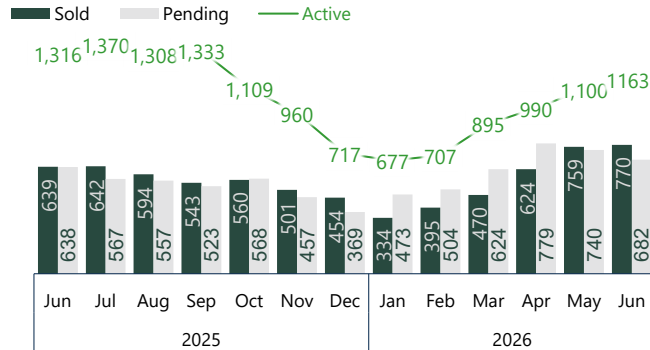


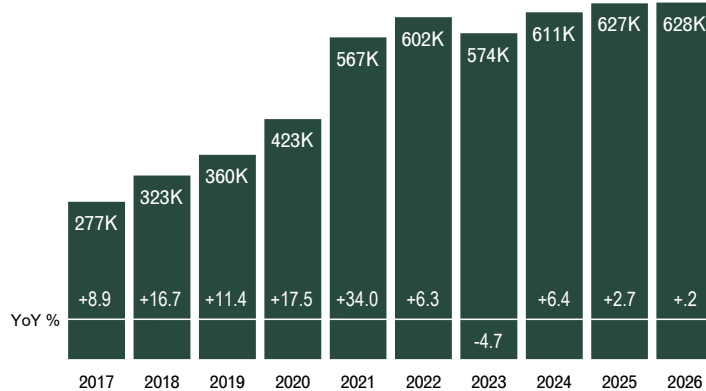
MONTHLY MARKET TRENDS

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

Data compiled by Zip Code (prev Area #), for geographically precise data

Area: Ada County

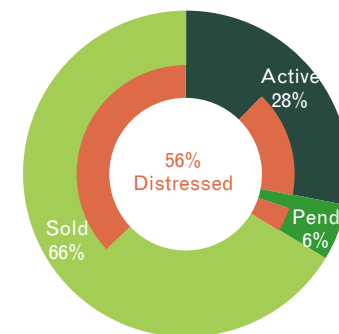
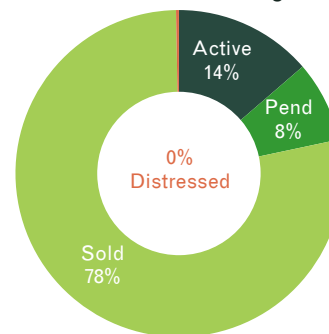
June 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)				
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	—	—	—	—	—	—	—	—	—	—
100 - 199K	1	1	2	13	6.0	378,500	163,000	43.1%	1,404	116.10
200 - 299K	16	5	100	47	1.9	287,268	269,402	93.8%	998	269.82
300 - 399K	80	64	863	36	1.1	377,600	366,874	97.2%	1,249	293.66
400 - 499K	195	165	1,893	32	1.2	455,382	446,283	98.0%	1,612	276.86
500 - 599K	239	141	1,241	36	2.3	558,560	546,650	97.9%	2,016	271.09
600 - 799K	265	160	1,365	40	2.3	703,601	687,115	97.7%	2,382	288.44
800 - 999K	172	71	577	43	3.6	909,744	884,744	97.3%	2,786	317.60
1 - 1.5M	103	49	424	48	2.9	1,245,356	1,195,270	96.0%	3,351	356.69
1.5 - 2M	49	17	126	63	4.7	1,762,716	1,694,949	96.2%	3,928	431.48
2 - 2.5M	10	3	34	57	3.5	2,282,635	2,217,782	97.2%	4,785	463.51
2.5 - 3M	17	3	9	57	22.7	2,658,076	2,602,767	97.9%	5,763	451.63
>3M	16	3	11	42	17.5	3,560,818	3,438,035	96.6%	5,786	594.15
Totals	1,163	682	6,645	38	2.1	645,107	627,916	97.3%	2,075	\$303

Avg Price \$810,409 \$687,889 \$627,916

Current Market Strength

- VS - 2010 Market Distress



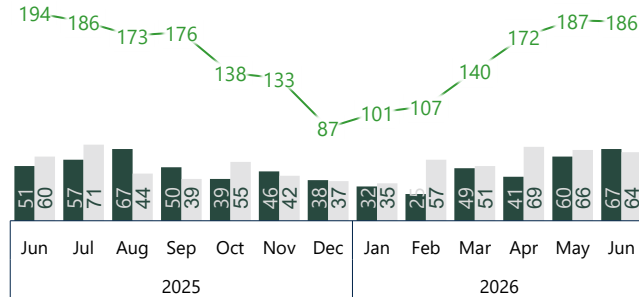
Report Date: Jul 6, 2026

MONTHLY MARKET TRENDS

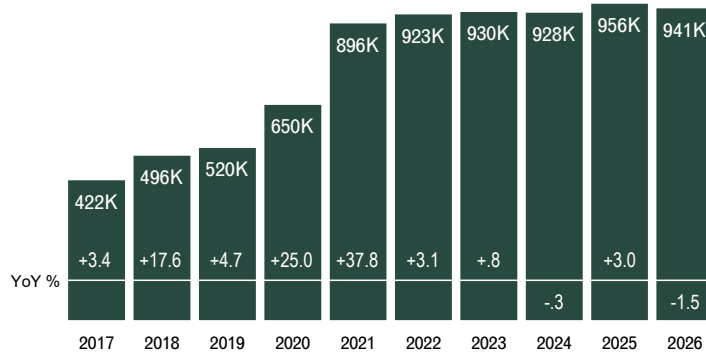
Existing Homes

Monthly Trends

■ Sold ■ Pending — Active



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months

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Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83616, Eagle, 900

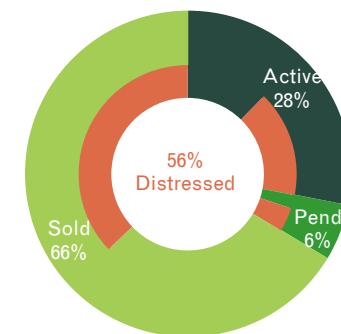
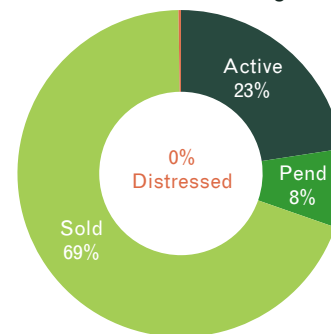
June 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	3	23	—	298,300	290,333	97.3%	932	311.63	—
300 - 399K	2	2	17	40	1.4	363,618	350,400	96.4%	1,145	306.09	—
400 - 499K	3	3	48	45	0.8	477,457	454,677	95.2%	1,577	288.33	—
500 - 599K	17	10	70	35	2.9	568,641	554,397	97.5%	1,896	292.38	—
600 - 799K	46	14	145	51	3.8	714,647	691,964	96.8%	2,374	291.49	—
800 - 999K	40	7	82	58	5.9	935,458	898,392	96.0%	2,750	326.66	1
1 - 1.5M	36	12	140	57	3.1	1,252,808	1,193,872	95.3%	3,429	348.21	1
1.5 - 2M	19	11	46	63	5.0	1,793,985	1,715,411	95.6%	3,927	436.84	—
2 - 2.5M	6	1	15	64	4.8	2,324,453	2,238,913	96.3%	4,920	455.05	—
2.5 - 3M	10	1	4	46	30.0	2,709,697	2,635,000	97.2%	5,253	501.62	—
>3M	7	3	2	64	42.0	3,475,000	3,287,500	94.6%	5,345	615.12	—
Totals	186	64	572	52	3.9	980,249	940,931	96.0%	2,739	\$344	2

