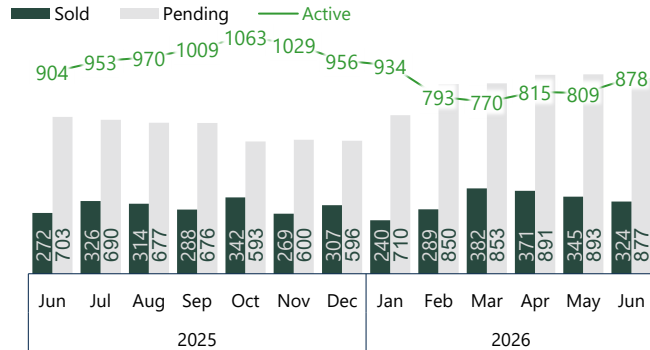


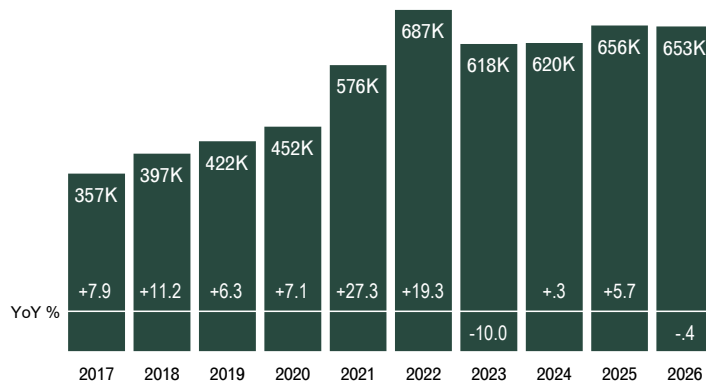
MONTHLY MARKET TRENDS

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

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

Area: Ada County

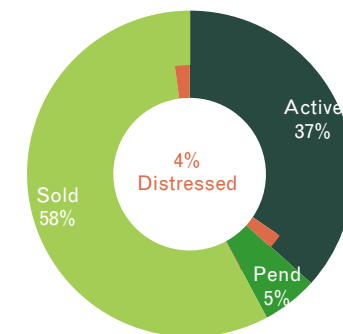
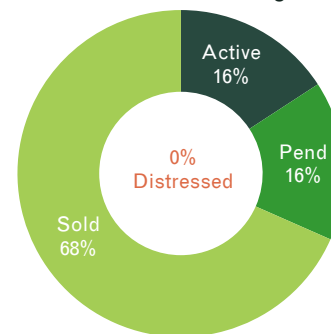
June 2026

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	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	16	26	284	70	0.7	399,606	385,865	96.6%	1,477	261.26	—
400 - 499K	183	217	1,248	82	1.8	464,124	449,394	96.8%	1,787	251.41	—
500 - 599K	182	149	753	84	2.9	561,899	545,989	97.2%	2,155	253.37	—
600 - 799K	229	210	844	71	3.3	702,699	689,670	98.1%	2,473	278.93	—
800 - 999K	117	117	297	67	4.7	882,145	881,489	99.9%	2,871	307.01	—
1 - 1.5M	92	91	253	72	4.4	1,221,472	1,210,242	99.1%	3,210	377.01	—
1.5 - 2M	25	34	65	109	4.6	1,684,489	1,705,256	101.2%	3,651	467.05	—
2 - 2.5M	18	18	33	79	6.5	2,250,248	2,243,094	99.7%	4,265	525.96	—
2.5 - 3M	11	12	13	32	10.2	2,759,241	2,774,006	100.5%	4,539	611.11	—
>3M	5	3	8	57	7.5	3,351,374	3,543,702	105.7%	4,930	718.77	—
Totals	878	877	3,798	78	2.8	665,182	653,214	98.2%	2,238	\$292	0

Avg Price \$795,535 \$785,944 \$653,214

Current Market Strength

- VS - 2010 Market Distress



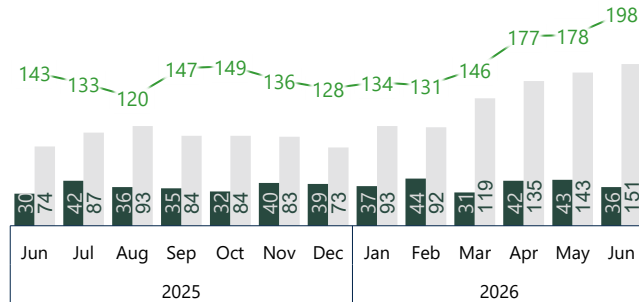
Report Date: Jul 6, 2026

MONTHLY MARKET TRENDS

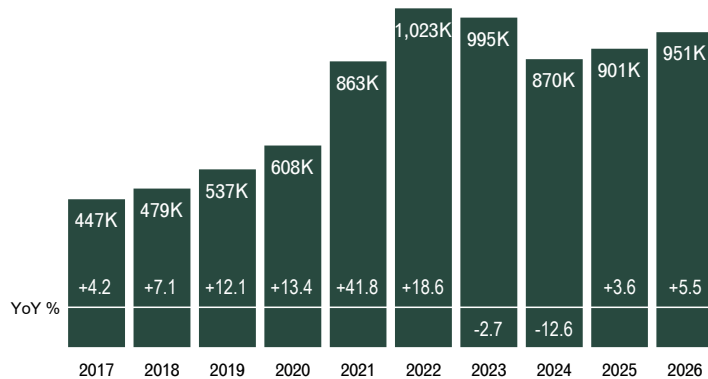
New Construction Homes

Monthly Trends

■ Sold ■ Pending — Active



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: 83616, Eagle, 900

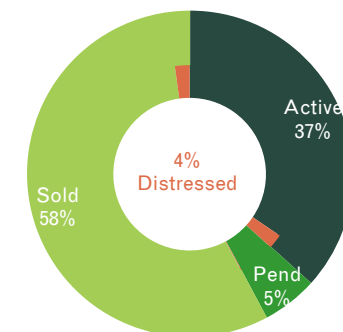
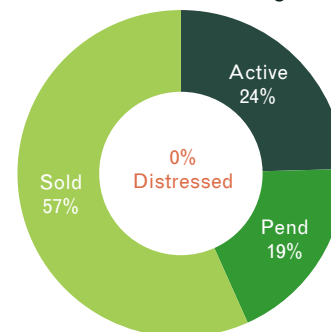
June 2026

