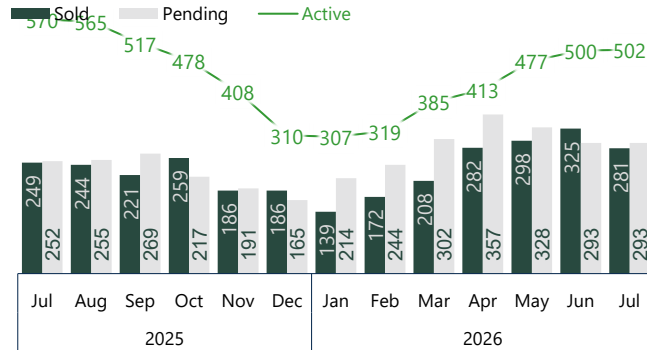


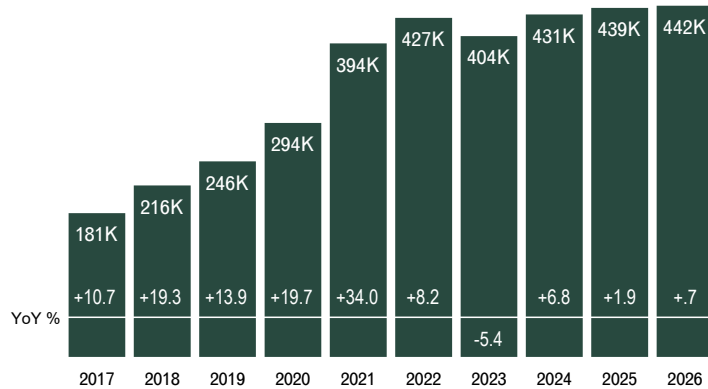
MONTHLY MARKET TRENDS

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: Canyon County

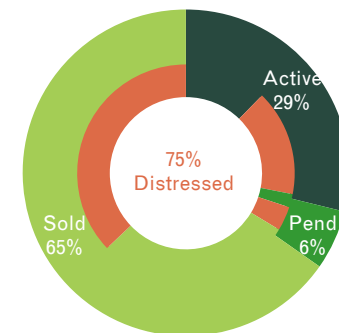
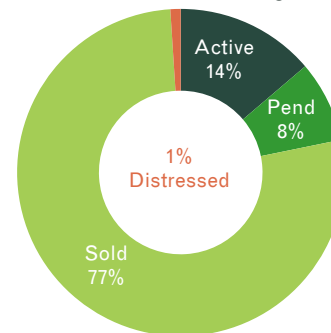
July 2026

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
0-100K	1	-	1	57	12.0	185,000	90,000	48.6%	784	114.80
100 - 199K	1		32	26	0.4	180,766	158,289	87.6%	954	165.87
200 - 299K	14	19	197	32	0.9	282,800	267,066	94.4%	1,118	238.95
300 - 399K	131	126	1,225	32	1.3	362,626	355,165	97.9%	1,402	253.36
400 - 499K	144	73	744	38	2.3	450,217	438,803	97.5%	2,005	218.91
500 - 599K	83	39	286	49	3.5	558,371	543,522	97.3%	2,289	237.46
600 - 799K	74	20	206	48	4.3	706,233	680,281	96.3%	2,591	262.57
800 - 999K	25	7	74	67	4.1	948,266	899,781	94.9%	2,992	300.77
1 - 1.5M	27	9	47	61	6.9	1,263,990	1,211,568	95.9%	3,434	352.78
1.5 - 2M	1		4	58	3.0	1,662,250	1,599,750	96.2%	5,309	301.31
2 - 2.5M	1									
2.5 - 3M										
>3M										
Totals	502	293	2,816	38	2.1	455,350	442,054	97.1%	1,794	\$246
Avg Price	\$543,006	\$461,882	\$442,054							