Avg Price \$1,255,686 \$1,172,045 \$940,931

Current Market Strength

- VS - 2010 Market Distress



Report Date: Jul 6, 2026

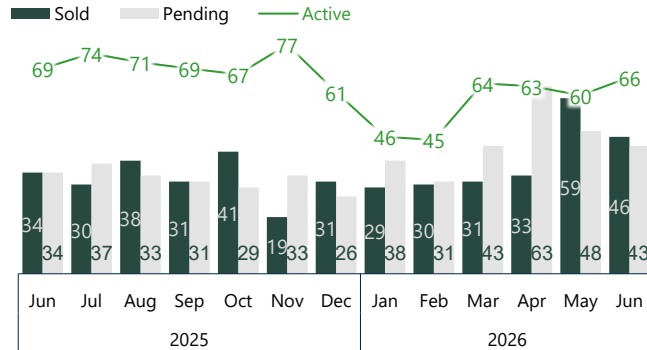


43° NORTH

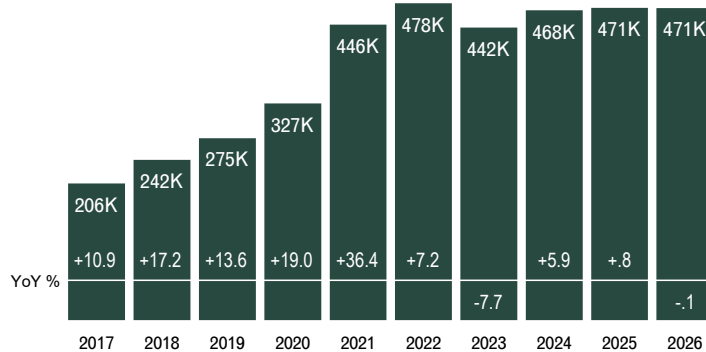
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

Area: 83634, Kuna, 1100

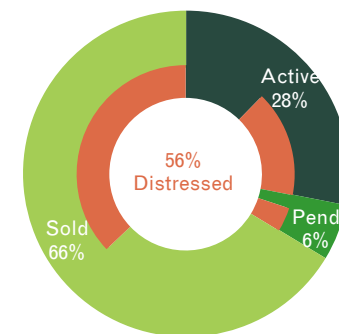
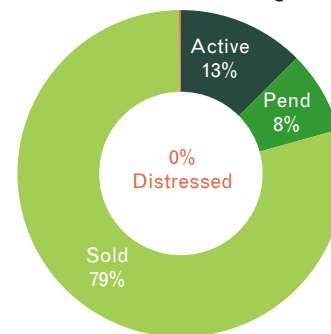
June 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	2	1	—	252,500	254,000	100.6%	2,000	127.00	—
300 - 399K	9	11	129	23	0.8	374,049	368,560	98.5%	1,302	283.03	—
400 - 499K	18	9	166	41	1.3	448,829	439,390	97.9%	1,836	239.27	1
500 - 599K	19	14	58	35	3.9	557,327	541,543	97.2%	2,270	238.54	—
600 - 799K	10	9	54	53	2.2	705,300	680,458	96.5%	2,578	263.93	—
800 - 999K	7	—	7	62	12.0	893,213	871,413	97.6%	3,271	266.38	—
1 - 1.5M	3	—	1	3	36.0	1,150,000	1,150,000	100.0%	3,052	376.80	—
1.5 - 2M	—	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	66	43	417	36	1.9	482,198	470,971	97.7%	1,855	\$254	1

Avg Price \$587,483 \$510,755 \$470,971

Current Market Strength

- VS - 2010 Market Distress

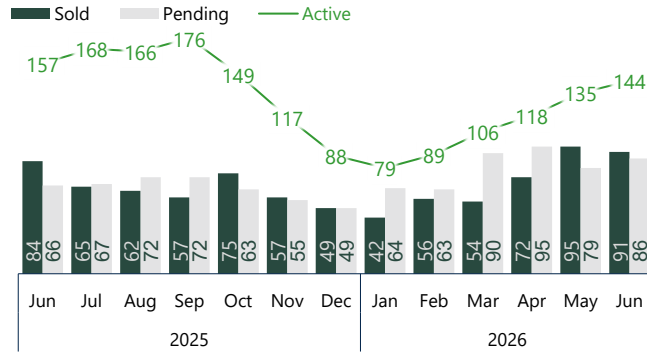


Report Date: Jul 6, 2026

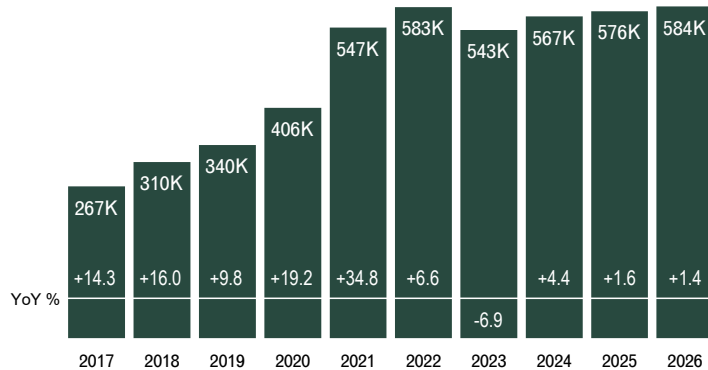
MONTHLY MARKET TRENDS

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
Data compiled by Zip Code (prev Area #), for geographically precise data

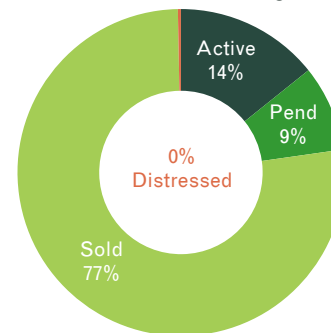
Area: 83642, S Meridian, 1000

June 2026

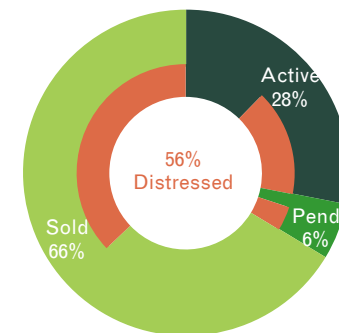
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)				
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	14	-	250,000	175,000	70.0%	975	179.49
200 - 299K	1	-	6	8	2.0	285,975	264,867	92.6%	1,111	238.40
300 - 399K	7	6	97	35	0.9	385,429	376,729	97.7%	1,311	287.33
400 - 499K	36	26	257	28	1.7	453,705	445,609	98.2%	1,683	264.85
500 - 599K	35	16	153	45	2.7	563,228	552,125	98.0%	2,167	254.76
600 - 799K	25	23	161	48	1.9	714,773	694,881	97.2%	2,608	266.39
800 - 999K	32	11	66	54	5.8	902,495	876,216	97.1%	3,106	282.07
1 - 1.5M	3	4	29	68	1.2	1,164,729	1,123,269	96.4%	3,652	307.60
1.5 - 2M	3	-	6	35	6.0	1,778,833	1,738,633	97.7%	4,663	372.90
2 - 2.5M	-	-	2	38	-	2,250,000	2,175,000	96.7%	6,097	356.73
2.5 - 3M	2	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	144	86	778	40	2.2	598,614	584,018	97.6%	2,146	\$272

