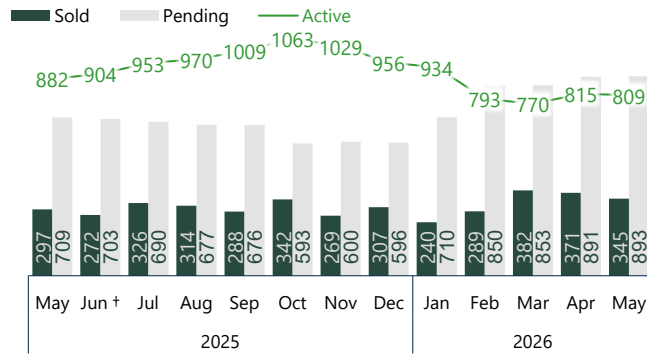


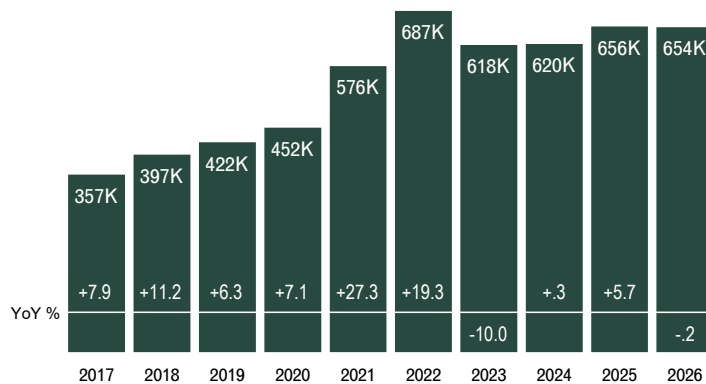
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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 † As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

Area: Ada County

May 2026

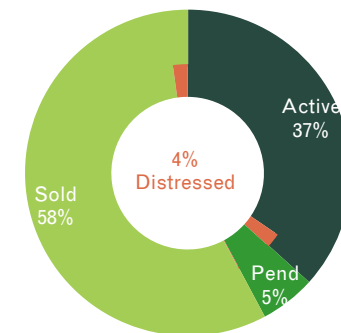
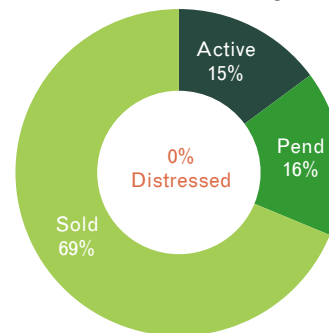
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	19	35	284	72	0.8	400,327	385,990	96.4%	1,486	259.78	-
400 - 499K	161	228	1,214	83	1.6	464,287	449,246	96.8%	1,792	250.73	-
500 - 599K	175	151	747	83	2.8	563,019	546,410	97.1%	2,161	252.79	-
600 - 799K	206	224	837	72	3.0	704,456	691,404	98.1%	2,473	279.62	-
800 - 999K	99	113	291	65	4.1	879,409	880,255	100.1%	2,858	307.99	-
1 - 1.5M	88	84	253	73	4.2	1,216,474	1,207,365	99.3%	3,203	376.97	-
1.5 - 2M	25	28	66	105	4.5	1,686,621	1,715,310	101.7%	3,651	469.87	-
2 - 2.5M	20	20	33	78	7.3	2,251,808	2,242,667	99.6%	4,253	527.33	-
2.5 - 3M	13	6	13	32	12.0	2,759,241	2,774,006	100.5%	4,539	611.11	-
>3M	3	4	6	46	6.0	3,360,165	3,609,531	107.4%	5,155	700.15	-
Totals	809	893	3,744	78	2.6	665,832	653,962	98.2%	2,242	\$292	0

Avg Price \$808,963 \$765,584 \$653,962

Current Market Strength

- VS -

2010 Market Distress

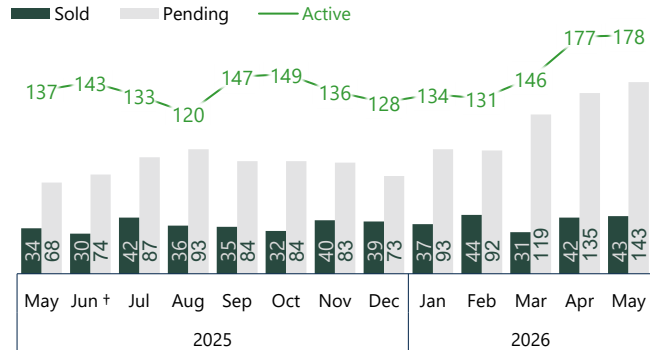


Report Date: Jun 4, 2026

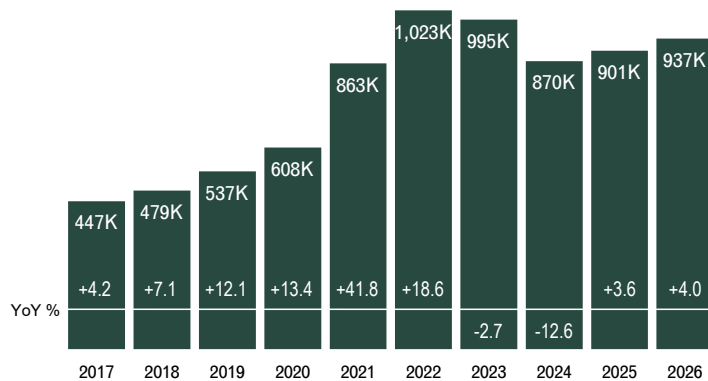
MONTHLY MARKET TRENDS

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

Area: 83616, Eagle, 900

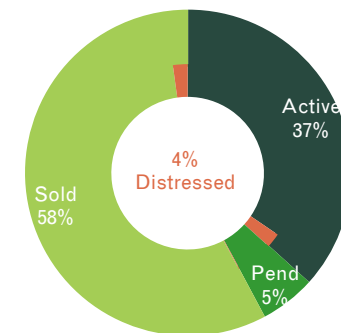
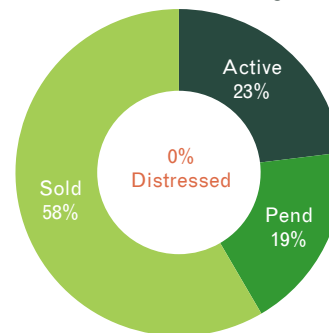
May 2026

Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold 12 mos.	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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	1	38	41	0.6	395,611	386,134	97.6%	1,753	220.27	-
400 - 499K	14	10	77	75	2.2	456,572	440,628	96.5%	1,944	226.70	-
500 - 599K	22	6	37	102	7.1	576,447	550,556	95.5%	1,964	280.33	-
600 - 799K	22	22	79	62	3.3	722,413	702,940	97.3%	2,294	306.42	-
800 - 999K	35	27	49	116	8.6	926,090	902,892	97.5%	2,619	344.77	-
1 - 1.5M	49	46	122	79	4.8	1,212,232	1,188,607	98.1%	3,159	376.22	-
1.5 - 2M	15	15	21	108	8.6	1,747,388	1,733,525	99.2%	3,711	467.16	-
2 - 2.5M	13	10	18	99	8.7	2,242,139	2,205,040	98.3%	4,296	513.28	-
2.5 - 3M	5	3	5	58	12.0	3,002,059	2,895,190	96.4%	4,773	606.63	-
>3M	1	3	5	22	2.4	3,652,200	3,691,437	101.1%	4,904	752.71	-
Totals	178	143	451	79	4.7	958,280	937,436	97.8%	2,633	\$356	0

Avg Price \$1,123,852 \$1,123,852 \$937,436

Current Market Strength

- vs - 2010 Market Distress

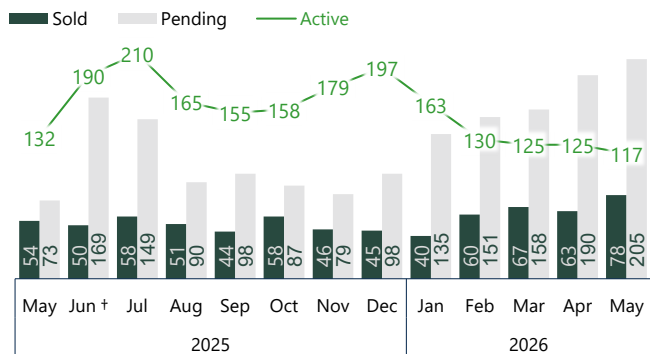


Report Date: Jun 4, 2026

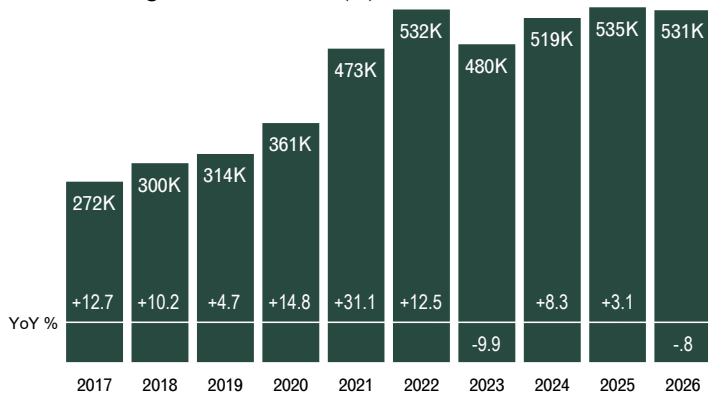
MONTHLY MARKET TRENDS

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

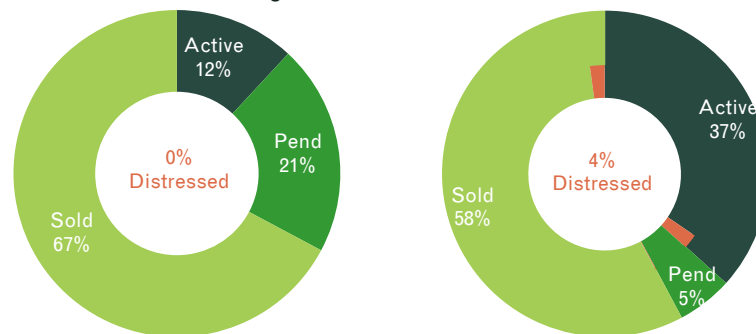
Area: 83634, Kuna, 1100

May 2026

Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold 12 mos.	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
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100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	4	17	129	86	0.4	402,791	386,447	95.9%	1,433	269.76	-
400 - 499K	33	104	277	90	1.4	454,743	440,293	96.8%	1,816	242.42	-
500 - 599K	34	41	120	94	3.4	564,329	543,377	96.3%	2,433	223.31	-
600 - 799K	37	19	79	92	5.6	725,693	710,746	97.9%	2,549	278.85	-
800 - 999K	7	20	31	47	2.7	842,657	873,518	103.7%	2,755	317.07	-
1 - 1.5M	2	4	22	51	1.1	1,196,926	1,227,973	102.6%	2,836	432.93	-
1.5 - 2M	-	-	2	3	-	1,415,147	1,686,983	119.2%	2,972	567.63	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	117	205	660	86	2.1	542,815	531,266	97.9%	2,023	\$263	0
Avg Price	\$595,156	\$595,156	\$531,266								

Current Market Strength

- VS - 2010 Market Distress

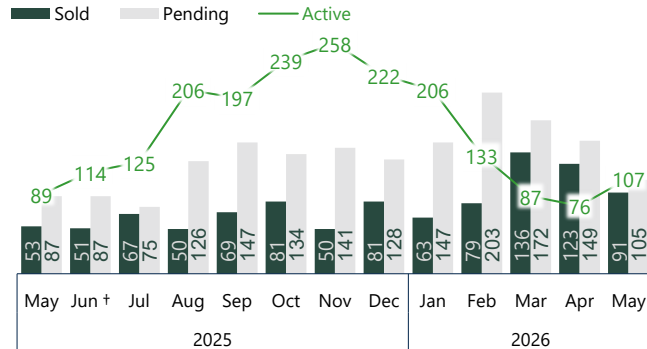


Report Date: Jun 4, 2026

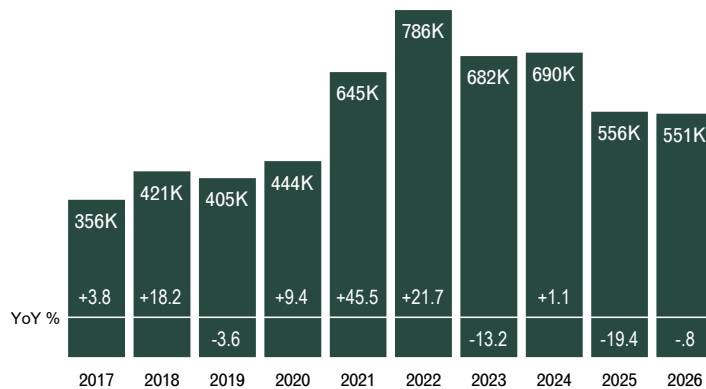
MONTHLY MARKET TRENDS

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: 83642, S Meridian, 1000

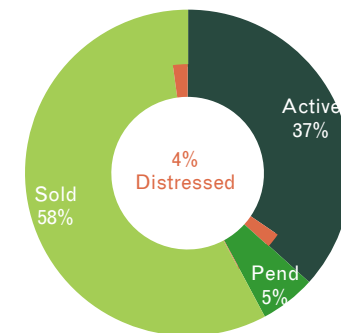
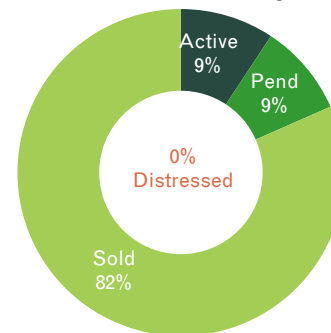
May 2026

