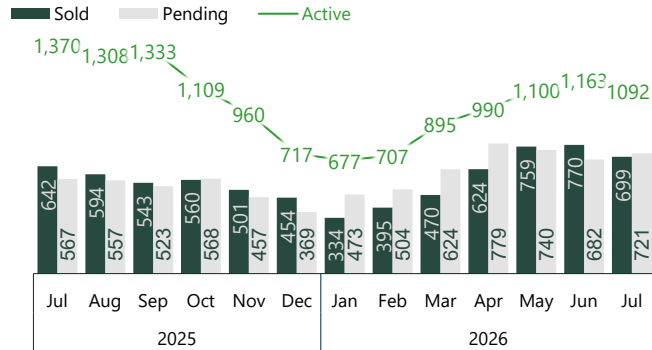


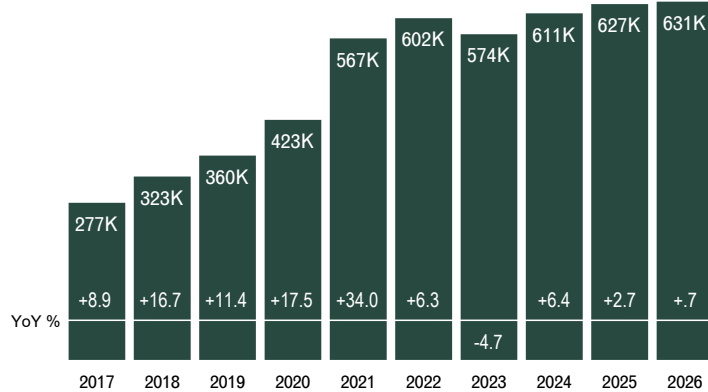
MONTHLY MARKET TRENDS

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

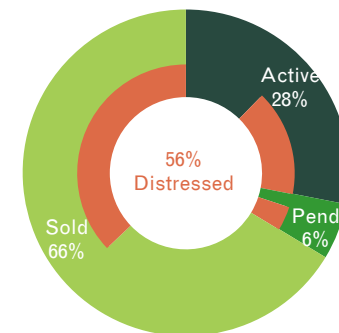
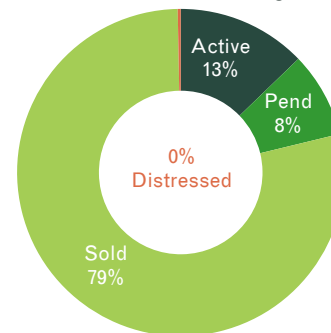
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K			3	9		309,000	170,333	55.1%	1,272	133.91	1
200 - 299K	13	11	99	47	1.6	285,000	268,961	94.4%	1,007	266.99	2
300 - 399K	71	77	846	35	1.0	376,508	366,303	97.3%	1,248	293.48	2
400 - 499K	240	175	1,893	32	1.5	454,476	445,774	98.1%	1,602	278.19	12
500 - 599K	213	163	1,248	35	2.0	558,005	546,628	98.0%	2,024	270.03	3
600 - 799K	228	151	1,404	39	1.9	702,644	687,166	97.8%	2,382	288.52	1
800 - 999K	138	76	600	41	2.8	910,332	886,689	97.4%	2,805	316.13	3
1 - 1.5M	101	37	428	52	2.8	1,241,000	1,195,575	96.3%	3,312	360.93	1
1.5 - 2M	45	20	132	63	4.1	1,759,150	1,700,840	96.7%	3,933	432.51	
2 - 2.5M	11	5	37	60	3.6	2,291,989	2,218,368	96.8%	4,734	468.61	
2.5 - 3M	17	3	9	61	22.7	2,758,188	2,638,322	95.7%	5,937	444.36	
>3M	15	3	10	34	18.0	3,527,900	3,358,000	95.2%	5,612	598.33	
Totals	1,092	721	6,709	38	2.0	647,691	631,314	97.5%	2,082	\$303	25

Avg Price \$806,696 \$669,258 \$631,314

Current Market Strength

- VS - 2010 Market Distress

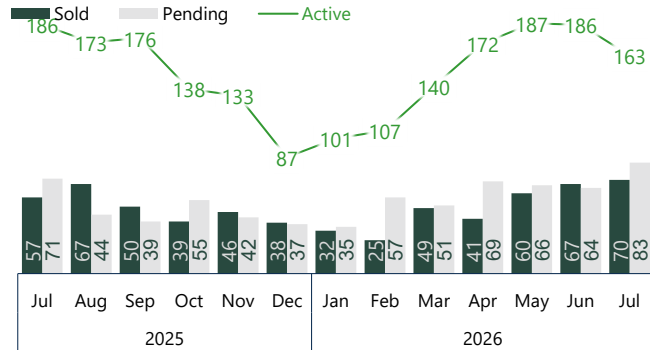


Report Date: Aug 4, 2026

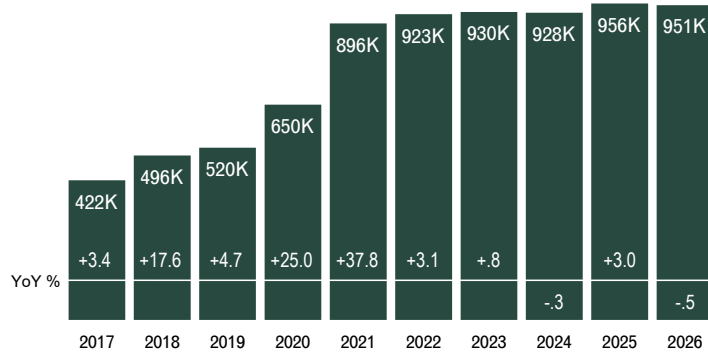
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

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

Area: 83616, Eagle, 900

July 2026

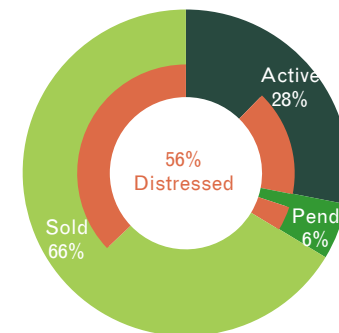
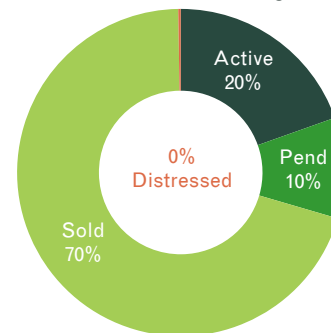
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K											
200 - 299K			3	23		298,300	290,333	97.3%	932	311.63	
300 - 399K	1	4	16	58	0.8	358,725	347,425	96.8%	1,122	309.72	
400 - 499K	4	2	48	47	1.0	476,957	453,656	95.1%	1,573	288.49	
500 - 599K	15	12	79	36	2.3	569,160	554,861	97.5%	1,894	293.02	
600 - 799K	39	24	145	48	3.2	712,488	691,672	97.1%	2,381	290.51	
800 - 999K	34	10	83	60	4.9	938,625	901,945	96.1%	2,768	325.84	1
1 - 1.5M	34	11	136	75	3.0	1,249,999	1,188,310	95.1%	3,402	349.31	1
1.5 - 2M	17	12	52	68	3.9	1,809,869	1,734,352	95.8%	3,929	441.41	
2 - 2.5M	5	3	16	64	3.8	2,347,612	2,245,856	95.7%	4,791	468.75	
2.5 - 3M	8	2	4	54	24.0	2,934,947	2,715,000	92.5%	5,645	480.94	
>3M	6	3	3	54	24.0	3,686,667	3,421,667	92.8%	5,499	622.20	
Totals	163	83	585	57	3.3	991,766	950,510	95.8%	2,741	\$347	2

