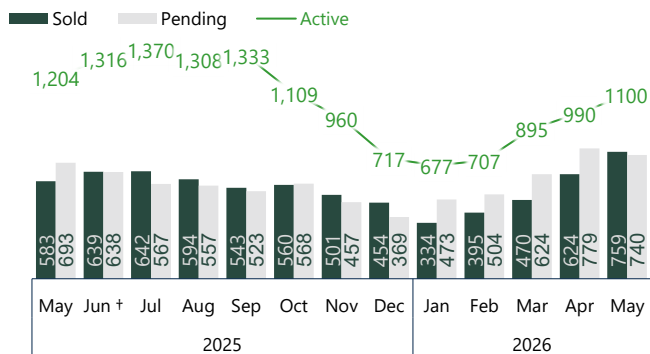


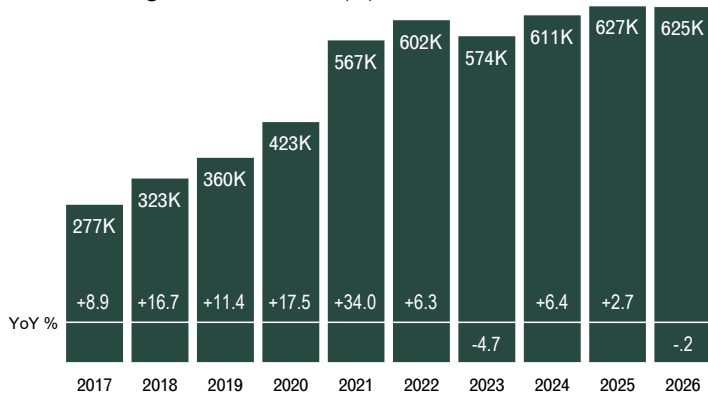
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

Area: Ada County

May 2026

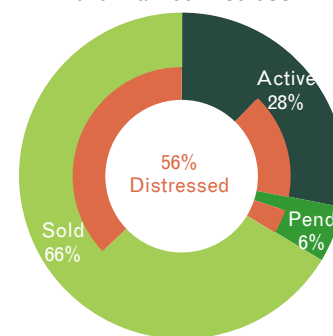
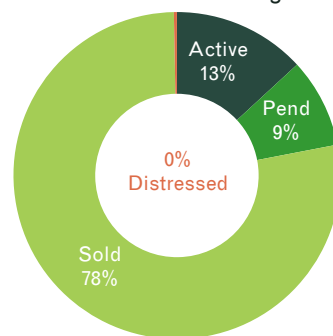
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	-	2	13	6.0	378,500	163,000	43.1%	1,404	116.10	-
200 - 299K	8	18	96	42	1.0	288,912	269,692	93.3%	987	273.17	1
300 - 399K	58	85	854	36	0.8	377,230	366,193	97.1%	1,247	293.64	3
400 - 499K	173	171	1,882	33	1.1	455,298	445,941	97.9%	1,609	277.17	13
500 - 599K	213	148	1,185	37	2.2	559,508	546,637	97.7%	2,020	270.59	2
600 - 799K	281	161	1,349	40	2.5	704,466	687,775	97.6%	2,389	287.89	2
800 - 999K	160	79	563	42	3.4	912,926	886,551	97.1%	2,799	316.77	3
1 - 1.5M	108	53	409	50	3.2	1,244,503	1,193,446	95.9%	3,356	355.62	1
1.5 - 2M	58	19	115	61	6.1	1,767,646	1,696,969	96.0%	3,969	427.54	-
2 - 2.5M	10	2	33	61	3.6	2,269,078	2,205,139	97.2%	4,716	467.54	-
2.5 - 3M	17	3	9	62	22.7	2,702,544	2,602,767	96.3%	5,762	451.71	-
>3M	13	1	11	77	14.2	3,565,000	3,441,217	96.5%	6,127	561.64	-
Totals	1,100	740	6,508	38	2.0	643,137	625,419	97.2%	2,072	\$302	25

Avg Price \$835,347 \$662,380 \$625,419

Current Market Strength

- vs -

2010 Market Distress

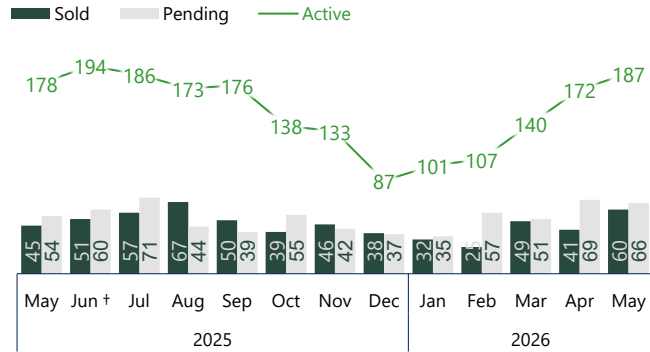


Report Date: Jun 4, 2026

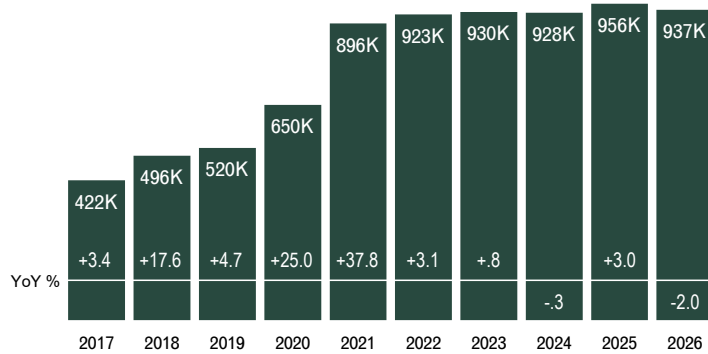
MONTHLY MARKET TRENDS

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: 83616, Eagle, 900

May 2026

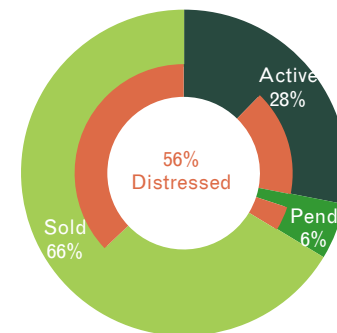
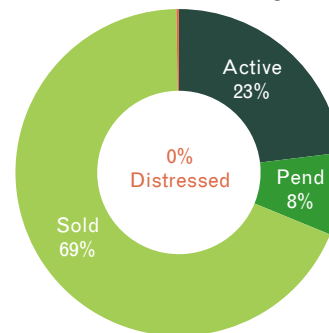
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	4	18	-	298,475	291,500	97.7%	939	310.52	-
300 - 399K	4	1	17	39	2.8	358,382	346,288	96.6%	1,127	307.19	-
400 - 499K	6	2	45	42	1.6	471,689	453,433	96.1%	1,557	291.23	-
500 - 599K	18	11	68	34	3.2	569,652	555,501	97.5%	1,897	292.90	-
600 - 799K	39	17	139	50	3.4	711,509	689,940	97.0%	2,355	292.93	-
800 - 999K	35	9	82	55	5.1	931,253	896,716	96.3%	2,764	324.44	1
1 - 1.5M	39	15	138	59	3.4	1,256,476	1,200,794	95.6%	3,428	350.33	1
1.5 - 2M	25	6	45	52	6.7	1,777,253	1,710,720	96.3%	3,935	434.70	-
2 - 2.5M	4	2	13	80	3.7	2,326,291	2,222,977	95.6%	4,861	457.29	-
2.5 - 3M	10	2	3	74	40.0	2,913,000	2,680,000	92.0%	5,633	475.74	-
>3M	7	1	2	64	42.0	3,475,000	3,287,500	94.6%	5,345	615.12	-
Totals	187	66	556	51	4.0	974,482	936,815	96.1%	2,728	\$343	2