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)					
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0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	4	5	57	41	0.8	396,988	388,291	97.8%	1,429	271.64	-
400 - 499K	22	26	444	77	0.6	459,036	447,343	97.5%	1,770	252.75	-
500 - 599K	29	17	177	78	2.0	559,939	545,857	97.5%	2,108	258.91	-
600 - 799K	34	34	188	54	2.2	689,537	684,016	99.2%	2,449	279.32	-
800 - 999K	15	16	59	66	3.1	876,039	878,861	100.3%	2,843	309.18	-
1 - 1.5M	2	7	11	46	2.2	1,207,931	1,200,411	99.4%	3,287	365.19	-
1.5 - 2M	1	-	3	55	4.0	1,575,119	1,678,099	106.5%	3,348	501.17	-
2 - 2.5M	-	-	1	1	-	2,250,000	2,250,000	100.0%	4,633	485.65	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	107	105	940	69	1.4	560,778	551,389	98.3%	2,042	\$270	0
Avg Price	\$648,360	\$648,360	\$551,389								

Current Market Strength

- vs -

2010 Market Distress

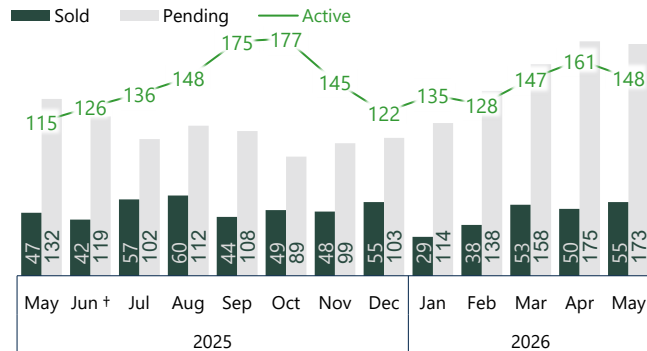


Report Date: Jun 4, 2026

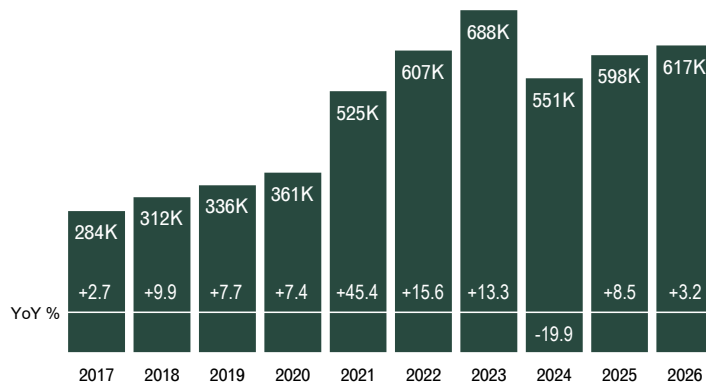
MONTHLY MARKET TRENDS

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: 83646, N Meridian, 1020

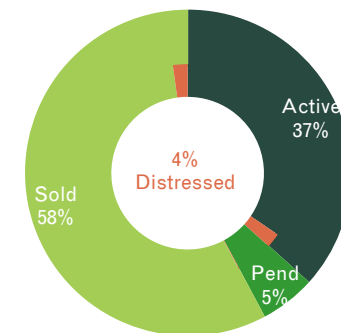
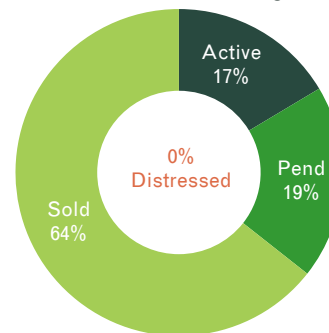
May 2026

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	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	13	142	-	415,990	388,796	93.5%	1,521	255.63	-
400 - 499K	56	39	167	95	4.0	471,742	453,764	96.2%	1,821	249.16	-
500 - 599K	46	45	155	95	3.6	562,622	551,366	98.0%	2,275	242.33	-
600 - 799K	30	69	174	91	2.1	702,415	692,444	98.6%	2,623	263.95	-
800 - 999K	11	16	55	43	2.4	856,211	865,640	101.1%	3,008	287.75	-
1 - 1.5M	3	2	12	16	3.0	1,058,400	1,136,251	107.4%	3,400	334.18	-
1.5 - 2M	2	2	2	429	12.0	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	162	-	1,899,990	3,200,000	168.4%	6,411	499.14	-
Totals	148	173	580	90	3.1	624,175	617,052	98.9%	2,340	\$264	0

Avg Price \$599,931 \$599,931 \$617,052

Current Market Strength

- VS - 2010 Market Distress

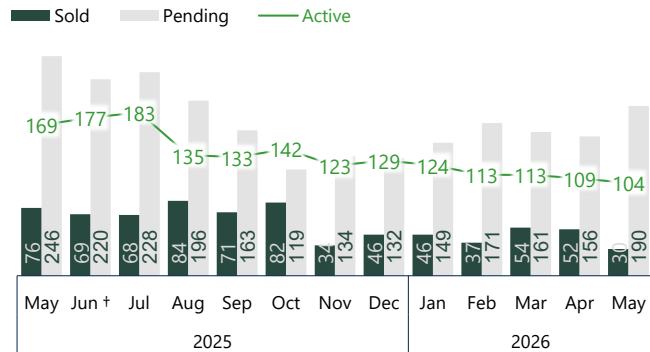


Report Date: Jun 4, 2026

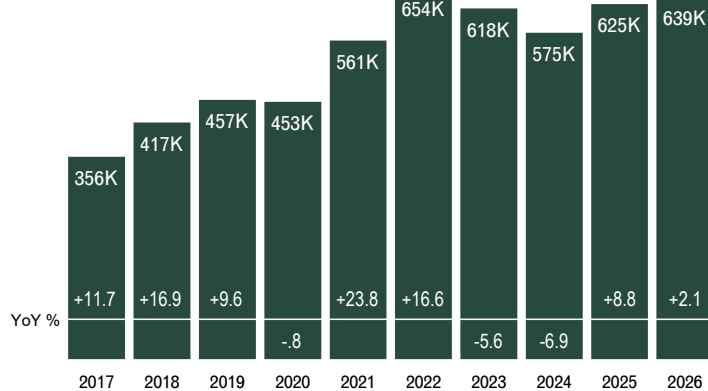
MONTHLY MARKET TRENDS

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

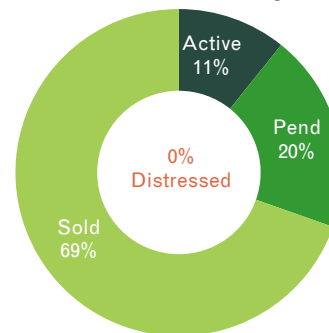
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Area: 83669, Star, 950