Current Market Strength

- VS -

2010 Market Distress

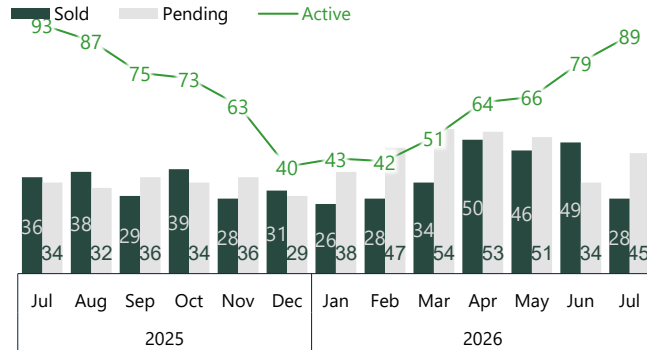


Report Date: Aug 4, 2026

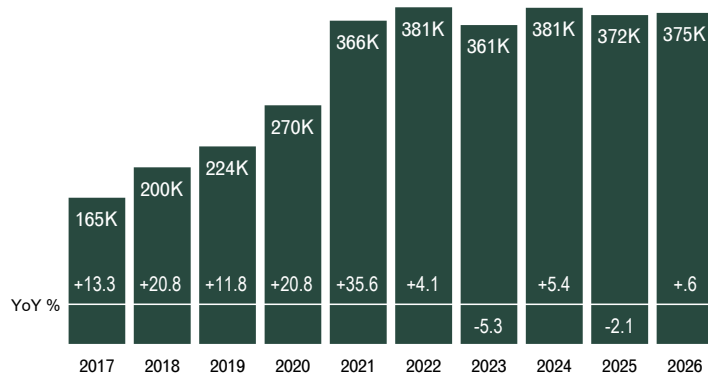
MONTHLY MARKET TRENDS

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: 83605, NW Caldwell, 1275

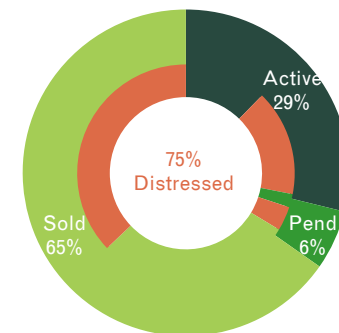
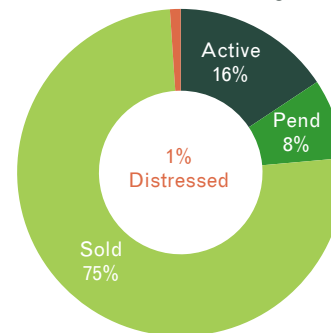
July 2026

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			12	28		184,975	153,750	83.1%	1,009	152.42	1
200 - 299K	5	6	57	23	1.1	281,814	267,937	95.1%	1,059	253.01	1
300 - 399K	38	27	222	34	2.1	361,446	355,174	98.3%	1,470	241.56	4
400 - 499K	24	8	101	35	2.9	448,190	437,031	97.5%	2,200	198.64	
500 - 599K	11	3	28	53	4.7	551,321	538,658	97.7%	2,357	228.53	
600 - 799K	10	1	7	72	17.1	664,471	628,321	94.6%	2,756	227.96	
800 - 999K			1	28		875,000	825,000	94.3%	1,485	555.56	
1 - 1.5M	1										
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	89	45	428	34	2.5	384,941	374,794	97.4%	1,654	\$227	6
Avg Price	\$442,491	\$391,256	\$374,794								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Aug 4, 2026

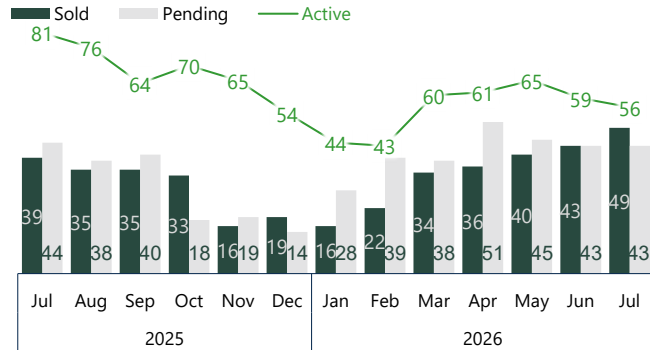


43° NORTH

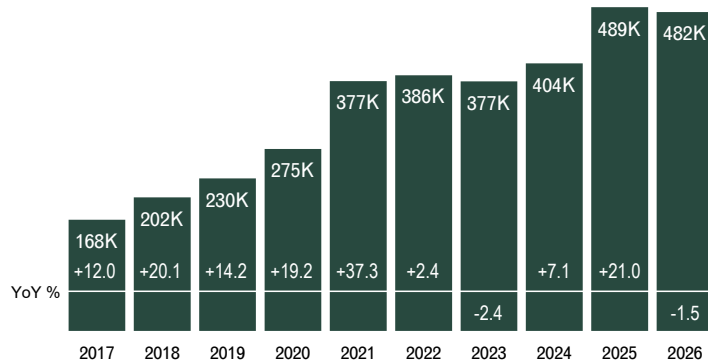
MONTHLY MARKET TRENDS

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
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

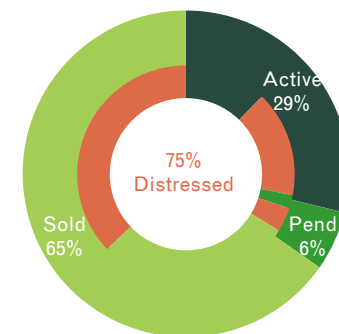
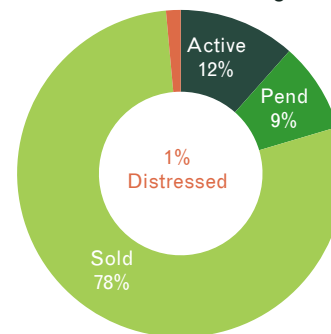
Area: 83607, SW Caldwell, 1280