Avg Price \$1,258,294 \$1,043,499 \$936,815

Current Market Strength

- vs -

2010 Market Distress

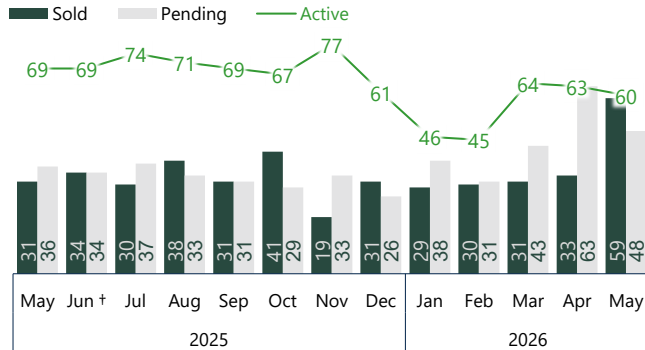


Report Date: Jun 4, 2026

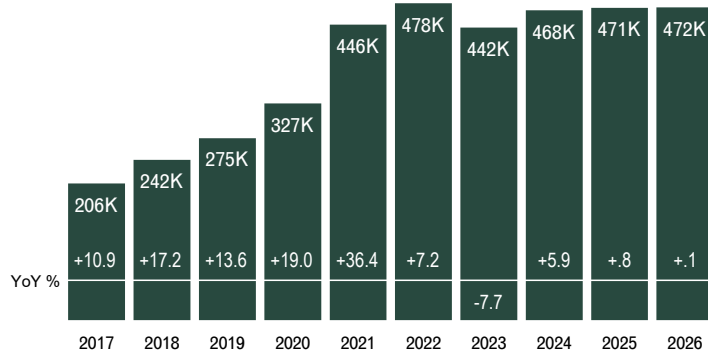
MONTHLY MARKET TRENDS

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: 83634, Kuna, 1100

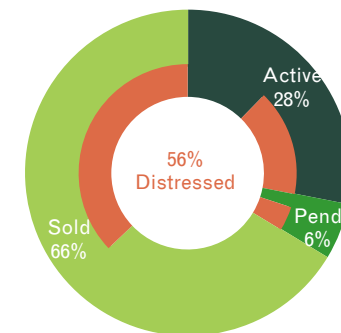
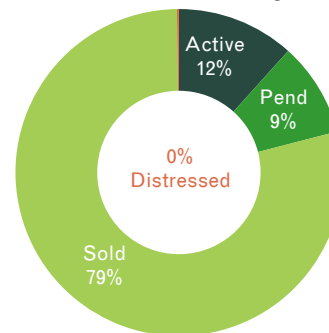
May 2026

Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	1	1	1	-	220,000	223,000	101.4%	1,300	171.54	
300 - 399K	7	12	130	24	0.6	374,805	368,347	98.3%	1,308	281.70	
400 - 499K	13	17	161	42	1.0	448,008	438,716	97.9%	1,837	238.76	
500 - 599K	17	7	52	35	3.9	559,640	544,225	97.2%	2,281	238.59	
600 - 799K	14	7	53	45	3.2	704,992	683,293	96.9%	2,596	263.24	
800 - 999K	8	3	7	63	13.7	889,797	865,699	97.3%	3,050	283.86	
1 - 1.5M	1	1	2	13	6.0	1,175,000	1,160,000	98.7%	3,375	343.75	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	60	48	406	36	1.8	483,050	472,008	97.7%	1,851	\$255	1

Avg Price \$600,462 \$512,354 \$472,008

Current Market Strength

- VS - 2010 Market Distress

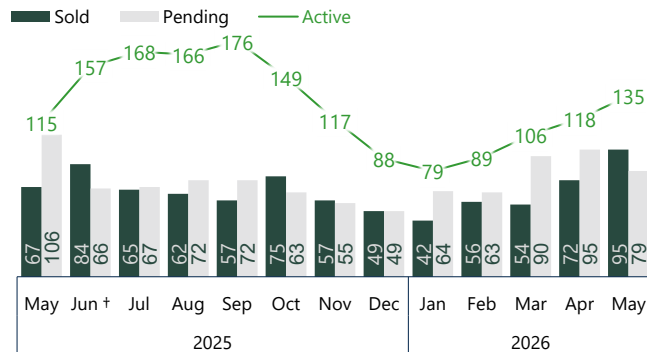


Report Date: Jun 4, 2026

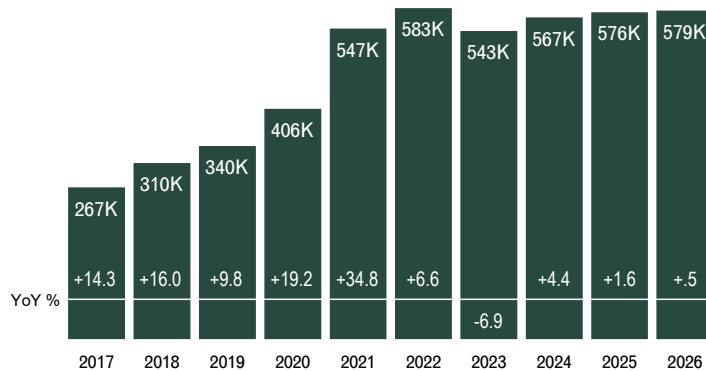
MONTHLY MARKET TRENDS

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: 83642, S Meridian, 1000

May 2026

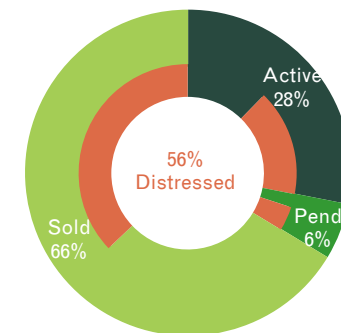
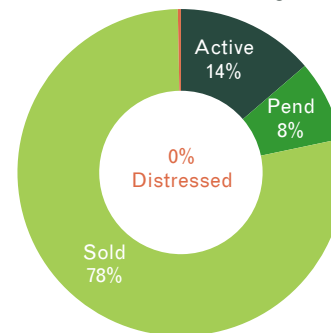
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	14	-	250,000	175,000	70.0%	975	179.49	-
200 - 299K	2	-	8	20	3.0	292,606	271,775	92.9%	991	274.17	-
300 - 399K	2	9	92	35	0.3	386,398	377,360	97.7%	1,312	287.59	-
400 - 499K	28	23	258	27	1.3	452,917	444,720	98.2%	1,676	265.34	1
500 - 599K	29	14	150	45	2.3	563,814	551,731	97.9%	2,164	254.94	1
600 - 799K	31	16	165	48	2.3	715,789	695,956	97.2%	2,622	265.40	-
800 - 999K	34	12	63	53	6.5	906,490	876,344	96.7%	3,099	282.75	1
1 - 1.5M	4	3	26	74	1.8	1,154,967	1,114,992	96.5%	3,654	305.12	-
1.5 - 2M	3	2	4	47	9.0	1,773,250	1,731,250	97.6%	5,049	342.89	-
2 - 2.5M	-	-	2	38	-	2,250,000	2,175,000	96.7%	6,097	356.73	-
2.5 - 3M	2	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	135	79	769	40	2.1	593,498	578,506	97.5%	2,135	\$271	3