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	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	1	1	34	42	0.4	395,724	386,543	97.7%	1,745	221.50	—
400 - 499K	11	12	80	80	1.7	456,945	440,853	96.5%	1,940	227.29	—
500 - 599K	30	5	36	100	10.0	573,515	550,710	96.0%	1,995	276.08	—
600 - 799K	31	23	76	62	4.9	724,051	702,982	97.1%	2,315	303.65	—
800 - 999K	45	25	54	126	10.0	933,838	906,848	97.1%	2,669	339.81	—
1 - 1.5M	50	49	126	76	4.8	1,213,608	1,188,460	97.9%	3,167	375.27	—
1.5 - 2M	13	15	23	107	6.8	1,758,476	1,737,566	98.8%	3,667	473.86	—
2 - 2.5M	11	13	17	103	7.8	2,237,388	2,208,396	98.7%	4,330	510.03	—
2.5 - 3M	4	6	5	58	9.6	3,002,059	2,895,190	96.4%	4,773	606.63	—
>3M	2	2	6	27	4.0	3,651,833	3,684,531	100.9%	4,756	774.79	—
Totals	198	151	457	81	5.2	972,491	950,697	97.8%	2,660	\$357	0

Avg Price \$1,066,543 \$1,224,297 \$950,697

Current Market Strength

- VS - 2010 Market Distress

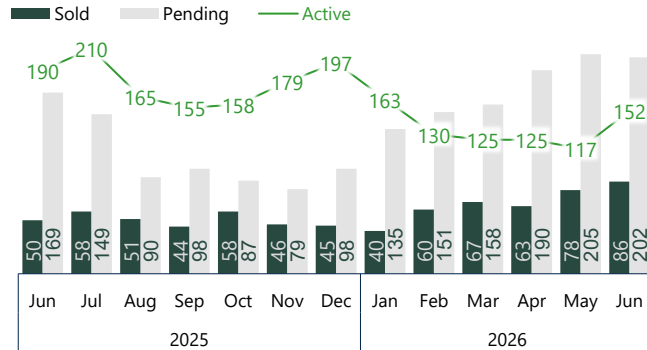


Report Date: Jul 6, 2026

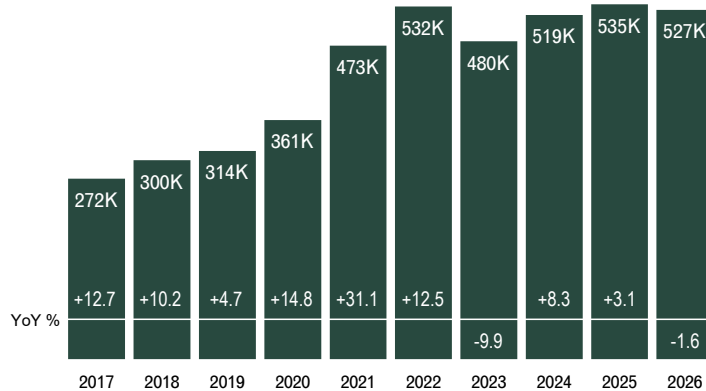
MONTHLY MARKET TRENDS

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

Area: 83634, Kuna, 1100

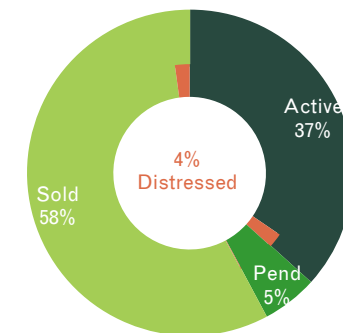
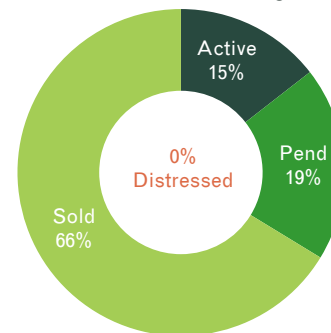
June 2026

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	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	3	15	129	82	0.3	402,298	386,247	96.0%	1,440	268.21	—
400 - 499K	52	92	306	85	2.0	453,726	440,517	97.1%	1,806	243.97	—
500 - 599K	44	40	129	88	4.1	562,705	542,679	96.4%	2,421	224.12	—
600 - 799K	43	24	77	84	6.7	720,204	708,109	98.3%	2,511	282.03	—
800 - 999K	8	24	32	39	3.0	853,506	878,737	103.0%	2,743	320.37	—
1 - 1.5M	2	7	21	60	1.1	1,226,079	1,246,310	101.7%	2,815	442.81	—
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	152	202	696	82	2.6	538,321	527,040	97.9%	2,007	\$263	0

Avg Price \$581,699 \$569,453 \$527,040

Current Market Strength

- VS - 2010 Market Distress

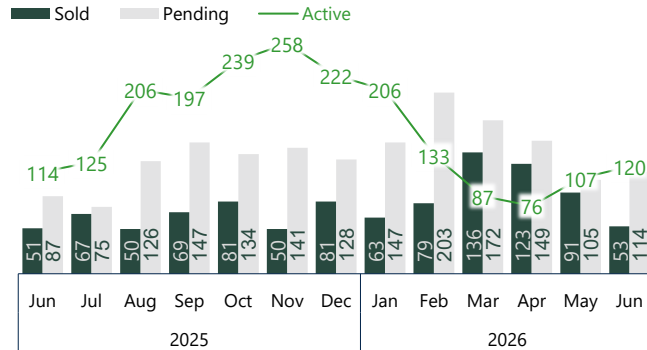


Report Date: Jul 6, 2026

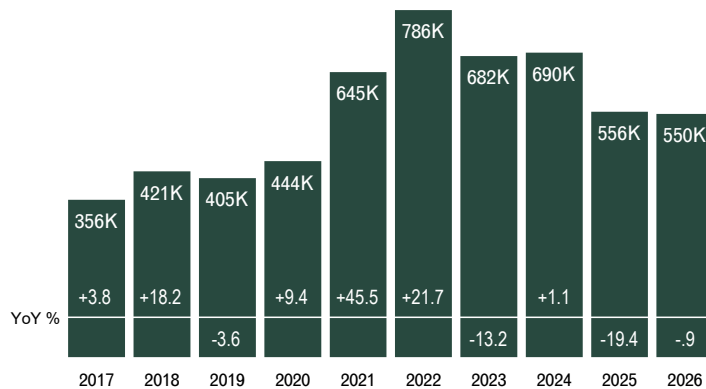
MONTHLY MARKET TRENDS

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

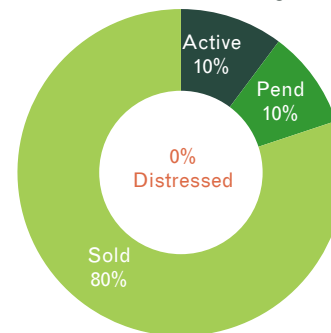
Area: 83642, S Meridian, 1000

June 2026

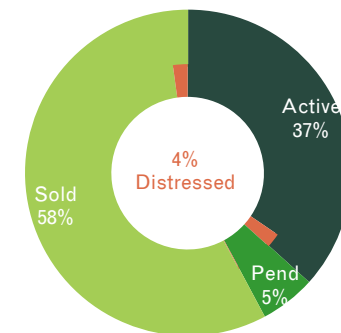
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	3	2	59	39	0.6	396,138	388,479	98.1%	1,433	271.16	—
400 - 499K	29	34	443	77	0.8	459,385	447,528	97.4%	1,770	252.80	—
500 - 599K	27	15	178	78	1.8	558,033	544,086	97.5%	2,093	259.91	—
600 - 799K	39	35	190	53	2.5	687,689	682,244	99.2%	2,446	278.89	—
800 - 999K	16	22	56	71	3.4	877,434	880,069	100.3%	2,811	313.10	—
1 - 1.5M	5	6	12	46	5.0	1,198,918	1,192,025	99.4%	3,278	363.66	—
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	120	114	942	69	1.5	559,840	550,447	98.3%	2,036	\$270	0