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	1	-	-	-	-	-	-	-	-	-	-
100 - 199K											
200 - 299K	1	1	6	26	2.0	326,005	265,674	81.5%	1,509	176.06	2
300 - 399K	15	16	191	27	0.9	363,857	358,785	98.6%	1,440	249.12	5
400 - 499K	10	6	86	45	1.4	450,968	439,689	97.5%	2,072	212.21	
500 - 599K	7	7	30	47	2.8	559,596	546,824	97.7%	2,299	237.85	
600 - 799K	8	4	29	49	3.3	702,091	671,129	95.6%	2,449	274.00	
800 - 999K	6	5	18	97	4.0	939,744	884,967	94.2%	3,074	287.87	
1 - 1.5M	8	4	18	46	5.3	1,221,991	1,172,050	95.9%	3,281	357.22	
1.5 - 2M			1	4		1,699,999	1,700,000	100.0%	3,506	484.88	
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	56	43	379	39	1.8	496,031	481,607	97.1%	1,900	\$253	7
Avg Price	\$628,231	\$572,846	\$481,607								

Current Market Strength

- VS - 2010 Market Distress

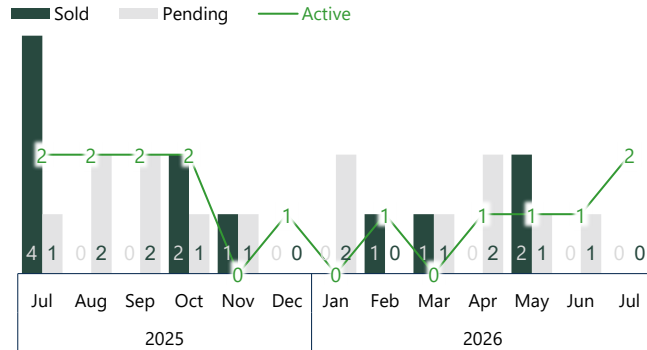


Report Date: Aug 4, 2026

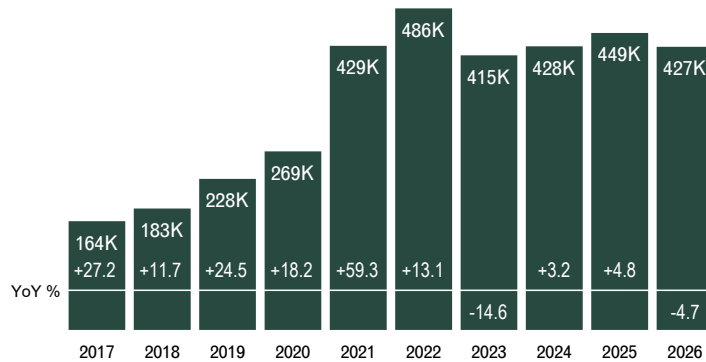
MONTHLY MARKET TRENDS

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: 83626, Greenleaf, 1294

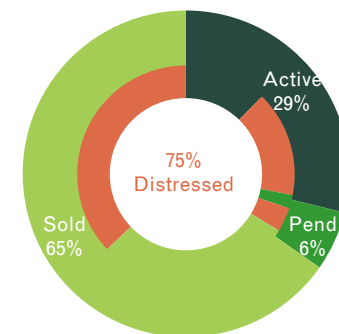
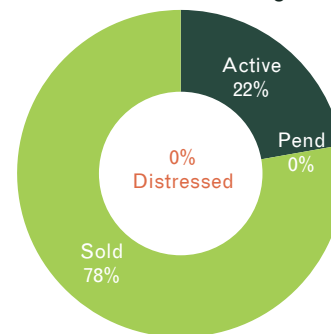
July 2026

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			5	15		359,900	347,400	96.5%	1,143	303.99
400 - 499K	2		1	49	24.0	499,999	470,000	94.0%	1,702	276.15
500 - 599K										
600 - 799K			1	24		795,000	785,000	98.7%	1,930	406.74
800 - 999K										
1 - 1.5M										
1.5 - 2M										
2 - 2.5M										
2.5 - 3M										
>3M										
Totals	2		7	21	3.4	442,071	427,428	96.7%	1,335	\$320
Avg Price	\$422,944									