Avg Price \$718,332 \$638,686 \$578,506

Current Market Strength

- vs -

2010 Market Distress

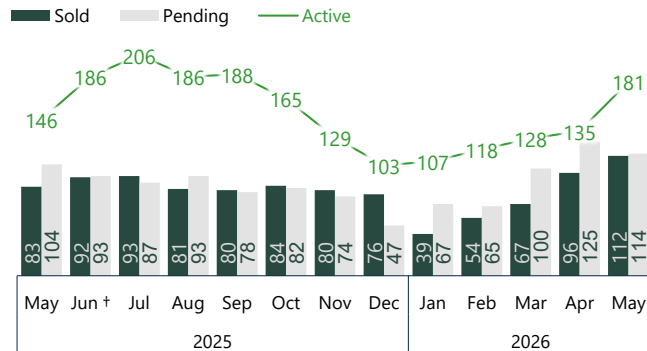


Report Date: Jun 4, 2026

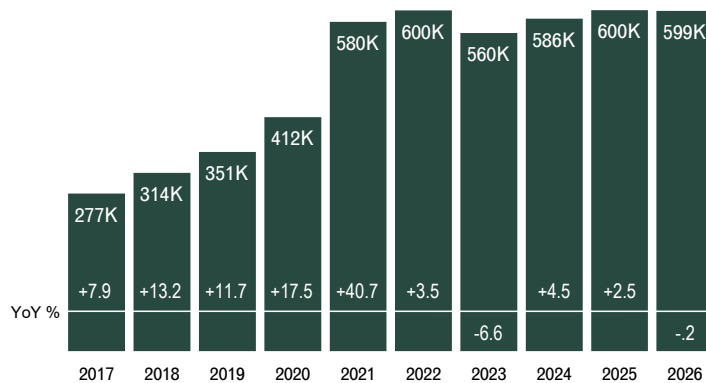
MONTHLY MARKET TRENDS

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: 83646, N Meridian, 1020

May 2026

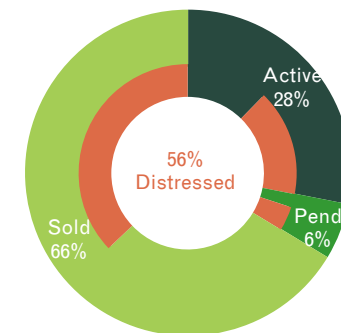
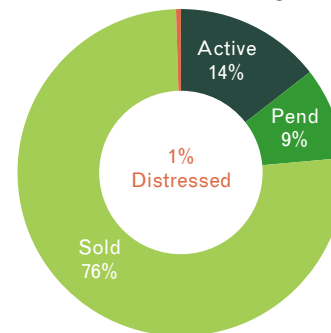
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	5	76	-	307,980	290,880	94.4%	1,063	273.54
300 - 399K	7	9	75	45	1.1	391,018	376,996	96.4%	1,411	267.10
400 - 499K	32	31	314	35	1.2	457,689	447,999	97.9%	1,674	267.57
500 - 599K	47	35	220	43	2.6	561,327	548,596	97.7%	2,118	259.03
600 - 799K	58	25	228	36	3.1	697,988	683,263	97.9%	2,572	265.69
800 - 999K	24	10	64	50	4.5	902,711	872,382	96.6%	3,135	278.24
1 - 1.5M	5	3	26	42	2.3	1,208,192	1,140,220	94.4%	3,616	315.29
1.5 - 2M	5	1	12	38	5.0	1,770,750	1,716,250	96.9%	4,571	375.50
2 - 2.5M	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	-	2	23	12.0	3,347,500	3,275,000	97.8%	6,925	472.92
Totals	181	114	950	39	2.3	614,935	599,170	97.4%	2,182	\$275

Avg Price \$722,648 \$600,053 \$599,170

Current Market Strength

- vs -

2010 Market Distress

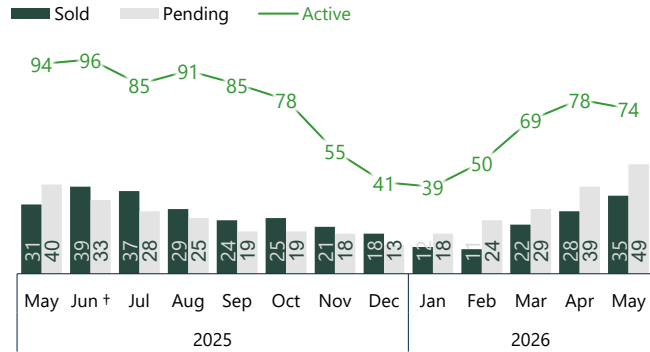


Report Date: Jun 4, 2026

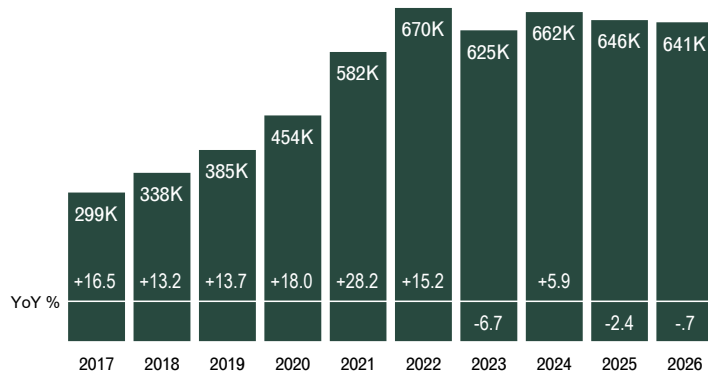
MONTHLY MARKET TRENDS

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: 83669, Star, 950

May 2026

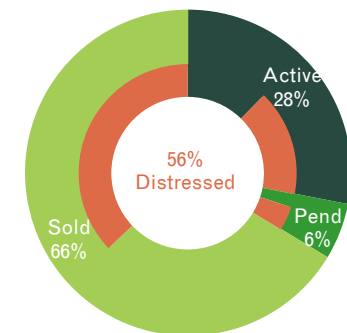
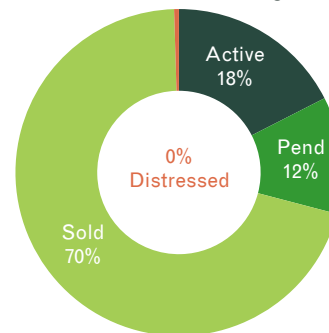
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 06/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	9	-	224,950	244,500	108.7%	1,502	162.78	-
300 - 399K	1	3	19	32	0.6	379,989	370,826	97.6%	1,255	295.59	-
400 - 499K	10	11	68	44	1.8	456,487	443,509	97.2%	1,719	258.01	2
500 - 599K	13	13	68	33	2.3	558,924	545,106	97.5%	2,175	250.63	-
600 - 799K	27	11	73	46	4.4	717,527	697,516	97.2%	2,565	271.91	-
800 - 999K	10	8	53	59	2.3	927,435	891,692	96.1%	2,776	321.20	-
1 - 1.5M	11	3	13	65	10.2	1,224,775	1,161,160	94.8%	3,302	351.65	-
1.5 - 2M	2	-	2	180	12.0	1,599,500	1,562,500	97.7%	5,282	295.84	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	74	49	298	45	3.0	662,323	641,473	96.9%	2,280	\$281	2