Avg Price \$652,053 \$662,172 \$550,447

Current Market Strength



- VS - 2010 Market Distress

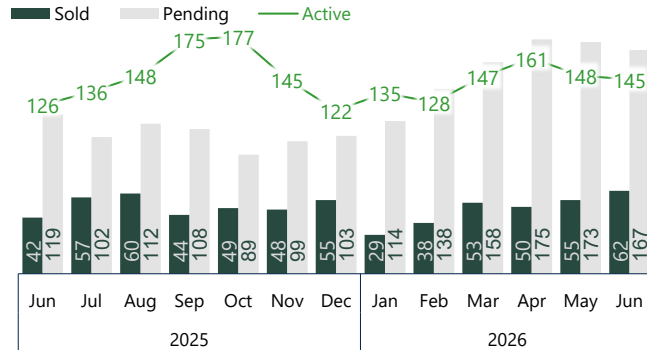


Report Date: Jul 6, 2026

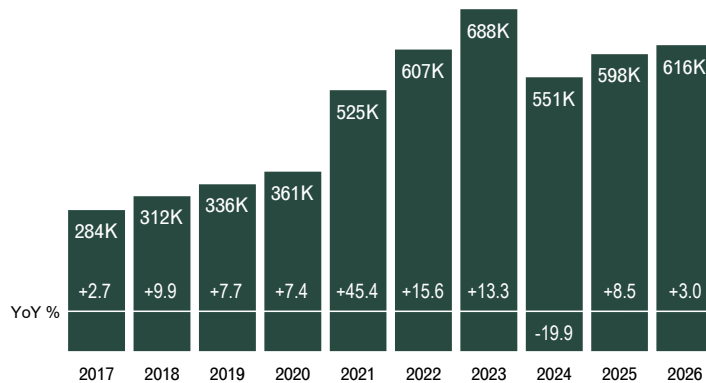
MONTHLY MARKET TRENDS

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: 83646, N Meridian, 1020

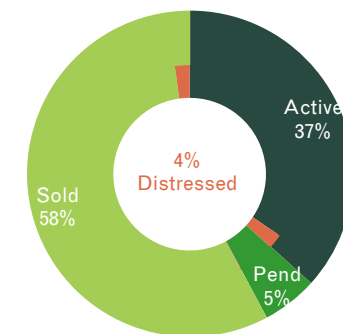
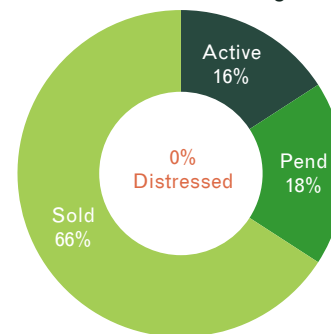
June 2026

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	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	11	141	—	417,717	388,627	93.0%	1,512	256.97	—
400 - 499K	48	35	174	93	3.3	473,566	455,505	96.2%	1,805	252.34	—
500 - 599K	37	52	158	98	2.8	562,738	551,792	98.1%	2,279	242.11	—
600 - 799K	40	59	189	91	2.5	698,586	688,658	98.6%	2,598	265.12	—
800 - 999K	14	17	55	41	3.1	857,088	868,431	101.3%	3,116	278.73	—
1 - 1.5M	4	2	11	15	4.4	1,036,445	1,123,637	108.4%	3,399	330.54	—
1.5 - 2M	1	2	2	445	6.0	1,744,450	1,734,950	99.5%	3,339	519.68	—
2 - 2.5M	—	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	1	65	—	2,979,900	2,950,000	99.0%	4,457	661.88	—
>3M	1	—	1	162	12.0	1,899,990	3,200,000	168.4%	6,411	499.14	—
Totals	145	167	602	90	2.9	622,675	615,641	98.9%	2,339	\$263	0

Avg Price \$640,268 \$629,161 \$615,641

Current Market Strength

- VS - 2010 Market Distress

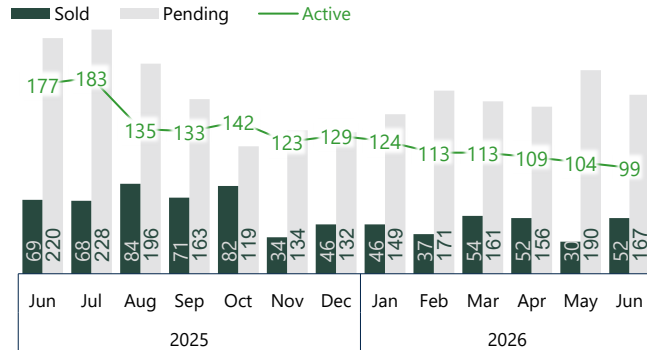


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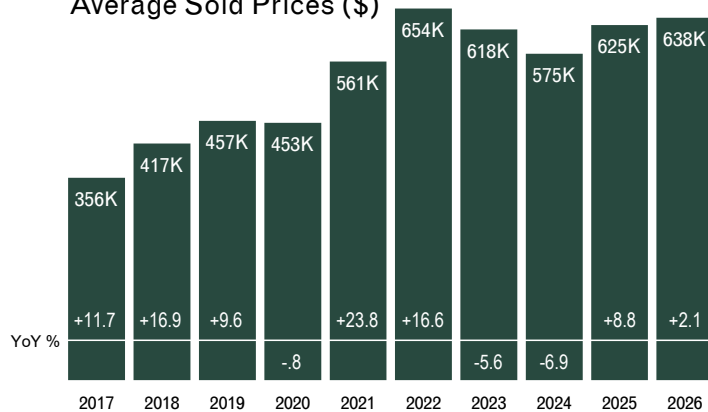
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

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

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

Area: 83669, Star, 950

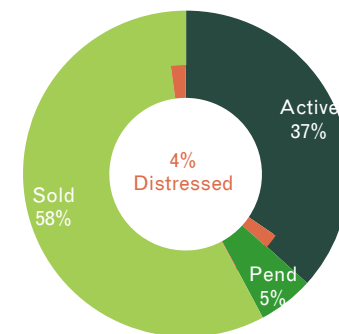
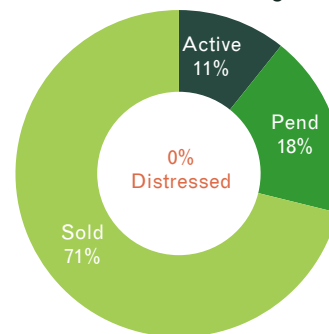
June 2026