Current Market Strength

- VS -

2010 Market Distress



Report Date: Aug 4, 2026

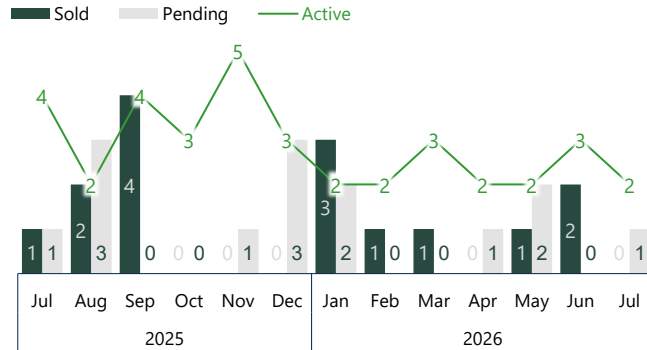


43° NORTH

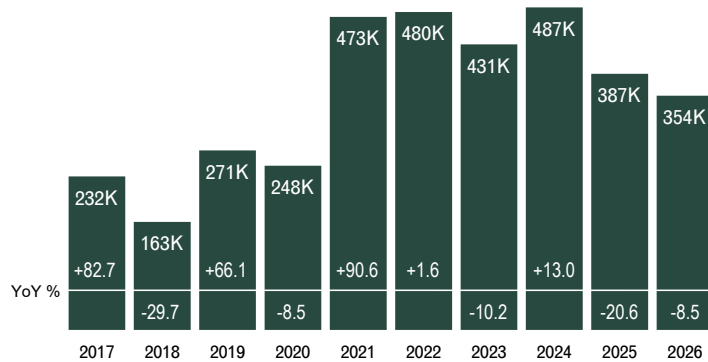
MONTHLY MARKET TRENDS

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: 83641, Melba, 1265

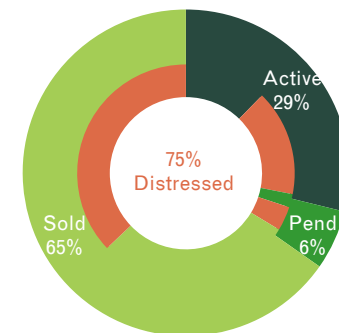
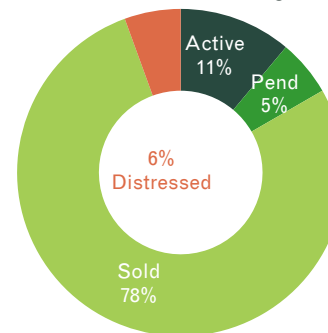
July 2026

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	3		200,000	195,000	97.5%	1,054	185.01	1
200 - 299K			5	22		268,960	270,300	100.5%	1,532	176.41	
300 - 399K	1		5	25	2.4	373,780	360,460	96.4%	1,377	261.77	
400 - 499K											
500 - 599K			3	52		576,667	535,000	92.8%	1,860	287.63	
600 - 799K		1									
800 - 999K	1										
1 - 1.5M											
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	2	1	14	28	1.7	367,407	353,843	96.3%	1,513	\$234	1
Avg Price	\$603,450	\$659,900	\$353,843								

Current Market Strength

- VS -

2010 Market Distress

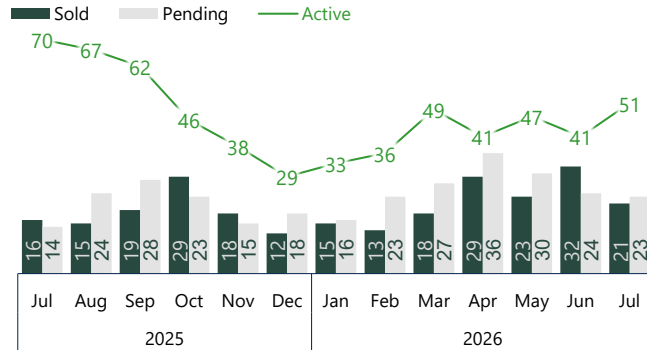


Report Date: Aug 4, 2026

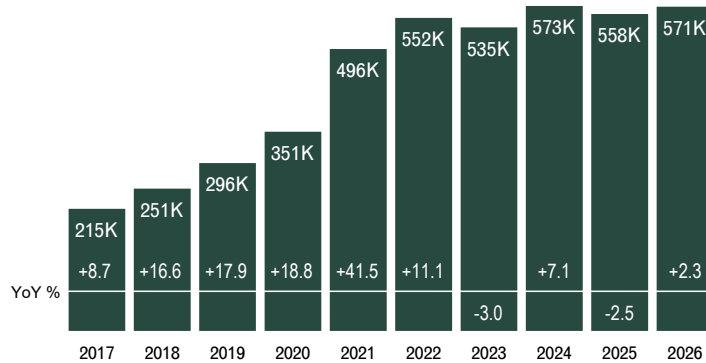
MONTHLY MARKET TRENDS

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: 83644, Middleton, 1285

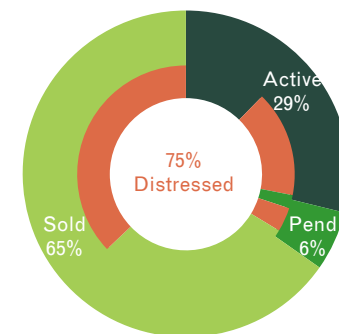
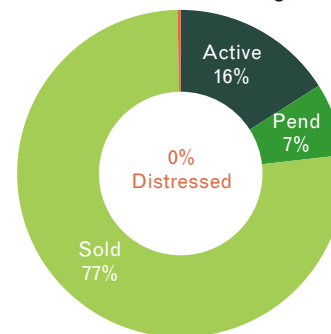
July 2026