Avg Price \$1,269,794 \$1,101,370 \$950,510

Current Market Strength

- VS -

2010 Market Distress

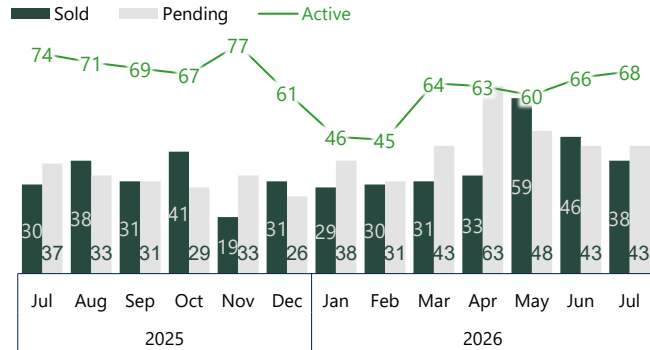


Report Date: Aug 4, 2026

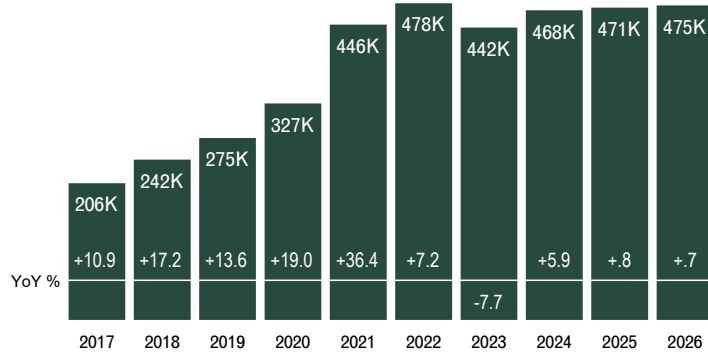
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

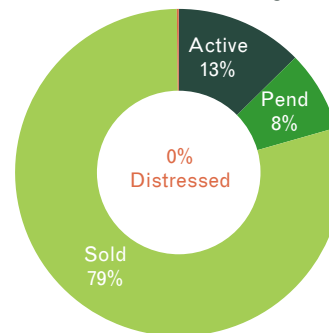
¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83634, Kuna, 1100

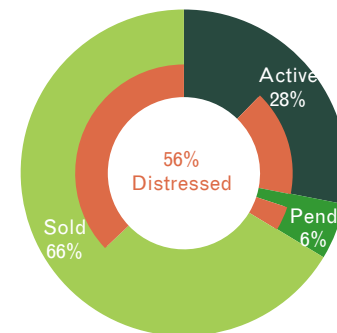
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K	1		2	1	6.0	252,500	254,000	100.6%	2,000	127.00	
300 - 399K	8	10	130	23	0.7	373,783	368,529	98.6%	1,287	286.41	
400 - 499K	26	19	164	40	1.9	448,583	439,095	97.9%	1,827	240.35	1
500 - 599K	16	11	65	36	3.0	557,489	542,824	97.4%	2,332	232.82	
600 - 799K	9	2	56	53	1.9	704,521	679,995	96.5%	2,569	264.65	
800 - 999K	6		9	57	8.0	897,610	876,877	97.7%	3,188	275.05	
1 - 1.5M	2	1	1	3	24.0	1,150,000	1,150,000	100.0%	3,052	376.80	
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	68	43	427	36	1.9	486,142	475,020	97.7%	1,869	\$254	1
Avg Price	\$551,518	\$483,252	\$475,020								

Current Market Strength



- VS - 2010 Market Distress

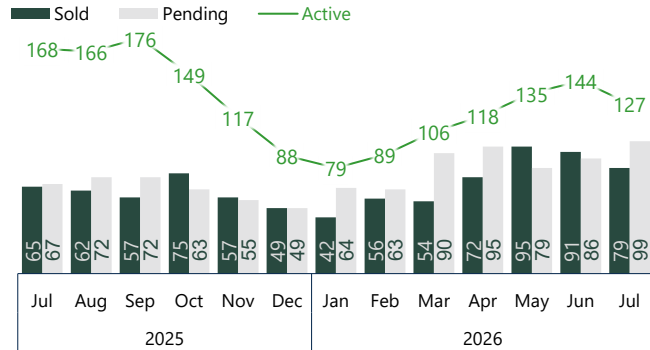


Report Date: Aug 4, 2026

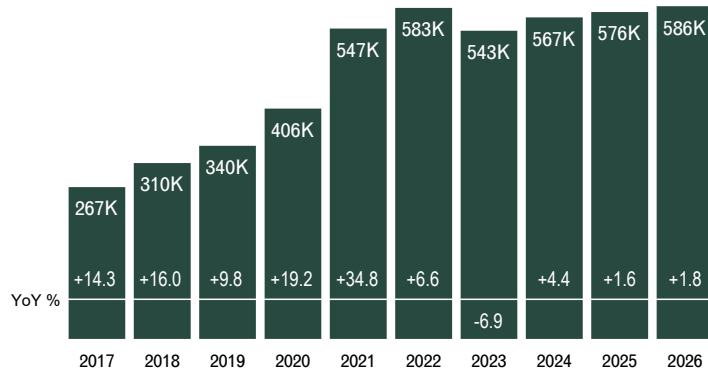
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

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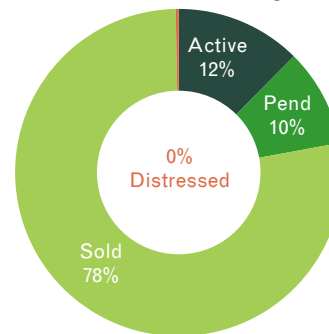
Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83642, S Meridian, 1000

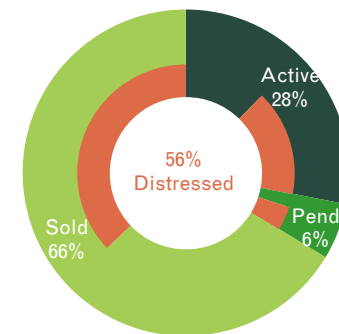
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K			1	14		250,000	175,000	70.0%	975	179.49	
200 - 299K	1		6	8	2.0	285,975	264,867	92.6%	1,111	238.40	
300 - 399K	5	11	94	34	0.6	383,282	375,666	98.0%	1,308	287.23	
400 - 499K	27	26	264	28	1.2	452,052	444,597	98.4%	1,674	265.52	1
500 - 599K	39	21	153	45	3.1	562,931	551,965	98.1%	2,178	253.47	1
600 - 799K	21	24	168	46	1.5	712,745	694,863	97.5%	2,571	270.30	
800 - 999K	23	14	70	51	3.9	906,714	881,317	97.2%	3,093	284.92	1
1 - 1.5M	8	2	29	58	3.3	1,153,836	1,123,134	97.3%	3,647	308.00	
1.5 - 2M	2		6	35	4.0	1,778,833	1,738,633	97.7%	4,663	372.90	
2 - 2.5M	1	1	2	38	6.0	2,250,000	2,175,000	96.7%	6,097	356.73	
2.5 - 3M											
>3M											
Totals	127	99	793	39	1.9	599,382	585,981	97.8%	2,144	\$273	3
Avg Price	\$678,706	\$615,107	\$585,981								