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	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	1	5	24	69	0.5	394,162	380,591	96.6%	1,659	229.43	—
400 - 499K	10	30	149	83	0.8	484,521	461,885	95.3%	1,829	252.53	—
500 - 599K	22	27	163	60	1.6	559,082	544,415	97.4%	2,108	258.29	—
600 - 799K	39	64	219	49	2.1	706,746	691,124	97.8%	2,536	272.56	—
800 - 999K	10	24	63	45	1.9	861,135	858,070	99.6%	3,123	274.73	—
1 - 1.5M	12	12	32	81	4.5	1,186,728	1,167,398	98.4%	3,317	351.97	—
1.5 - 2M	4	5	6	56	8.0	1,463,666	1,546,134	105.6%	3,721	415.52	—
2 - 2.5M	1	—	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	—	—	—	—	—	—	—	—	—	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	99	167	656	61	1.8	653,308	638,327	97.7%	2,342	\$273	0

Avg Price \$754,584 \$711,540 \$638,327

Current Market Strength

- VS - 2010 Market Distress

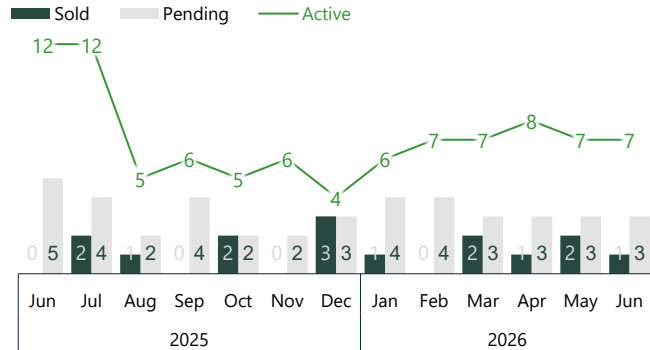


Report Date: Jul 6, 2026

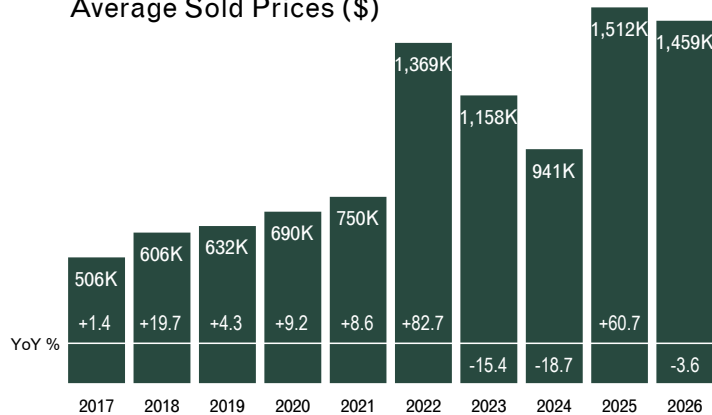
MONTHLY MARKET TRENDS

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

Area: 83702, N Boise, 100

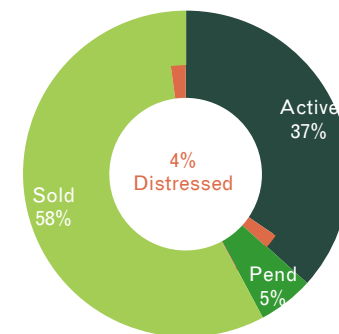
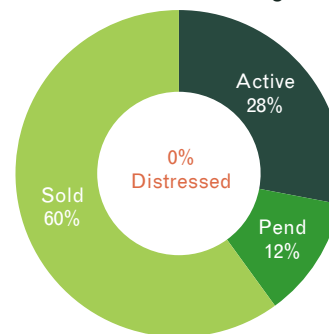
June 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
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0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	—	—	—	—	—	—	—	—	—
400 - 499K	—	—	—	—	—	—	—	—	—	—	—
500 - 599K	2	—	1	908	24.0	549,900	540,000	98.2%	864	625.00	—
600 - 799K	2	—	3	651	8.0	666,567	658,233	98.7%	1,140	577.23	—
800 - 999K	1	—	2	125	6.0	852,450	858,095	100.7%	1,986	432.07	—
1 - 1.5M	—	—	2	94	—	1,244,500	1,214,500	97.6%	2,638	460.39	—
1.5 - 2M	—	1	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	15	320	5.6	1,386,366	1,458,652	105.2%	2,453	\$595	0

Avg Price \$1,744,100 \$2,206,667 \$1,458,652

Current Market Strength

- VS - 2010 Market Distress

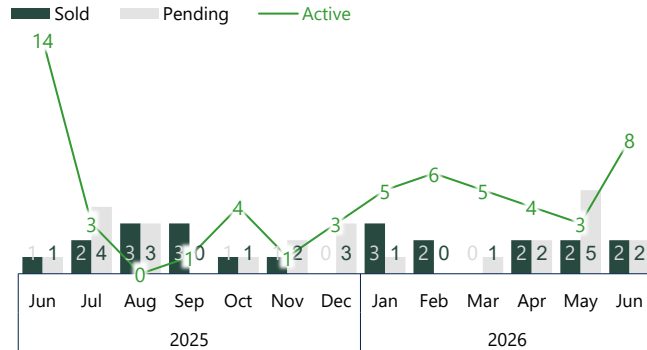


Report Date: Jul 6, 2026

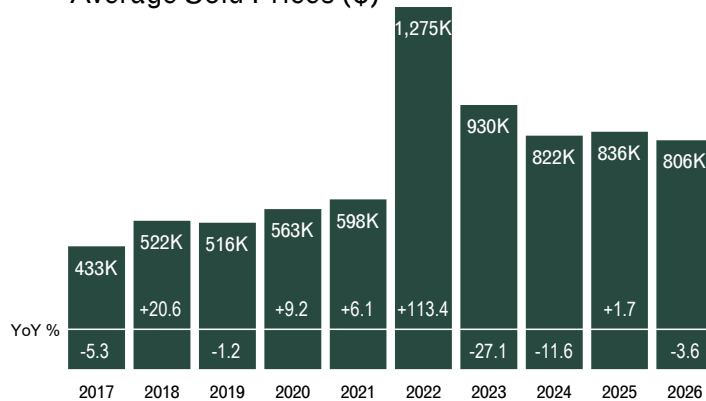
MONTHLY MARKET TRENDS

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

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

Area: 83703, NW Boise, 801

June 2026

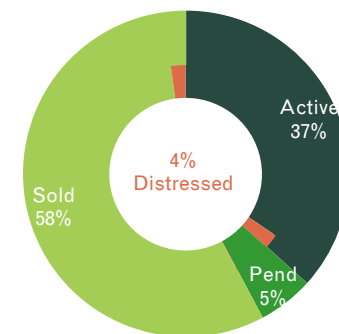
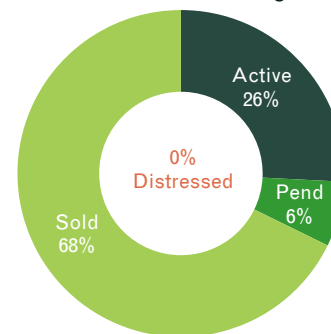
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	—	—	—	—	—	—	—	—	—
400 - 499K	—	—	—	—	—	—	—	—	—	—	—
500 - 599K	—	—	—	—	—	—	—	—	—	—	—
600 - 799K	4	1	14	63	3.4	702,193	691,910	98.5%	1,866	370.81	—
800 - 999K	4	—	4	125	12.0	864,700	861,225	99.6%	2,251	382.64	—
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	8	2	21	74	4.6	818,957	806,202	98.4%	2,061	\$391	0