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			7	22		296,686	278,300	93.8%	1,183	235.19	
300 - 399K	5	6	59	33	1.0	370,022	360,229	97.4%	1,341	268.58	1
400 - 499K	10	8	63	36	1.9	449,322	437,287	97.3%	1,972	221.80	
500 - 599K	11	4	39	51	3.4	566,592	548,726	96.8%	2,258	243.04	
600 - 799K	14	2	37	39	4.5	710,532	690,061	97.1%	2,718	253.87	
800 - 999K	5	2	22	59	2.7	967,068	913,514	94.5%	2,962	308.44	
1 - 1.5M	6	1	16	53	4.5	1,278,681	1,248,869	97.7%	3,345	373.33	
1.5 - 2M			1	3		1,599,000	1,599,000	100.0%	5,527	289.31	
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	51	23	244	41	2.5	589,900	571,154	96.8%	2,149	\$266	1
Avg Price	\$669,605	\$548,286	\$571,154								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Aug 4, 2026

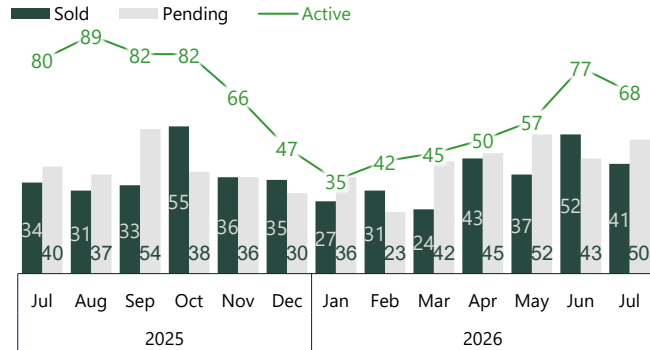


43° NORTH

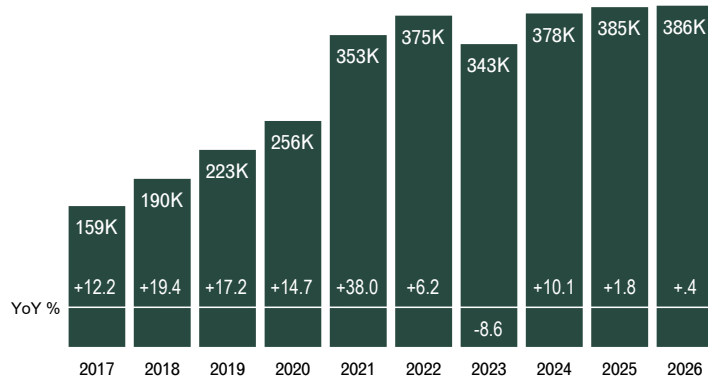
MONTHLY MARKET TRENDS

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

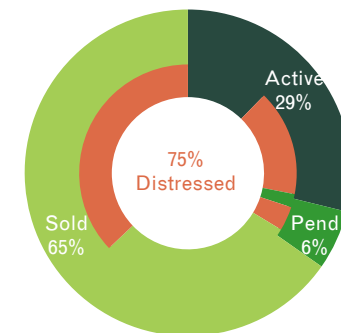
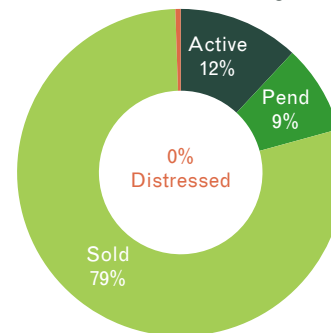
Area: 83651, NW Nampa, 1270

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		6	26	2.0	182,600	147,833	81.0%	953	155.18	
200 - 299K	3	5	51	39	0.7	278,705	262,675	94.2%	1,207	217.62	1
300 - 399K	26	34	239	32	1.3	357,447	350,484	98.1%	1,418	247.14	2
400 - 499K	21	9	113	34	2.2	446,619	435,617	97.5%	2,031	214.45	
500 - 599K	8	1	19	88	5.1	578,447	539,563	93.3%	2,502	215.62	
600 - 799K	6	1	15	70	4.8	700,943	675,343	96.3%	2,320	291.06	
800 - 999K	1		3	84	4.0	935,300	893,000	95.5%	2,739	326.07	
1 - 1.5M	2		2	169	12.0	1,460,000	1,375,000	94.2%	4,003	343.54	
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	68	50	448	38	1.8	398,299	386,350	97.0%	1,639	\$236	3
Avg Price	\$462,597	\$365,886	\$386,350								