Current Market Strength



- VS - 2010 Market Distress

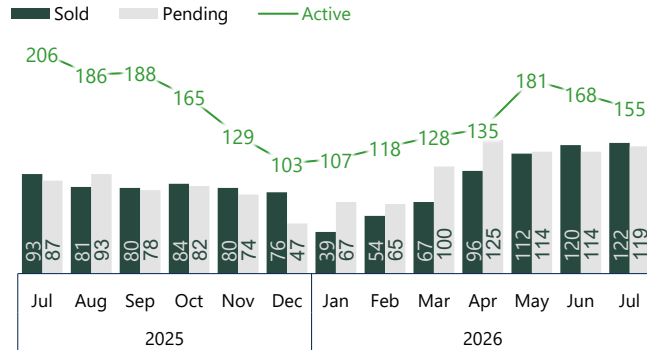


Report Date: Aug 4, 2026

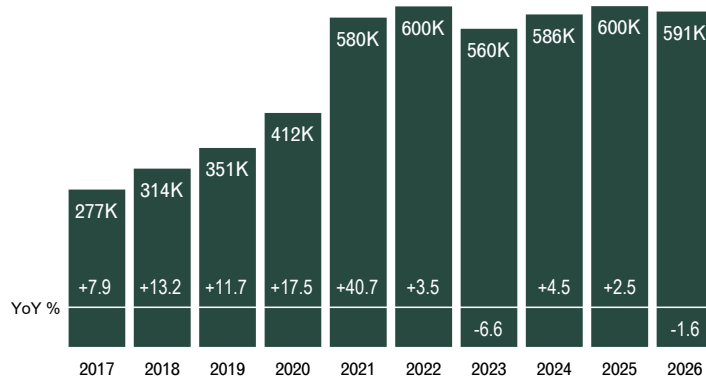
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

Area: 83646, N Meridian, 1020

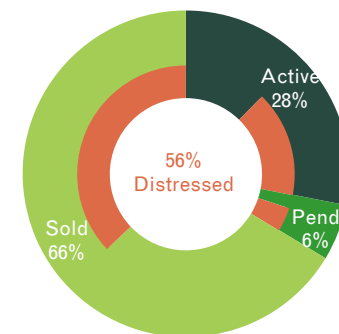
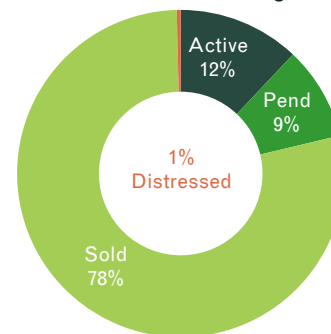
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K											
200 - 299K	1	1	5	76	2.4	307,980	290,880	94.4%	1,063	273.54	
300 - 399K	3	5	87	45	0.4	391,076	379,152	97.0%	1,390	272.86	
400 - 499K	33	27	329	34	1.2	456,348	447,026	98.0%	1,656	270.00	3
500 - 599K	44	35	238	40	2.2	559,022	549,194	98.2%	2,117	259.48	1
600 - 799K	40	31	237	37	2.0	700,288	684,722	97.8%	2,595	263.85	1
800 - 999K	16	15	75	47	2.6	895,352	868,150	97.0%	3,175	273.41	
1 - 1.5M	9	4	23	44	4.7	1,195,504	1,136,732	95.1%	3,563	319.03	
1.5 - 2M	3	1	10	34	3.6	1,793,500	1,734,500	96.7%	4,643	373.61	
2 - 2.5M	2		2	143	12.0	2,272,000	2,206,500	97.1%	5,013	440.16	
2.5 - 3M	1		2	11	6.0	2,649,950	2,649,950	100.0%	5,021	527.77	
>3M	3		1	39	36.0	3,495,000	3,350,000	95.9%	7,288	459.66	
Totals	155	119	1,009	39	1.8	605,193	590,846	97.6%	2,164	\$273	5

Avg Price \$779,195 \$628,885 \$590,846

Current Market Strength

- VS - 2010 Market Distress

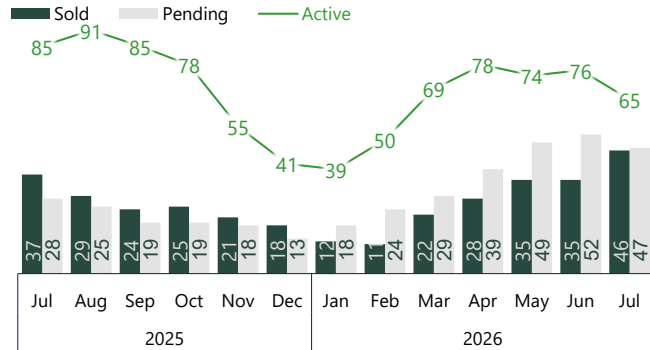


Report Date: Aug 4, 2026

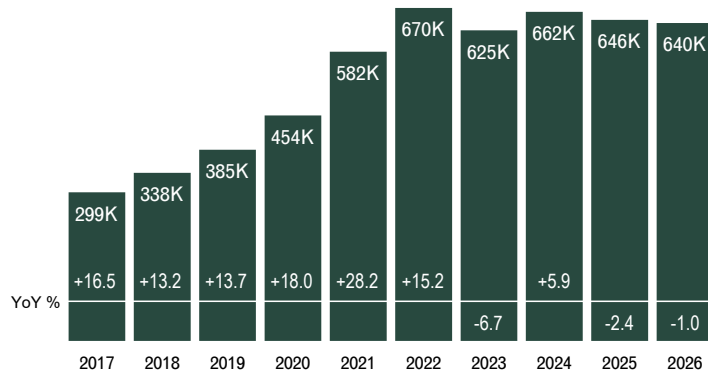
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

Area: 83669, Star, 950

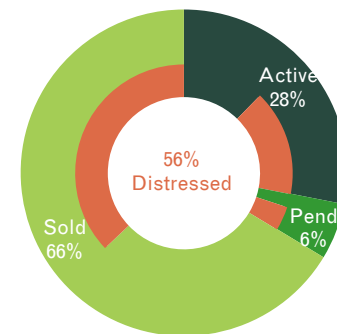
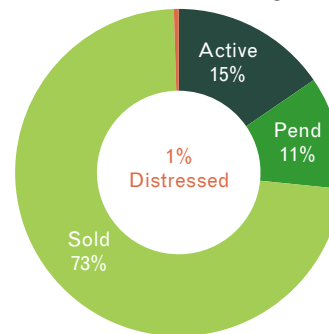
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		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	3	18	28	0.7	380,605	372,311	97.8%	1,363	273.23	
400 - 499K	9	12	75	47	1.4	461,096	447,751	97.1%	1,728	259.10	2
500 - 599K	11	16	69	33	1.9	558,272	546,513	97.9%	2,211	247.21	
600 - 799K	17	7	77	47	2.6	711,136	693,737	97.6%	2,548	272.32	
800 - 999K	13	5	52	59	3.0	925,819	893,687	96.5%	2,834	315.33	
1 - 1.5M	9	4	13	63	8.3	1,217,767	1,170,006	96.1%	3,216	363.79	
1.5 - 2M	5		2	180	30.0	1,599,500	1,562,500	97.7%	5,282	295.84	
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	65	47	307	46	2.5	658,416	639,954	97.2%	2,292	\$279	2
Avg Price	\$820,056	\$652,904	\$639,954								