Avg Price \$787,688 \$922,450 \$806,202

Current Market Strength

- VS -

2010 Market Distress

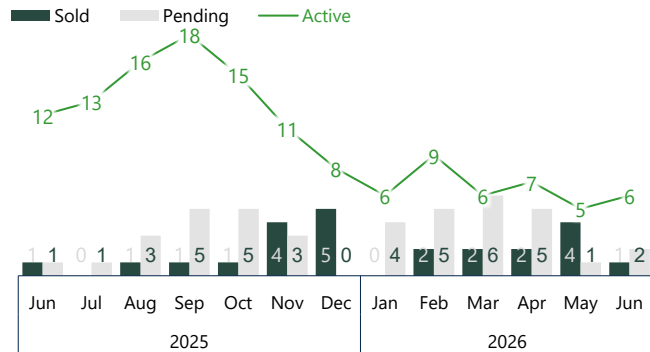


Report Date: Jul 6, 2026

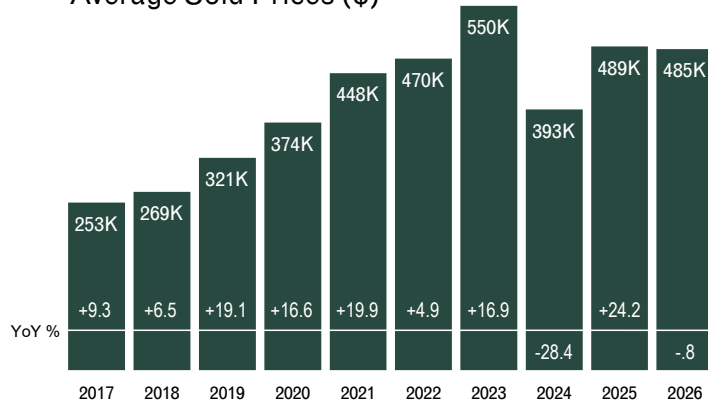
MONTHLY MARKET TRENDS

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

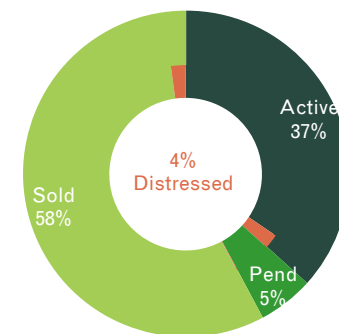
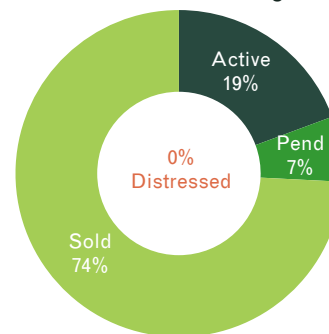
Area: 83704, West Boise, 600

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	# Dis-tressed
0-100K											
100 - 199K											
200 - 299K											
300 - 399K	1	—	10	31	1.2	358,100	357,870	99.9%	1,182	302.74	—
400 - 499K	2	—	2	16	12.0	479,500	479,000	99.9%	1,712	279.79	—
500 - 599K	2	2	6	80	4.0	572,617	549,598	96.0%	1,842	298.42	—
600 - 799K	1	—	5	138	2.4	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	6	2	23	65	3.1	496,543	484,700	97.6%	1,648	\$294	0
Avg Price	\$533,850	\$562,400	\$484,700								

Current Market Strength

- VS - 2010 Market Distress

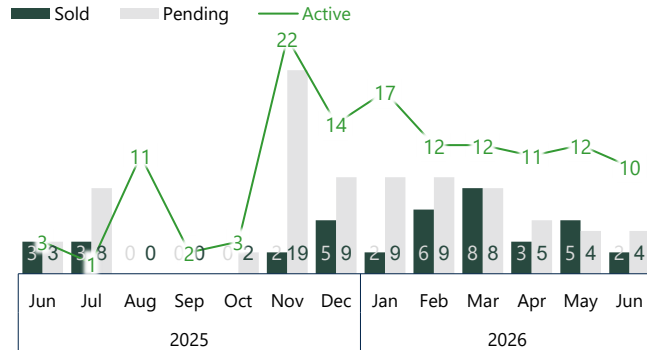


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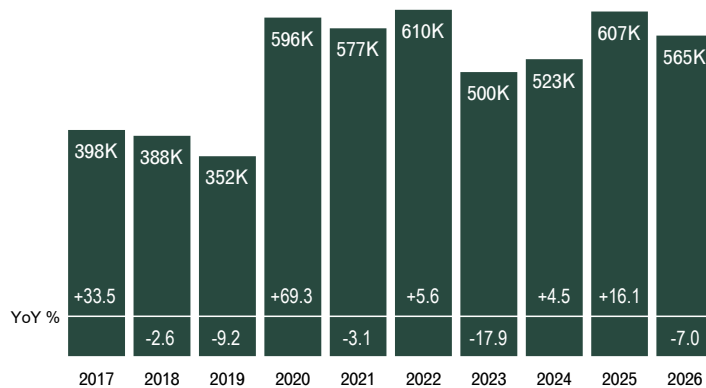
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: New Const, Under Const, To Be Built (excl Actives)

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

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

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

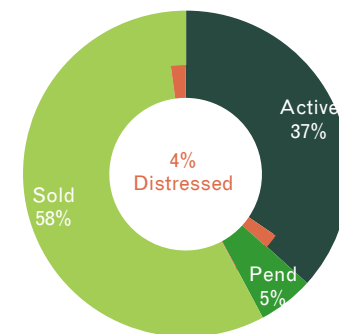
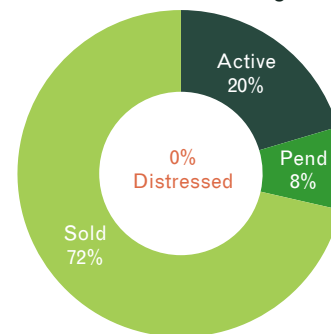
Area: 83705, Bench, 400

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											
300 - 399K											
400 - 499K	2	2	22	26	1.1	488,049	483,921	99.2%	1,686	286.99	–
500 - 599K	6	1	4	63	18.0	560,720	538,000	95.9%	1,748	307.74	–
600 - 799K	2	1	6	8	4.0	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	10	4	35	31	3.4	567,686	564,515	99.4%	1,838	\$307	0
Avg Price	\$581,398	\$568,695	\$564,515								