Current Market Strength

- VS - 2010 Market Distress

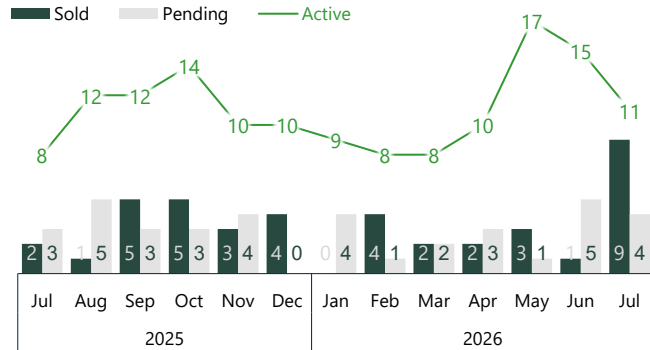


Report Date: Aug 4, 2026

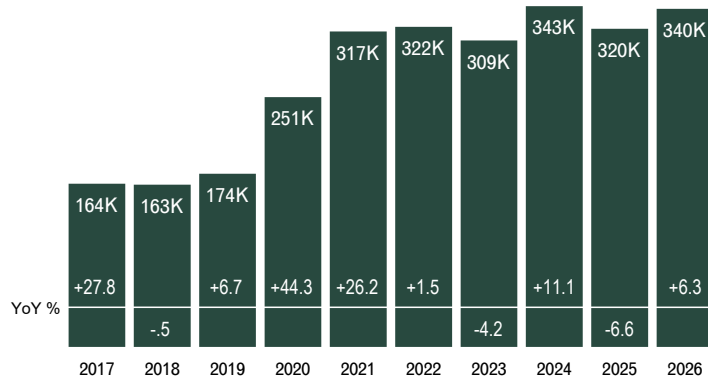
MONTHLY MARKET TRENDS

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: 83660, Parma, 1292

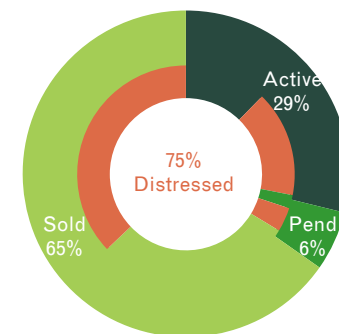
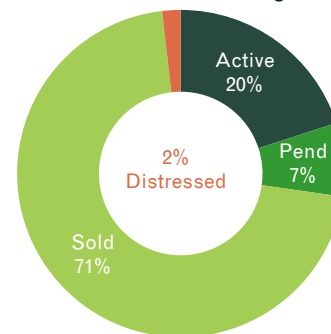
July 2026

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	-	-	1	57	-	185,000	90,000	48.6%	784	114.80	-
100 - 199K			6	25		178,283	164,083	92.0%	1,002	163.84	
200 - 299K	1		5	25	2.4	266,960	240,300	90.0%	908	264.76	
300 - 399K	4		14	55	3.4	377,363	346,557	91.8%	1,680	206.35	1
400 - 499K	4	2	9	28	5.3	439,411	433,611	98.7%	2,157	201.03	
500 - 599K	2	2	3	88	8.0	528,000	515,000	97.5%	2,624	196.27	
600 - 799K			1	34		749,900	700,000	93.3%	1,896	369.20	
800 - 999K											
1 - 1.5M											
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	11	4	39	42	3.4	363,107	340,392	93.7%	1,642	\$207	1
Avg Price	\$413,254	\$508,450	\$340,392								

Current Market Strength

- VS -

2010 Market Distress

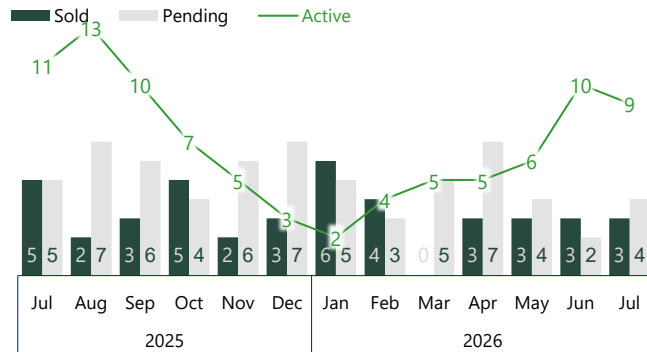


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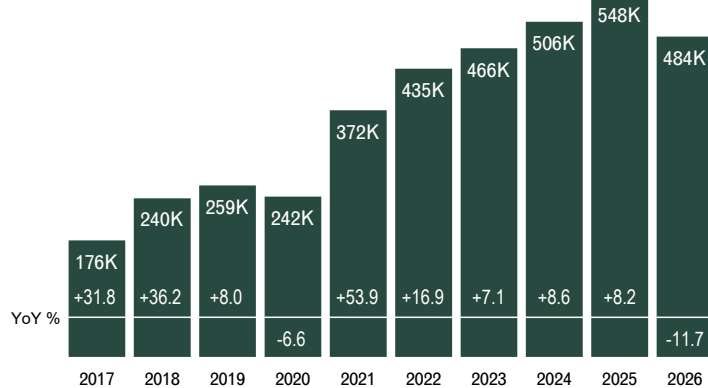
MONTHLY MARKET TRENDS

