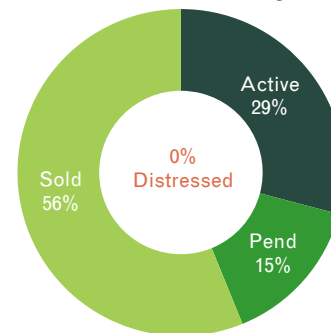
Price \$1000's	# Active as of 05/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 05-01-25 to 04-30-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	1	1	3	-	4.0	399,300	399,000	99.9%	1,373	290.60	-
400 - 499K	5	2	15	75	4.0	464,788	463,270	99.7%	1,547	299.41	-
500 - 599K	-	3	12	88	-	558,114	542,273	97.2%	1,967	275.74	-
600 - 799K	16	2	14	133	13.7	710,661	677,084	95.3%	2,354	287.62	-
800 - 999K	23	4	19	74	14.5	922,565	925,169	100.3%	2,696	343.18	-
1 - 1.5M	19	13	42	83	5.4	1,299,927	1,288,439	99.1%	3,425	376.15	-
1.5 - 2M	5	8	21	48	2.9	1,710,579	1,728,583	101.1%	3,606	479.38	-
2 - 2.5M	-	3	8	32	-	2,254,369	2,252,667	99.9%	4,293	524.75	-
2.5 - 3M	2	-	3	-	8.0	2,384,789	2,552,144	107.0%	4,769	535.12	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>71</b>	<b>36</b>	<b>137</b>	<b>74</b>	<b>6.2</b>	<b>1,153,675</b>	<b>1,151,848</b>	<b>99.8%</b>	<b>2,944</b>	<b>\$391</b>	<b>0</b>

**Avg Price** \$1,027,194 \$1,269,326 \$1,151,848

### Current Market Strength

- VS -

### 2010 Market Distress

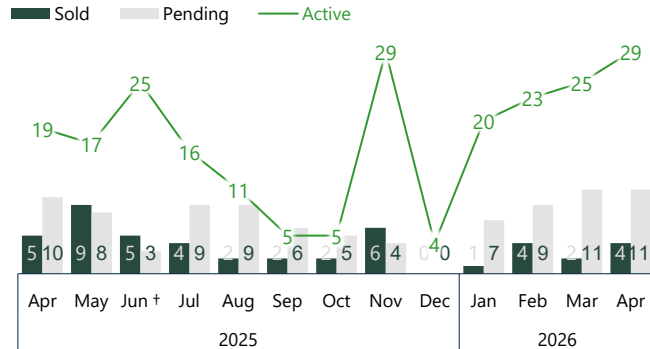


Report Date: May 4, 2026

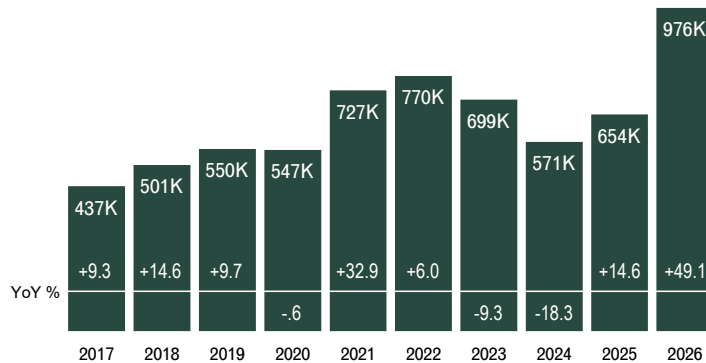
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

<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: 83716, SSE Boise, 301

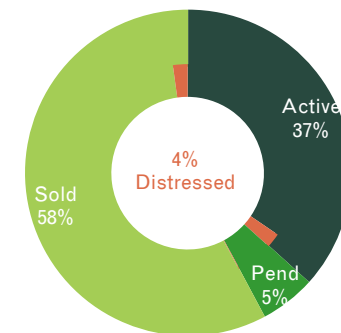
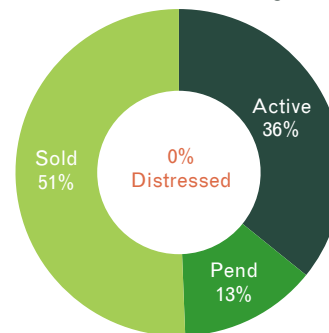
April 2026

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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	1	3	96	12.0	383,233	383,233	100.0%	711	539.01	-
400 - 499K	5	3	8	89	7.5	459,275	460,038	100.2%	911	505.26	-
500 - 599K	4	2	9	67	5.3	540,456	540,456	100.0%	1,147	471.19	-
600 - 799K	4	-	6	55	8.0	728,283	712,133	97.8%	2,285	311.63	-
800 - 999K	2	-	4	59	6.0	916,479	910,473	99.3%	2,534	359.27	-
1 - 1.5M	-	-	2	41	-	1,274,995	1,259,995	98.8%	2,636	478.09	-
1.5 - 2M	3	-	3	272	12.0	1,708,384	1,712,222	100.2%	4,058	421.94	-
2 - 2.5M	2	5	4	76	6.0	2,319,079	2,310,378	99.6%	4,387	526.70	-
2.5 - 3M	6	-	2	26	36.0	2,722,180	2,749,915	101.0%	5,614	489.83	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>29</b>	<b>11</b>	<b>41</b>	<b>84</b>	<b>8.5</b>	<b>978,523</b>	<b>975,775</b>	<b>99.7%</b>	<b>2,190</b>	<b>\$445</b>	<b>0</b>

**Avg Price** \$1,244,635 \$1,352,337 \$975,775

### Current Market Strength

### - VS - 2010 Market Distress



Report Date: May 4, 2026