Current Market Strength

- VS - 2010 Market Distress

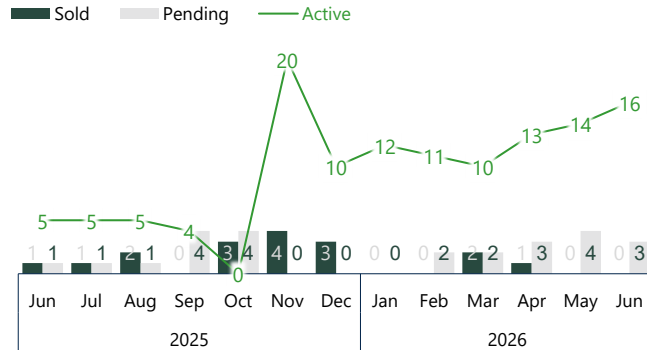


Report Date: Jul 6, 2026

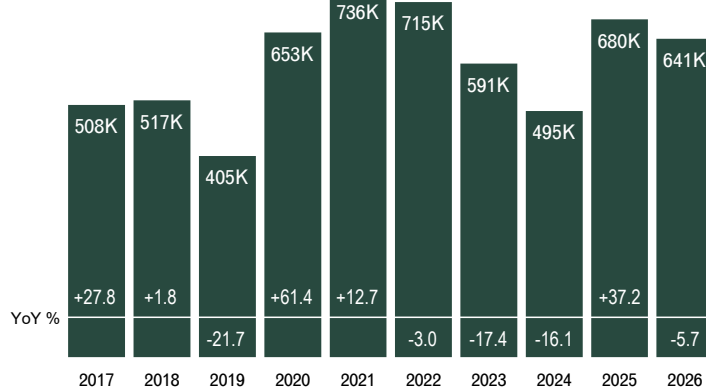
MONTHLY MARKET TRENDS

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

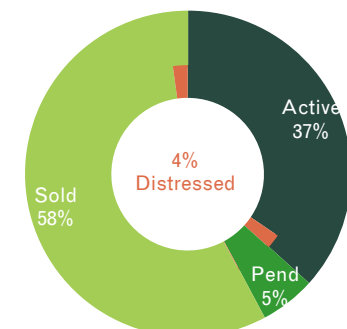
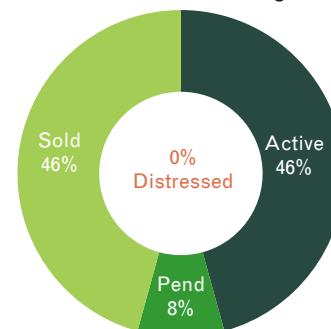
Area: 83706, SE Boise, 300

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											
300 - 399K	5	—	—	—	—	—	—		—		—
400 - 499K	—	—	—	—	—	—	—		—		—
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	—	3	1	84	—	974,900	820,000	84.1%	2,323	352.99	—
1 - 1.5M	2	—	—	—	—	—	—		—		—
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	16	3	16	69	12.0	659,431	640,906	97.2%	1,844	\$348	0
Avg Price	\$610,019	\$849,900	\$640,906								

Current Market Strength

- VS - 2010 Market Distress

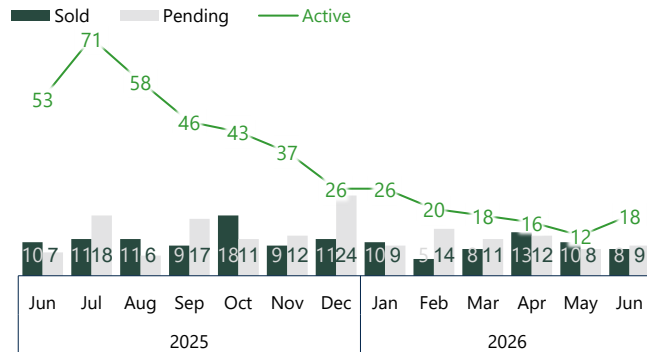


Report Date: Jul 6, 2026

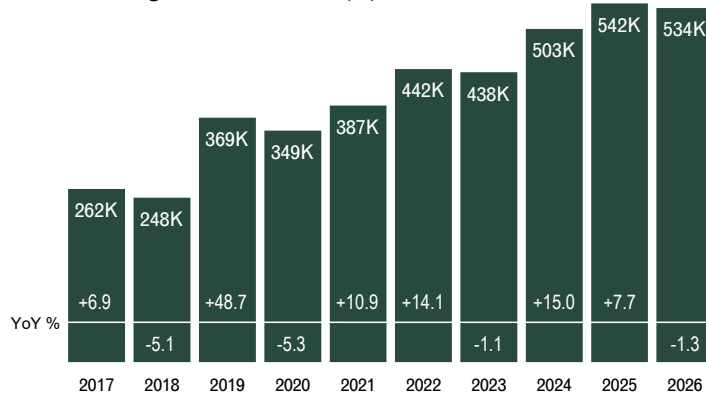
MONTHLY MARKET TRENDS

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

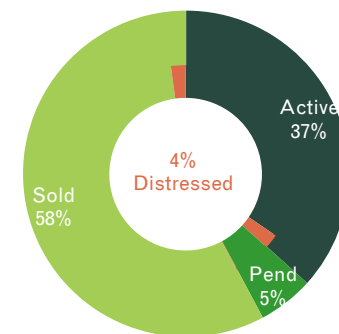
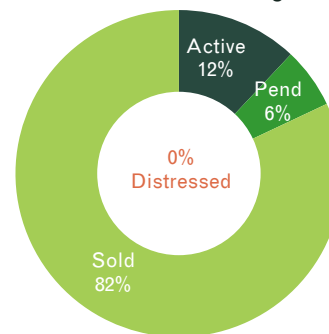
Area: 83709, South Boise, 500&550

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											
300 - 399K	—	—	8	187	—	446,490	396,615	88.8%	1,512	262.40	—
400 - 499K	15	5	43	101	4.2	485,060	458,587	94.5%	1,660	276.33	—
500 - 599K	3	4	38	113	0.9	574,672	537,178	93.5%	1,990	269.91	—
600 - 799K	—	—	34	127	—	694,076	659,736	95.1%	2,500	263.89	—
800 - 999K											
1 - 1.5M											
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	18	9	123	118	1.8	568,013	534,439	94.1%	1,984	\$269	0
Avg Price	\$453,269	\$489,981	\$534,439								