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: 83676, Wilder, 1293

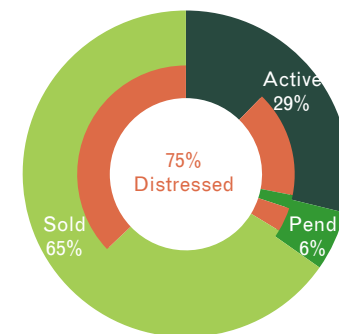
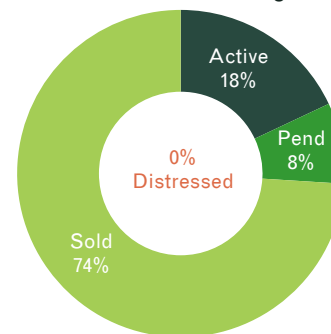
July 2026

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			3	125		257,633	231,750	90.0%	1,122	206.49
300 - 399K	2	3	13	42	1.8	348,799	334,515	95.9%	1,424	234.89
400 - 499K	2	1	7	70	3.4	479,114	452,143	94.4%	1,949	231.97
500 - 599K			4	37		584,750	552,750	94.5%	2,301	240.27
600 - 799K	3		7	23	5.1	729,843	691,000	94.7%	2,548	271.24
800 - 999K	2		3	30	8.0	881,667	878,333	99.6%	2,331	376.81
1 - 1.5M										
1.5 - 2M										
2 - 2.5M										
2.5 - 3M										
>3M										
Totals	9	4	37	49	2.9	506,865	483,566	95.4%	1,880	\$257
Avg Price	\$600,600	\$393,198	\$483,566							

Current Market Strength

- VS -

2010 Market Distress

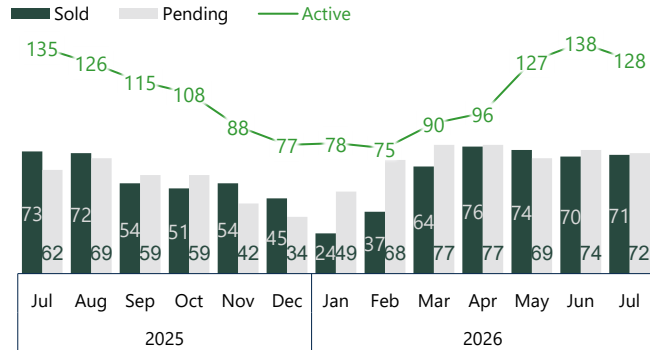


Report Date: Aug 4, 2026

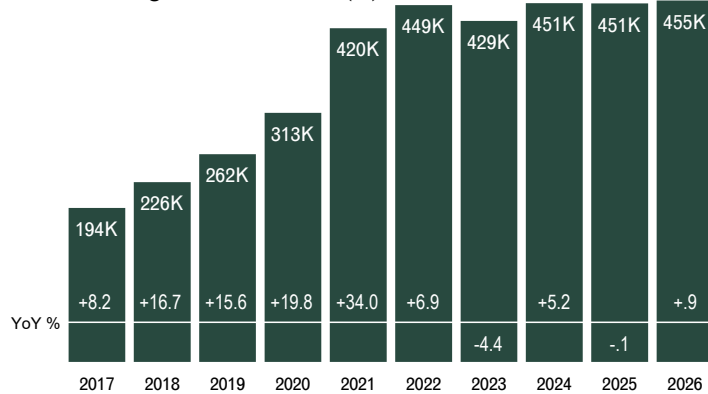
MONTHLY MARKET TRENDS

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

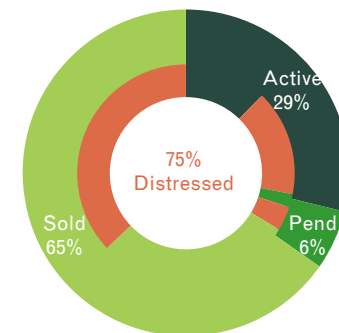
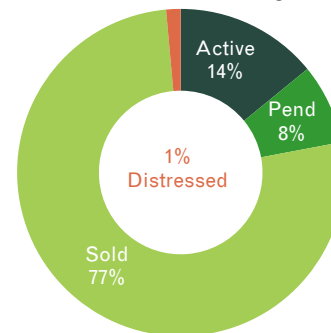
Area: 83686, S Nampa, 1260