Avg Price \$762,309 \$641,655 \$641,473

Current Market Strength

- vs -

2010 Market Distress

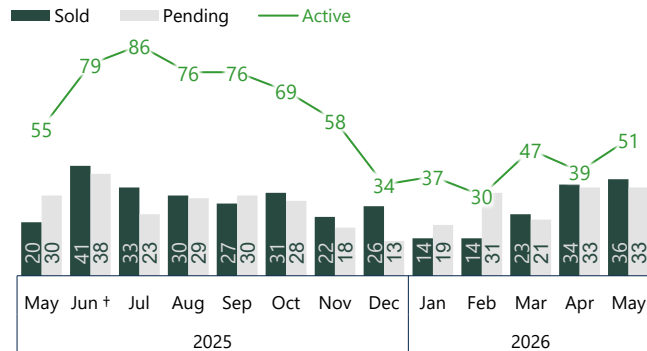


Report Date: Jun 4, 2026

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: 83702, N Boise, 100

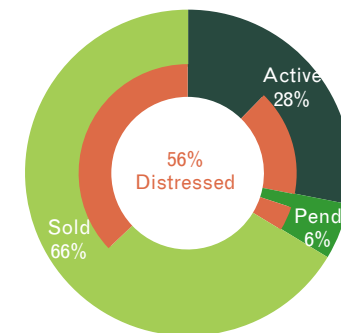
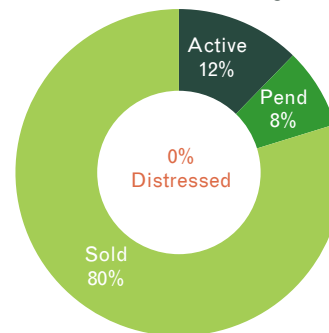
May 2026

Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	1	1	119	-	334,900	295,000	88.1%	712	414.33	-
300 - 399K	3	2	17	21	2.1	373,059	352,241	94.4%	745	473.11	-
400 - 499K	2	1	18	68	1.3	471,506	437,028	92.7%	999	437.49	-
500 - 599K	13	2	44	37	3.5	572,789	551,641	96.3%	1,382	399.07	-
600 - 799K	10	9	97	36	1.2	709,391	690,553	97.3%	1,677	411.87	-
800 - 999K	4	7	58	30	0.8	930,315	908,808	97.7%	2,244	404.95	-
1 - 1.5M	9	7	64	43	1.7	1,263,412	1,221,189	96.7%	2,962	412.24	-
1.5 - 2M	5	4	18	74	3.3	1,757,504	1,668,064	94.9%	3,441	484.73	-
2 - 2.5M	1	-	6	33	2.0	2,229,650	2,154,833	96.6%	3,751	574.42	-
2.5 - 3M	1	-	3	102	4.0	2,561,333	2,500,000	97.6%	5,992	417.22	-
>3M	3	-	5	118	7.2	3,579,000	3,525,677	98.5%	6,052	582.58	-
Totals	51	33	331	42	1.8	950,412	919,501	96.7%	2,137	\$430	0

Avg Price \$1,122,362 \$928,555 \$919,501

Current Market Strength

- VS - 2010 Market Distress

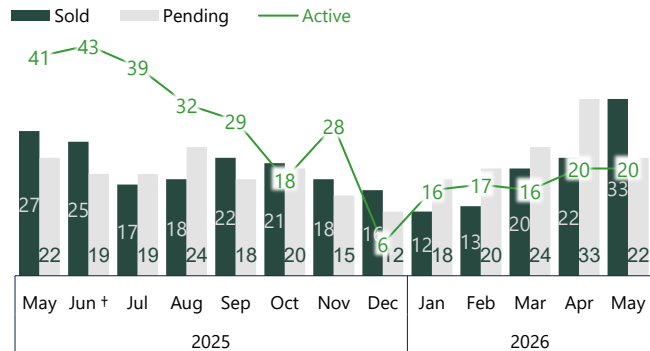


Report Date: Jun 4, 2026

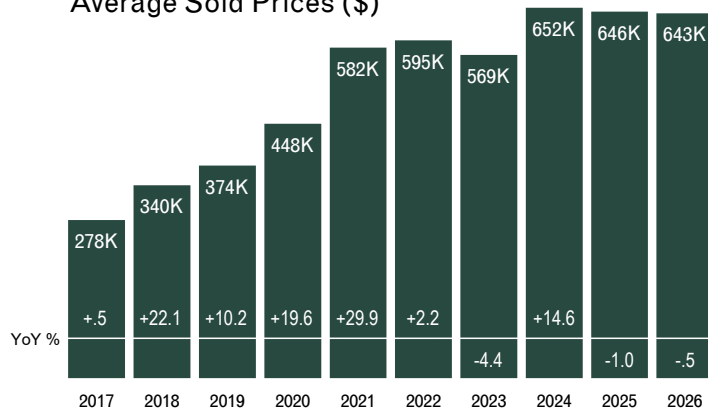
MONTHLY MARKET TRENDS

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

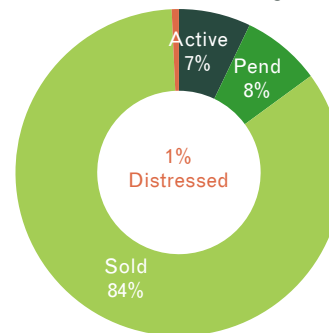
Area: 83703, NW Boise, 801

May 2026

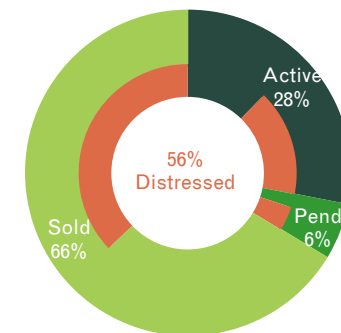
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	1	2	55	-	272,500	267,000	98.0%	296	902.03	-
300 - 399K	1	2	20	32	0.6	381,380	368,250	96.6%	1,157	318.39	1
400 - 499K	3	5	68	28	0.5	459,900	449,448	97.7%	1,332	337.43	1
500 - 599K	-	3	42	30	-	547,507	537,664	98.2%	1,720	312.66	-
600 - 799K	7	1	54	36	1.6	705,851	689,643	97.7%	2,117	325.83	-
800 - 999K	6	6	29	29	2.5	905,861	887,437	98.0%	2,734	324.54	-
1 - 1.5M	1	4	19	69	0.6	1,344,474	1,215,153	90.4%	3,824	317.77	-
1.5 - 2M	2	-	3	86	8.0	1,845,000	1,725,000	93.5%	3,935	438.34	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	20	22	237	35	1.0	666,274	642,543	96.4%	1,960	\$328	2