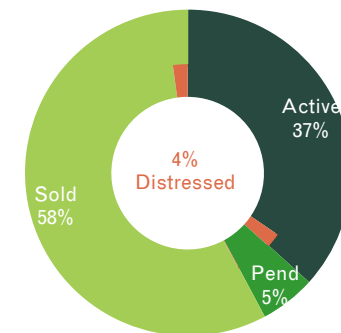
May 2026

Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
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0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	6	23	73	1.0	394,039	379,748	96.4%	1,643	231.09	-
400 - 499K	13	35	155	80	1.0	484,074	460,855	95.2%	1,823	252.86	-
500 - 599K	22	34	170	59	1.6	560,660	544,790	97.2%	2,130	255.73	-
600 - 799K	47	72	223	49	2.5	706,663	691,317	97.8%	2,516	274.81	-
800 - 999K	8	27	61	42	1.6	863,967	861,655	99.7%	3,130	275.30	-
1 - 1.5M	10	12	35	91	3.4	1,192,958	1,176,524	98.6%	3,352	350.96	-
1.5 - 2M	1	4	6	56	2.0	1,463,666	1,546,134	105.6%	3,721	415.52	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	104	190	673	61	1.9	654,131	638,872	97.7%	2,339	\$273	0
Avg Price	\$701,849	\$701,849	\$638,872								

Current Market Strength



- VS - 2010 Market Distress

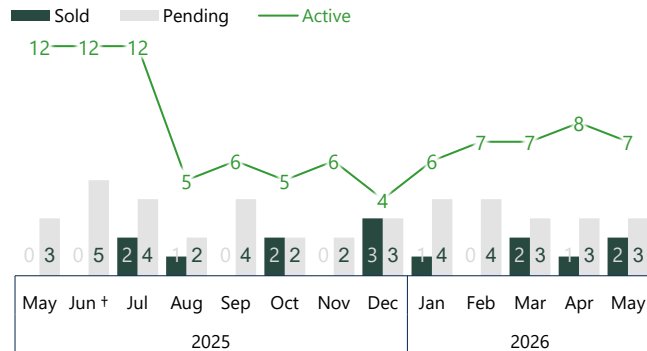


Report Date: Jun 4, 2026

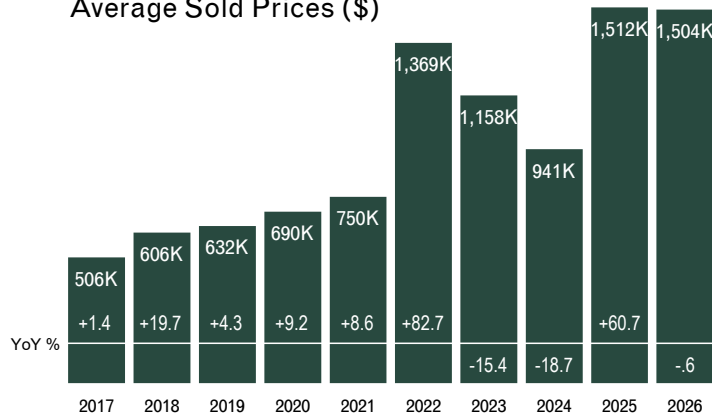
MONTHLY MARKET TRENDS

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
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Area: 83702, N Boise, 100

May 2026

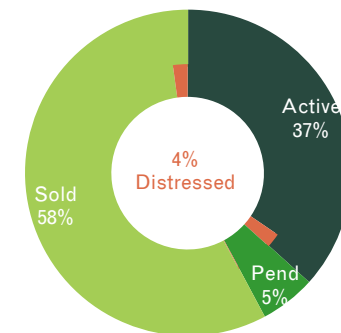
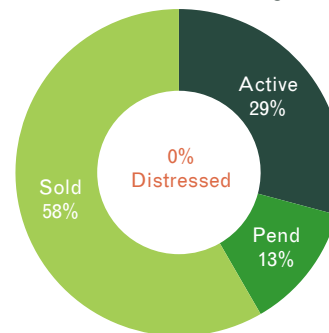
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
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100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	-	-	-	-	-	-	-	-	
400 - 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	1	1	1	-	12.0	875,000	886,289	101.3%	2,044	433.61	-
1 - 1.5M	-	-	2	94	-	1,244,500	1,214,500	97.6%	2,638	460.39	-
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	2	-	-	-	-	-	-	-	-	-	-
Totals	7	3	14	325	6.0	1,426,114	1,503,563	105.4%	2,490	\$604	0

Avg Price \$1,748,386 \$1,943,300 \$1,503,563

Current Market Strength

- VS -

2010 Market Distress

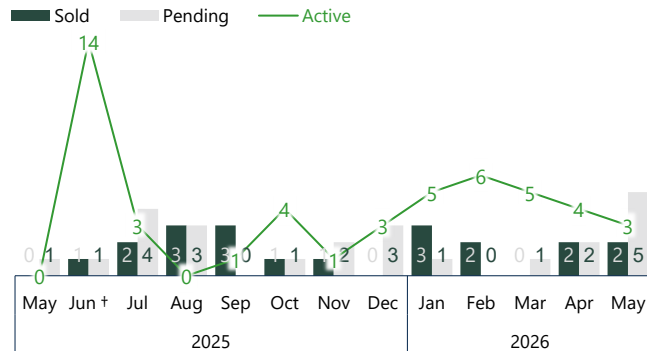


Report Date: Jun 4, 2026

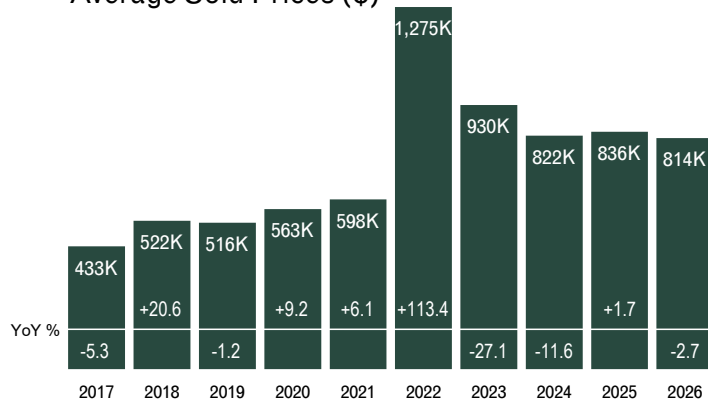
MONTHLY MARKET TRENDS

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

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

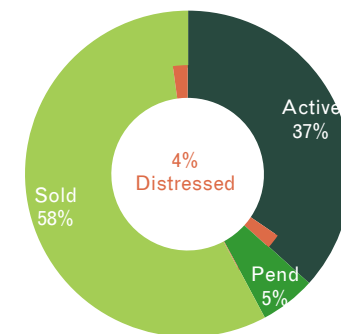
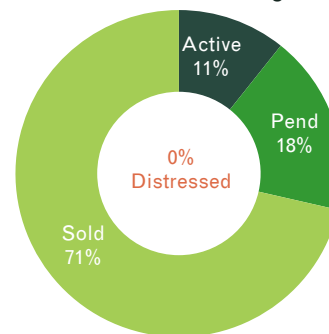
May 2026