Avg Price \$688,963 \$619,007 \$584,018

Current Market Strength



- VS - 2010 Market Distress

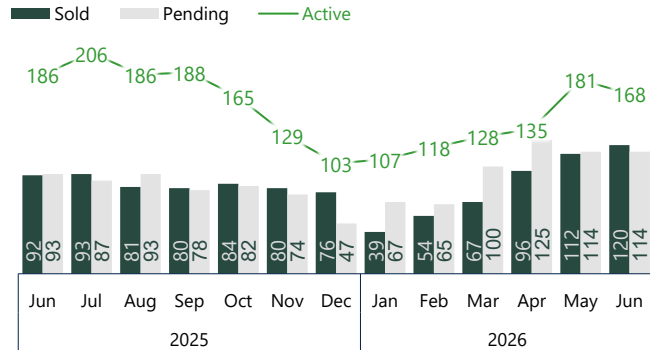


Report Date: Jul 6, 2026

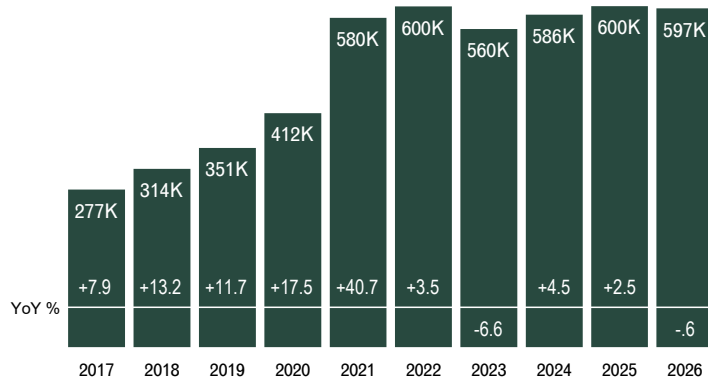
MONTHLY MARKET TRENDS

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
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Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83646, N Meridian, 1020

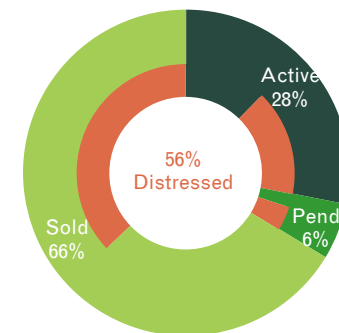
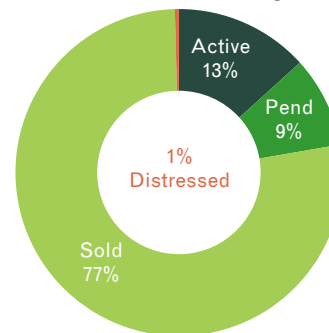
June 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	1	—	5	76	2.4	307,980	290,880	94.4%	1,063	273.54	—
300 - 399K	5	9	83	47	0.7	393,055	379,498	96.6%	1,405	270.02	—
400 - 499K	24	34	319	34	0.9	457,185	448,045	98.0%	1,672	267.89	3
500 - 599K	46	25	237	39	2.3	559,992	549,921	98.2%	2,114	260.10	1
600 - 799K	43	37	223	38	2.3	697,307	681,143	97.7%	2,572	264.85	1
800 - 999K	30	8	67	52	5.4	898,853	869,080	96.7%	3,153	275.63	—
1 - 1.5M	12	1	27	41	5.3	1,201,614	1,139,439	94.8%	3,600	316.49	—
1.5 - 2M	3	—	12	43	3.0	1,804,167	1,722,500	95.5%	4,583	375.82	—
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	3	—	2	23	18.0	3,347,500	3,275,000	97.8%	6,925	472.92	—
Totals	168	114	979	39	2.1	611,929	596,559	97.5%	2,173	\$275	5

Avg Price \$773,764 \$584,533 \$596,559

Current Market Strength

- VS - 2010 Market Distress



Report Date: Jul 6, 2026



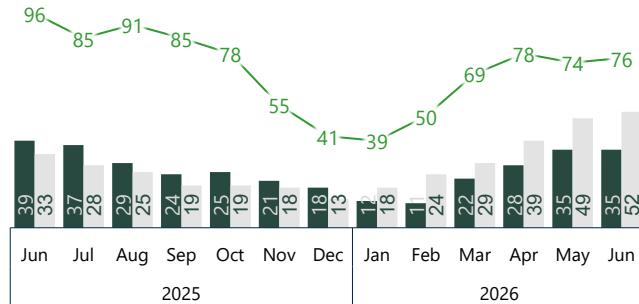
43° NORTH

MONTHLY MARKET TRENDS

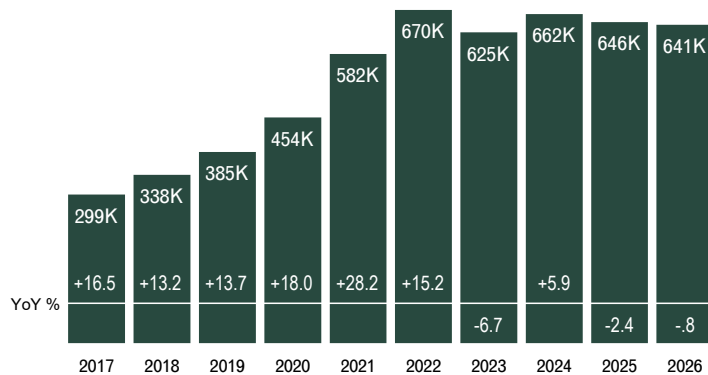
Existing Homes

Monthly Trends

Sold Pending Active



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

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Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83669, Star, 950

June 2026

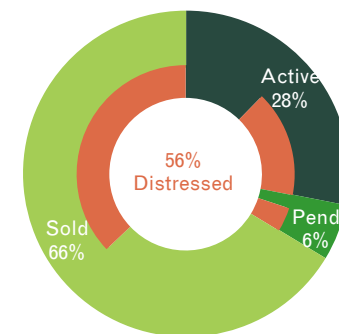
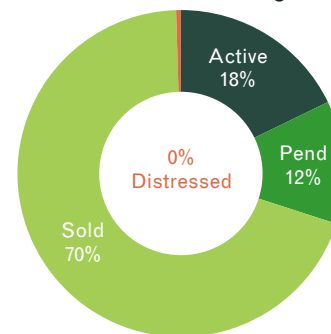
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	1	16	—	249,900	249,000	99.6%	1,140	218.42	—
300 - 399K	1	1	22	28	0.5	379,982	371,732	97.8%	1,283	289.82	—
400 - 499K	9	11	69	46	1.6	459,408	446,544	97.2%	1,747	255.65	2
500 - 599K	17	17	67	34	3.0	559,992	545,439	97.4%	2,173	251.04	—
600 - 799K	21	14	69	45	3.7	713,045	694,766	97.4%	2,526	275.04	—
800 - 999K	13	7	53	58	2.9	925,322	891,069	96.3%	2,776	320.93	—
1 - 1.5M	11	2	14	61	9.4	1,208,998	1,158,577	95.8%	3,173	365.16	—
1.5 - 2M	4	—	2	180	24.0	1,599,500	1,562,500	97.7%	5,282	295.84	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	76	52	297	45	3.1	660,590	640,719	97.0%	2,262	\$283	2