Current Market Strength

- VS -

2010 Market Distress

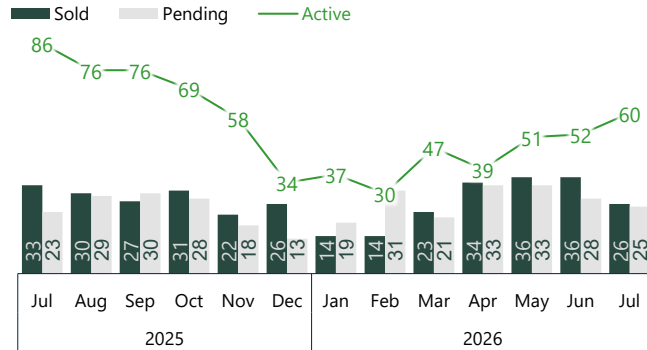


Report Date: Aug 4, 2026

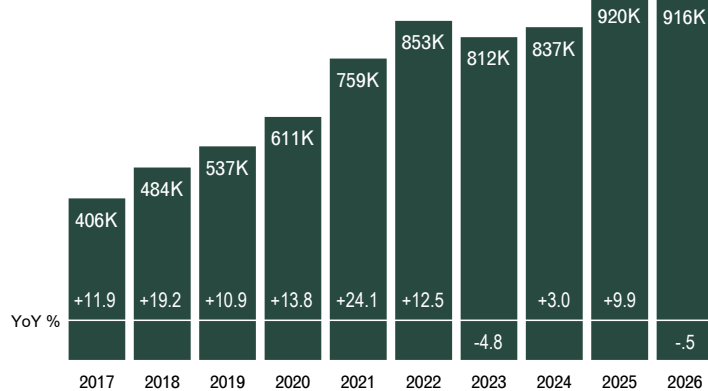
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse
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Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83702, N Boise, 100

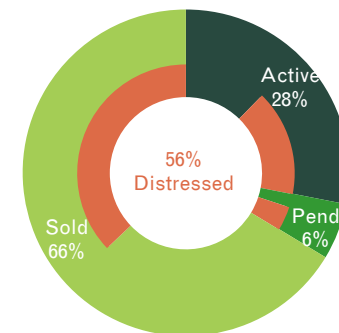
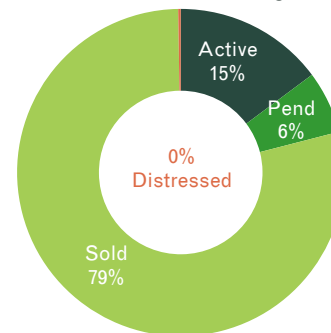
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)				
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K	2		1	119	24.0	334,900	295,000	88.1%	712	414.33
300 - 399K	2	1	19	23	1.3	371,779	351,084	94.4%	769	456.39
400 - 499K	7	2	15	78	5.6	475,446	439,407	92.4%	991	443.61
500 - 599K	7	3	38	33	2.2	587,856	551,484	93.8%	1,490	370.05
600 - 799K	11	6	94	35	1.4	712,026	695,335	97.7%	1,629	426.85
800 - 999K	6	6	57	28	1.3	911,794	899,090	98.6%	2,187	411.17
1 - 1.5M	12	3	63	38	2.3	1,274,357	1,243,013	97.5%	2,970	418.46
1.5 - 2M	6	3	21	61	3.4	1,711,853	1,667,257	97.4%	3,318	502.51
2 - 2.5M		1	6	71		2,313,650	2,192,333	94.8%	3,903	561.78
2.5 - 3M	3		2	152	18.0	2,592,000	2,500,000	96.5%	6,937	360.41
>3M	4		3	8	16.0	3,166,667	3,166,667	100.0%	4,706	672.95
Totals	60	25	319	39	2.3	942,229	915,671	97.2%	2,109	\$434

Avg Price \$1,168,532 \$933,336 \$915,671

Current Market Strength

- VS - 2010 Market Distress

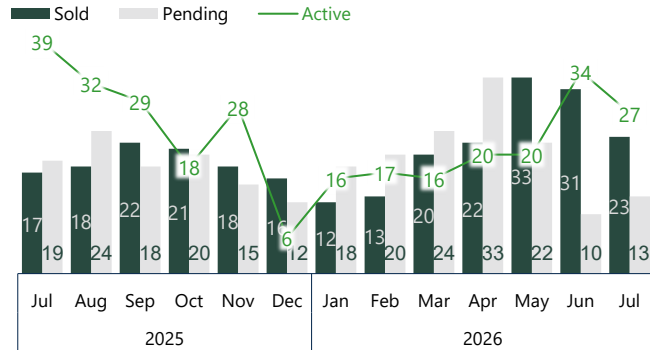


Report Date: Aug 4, 2026

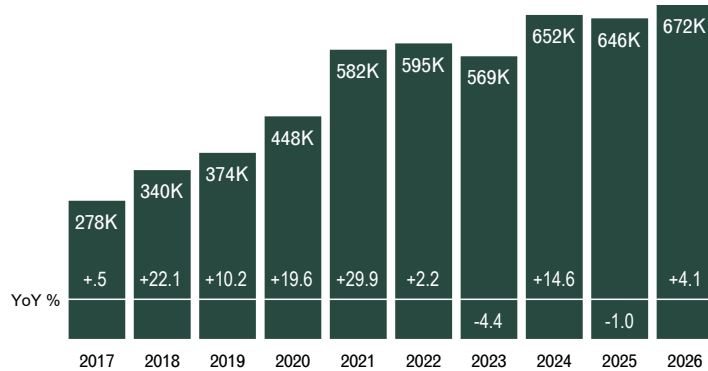
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

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

Area: 83703, NW Boise, 801

July 2026

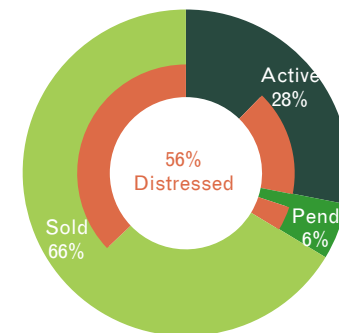
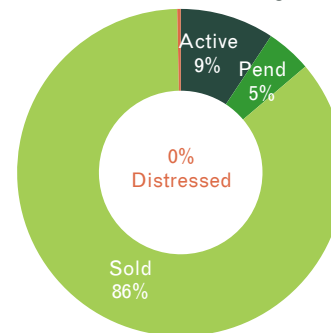
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K			3	67		278,000	268,667	96.6%	490	548.30	
300 - 399K	3	2	18	33	2.0	385,700	372,983	96.7%	1,138	327.74	
400 - 499K	4	4	69	28	0.7	460,813	452,093	98.1%	1,340	337.30	1
500 - 599K	4	2	44	26	1.1	542,666	536,306	98.8%	1,693	316.69	
600 - 799K	8	4	51	30	1.9	703,618	690,671	98.2%	2,099	329.11	
800 - 999K	4	1	36	25	1.3	895,541	883,699	98.7%	2,616	337.84	
1 - 1.5M	3		24	46	1.5	1,319,908	1,235,208	93.6%	3,745	329.80	
1.5 - 2M			3	88		1,846,667	1,675,000	90.7%	4,247	394.37	
2 - 2.5M											
2.5 - 3M											
>3M	1		1	31	12.0	3,549,000	3,365,000	94.8%	5,620	598.75	
Totals	27	13	249	31	1.3	692,132	672,225	97.1%	2,002	\$336	1