Current Market Strength

- VS - 2010 Market Distress

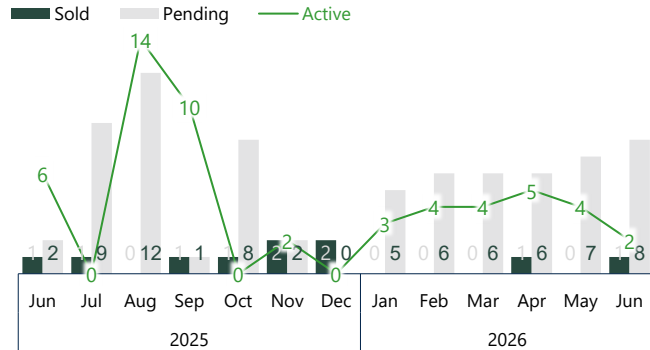


Report Date: Jul 6, 2026

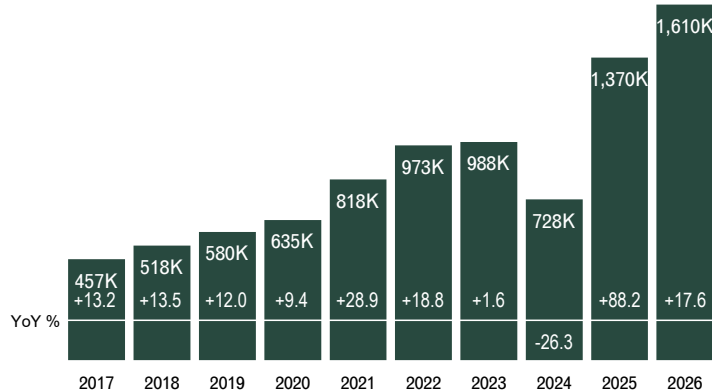
MONTHLY MARKET TRENDS

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

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

Area: 83712, NE Boise, 200

June 2026

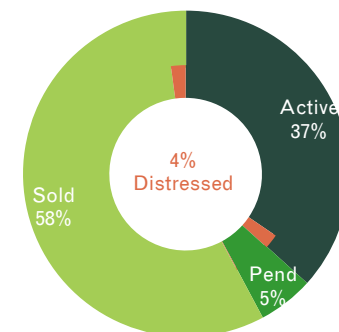
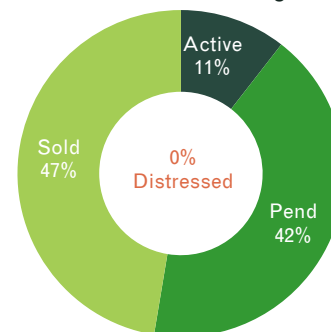
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 07-01-25 to 06-30-26)					
\$1000's	as of 07/06/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	—	—	—	—	—	—	—	—	—	—
400 - 499K	—	—	—	—	—	—	—	—	—	—	—
500 - 599K	—	—	—	—	—	—	—	—	—	—	—
600 - 799K	—	—	3	180	—	746,567	744,616	99.7%	1,665	447.13	—
800 - 999K	—	—	—	—	—	—	—	—	—	—	—
1 - 1.5M	—	2	2	2	—	1,372,343	1,352,393	98.5%	2,966	455.97	—
1.5 - 2M	—	3	2	67	—	1,680,000	1,857,500	110.6%	3,524	527.17	—
2 - 2.5M	2	1	—	—	—	—	—	—	—	—	—
2.5 - 3M	—	2	1	—	—	2,795,000	2,795,000	100.0%	4,221	662.17	—
>3M	—	—	1	133	—	2,999,999	3,042,436	101.4%	4,498	676.40	—
Totals	2	8	9	90	2.7	1,571,043	1,610,119	102.5%	2,966	\$543	0

Avg Price \$2,255,150 \$1,930,755 \$1,610,119

Current Market Strength

- VS -

2010 Market Distress

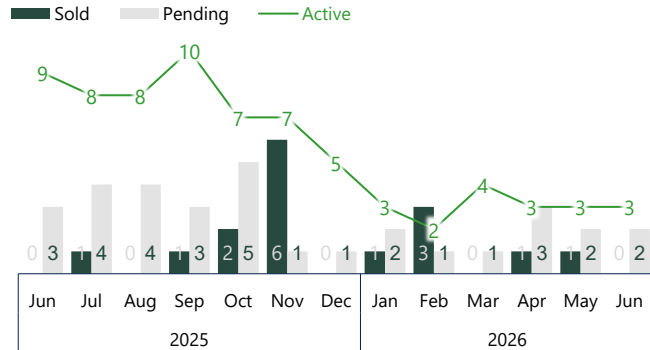


Report Date: Jul 6, 2026

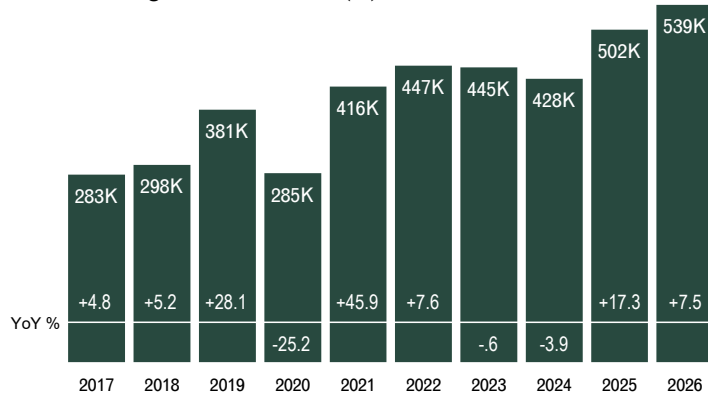
MONTHLY MARKET TRENDS

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

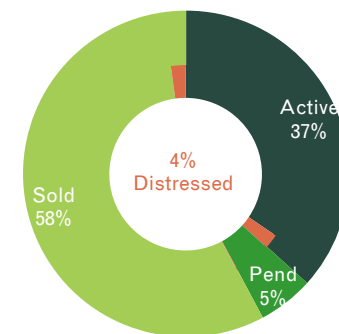
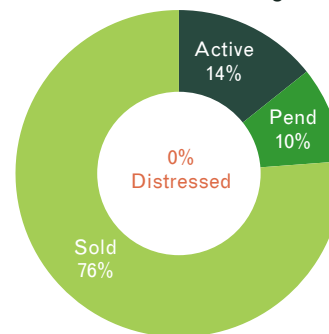
Area: 83713, W Boise - Garden City, 650

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											
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