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	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	3	3	13	68	2.8	702,824	691,750	98.4%	1,858	372.32	-
800 - 999K	-	1	4	224	-	875,925	869,975	99.3%	2,370	367.12	-
1 - 1.5M	-	1	3	55	-	1,302,867	1,266,200	97.2%	2,718	465.80	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	3	5	20	97	1.8	827,450	813,562	98.3%	2,089	\$389	0

Avg Price \$708,233 \$802,160 \$813,562

Current Market Strength

- vs - 2010 Market Distress

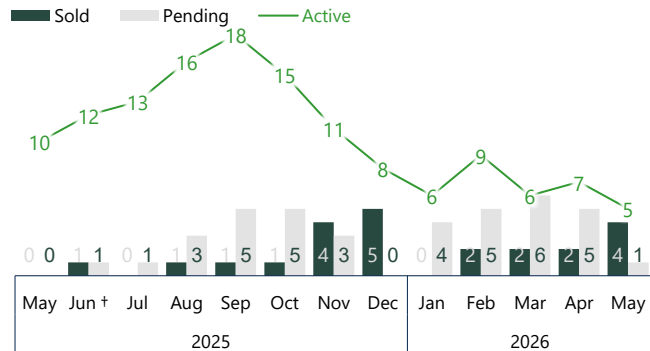


Report Date: Jun 4, 2026

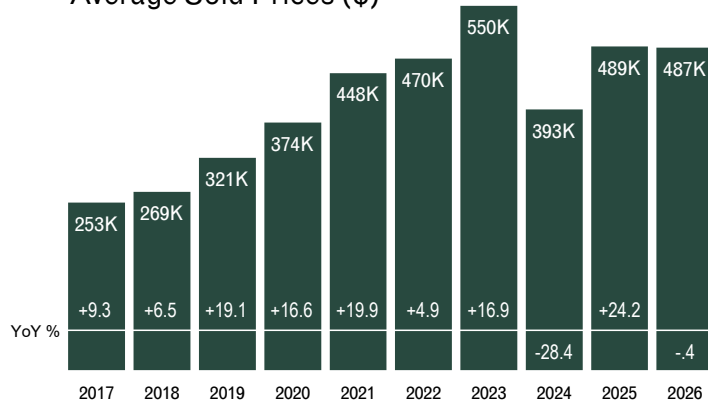
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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 † As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83704, West Boise, 600

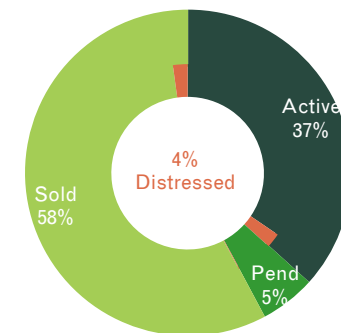
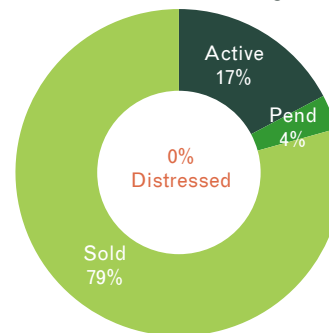
May 2026

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	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	1	10	23	-	363,100	362,570	99.9%	1,210	299.57	-
400 - 499K	2	-	2	16	12.0	479,500	479,000	99.9%	1,712	279.79	-
500 - 599K	3	-	6	80	6.0	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	-	-	-	-	-	-	-	-	-	-	-
Totals	5	1	23	62	2.6	498,717	486,743	97.6%	1,660	\$293	0

Avg Price \$529,640 \$369,900 \$486,743

Current Market Strength

- VS - 2010 Market Distress

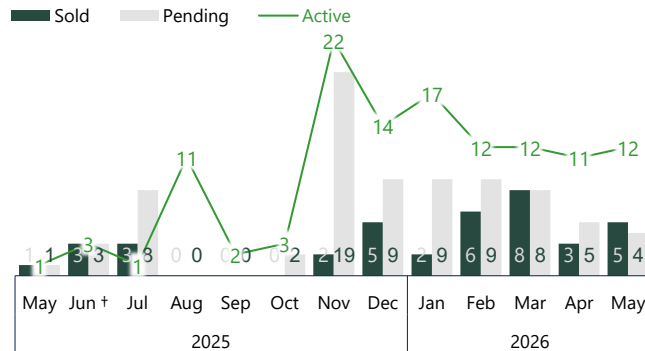


Report Date: Jun 4, 2026

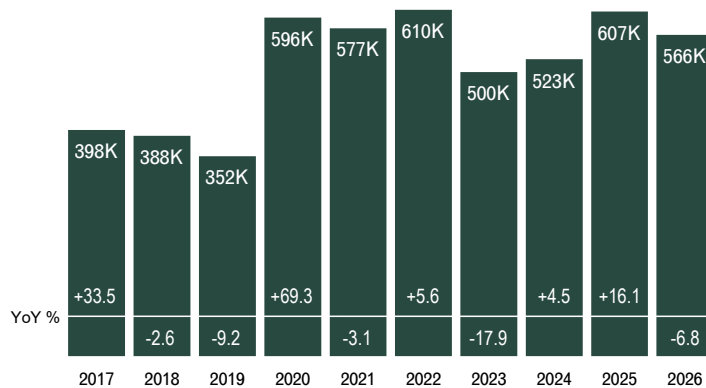
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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 † As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83705, Bench, 400

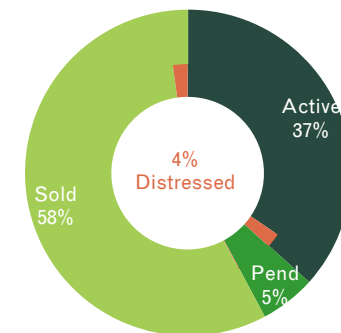
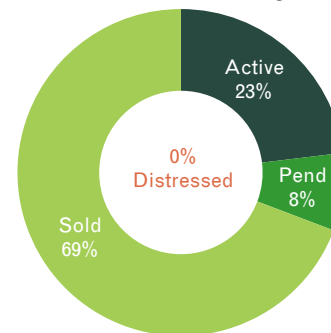
May 2026