Avg Price \$792,313 \$642,881 \$640,719

Current Market Strength

- VS -

2010 Market Distress



Report Date: Jul 6, 2026

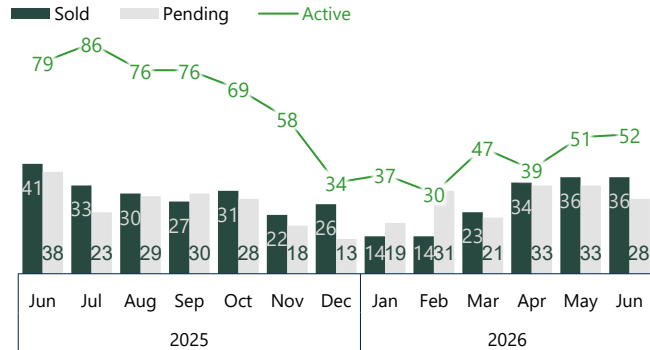


43° NORTH

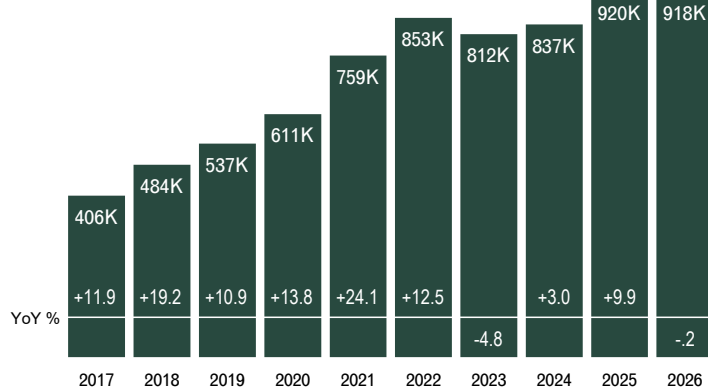
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83702, N Boise, 100

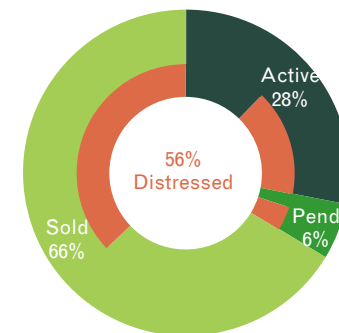
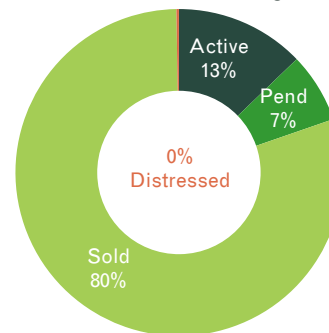
June 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	1	119	—	334,900	295,000	88.1%	712	414.33	—
300 - 399K	4	1	19	22	2.5	371,837	351,637	94.6%	752	467.34	—
400 - 499K	4	1	15	78	3.2	477,779	441,740	92.5%	985	448.44	—
500 - 599K	11	3	42	36	3.1	582,451	550,650	94.5%	1,444	381.35	1
600 - 799K	10	6	95	36	1.3	710,990	692,500	97.4%	1,631	424.48	—
800 - 999K	6	3	58	30	1.2	916,141	901,382	98.4%	2,205	408.70	—
1 - 1.5M	6	10	62	41	1.2	1,279,104	1,240,856	97.0%	3,026	410.13	—
1.5 - 2M	5	2	22	73	2.7	1,733,962	1,658,518	95.6%	3,293	503.64	—
2 - 2.5M	1	1	5	39	2.4	2,296,580	2,175,800	94.7%	3,788	574.42	—
2.5 - 3M	1	1	2	152	6.0	2,592,000	2,500,000	96.5%	6,937	360.41	—
>3M	4	—	4	45	12.0	3,575,000	3,557,096	99.5%	5,223	681.04	—
Totals	52	28	325	40	1.9	948,087	917,923	96.8%	2,114	\$434	1

Avg Price \$1,117,486 \$1,073,446 \$917,923

Current Market Strength

- VS - 2010 Market Distress

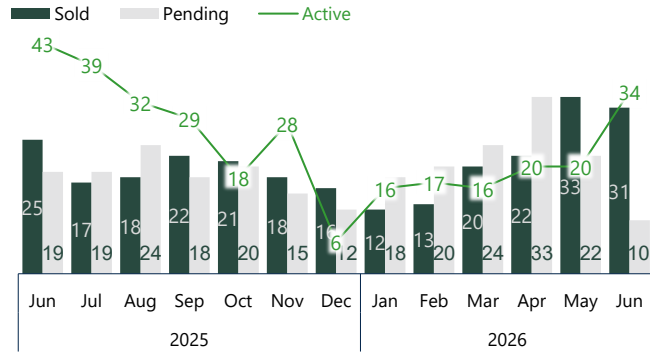


Report Date: Jul 6, 2026

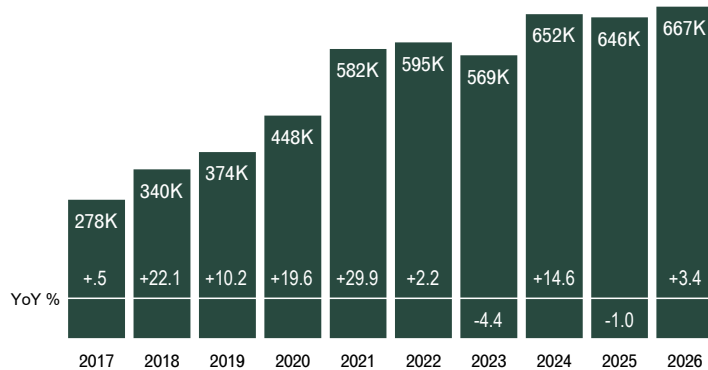
MONTHLY MARKET TRENDS

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

Data compiled by Zip Code (prev Area #), for geographically precise data

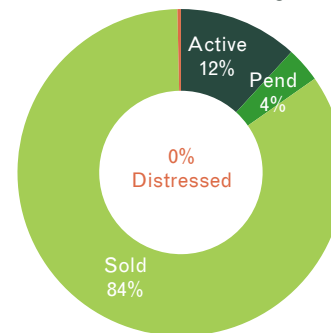
Area: 83703, NW Boise, 801

June 2026

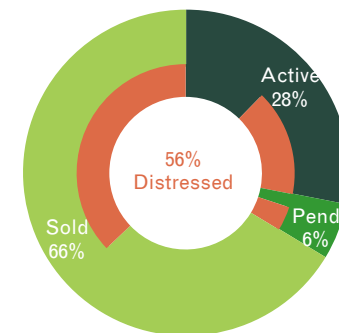
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	3	67	—	278,000	268,667	96.6%	490	548.30	—
300 - 399K	3	1	19	32	1.9	381,453	369,405	96.8%	1,121	329.50	—
400 - 499K	5	2	70	28	0.9	460,832	451,955	98.1%	1,351	334.49	1
500 - 599K	5	2	40	28	1.5	544,082	535,860	98.5%	1,721	311.36	—
600 - 799K	11	2	50	35	2.6	702,391	687,144	97.8%	2,096	327.80	—
800 - 999K	5	2	34	25	1.8	890,558	879,799	98.8%	2,641	333.17	—
1 - 1.5M	5	—	23	57	2.6	1,339,861	1,237,517	92.4%	3,810	324.85	—
1.5 - 2M	—	1	3	86	—	1,845,000	1,725,000	93.5%	3,935	438.34	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	1	31	—	3,549,000	3,365,000	94.8%	5,620	598.75	—
Totals	34	10	243	33	1.7	688,899	667,363	96.9%	1,999	\$334	1