Avg Price \$833,810 \$761,168 \$642,543

Current Market Strength



- VS - 2010 Market Distress

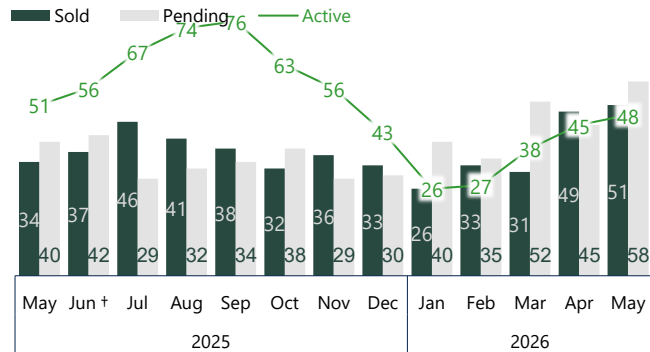


Report Date: Jun 4, 2026

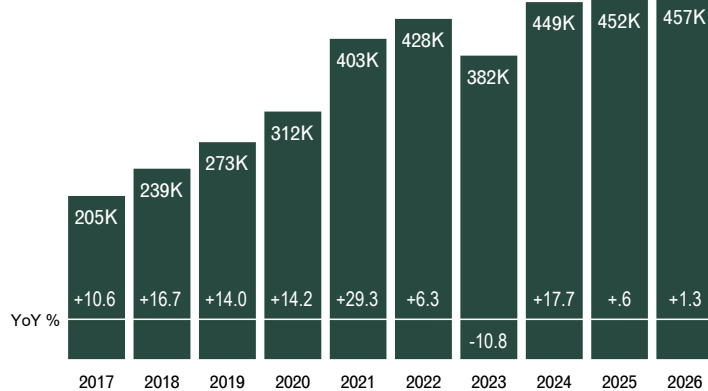
MONTHLY MARKET TRENDS

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

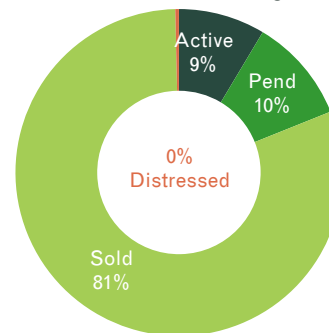
Area: 83704, West Boise, 600

May 2026

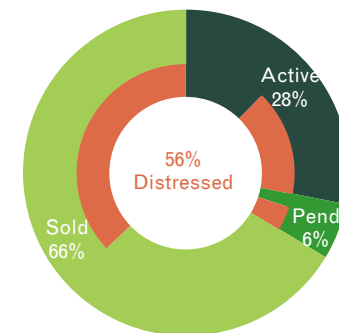
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	12	-	507,000	151,000	29.8%	1,833	82.38	-
200 - 299K	2	7	29	37	0.8	281,479	263,862	93.7%	968	272.47	-
300 - 399K	9	15	132	33	0.8	366,446	360,003	98.2%	1,256	286.64	1
400 - 499K	10	15	174	25	0.7	445,592	440,994	99.0%	1,617	272.70	1
500 - 599K	5	9	65	30	0.9	559,792	551,462	98.5%	2,262	243.81	-
600 - 799K	13	11	39	38	4.0	713,838	688,874	96.5%	2,676	257.41	-
800 - 999K	5	1	8	14	7.5	880,474	867,499	98.5%	3,184	272.46	-
1 - 1.5M	3	-	3	19	12.0	1,191,333	1,149,667	96.5%	3,695	311.11	-
1.5 - 2M	1	-	1	193	12.0	2,250,000	1,600,000	71.1%	5,256	304.41	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	48	58	452	30	1.3	468,291	457,426	97.7%	1,704	\$268	2

Avg Price \$616,487 \$474,727 \$457,426

Current Market Strength



- VS - 2010 Market Distress

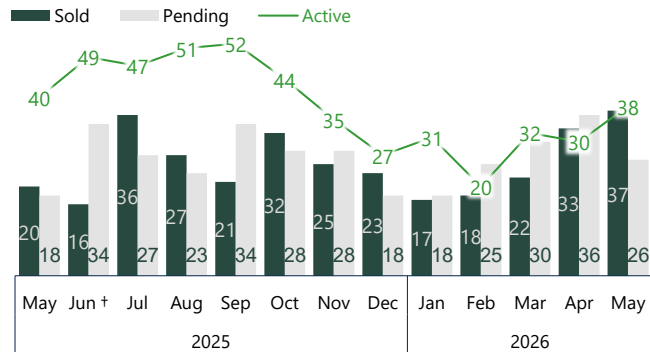


Report Date: Jun 4, 2026

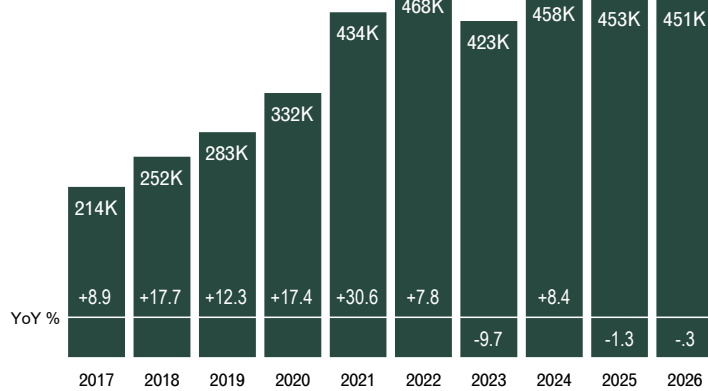
MONTHLY MARKET TRENDS

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

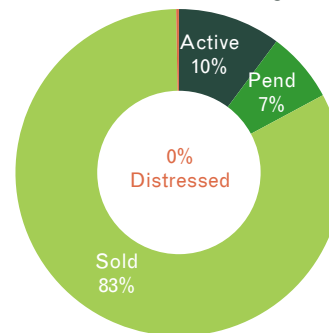
Area: 83705, Bench, 400

May 2026

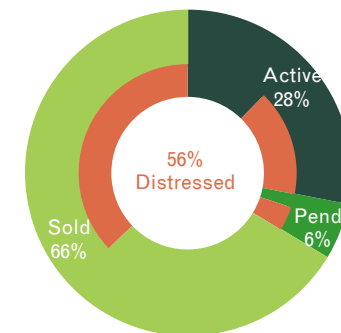
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	4	22	42	1.1	275,568	262,765	95.4%	966	271.94
300 - 399K	7	7	104	39	0.8	372,126	357,960	96.2%	1,112	321.85
400 - 499K	11	8	101	28	1.3	451,260	445,914	98.8%	1,412	315.75
500 - 599K	6	2	51	36	1.4	546,460	538,159	98.5%	1,899	283.34
600 - 799K	5	5	20	22	3.0	675,138	674,740	99.9%	2,261	298.41
800 - 999K	1	-	7	58	1.7	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	3	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-
Totals	38	26	308	34	1.5	464,496	451,399	97.2%	1,483	\$304