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	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	3	3	21	23	1.7	489,289	486,284	99.4%	1,696	286.76	-
500 - 599K	4	1	6	50	8.0	547,297	531,758	97.2%	1,693	314.18	-
600 - 799K	5	-	6	8	10.0	712,280	711,563	99.9%	2,158	329.71	-
800 - 999K	-	-	3	77	-	871,797	896,797	102.9%	2,435	368.24	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	12	4	36	29	4.0	567,998	565,619	99.6%	1,834	\$308	0

Avg Price \$598,173 \$495,440 \$565,619

Current Market Strength

- VS - 2010 Market Distress

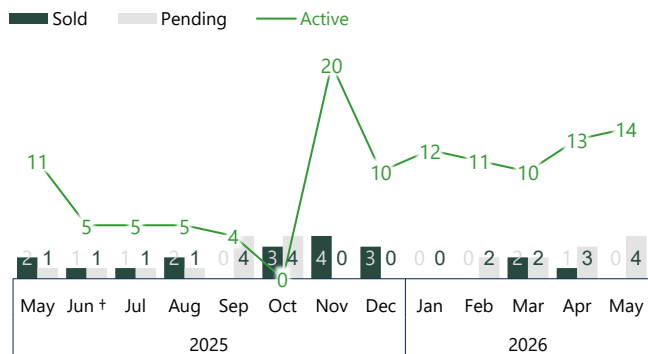


Report Date: Jun 4, 2026

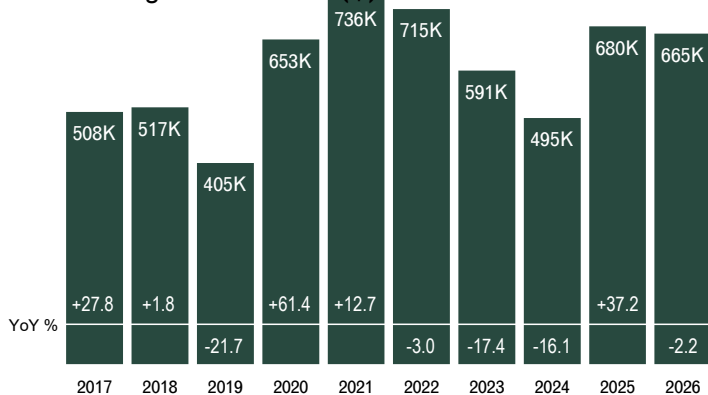
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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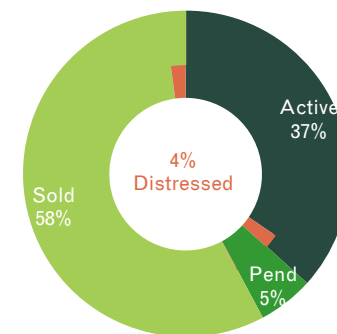
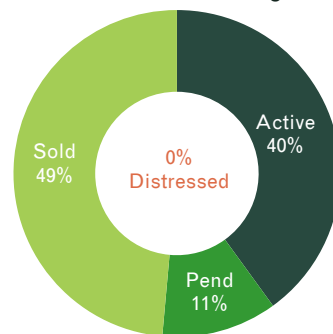
Area: 83706, SE Boise, 300

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	-	-	-	-	-	-	-	-	-	-	
300 - 399K	4	1	-	-	-	-	-	-	-	-	
400 - 499K	-	1	-	-	-	-	-	-	-	-	
500 - 599K	5	-	7	58	8.6	562,500	562,943	100.1%	1,698	331.56	
600 - 799K	4	-	8	76	6.0	704,813	686,738	97.4%	1,912	359.13	
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	-	-	-	-	-	-	-	-	-	-	
Totals	14	4	17	68	9.9	682,400	664,971	97.4%	1,881	\$354	0
Avg Price	\$586,057	\$629,325	\$664,971								

Current Market Strength

- VS - 2010 Market Distress

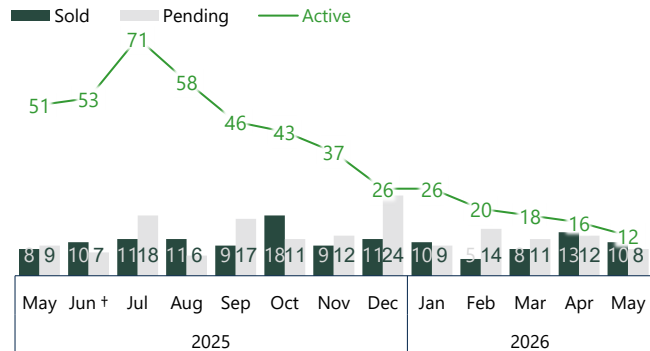


Report Date: Jun 4, 2026

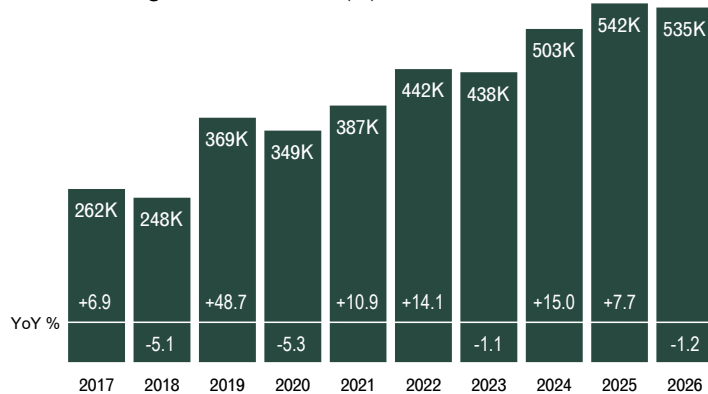
MONTHLY MARKET TRENDS

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

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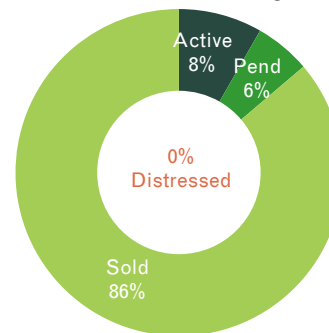
Area: 83709, South Boise, 500&550

May 2026

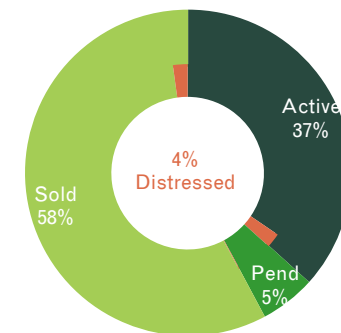
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	8	187	-	446,490	396,615	88.8%	1,512	262.40	-
400 - 499K	6	4	44	99	1.6	484,922	459,321	94.7%	1,651	278.24	-
500 - 599K	5	2	38	106	1.6	574,698	536,586	93.4%	1,987	270.03	-
600 - 799K	1	2	35	111	0.3	690,845	661,118	95.7%	2,495	264.97	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	12	8	125	110	1.2	567,413	535,300	94.3%	1,981	\$270	0