Avg Price \$718,227 \$718,518 \$667,363

Current Market Strength



- VS - 2010 Market Distress

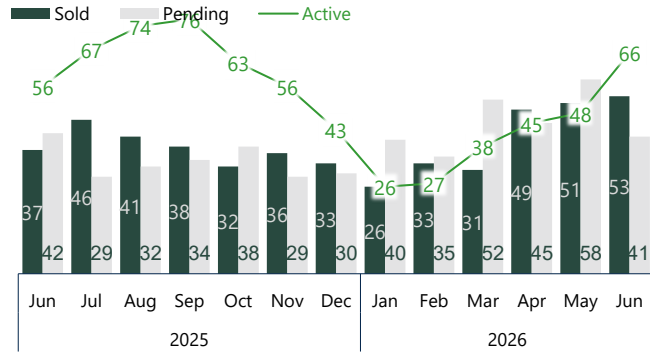


Report Date: Jul 6, 2026

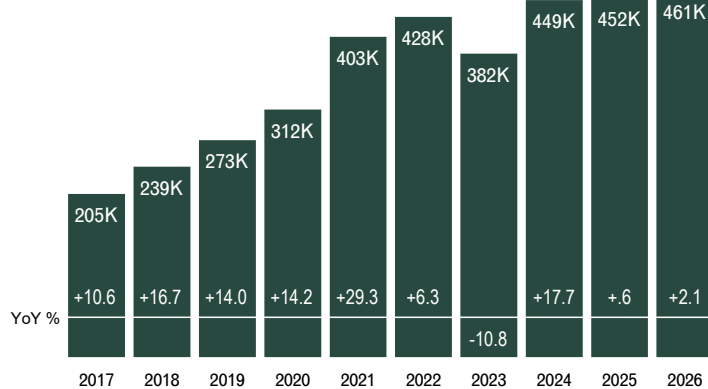
MONTHLY MARKET TRENDS

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

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Data compiled by Zip Code (prev Area #), for geographically precise data

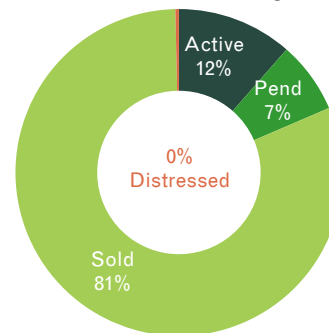
Area: 83704, West Boise, 600

June 2026

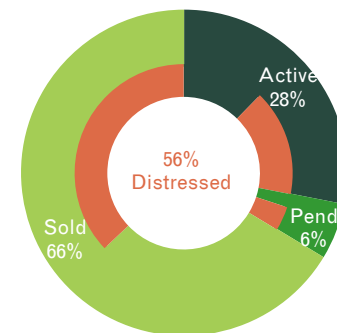
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)				
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	12	-	507,000	151,000	29.8%	1,833	82.38
200 - 299K	4	2	30	42	1.6	277,283	264,315	95.3%	967	273.32
300 - 399K	9	9	132	31	0.8	366,475	360,735	98.4%	1,257	286.90
400 - 499K	10	16	178	23	0.7	444,968	441,647	99.3%	1,616	273.22
500 - 599K	17	6	69	29	3.0	555,816	549,731	98.9%	2,233	246.17
600 - 799K	17	6	46	34	4.4	707,998	688,609	97.3%	2,653	259.53
800 - 999K	4	2	9	13	5.3	882,643	871,110	98.7%	3,161	275.60
1 - 1.5M	3	-	2	10	18.0	1,212,000	1,212,000	100.0%	3,653	331.78
1.5 - 2M	2	-	1	193	24.0	2,250,000	1,600,000	71.1%	5,256	304.41
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	66	41	468	29	1.7	469,960	461,073	98.1%	1,713	\$269

Avg Price \$615,309 \$500,192 \$461,073

Current Market Strength



- VS - 2010 Market Distress

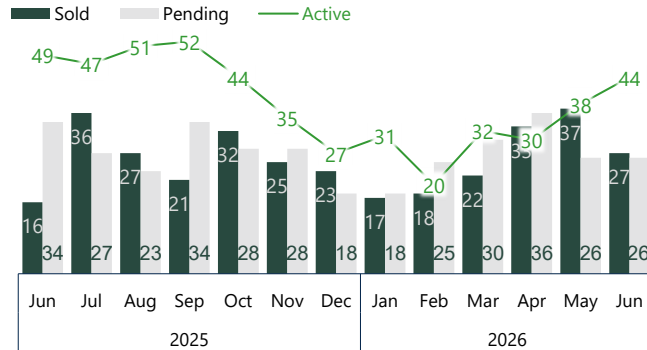


Report Date: Jul 6, 2026

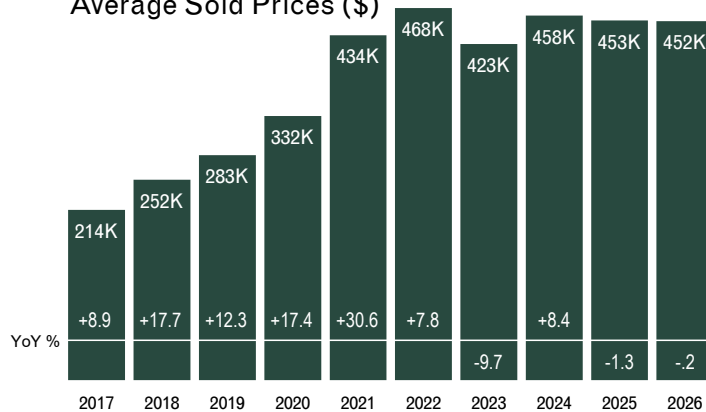
MONTHLY MARKET TRENDS

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

Data compiled by Zip Code (prev Area #), for geographically precise data

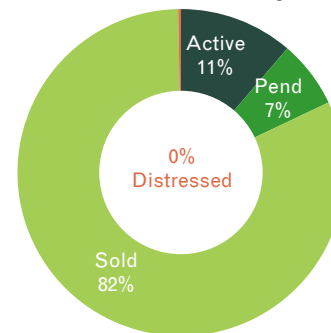
Area: 83705, Bench, 400

June 2026

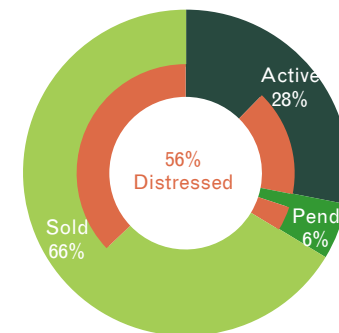
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	3	1	25	57	1.4	275,092	261,150	94.9%	959	272.37	—
300 - 399K	6	5	105	38	0.7	372,580	358,022	96.1%	1,117	320.41	—
400 - 499K	15	10	103	28	1.7	451,947	445,653	98.6%	1,416	314.68	1
500 - 599K	13	5	53	33	2.9	542,839	538,098	99.1%	1,866	288.33	—
600 - 799K	3	4	23	26	1.6	677,637	678,709	100.2%	2,337	290.40	—
800 - 999K	—	1	7	42	—	841,814	830,129	98.6%	2,957	280.77	—
1 - 1.5M	—	—	3	32	—	1,666,000	1,374,333	82.5%	4,213	326.24	—
1.5 - 2M	2	—	—	—	—	—	—	—	—	—	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	1	—	—	—	—	—	—	—	—	—	—
>3M	1	—	—	—	—	—	—	—	—	—	—
Totals	44	26	319	35	1.7	463,309	451,683	97.5%	1,483	\$305	1