Avg Price \$801,774 \$552,292 \$672,225

Current Market Strength

- VS -

2010 Market Distress

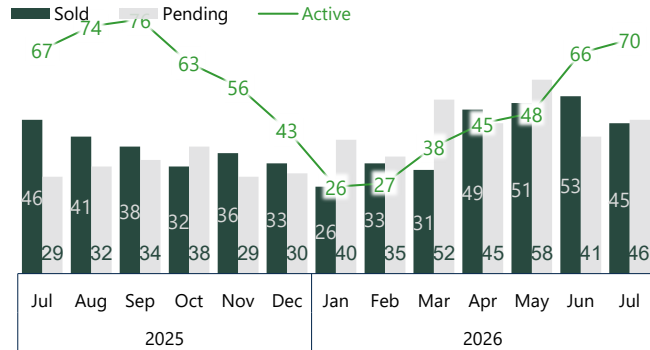


Report Date: Aug 4, 2026

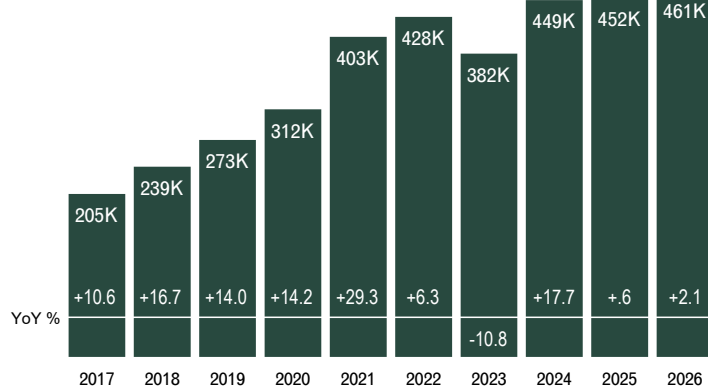
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

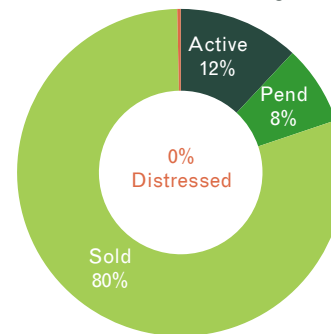
¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North
Data compiled by Zip Code (prev Area #), for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

Area: 83704, West Boise, 600

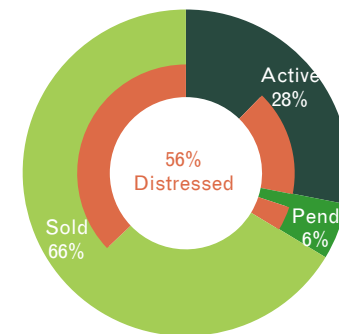
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K			1	12		507,000	151,000	29.8%	1,833	82.38	
200 - 299K	3	3	31	45	1.2	273,496	263,675	96.4%	953	276.68	
300 - 399K	9	9	135	30	0.8	367,985	360,769	98.0%	1,256	287.33	1
400 - 499K	30	16	176	21	2.0	445,311	442,332	99.3%	1,601	276.24	1
500 - 599K	8	10	64	27	1.5	554,479	550,614	99.3%	2,265	243.08	
600 - 799K	13	5	46	33	3.4	698,563	685,248	98.1%	2,580	265.63	
800 - 999K	4	1	11	11	4.4	901,254	889,090	98.7%	3,472	256.04	
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		2,250,000	1,600,000	71.1%	5,256	304.41	
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	70	46	467	28	1.8	469,478	461,336	98.3%	1,707	\$270	2
Avg Price	\$541,555	\$531,941	\$461,336								

Current Market Strength



- VS - 2010 Market Distress

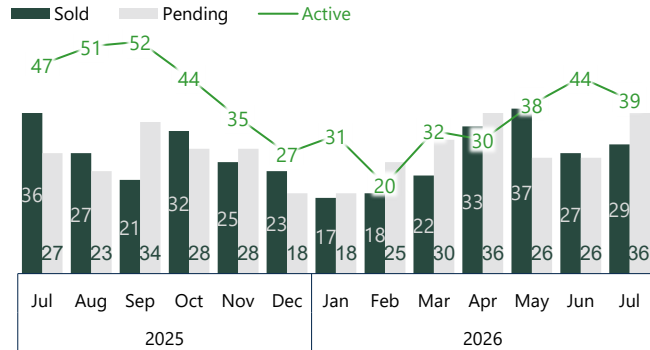


Report Date: Aug 4, 2026

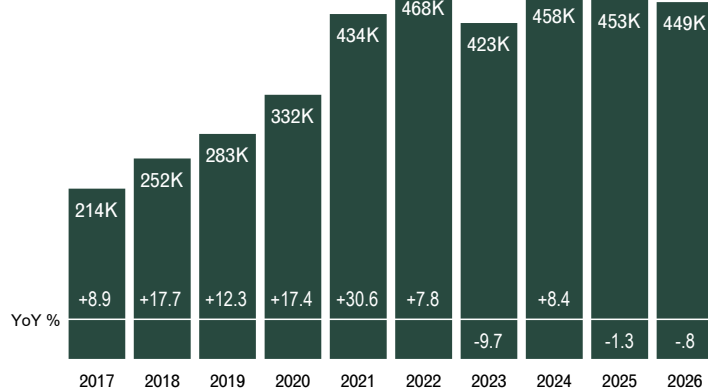
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

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

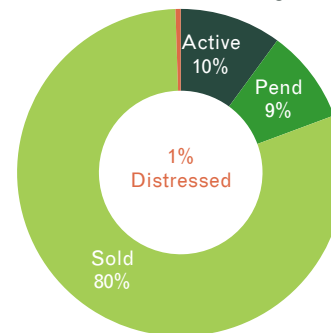
Area: 83705, Bench, 400

July 2026

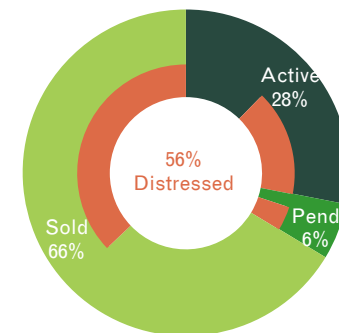
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K			1	1		170,000	185,000	108.8%	1,008	183.53	1
200 - 299K	1	1	22	53	0.5	271,563	258,488	95.2%	986	262.07	
300 - 399K	9	10	101	39	1.1	373,340	357,998	95.9%	1,123	318.78	
400 - 499K	12	13	99	25	1.5	448,713	445,521	99.3%	1,408	316.41	1
500 - 599K	8	8	53	30	1.8	542,162	538,221	99.3%	1,865	288.63	
600 - 799K	4	4	28	29	1.7	658,698	666,823	101.2%	2,288	291.46	
800 - 999K			6	32		843,783	834,633	98.9%	2,897	288.12	
1 - 1.5M	2		1	2	24.0	1,298,000	1,298,000	100.0%	4,086	317.67	
1.5 - 2M	1										
2 - 2.5M											
2.5 - 3M	2										
>3M											
Totals	39	36	311	33	1.5	455,991	448,999	98.5%	1,479	\$304	2

