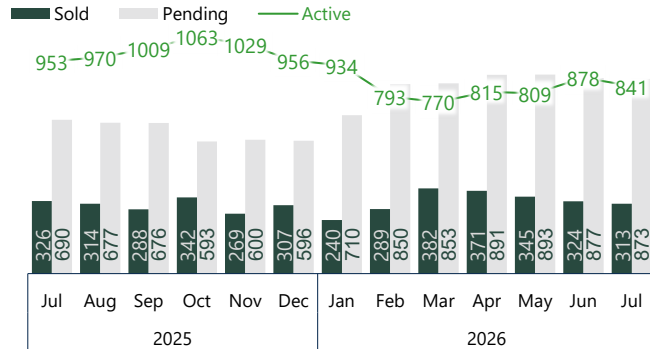


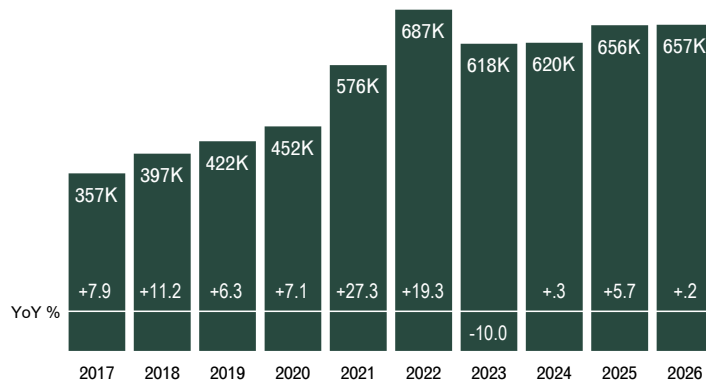
MONTHLY MARKET TRENDS

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

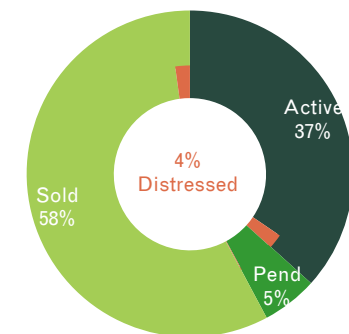
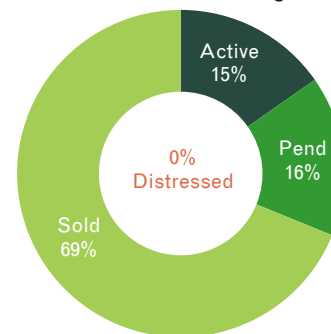
July 2026

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	20	22	256	72	0.9	399,533	386,203	96.7%	1,472	262.29
400 - 499K	193	210	1,244	80	1.9	463,259	449,743	97.1%	1,783	252.27
500 - 599K	171	153	744	84	2.8	560,710	545,820	97.3%	2,149	253.95
600 - 799K	209	213	851	70	2.9	701,050	688,530	98.2%	2,469	278.92
800 - 999K	108	102	305	69	4.2	887,821	883,177	99.5%	2,889	305.66
1 - 1.5M	81	92	270	75	3.6	1,223,488	1,212,811	99.1%	3,224	376.15
1.5 - 2M	22	38	67	104	3.9	1,687,415	1,698,516	100.7%	3,689	460.45
2 - 2.5M	21	23	30	84	8.4	2,247,121	2,228,056	99.2%	4,262	522.83
2.5 - 3M	10	15	11	25	10.9	2,717,385	2,737,553	100.7%	4,502	608.06
>3M	6	5	8	57	9.0	3,351,374	3,543,702	105.7%	4,930	718.77
Totals	841	873	3,786	77	2.7	668,420	656,712	98.2%	2,248	\$292