Avg Price \$648,747 \$484,446 \$451,683

Current Market Strength



- VS - 2010 Market Distress

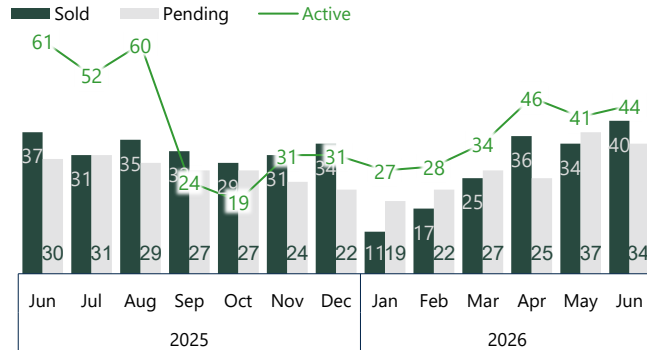


Report Date: Jul 6, 2026

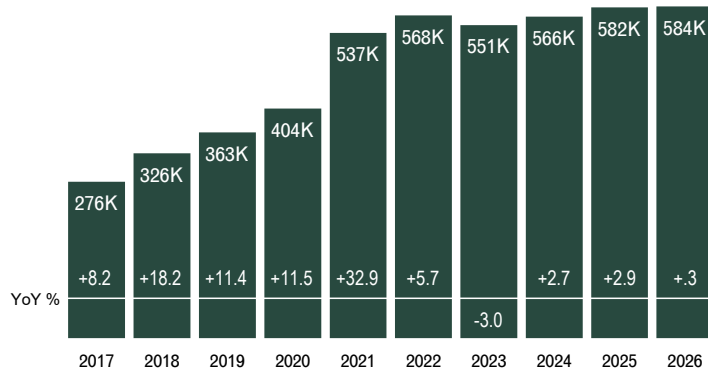
MONTHLY MARKET TRENDS

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

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Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83706, SE Boise, 300

June 2026

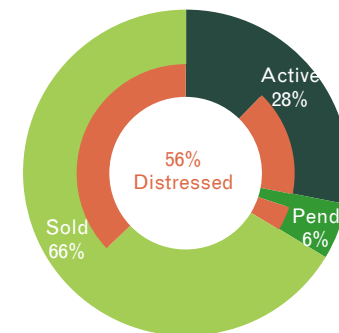
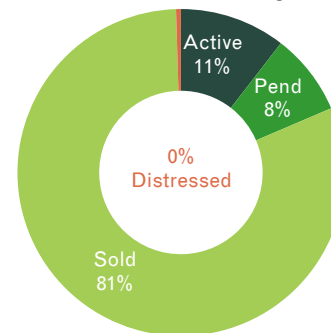
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	3	1	11	34	3.3	323,082	271,673	84.1%	970	280.02	1
300 - 399K	10	3	51	61	2.4	377,576	359,086	95.1%	1,118	321.18	1
400 - 499K	14	11	83	27	2.0	457,211	445,474	97.4%	1,311	339.81	-
500 - 599K	3	6	79	26	0.5	551,904	547,419	99.2%	1,600	342.07	-
600 - 799K	8	7	73	29	1.3	692,281	681,131	98.4%	2,011	338.75	-
800 - 999K	5	3	22	35	2.7	911,605	900,670	98.8%	2,319	388.39	-
1 - 1.5M	1	2	18	22	0.7	1,222,272	1,240,488	101.5%	2,877	431.17	-
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	44	34	340	33	1.6	594,494	584,304	98.3%	1,655	\$353	2

Avg Price \$529,613 \$674,114 \$584,304

Current Market Strength

- VS -

2010 Market Distress

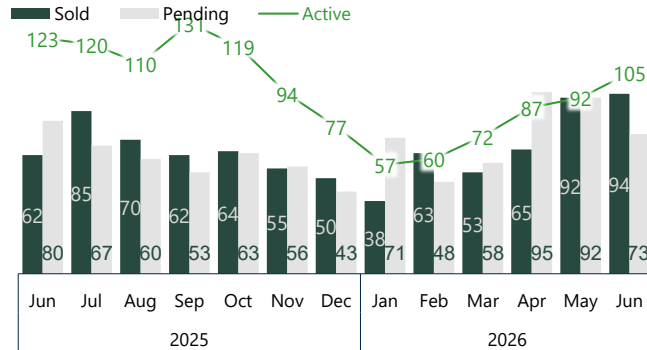


Report Date: Jul 6, 2026

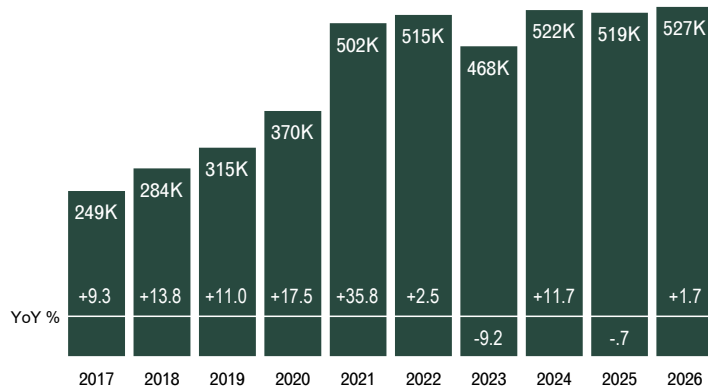
MONTHLY MARKET TRENDS

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

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Data compiled by Zip Code (prev Area #), for geographically precise data

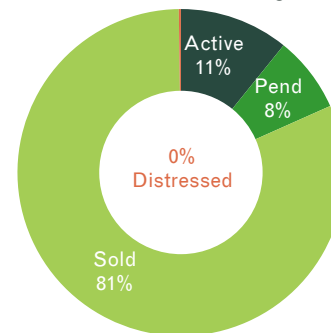
Area: 83709, South Boise, 500&550

June 2026

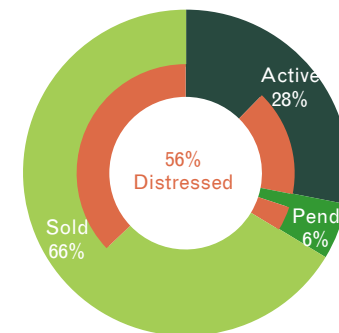
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	3	1	5	61	7.2	303,988	287,890	94.7%	1,025	280.76	—
300 - 399K	11	11	108	37	1.2	381,488	369,225	96.8%	1,328	278.09	—
400 - 499K	23	23	301	31	0.9	457,298	447,361	97.8%	1,704	262.48	2
500 - 599K	31	17	197	33	1.9	556,410	543,136	97.6%	2,117	256.51	—
600 - 799K	26	18	139	33	2.2	686,018	674,189	98.3%	2,483	271.55	—
800 - 999K	6	2	28	28	2.6	899,225	877,750	97.6%	2,967	295.88	—
1 - 1.5M	5	1	12	69	5.0	1,305,723	1,159,473	88.8%	4,342	267.05	—
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	105	73	791	33	1.6	541,300	527,269	97.4%	1,978	\$267	2