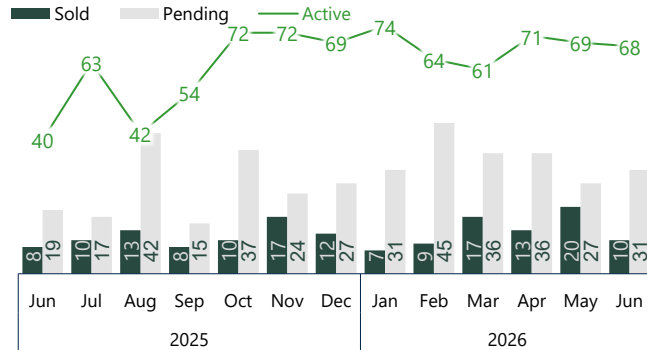


Report Date: Jul 6, 2026

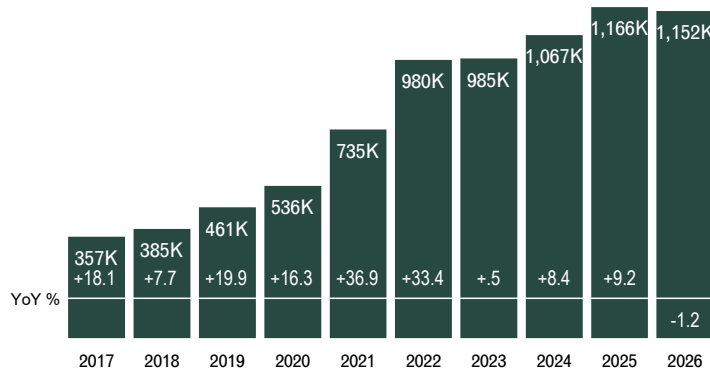
MONTHLY MARKET TRENDS

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

Area: 83714, NW Boise, 800

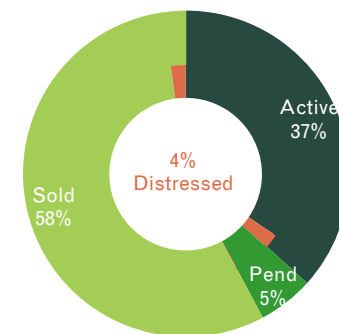
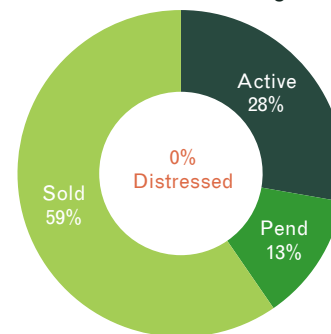
June 2026

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	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	—	1	3	—	—	399,300	399,000	99.9%	1,373	290.60	—
400 - 499K	7	3	16	93	5.3	458,983	455,778	99.3%	1,561	291.92	—
500 - 599K	1	2	12	74	1.0	553,531	545,398	98.5%	1,982	275.16	—
600 - 799K	19	—	14	114	16.3	721,376	687,791	95.3%	2,329	295.33	—
800 - 999K	19	1	23	59	9.9	924,571	925,153	100.1%	2,711	341.32	—
1 - 1.5M	16	12	44	85	4.4	1,306,015	1,302,712	99.7%	3,450	377.62	—
1.5 - 2M	4	8	22	44	2.2	1,686,977	1,688,085	100.1%	3,719	453.94	—
2 - 2.5M	1	3	10	27	1.2	2,258,768	2,261,375	100.1%	4,200	538.38	—
2.5 - 3M	1	—	2	—	6.0	2,572,789	2,572,723	100.0%	4,618	557.17	—
>3M	—	1	—	—	—	—	—	—	—	—	—
Totals	68	31	146	71	5.6	1,156,574	1,151,769	99.6%	2,964	\$389	0

Avg Price \$978,738 \$1,359,989 \$1,151,769

Current Market Strength

- VS - 2010 Market Distress

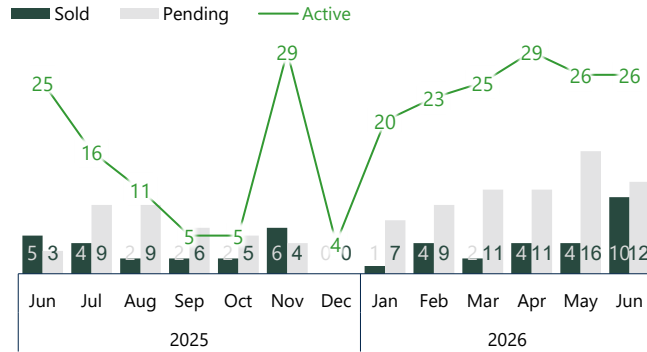


Report Date: Jul 6, 2026

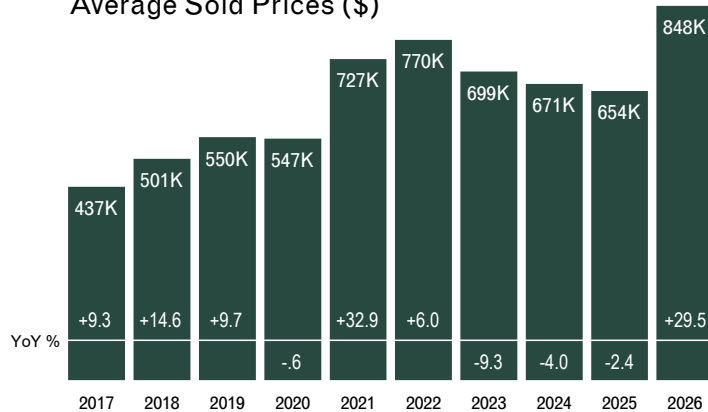
MONTHLY MARKET TRENDS

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

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

Area: 83716, SSE Boise, 301

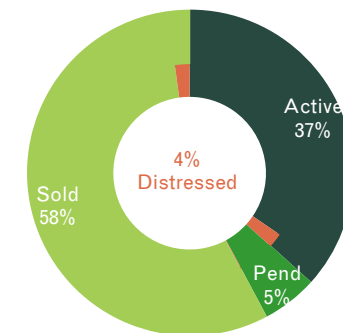
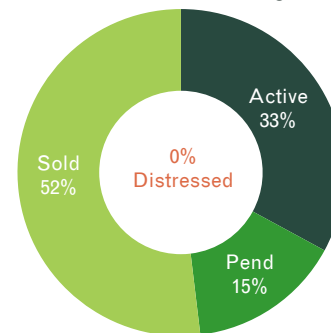
June 2026

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	—	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	—	—	—	—	—	—	—	—	—	—
300 - 399K	2	1	5	97	4.8	387,900	387,900	100.0%	711	545.57	—
400 - 499K	4	3	9	77	5.3	457,122	457,800	100.1%	891	513.55	—
500 - 599K	3	1	13	53	2.8	541,438	541,438	100.0%	1,127	480.39	—
600 - 799K	5	3	3	86	20.0	684,467	679,300	99.2%	2,192	309.95	—
800 - 999K	—	1	4	78	—	927,729	914,223	98.5%	2,597	352.03	—
1 - 1.5M	1	—	—	—	—	—	—	—	—	—	—
1.5 - 2M	2	—	2	409	12.0	1,792,400	1,779,950	99.3%	4,380	406.38	—
2 - 2.5M	3	1	3	127	12.0	2,329,963	2,300,495	98.7%	4,539	506.79	—
2.5 - 3M	6	2	2	26	36.0	2,722,180	2,749,915	101.0%	5,614	489.83	—
>3M	—	—	—	—	—	—	—	—	—	—	—
Totals	26	12	41	90	7.6	850,626	847,668	99.7%	1,873	\$453	0

Avg Price \$1,356,763 \$1,061,670 \$847,668

Current Market Strength

- VS - 2010 Market Distress



Report Date: Jul 6, 2026