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			2	3		139,950	152,500	109.0%	804	189.68	
200 - 299K	1	3	37	31	0.3	288,436	274,247	95.1%	1,061	258.52	4
300 - 399K	21	27	273	31	0.9	364,327	354,869	97.4%	1,369	259.24	5
400 - 499K	38	23	194	42	2.4	453,715	441,887	97.4%	1,957	225.77	3
500 - 599K	31	12	103	39	3.6	550,262	541,825	98.5%	2,264	239.37	
600 - 799K	24	6	63	49	4.6	710,789	682,962	96.1%	2,702	252.72	1
800 - 999K	5		15	68	4.0	950,273	903,253	95.1%	3,197	282.53	
1 - 1.5M	8	1	6	98	16.0	1,347,333	1,257,500	93.3%	3,907	321.89	
1.5 - 2M			2	112		1,675,000	1,550,000	92.5%	6,102	254.02	
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	128	72	695	38	2.2	468,458	454,800	97.1%	1,844	\$247	13
Avg Price	\$575,008	\$457,040	\$454,800								

Current Market Strength

- VS - 2010 Market Distress

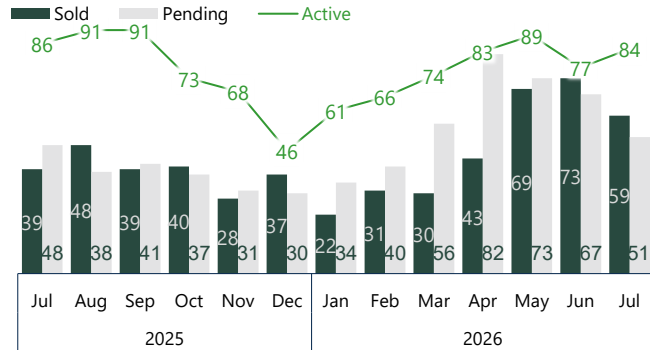


Report Date: Aug 4, 2026

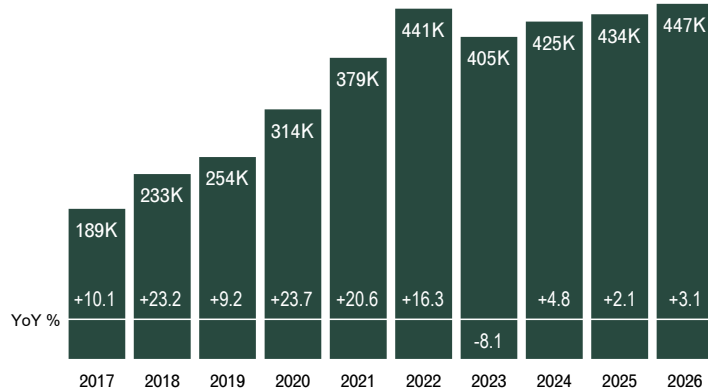
MONTHLY MARKET TRENDS

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: 83687, NE Nampa, 1250

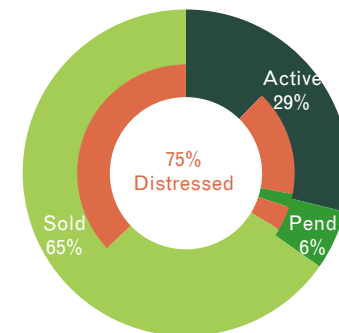
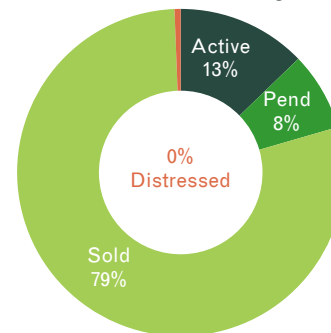
July 2026

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			5	33		183,920	169,752	92.3%	809	209.83	1
200 - 299K	3	4	23	37	1.6	280,734	270,226	96.3%	1,036	260.72	1
300 - 399K	17	13	202	33	1.0	364,164	358,190	98.4%	1,317	271.96	1
400 - 499K	33	16	170	33	2.3	448,861	438,107	97.6%	1,899	230.76	1
500 - 599K	13	10	57	50	2.7	562,312	546,300	97.2%	2,250	242.78	
600 - 799K	9	5	45	47	2.4	698,885	677,663	97.0%	2,480	273.29	
800 - 999K	5		12	43	5.0	950,067	905,775	95.3%	3,019	299.99	
1 - 1.5M	2	3	5	54	4.8	1,189,760	1,113,980	93.6%	3,477	320.37	
1.5 - 2M	1										
2 - 2.5M	1										
2.5 - 3M											
>3M											
Totals	84	51	519	37	1.9	458,758	446,955	97.4%	1,754	\$255	4
Avg Price	\$548,453	\$490,476	\$446,955								

Current Market Strength

- VS -

2010 Market Distress



Report Date: Aug 4, 2026