Avg Price \$499,818 \$536,804 \$535,300

Current Market Strength



- VS - 2010 Market Distress

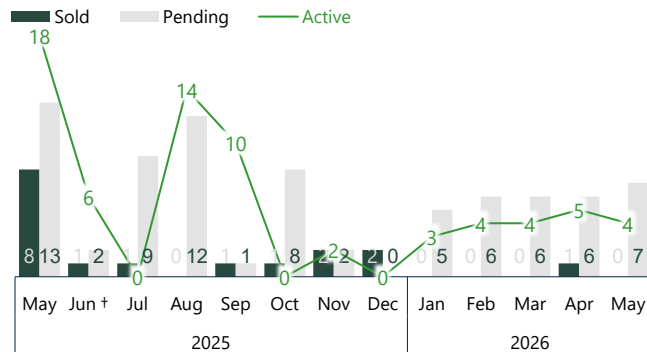


Report Date: Jun 4, 2026

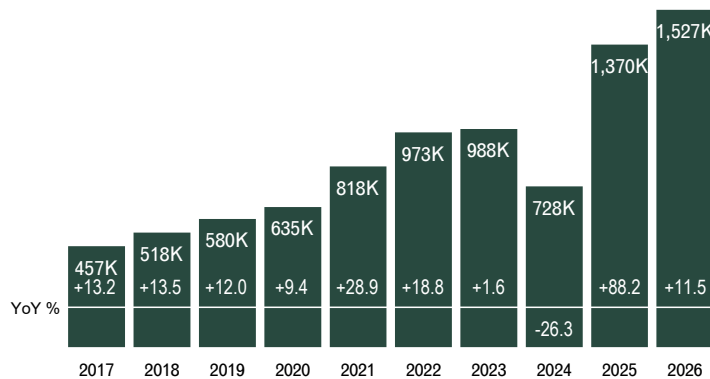
MONTHLY MARKET TRENDS

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

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

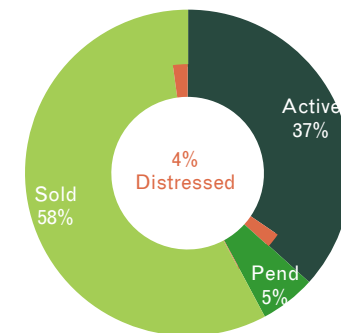
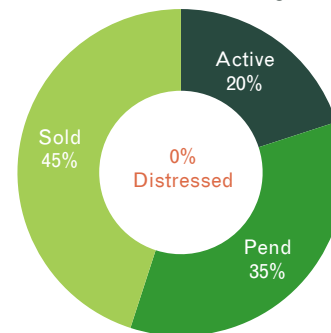
May 2026

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	# 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	1	2	2	12.0	1,372,343	1,352,393	98.5%	2,966	455.97	-
1.5 - 2M	-	2	2	67	-	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	-	-	-	-	-	-	-	-	-
Totals	4	7	9	76	5.3	1,492,709	1,527,070	102.3%	2,839	\$538	0

Avg Price \$1,862,425 \$2,256,443 \$1,527,070

Current Market Strength

- vs - 2010 Market Distress

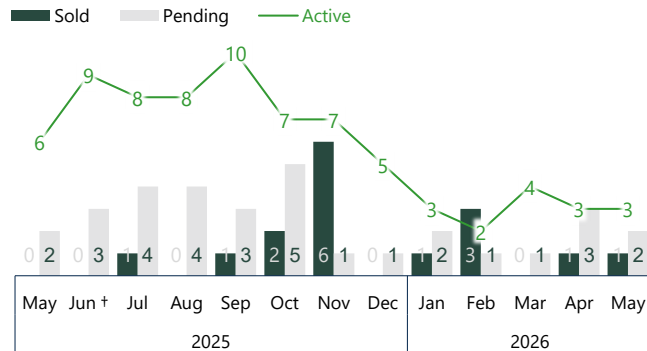


Report Date: Jun 4, 2026

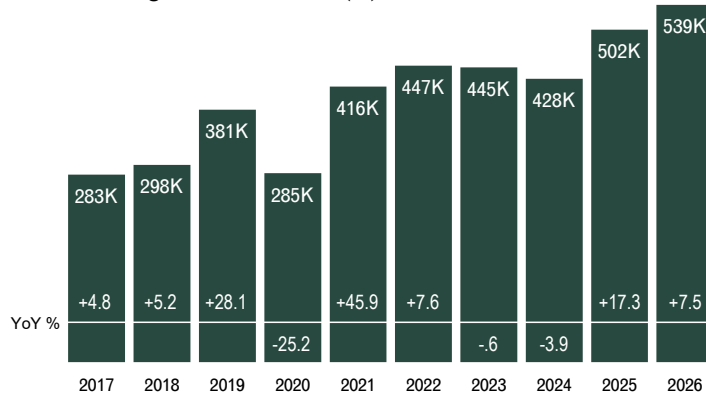
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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 † As of Jun 2025, data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83713, W Boise - Garden City, 650

May 2026

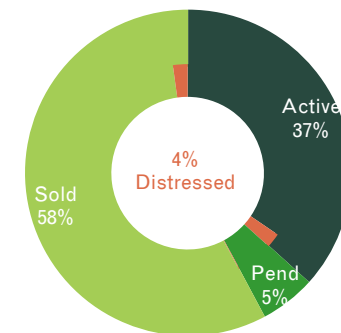
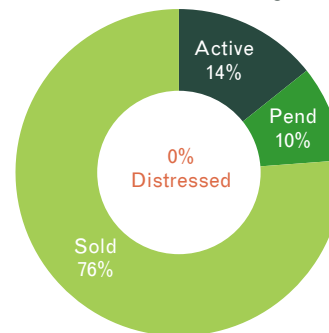
Price \$1000's	# Active as of 06/04/2026	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 06-01-25 to 05-31-26)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
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	-	-	8	131	-	602,150	575,231	95.5%	2,168	265.34	-
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	-	-	-	-	-	-	-	-	-	-	-
Totals	3	2	16	123	2.3	556,181	539,347	97.0%	2,151	\$251	0