Avg Price \$759,649 \$450,719 \$451,399

Current Market Strength



- vs - 2010 Market Distress

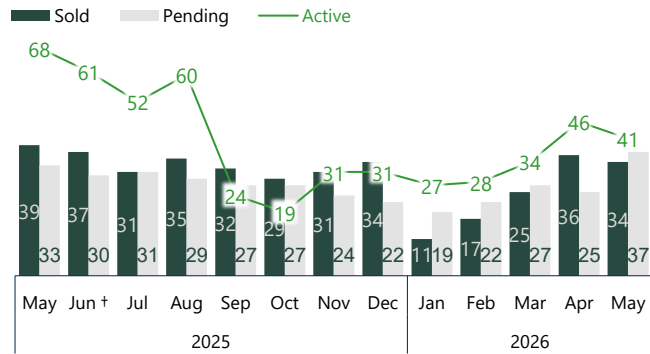


Report Date: Jun 4, 2026

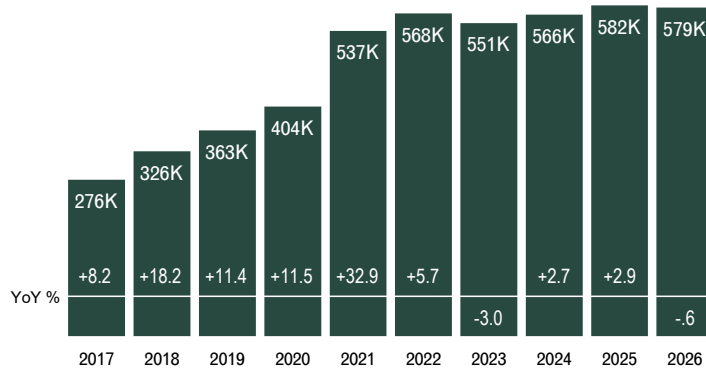
MONTHLY MARKET TRENDS

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

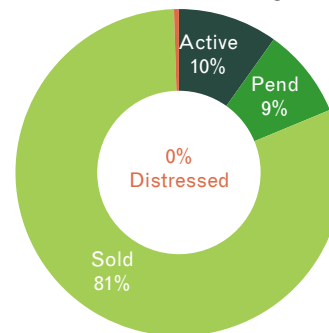
Area: 83706, SE Boise, 300

May 2026

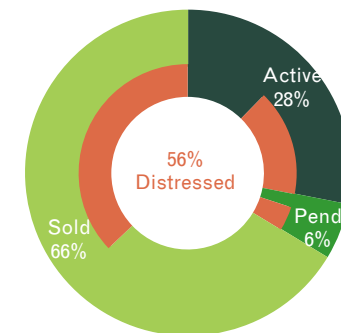
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	1	3	9	36	1.3	331,444	266,778	80.5%	971	274.84	1
300 - 399K	7	4	53	57	1.6	376,228	357,475	95.0%	1,097	325.83	1
400 - 499K	14	9	87	30	1.9	456,590	444,477	97.3%	1,309	339.61	-
500 - 599K	7	4	75	28	1.1	553,650	548,204	99.0%	1,626	337.20	-
600 - 799K	7	9	69	27	1.2	691,444	682,245	98.7%	2,039	334.59	-
800 - 999K	3	4	25	32	1.4	914,454	903,321	98.8%	2,383	379.14	-
1 - 1.5M	2	3	15	20	1.6	1,203,400	1,225,692	101.9%	2,860	428.54	-
1.5 - 2M	-	-	2	2	-	1,493,000	1,542,500	103.3%	3,021	510.68	-
2 - 2.5M	-	-	1	4	-	2,190,000	2,190,000	100.0%	4,177	524.30	-
2.5 - 3M	-	1	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	41	37	336	33	1.5	589,191	578,721	98.2%	1,655	\$350	2

Avg Price \$546,470 \$673,349 \$578,721

Current Market Strength



- VS - 2010 Market Distress

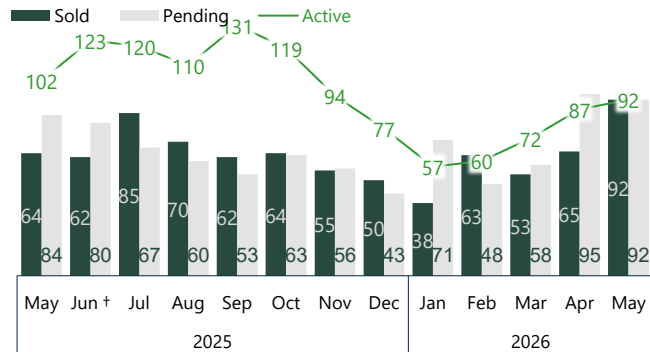


Report Date: Jun 4, 2026

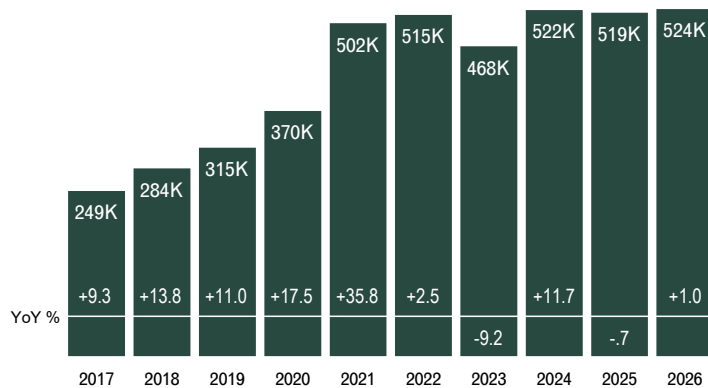
MONTHLY MARKET TRENDS

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

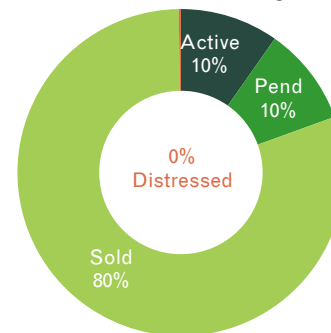
Area: 83709, South Boise, 500&550

May 2026

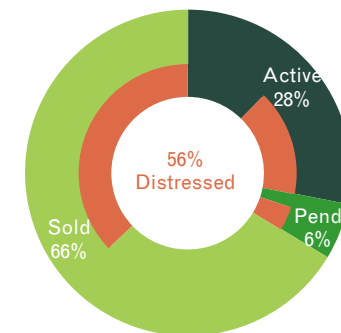
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 06/04/2026		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	1	5	61	2.4	303,988	287,890	94.7%	1,025	280.76	-
300 - 399K	6	15	107	38	0.7	381,922	369,735	96.8%	1,325	279.06	-
400 - 499K	16	27	298	34	0.6	459,587	448,653	97.6%	1,721	260.67	2
500 - 599K	31	24	181	35	2.1	557,151	542,375	97.3%	2,135	254.06	-
600 - 799K	24	21	133	33	2.2	693,569	677,717	97.7%	2,511	269.85	-
800 - 999K	6	4	24	32	3.0	899,437	876,379	97.4%	3,060	286.45	-
1 - 1.5M	8	-	10	62	9.6	1,341,870	1,164,867	86.8%	4,480	260.00	-
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	92	92	759	35	1.5	539,423	523,828	97.1%	1,982	\$264	2