Avg Price \$587,234 \$538,701 \$527,269

Current Market Strength



- VS - 2010 Market Distress

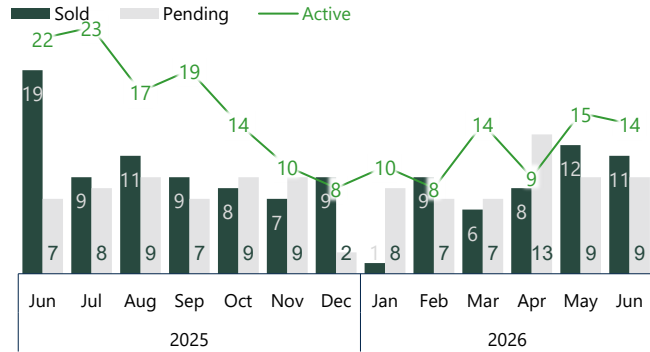


Report Date: Jul 6, 2026

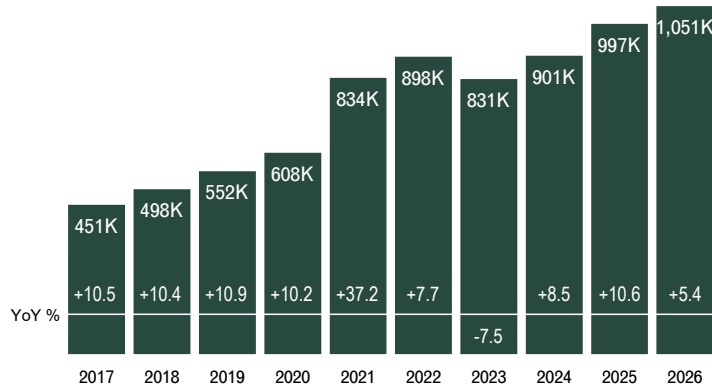
MONTHLY MARKET TRENDS

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

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Data compiled by Zip Code (prev Area #), for geographically precise data

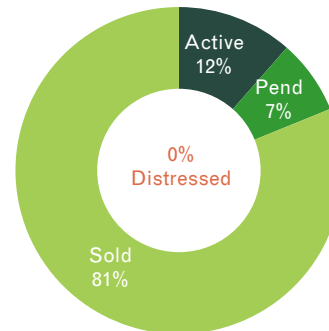
Area: 83712, NE Boise, 200

June 2026

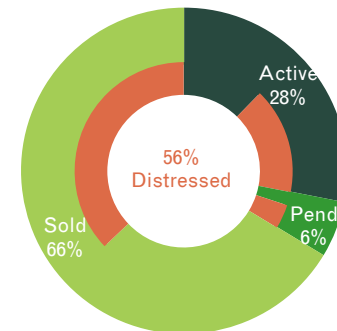
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	1	80	—	499,999	395,000	79.0%	1,195	330.54	—
400 - 499K	1	—	2	22	6.0	474,500	452,500	95.4%	994	455.23	—
500 - 599K	1	—	10	39	1.2	589,690	566,725	96.1%	1,674	338.65	—
600 - 799K	1	1	25	23	0.5	703,508	694,788	98.8%	1,854	374.70	—
800 - 999K	4	2	29	30	1.7	890,010	866,840	97.4%	2,491	348.01	—
1 - 1.5M	4	6	15	44	3.2	1,250,660	1,257,700	100.6%	2,988	420.95	—
1.5 - 2M	1	—	9	63	1.3	1,737,078	1,680,444	96.7%	3,981	422.12	—
2 - 2.5M	1	—	5	38	2.4	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	14	9	99	35	1.7	1,070,692	1,050,957	98.2%	2,663	\$395	0

Avg Price \$1,173,256 \$1,114,333 \$1,050,957

Current Market Strength



- VS - 2010 Market Distress

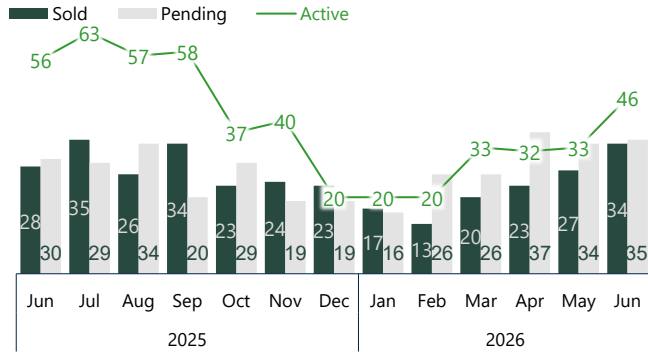


Report Date: Jul 6, 2026

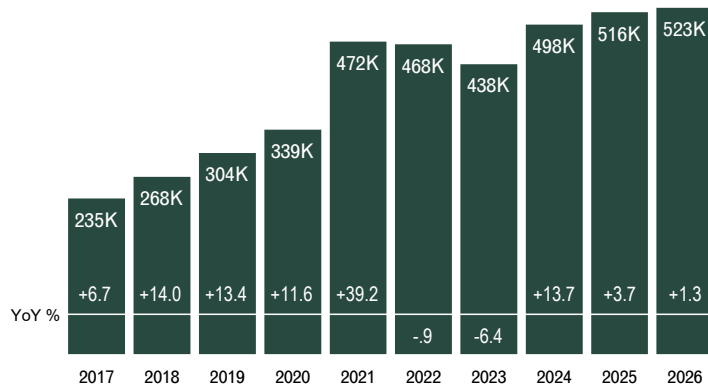
MONTHLY MARKET TRENDS

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

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Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83713, W Boise - Garden City, 650

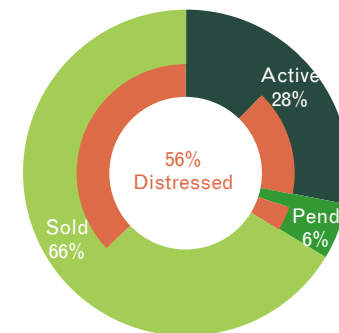
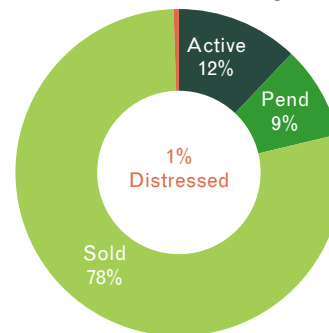
June 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	7	72	—	302,536	288,079	95.2%	1,034	278.61	—
300 - 399K	5	2	38	20	1.6	377,402	370,887	98.3%	1,269	292.18	—
400 - 499K	16	11	127	33	1.5	451,613	443,183	98.1%	1,587	279.30	1
500 - 599K	12	9	52	33	2.8	553,852	541,515	97.8%	2,233	242.54	—
600 - 799K	10	6	56	38	2.1	697,411	678,831	97.3%	2,750	246.83	—
800 - 999K	3	6	15	42	2.4	909,360	861,413	94.7%	3,498	246.25	1
1 - 1.5M	—	1	2	8	—	1,262,450	1,162,450	92.1%	3,858	301.35	—
1.5 - 2M	—	—	1	5	—	1,980,000	1,980,000	100.0%	5,029	393.72	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	46	35	298	33	1.9	536,290	522,799	97.5%	1,988	\$263	2