Avg Price \$436,600 \$409,900 \$539,347

Current Market Strength

- vs -

2010 Market Distress

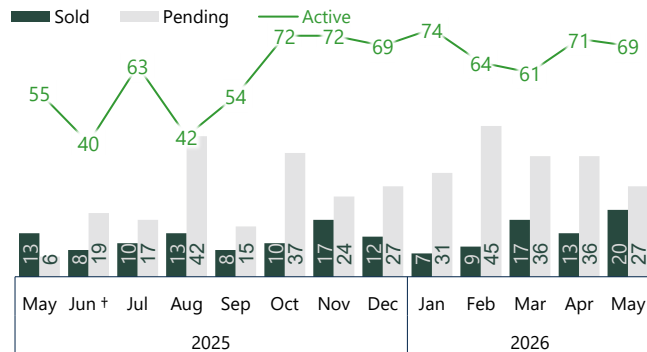


Report Date: Jun 4, 2026

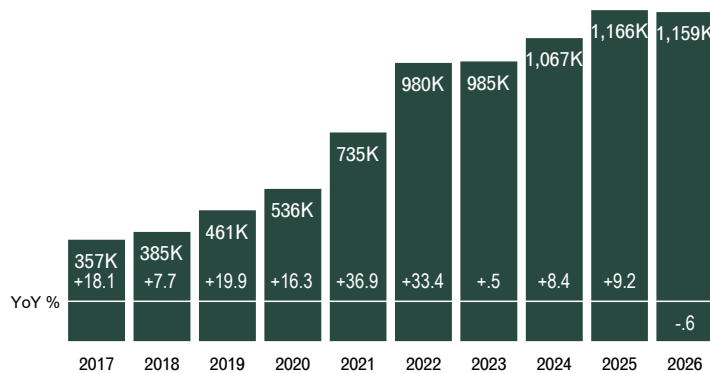
MONTHLY MARKET TRENDS

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

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

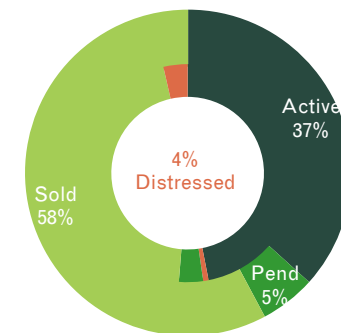
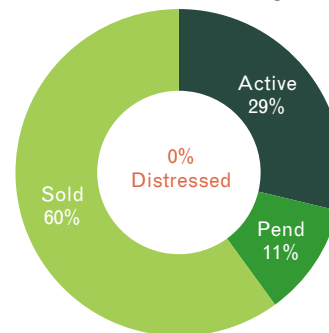
May 2026

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	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	1	3	-	-	399,300	399,000	99.9%	1,373	290.60	-
400 - 499K	5	1	15	89	4.0	461,921	459,103	99.4%	1,574	291.70	-
500 - 599K	1	2	12	74	1.0	553,531	545,398	98.5%	1,982	275.16	-
600 - 799K	17	-	14	114	14.6	721,376	687,791	95.3%	2,329	295.33	-
800 - 999K	21	3	23	60	11.0	923,810	925,049	100.1%	2,711	341.28	-
1 - 1.5M	18	11	41	80	5.3	1,294,131	1,290,672	99.7%	3,441	375.06	-
1.5 - 2M	4	5	25	43	1.9	1,697,735	1,712,862	100.9%	3,663	467.58	-
2 - 2.5M	1	4	9	30	1.3	2,274,476	2,272,963	99.9%	4,370	520.13	-
2.5 - 3M	2	-	2	-	12.0	2,572,789	2,572,723	100.0%	4,618	557.17	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	69	27	144	68	5.8	1,161,351	1,158,852	99.8%	2,970	\$390	0

Avg Price \$1,030,266 \$1,380,051 \$1,158,852

Current Market Strength

- VS - 2010 Market Distress

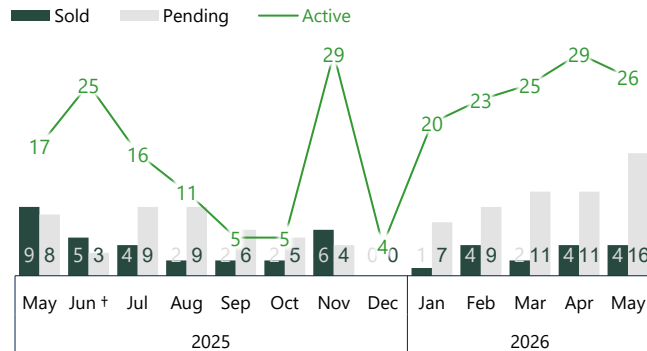


Report Date: Jun 4, 2026

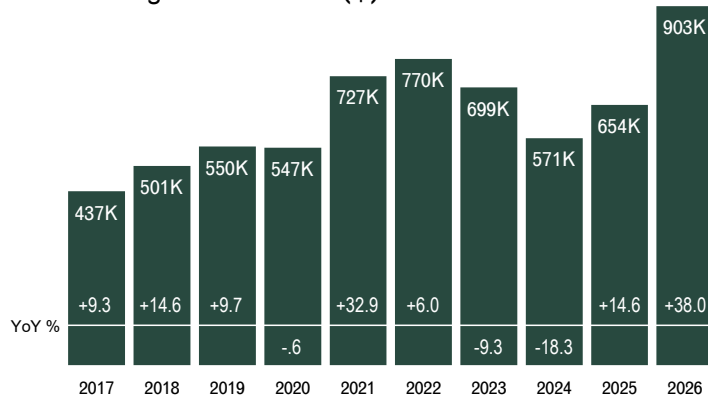
MONTHLY MARKET TRENDS

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

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

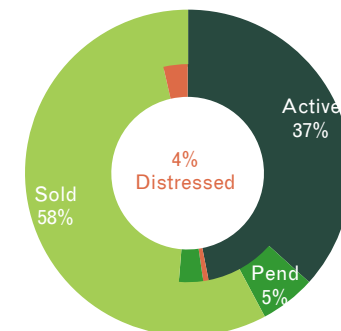
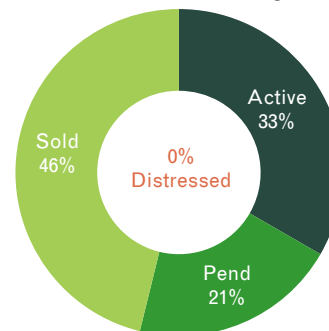
May 2026

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	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	2	2	123	18.0	389,900	389,900	100.0%	711	548.38	-
400 - 499K	4	4	8	87	6.0	460,525	461,288	100.2%	911	506.63	-
500 - 599K	2	3	10	61	2.4	539,400	539,400	100.0%	1,136	474.78	-
600 - 799K	4	3	4	66	12.0	708,325	703,200	99.3%	2,231	315.19	-
800 - 999K	1	-	4	78	3.0	927,729	914,223	98.5%	2,597	352.03	-
1 - 1.5M	1	-	2	41	6.0	1,274,995	1,259,995	98.8%	2,636	478.09	-
1.5 - 2M	2	-	2	409	12.0	1,792,400	1,779,950	99.3%	4,380	406.38	-
2 - 2.5M	3	4	2	153	18.0	2,270,445	2,300,742	101.3%	4,411	521.65	-
2.5 - 3M	6	-	2	26	36.0	2,722,180	2,749,915	101.0%	5,614	489.83	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	26	16	36	94	8.7	903,396	903,194	100.0%	2,041	\$443	0

Avg Price \$1,360,575 \$996,434 \$903,194

Current Market Strength

- VS - 2010 Market Distress



Report Date: Jun 4, 2026