Avg Price \$638,495 \$532,834 \$523,828

Current Market Strength



- VS - 2010 Market Distress

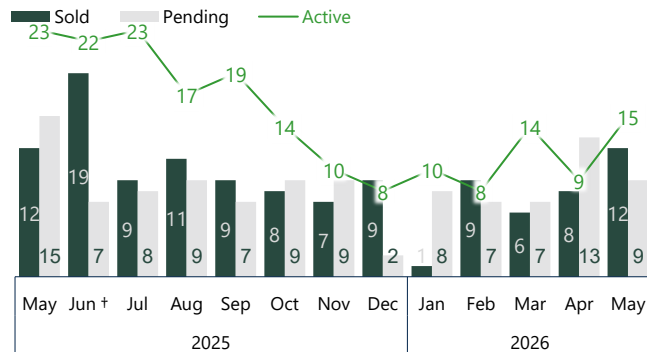


Report Date: Jun 4, 2026

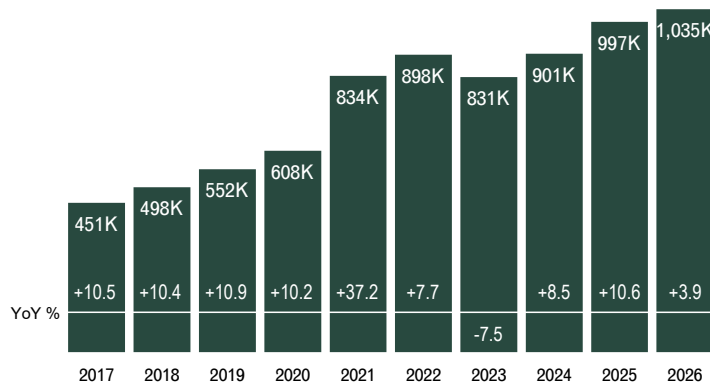
MONTHLY MARKET TRENDS

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

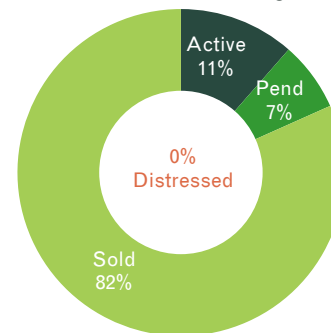
Area: 83712, NE Boise, 200

May 2026

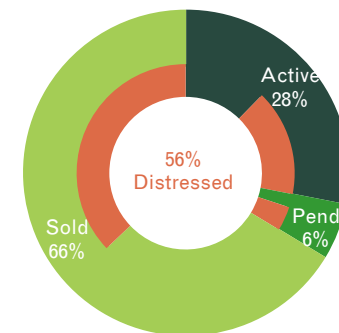
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	1	80	-	499,999	395,000	79.0%	1,195	330.54	-
400 - 499K	1	1	3	15	4.0	479,667	465,000	96.9%	968	480.54	-
500 - 599K	1	1	11	36	1.1	597,264	568,068	95.1%	1,681	337.86	-
600 - 799K	2	2	27	21	0.9	700,255	690,737	98.6%	1,855	372.29	-
800 - 999K	5	2	30	30	2.0	893,317	871,682	97.6%	2,510	347.31	-
1 - 1.5M	4	2	20	45	2.4	1,275,240	1,266,375	99.3%	3,251	389.55	-
1.5 - 2M	1	1	7	75	1.7	1,819,829	1,720,571	94.5%	3,997	430.48	-
2 - 2.5M	-	-	5	38	-	2,117,200	2,178,980	102.9%	4,987	436.95	-
2.5 - 3M	1	-	1	5	12.0	2,600,000	2,585,000	99.4%	6,940	372.48	-
>3M	-	-	2	40	-	3,837,500	3,550,000	92.5%	6,300	563.49	-
Totals	15	9	107	35	1.7	1,059,064	1,035,425	97.8%	2,668	\$388	0

Avg Price \$1,070,380 \$911,289 \$1,035,425

Current Market Strength



- VS - 2010 Market Distress

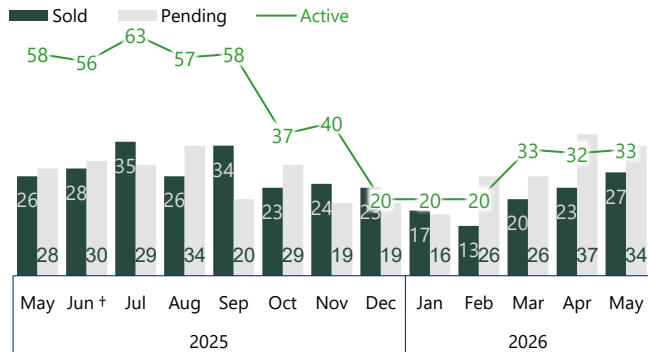


Report Date: Jun 4, 2026

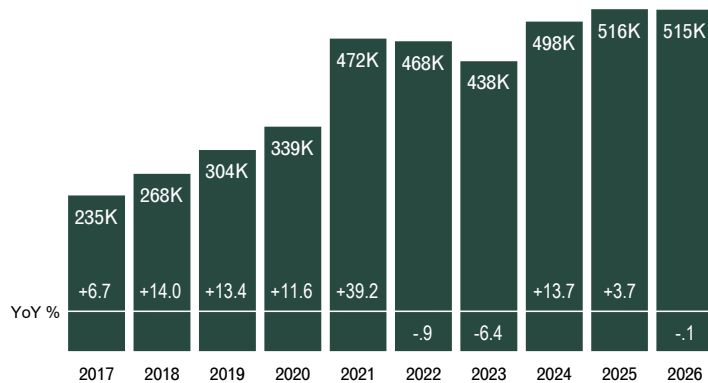
MONTHLY MARKET TRENDS

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

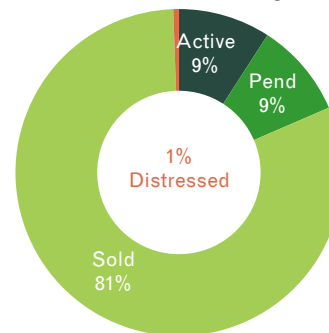
Area: 83713, W Boise - Garden City, 650

May 2026

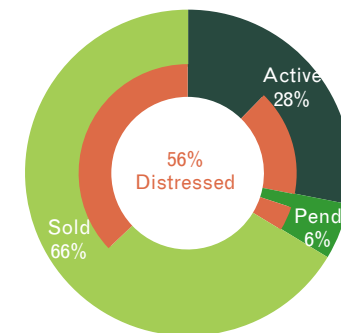
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	7	72	-	302,536	288,079	95.2%	1,034	278.61
300 - 399K	-	3	37	20	-	375,464	369,586	98.4%	1,260	293.43
400 - 499K	11	9	127	32	1.0	452,921	445,021	98.3%	1,597	278.74
500 - 599K	11	9	54	33	2.4	553,320	541,644	97.9%	2,236	242.23
600 - 799K	11	8	51	37	2.6	690,543	674,827	97.7%	2,774	243.25
800 - 999K	-	3	16	41	-	908,769	862,575	94.9%	3,525	244.74
1 - 1.5M	-	1	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	33	34	293	33	1.4	527,280	515,358	97.7%	1,977	\$261