Avg Price \$663,755 \$471,340 \$448,999

Current Market Strength



- VS - 2010 Market Distress

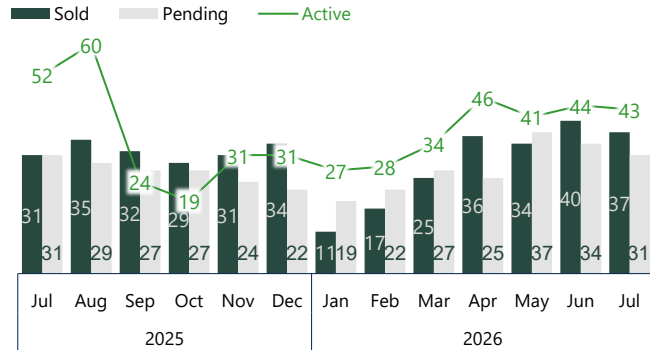


Report Date: Aug 4, 2026

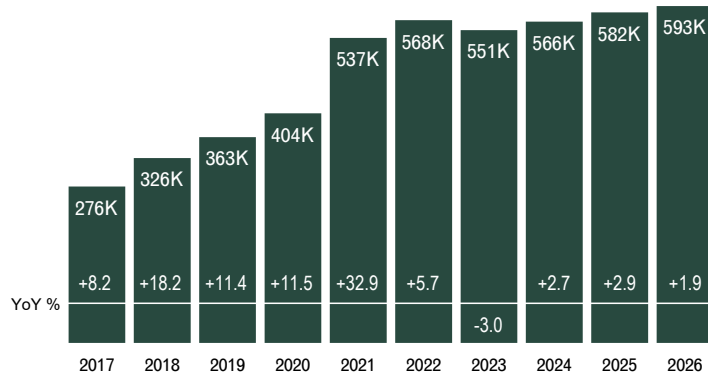
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

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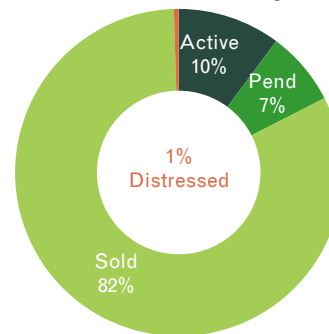
Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83706, SE Boise, 300

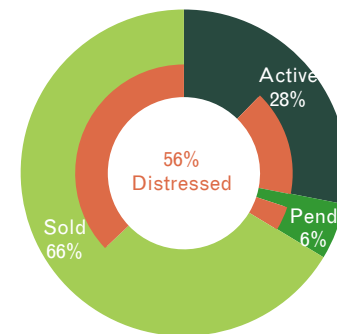
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	2	11	37	2.2	317,573	274,718	86.5%	936	293.42	1
300 - 399K	6	7	47	60	1.5	376,815	358,179	95.1%	1,183	302.68	1
400 - 499K	14	7	87	25	1.9	454,409	445,673	98.1%	1,306	341.28	
500 - 599K	7	6	78	25	1.1	549,658	545,112	99.2%	1,580	345.04	
600 - 799K	7	3	77	29	1.1	694,071	683,503	98.5%	2,018	338.72	
800 - 999K	4	4	24	33	2.0	904,596	897,806	99.2%	2,350	381.97	
1 - 1.5M	2	1	20	21	1.2	1,242,441	1,265,184	101.8%	2,861	442.24	
1.5 - 2M	1		2	2	6.0	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	43	31	347	31	1.5	601,698	593,384	98.6%	1,677	\$354	2
Avg Price	\$575,649	\$618,639	\$593,384								

Current Market Strength



- VS - 2010 Market Distress

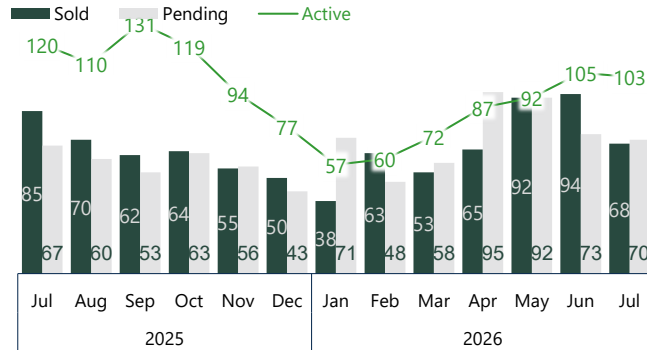


Report Date: Aug 4, 2026

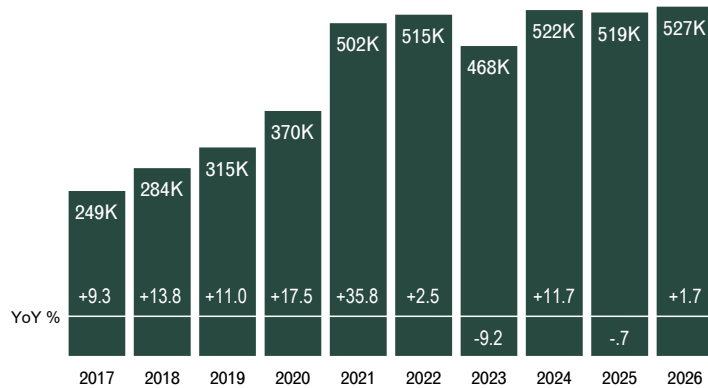
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

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

Area: 83709, South Boise, 500&550

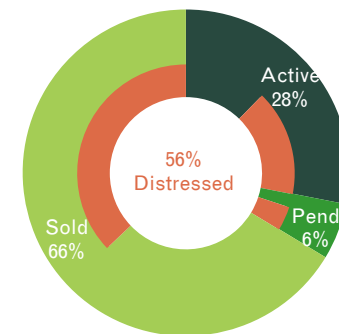
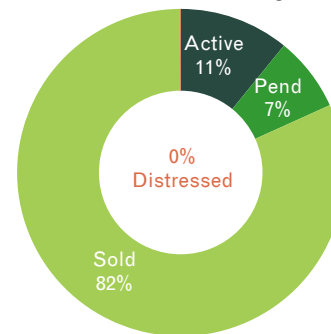
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K	2	4	7	54	3.4	305,677	284,207	93.0%	1,007	282.19	
300 - 399K	14	7	105	35	1.6	379,182	367,723	97.0%	1,303	282.32	
400 - 499K	36	18	289	29	1.5	455,333	446,419	98.0%	1,698	262.89	1
500 - 599K	24	20	193	33	1.5	557,050	544,089	97.7%	2,133	255.12	
600 - 799K	17	18	139	32	1.5	683,792	672,002	98.3%	2,465	272.58	
800 - 999K	6	2	29	30	2.5	906,803	879,069	96.9%	3,060	287.30	
1 - 1.5M	4	1	11	73	4.4	1,324,880	1,168,061	88.2%	4,350	268.54	
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	103	70	774	32	1.6	541,290	527,484	97.4%	1,978	\$267	1
Avg Price	\$556,045	\$547,536	\$527,484								