Avg Price \$542,831 \$599,940 \$522,799

Current Market Strength

- VS - 2010 Market Distress

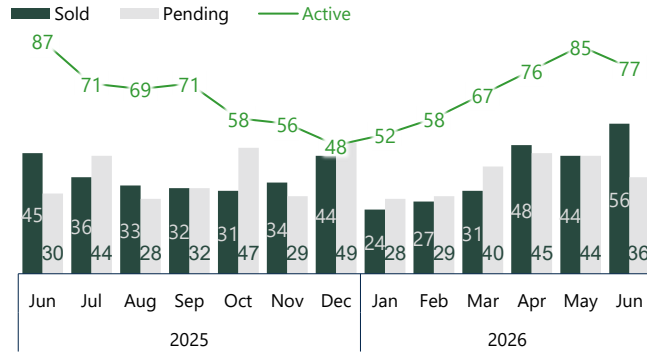


Report Date: Jul 6, 2026

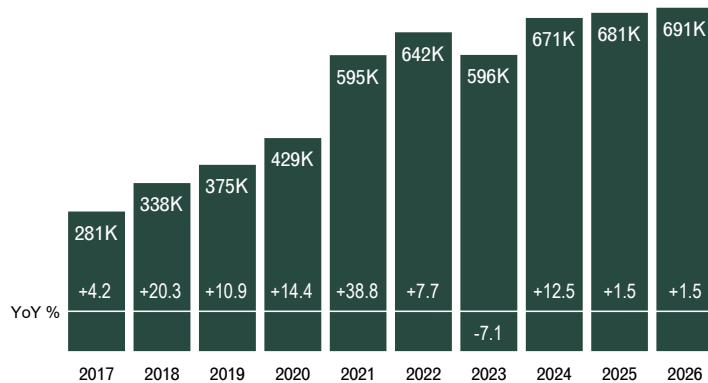
MONTHLY MARKET TRENDS

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
Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83714, NW Boise, 800

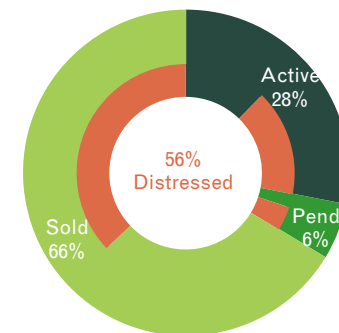
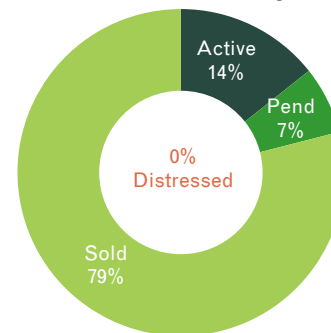
June 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	1	—	—	—	—	—	—	—	—	—
200 - 299K	1	—	—	—	—	—	—	—	—	—	—
300 - 399K	5	2	29	42	2.1	381,695	366,571	96.0%	1,231	297.73	—
400 - 499K	8	5	109	30	0.9	458,433	450,068	98.2%	1,439	312.80	—
500 - 599K	8	7	65	41	1.5	560,089	543,584	97.1%	1,800	301.99	—
600 - 799K	21	4	114	45	2.2	704,577	687,506	97.6%	2,286	300.76	—
800 - 999K	14	9	49	46	3.4	945,837	906,507	95.8%	2,755	329.04	—
1 - 1.5M	12	7	47	43	3.1	1,193,934	1,145,862	96.0%	3,133	365.72	—
1.5 - 2M	6	—	9	48	8.0	1,667,333	1,711,659	102.7%	3,530	484.87	—
2 - 2.5M	—	1	3	70	—	2,346,667	2,248,333	95.8%	4,712	477.15	—
2.5 - 3M	1	—	—	—	—	—	—	—	—	—	—
>3M	1	—	—	—	—	—	—	—	—	—	—
Totals	77	36	425	40	2.2	711,230	691,343	97.2%	2,114	\$327	0

Avg Price \$886,729 \$806,862 \$691,343

Current Market Strength

- VS - 2010 Market Distress

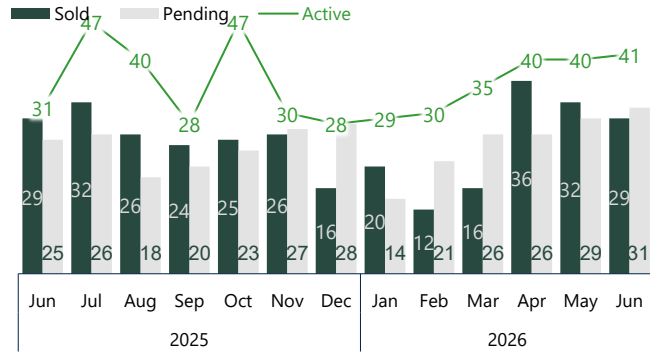


Report Date: Jul 6, 2026

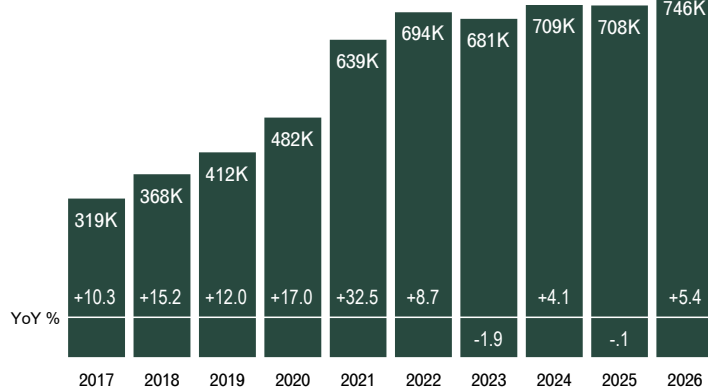
MONTHLY MARKET TRENDS

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
Data compiled by Zip Code (prev Area #), for geographically precise data

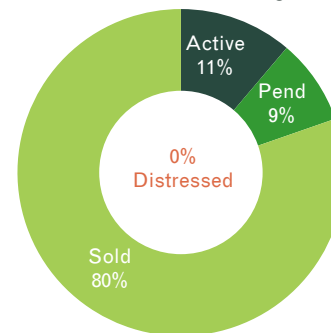
Area: 83716, SSE Boise, 301

June 2026

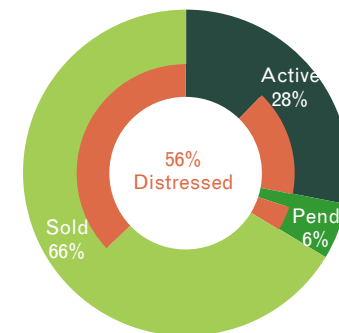
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	1	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	1	6	—	265,000	265,000	100.0%	1,725	153.62	—
300 - 399K	3	1	13	76	2.8	376,123	359,569	95.6%	1,096	328.10	—
400 - 499K	9	3	46	33	2.3	465,733	459,483	98.7%	1,290	356.27	—
500 - 599K	4	4	49	34	1.0	550,361	538,955	97.9%	1,713	314.58	—
600 - 799K	13	9	92	37	1.7	709,273	701,063	98.8%	2,305	304.19	—
800 - 999K	3	8	51	19	0.7	879,418	877,055	99.7%	2,645	331.61	—
1 - 1.5M	2	3	29	27	0.8	1,232,020	1,231,421	100.0%	3,152	390.67	—
1.5 - 2M	4	3	12	65	4.0	1,711,167	1,639,458	95.8%	3,908	419.48	—
2 - 2.5M	1	—	1	9	12.0	2,399,900	2,349,000	97.9%	4,473	525.15	—
2.5 - 3M	1	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	41	31	294	34	1.7	756,163	746,414	98.7%	2,207	\$338	0

Avg Price \$839,862 \$845,213 \$746,414

Current Market Strength



- VS - 2010 Market Distress



Report Date: Jul 6, 2026