Avg Price \$564,892 \$624,160 \$515,358

Current Market Strength



- VS - 2010 Market Distress

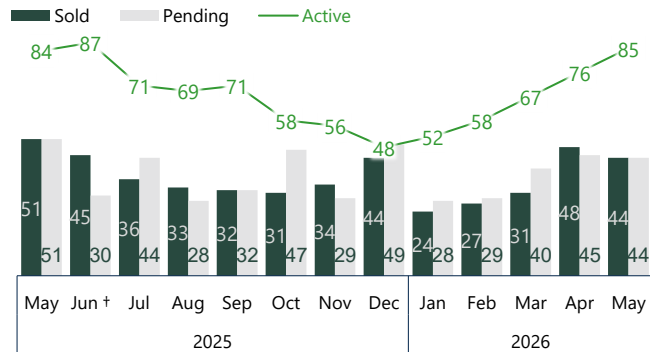


Report Date: Jun 4, 2026

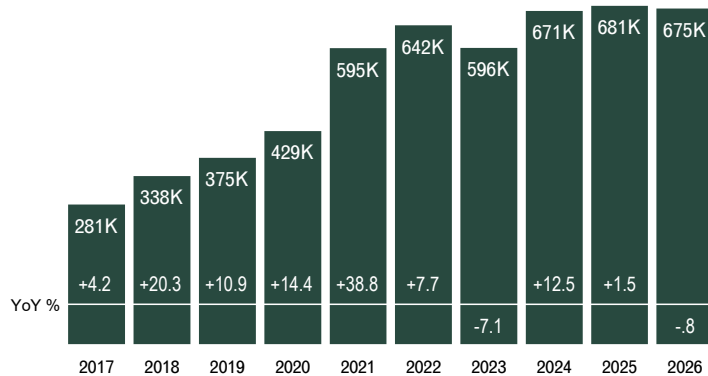
MONTHLY MARKET TRENDS

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

May 2026

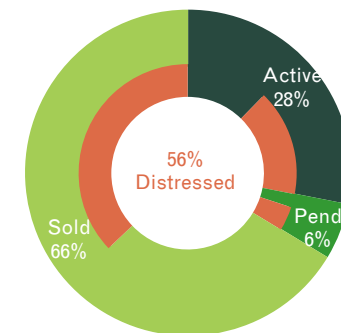
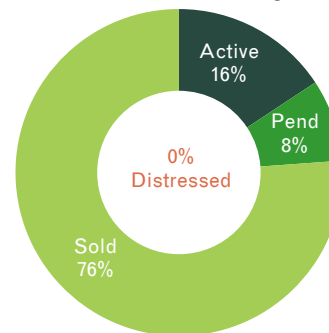
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	3	37	39	0.6	381,853	366,110	95.9%	1,238	295.67	-
400 - 499K	11	9	109	29	1.2	455,896	447,695	98.2%	1,433	312.31	-
500 - 599K	10	6	58	36	2.1	560,914	542,020	96.6%	1,784	303.81	-
600 - 799K	21	9	112	45	2.3	704,300	686,761	97.5%	2,266	303.06	-
800 - 999K	15	6	44	46	4.1	936,207	902,670	96.4%	2,759	327.15	-
1 - 1.5M	16	10	40	45	4.8	1,195,517	1,145,588	95.8%	3,181	360.09	-
1.5 - 2M	6	1	9	53	8.0	1,683,888	1,691,937	100.5%	3,561	475.10	-
2 - 2.5M	2	-	3	70	8.0	2,346,667	2,248,333	95.8%	4,712	477.15	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	85	44	412	39	2.5	695,254	675,274	97.1%	2,073	\$326	0

Avg Price \$895,667 \$770,608 \$675,274

Current Market Strength

- vs -

2010 Market Distress

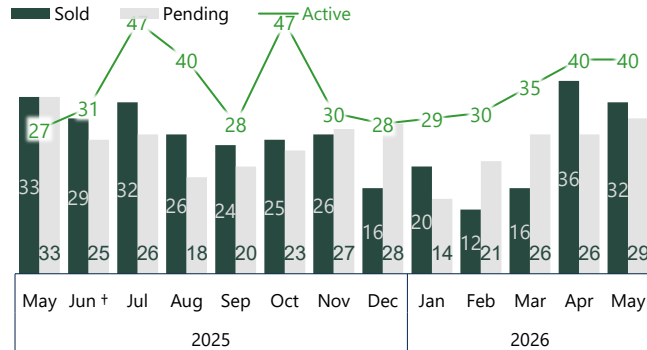


Report Date: Jun 4, 2026

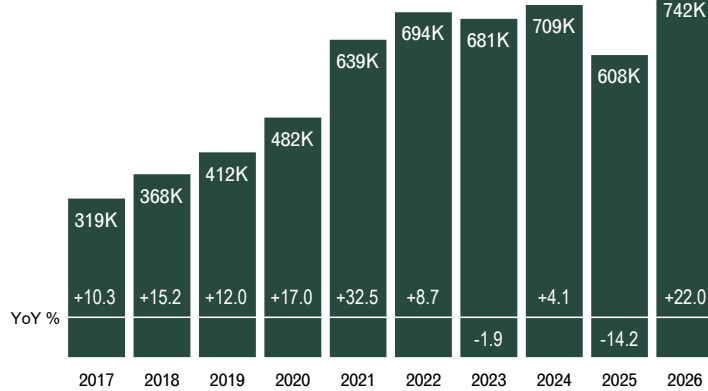
MONTHLY MARKET TRENDS

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

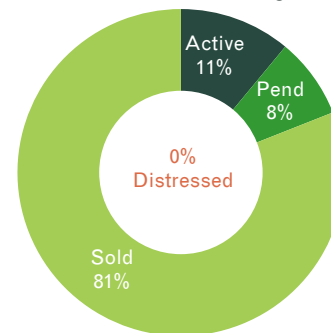
Area: 83716, SSE Boise, 301

May 2026

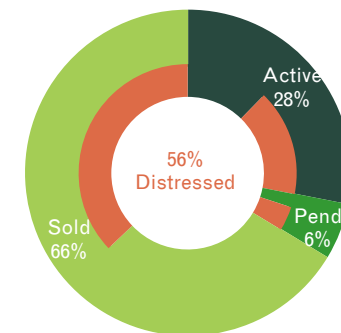
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	1	6	-	265,000	265,000	100.0%	1,725	153.62	
300 - 399K	2	-	13	75	1.8	374,969	361,108	96.3%	1,130	319.67	
400 - 499K	5	3	51	31	1.2	464,791	458,353	98.6%	1,289	355.65	
500 - 599K	5	8	46	32	1.3	550,089	539,303	98.0%	1,737	310.57	
600 - 799K	12	10	89	37	1.6	710,158	700,860	98.7%	2,303	304.38	
800 - 999K	4	4	53	18	0.9	881,948	880,064	99.8%	2,662	330.56	
1 - 1.5M	4	1	29	15	1.7	1,199,948	1,208,041	100.7%	3,131	385.79	
1.5 - 2M	5	3	11	77	5.5	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	29	294	33	1.6	750,921	741,548	98.8%	2,198	\$337	0

Avg Price \$975,449 \$775,483 \$741,548

Current Market Strength



- VS - 2010 Market Distress



Report Date: Jun 4, 2026