Current Market Strength

- VS -

2010 Market Distress

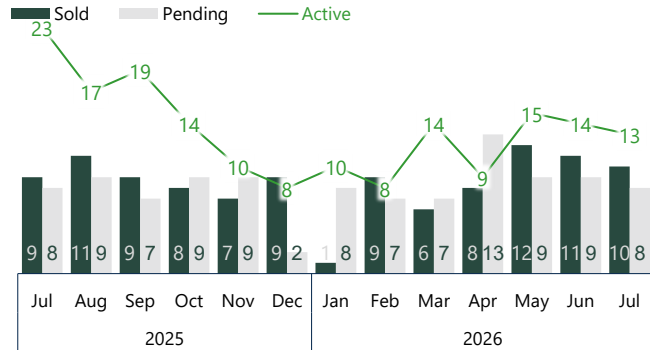


Report Date: Aug 4, 2026

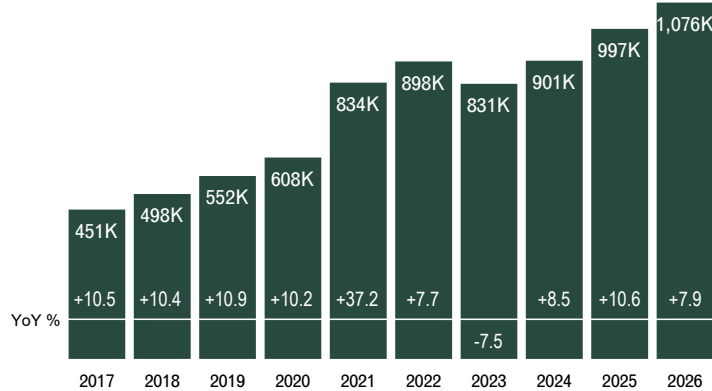
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

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

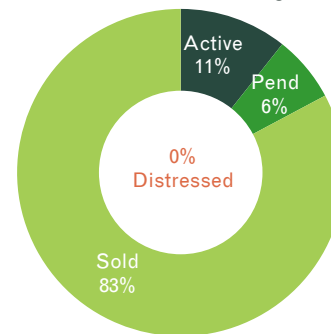
Area: 83712, NE Boise, 200

July 2026

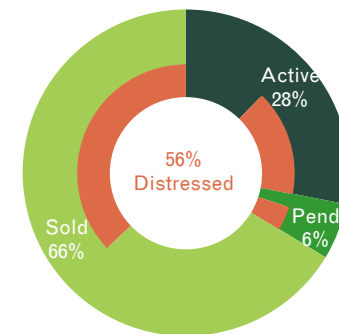
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)				
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	1	-	2	22	6.0	474,500	452,500	95.4%	994	455.23
500 - 599K	1	-	9	42	1.3	588,656	563,139	95.7%	1,631	345.27
600 - 799K	1	2	24	34	0.5	705,650	694,114	98.4%	1,957	354.72
800 - 999K	5	4	28	28	2.1	890,011	869,548	97.7%	2,391	363.75
1 - 1.5M	1	2	22	32	0.5	1,264,495	1,262,432	99.8%	3,005	420.09
1.5 - 2M	2	-	8	70	3.0	1,729,838	1,665,500	96.3%	4,091	407.11
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	13	8	101	35	1.5	1,095,261	1,075,809	98.2%	2,712	\$397

Avg Price \$1,193,123 \$900,962 \$1,075,809

Current Market Strength



- VS - 2010 Market Distress

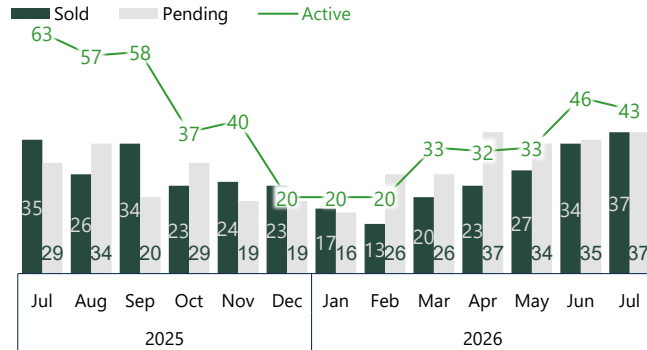


Report Date: Aug 4, 2026

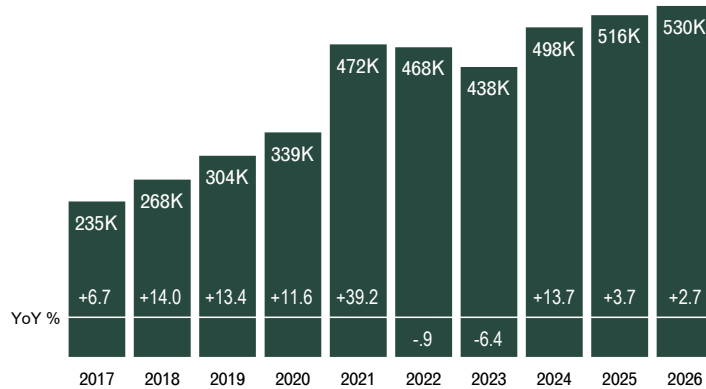
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

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

Area: 83713, W Boise - Garden City, 650

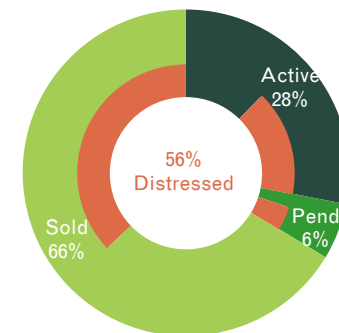
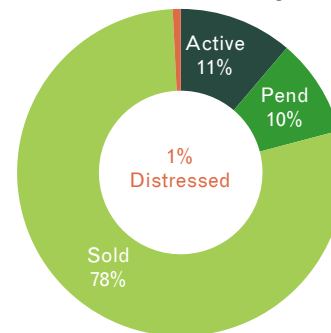
July 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K			6	75		298,292	286,258	96.0%	1,219	234.77	1
300 - 399K	2	4	33	22	0.7	376,681	367,421	97.5%	1,240	296.42	
400 - 499K	15	15	128	33	1.4	451,447	442,310	98.0%	1,578	280.31	1
500 - 599K	14	9	54	32	3.1	551,757	541,083	98.1%	2,178	248.43	
600 - 799K	9	6	58	39	1.9	697,084	676,028	97.0%	2,682	252.03	
800 - 999K	3	1	17	40	2.1	913,200	870,606	95.3%	3,507	248.26	1
1 - 1.5M		2	3	6		1,173,300	1,110,633	94.7%	3,864	287.43	
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	43	37	300	34	1.7	544,185	529,995	97.4%	1,999	\$265	3

Avg Price \$563,709 \$558,768 \$529,995

Current Market Strength

- VS - 2010 Market Distress

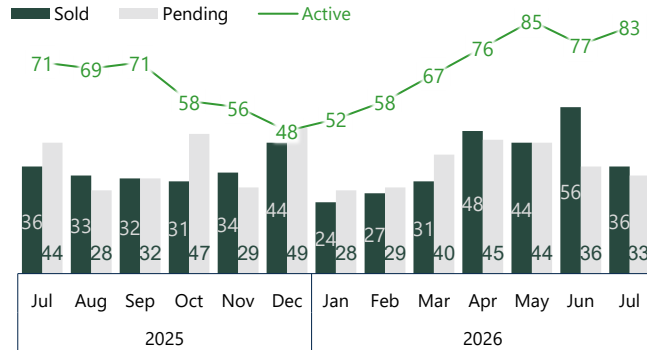


Report Date: Aug 4, 2026

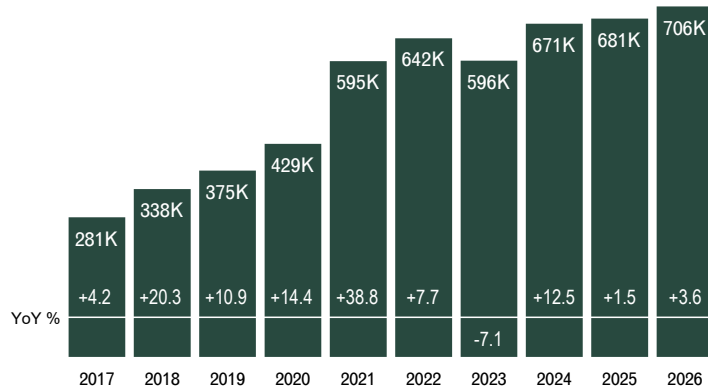
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

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Area: 83714, NW Boise, 800

July 2026

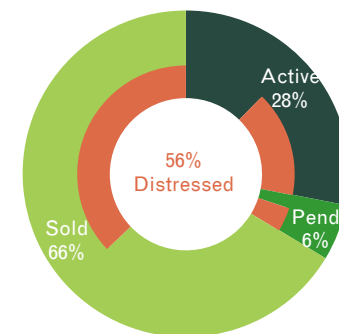
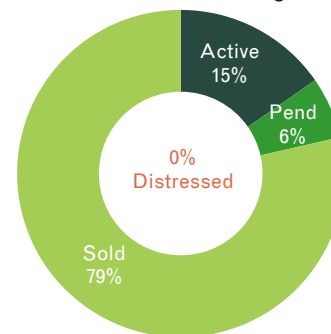
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)				
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K	6	4	30	35	2.4	369,825	363,619	98.3%	1,227	296.47
400 - 499K	11	8	104	31	1.3	459,348	450,224	98.0%	1,434	313.88
500 - 599K	11	6	62	42	2.1	558,518	542,368	97.1%	1,781	304.53
600 - 799K	23	5	115	45	2.4	704,085	687,246	97.6%	2,307	297.95
800 - 999K	14	5	47	48	3.6	946,894	907,294	95.8%	2,747	330.28
1 - 1.5M	11	4	53	45	2.5	1,206,677	1,152,404	95.5%	3,184	361.96
1.5 - 2M	3	1	10	61	3.6	1,660,500	1,694,993	102.1%	3,501	484.17
2 - 2.5M	2		4	55	6.0	2,285,000	2,198,750	96.2%	4,820	456.20
2.5 - 3M	1									
>3M	1									
Totals	83	33	425	41	2.3	726,277	705,546	97.1%	2,150	\$328

Avg Price \$858,488 \$702,463 \$705,546

Current Market Strength

- VS -

2010 Market Distress

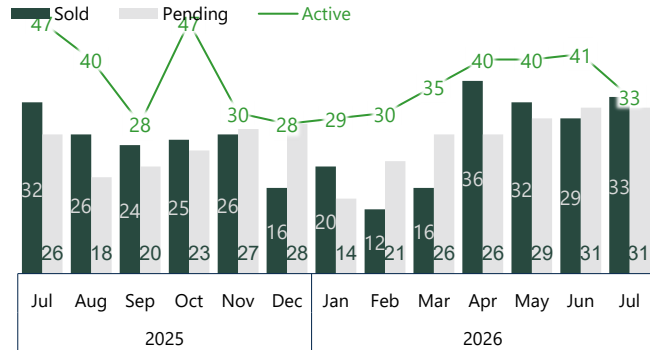


Report Date: Aug 4, 2026

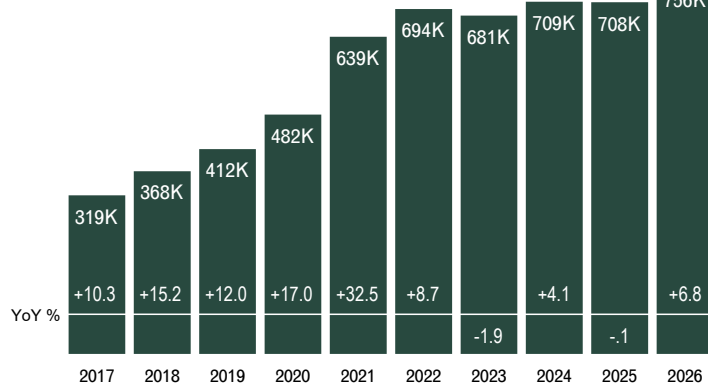
MONTHLY MARKET TRENDS

Existing Homes

Monthly Trends



Average Sold Prices (\$)



Home Ages: <1 yr - 81+ years

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

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

Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

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

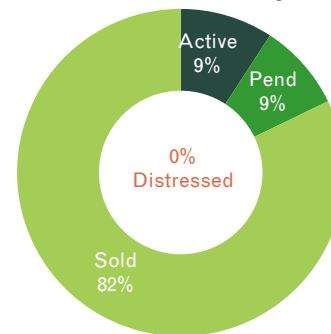
Area: 83716, SSE Boise, 301

July 2026

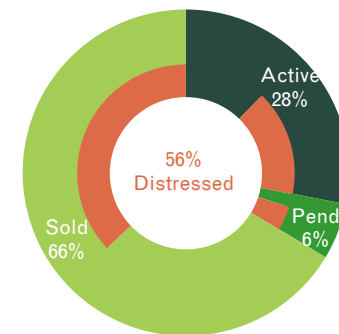
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)				
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K			1	6		265,000	265,000	100.0%	1,725	153.62
300 - 399K	2		13	67	1.8	373,054	361,492	96.9%	1,096	329.88
400 - 499K	11	6	44	33	3.0	464,628	458,230	98.6%	1,268	361.35
500 - 599K	4	4	49	33	1.0	550,032	539,713	98.1%	1,699	317.65
600 - 799K	9	10	89	36	1.2	708,568	699,523	98.7%	2,281	306.73
800 - 999K		8	56	17		880,470	880,443	100.0%	2,629	334.90
1 - 1.5M	1	2	27	28	0.4	1,215,181	1,222,519	100.6%	3,059	399.67
1.5 - 2M	5	1	15	56	4.0	1,676,933	1,636,567	97.6%	3,842	425.96
2 - 2.5M			1	9		2,399,900	2,349,000	97.9%	4,473	525.15
2.5 - 3M	1									
>3M										
Totals	33	31	295	33	1.3	763,534	756,069	99.0%	2,203	\$343

Avg Price \$835,527 \$754,923 \$756,069

Current Market Strength



- VS - 2010 Market Distress



Report Date: Aug 4, 2026