Avg Price \$793,380 \$814,209 \$656,712

Current Market Strength

- VS - 2010 Market Distress



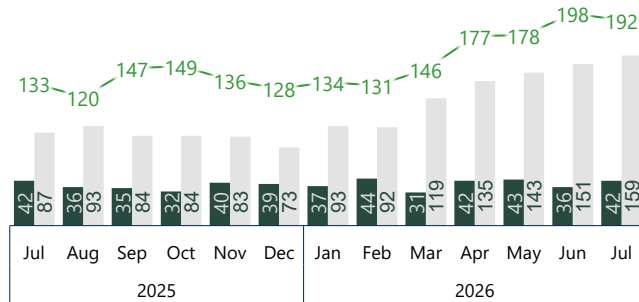
Report Date: Aug 4, 2026

MONTHLY MARKET TRENDS

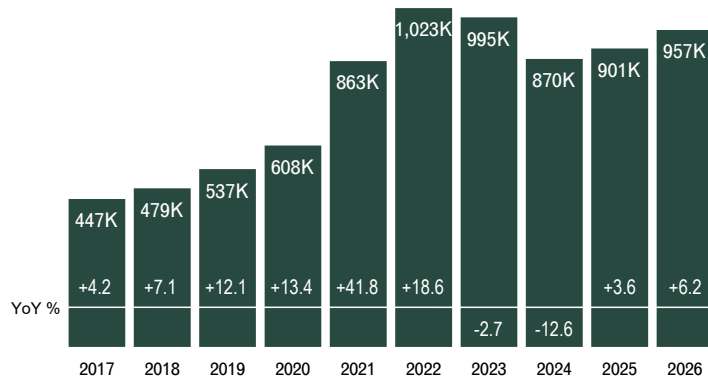
New Construction Homes

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

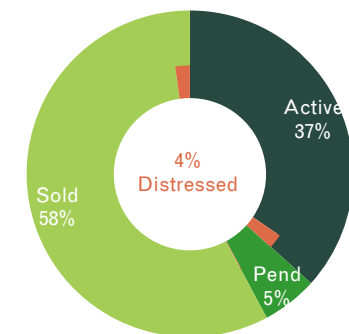
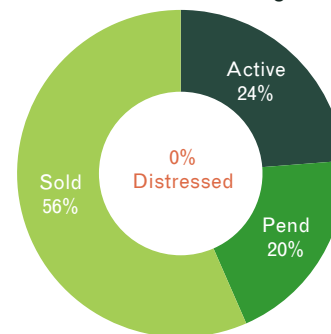
July 2026

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		2	28	44		395,579	388,735	98.3%	1,745	222.82
400 - 499K	11	11	80	76	1.7	451,392	438,861	97.2%	1,924	228.07
500 - 599K	31	5	37	89	10.1	568,444	549,418	96.7%	1,958	280.62
600 - 799K	41	25	73	65	6.7	721,356	699,966	97.0%	2,312	302.69
800 - 999K	35	27	53	139	7.9	950,308	907,428	95.5%	2,702	335.86
1 - 1.5M	44	47	136	76	3.9	1,221,088	1,195,613	97.9%	3,185	375.41
1.5 - 2M	13	19	25	93	6.2	1,735,012	1,713,486	98.8%	3,706	462.40
2 - 2.5M	10	12	15	109	8.0	2,239,269	2,186,250	97.6%	4,376	499.55
2.5 - 3M	4	7	4	55	12.0	3,002,824	2,869,238	95.6%	4,708	609.44
>3M	3	4	6	27	6.0	3,651,833	3,684,531	100.9%	4,756	774.79
Totals	192	159	457	82	5.0	980,744	956,962	97.6%	2,683	\$357

Avg Price \$1,060,337 \$1,264,300 \$956,962

Current Market Strength

- VS - 2010 Market Distress

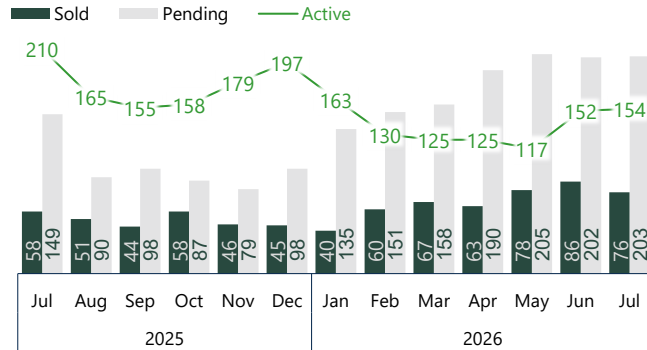


Report Date: Aug 4, 2026

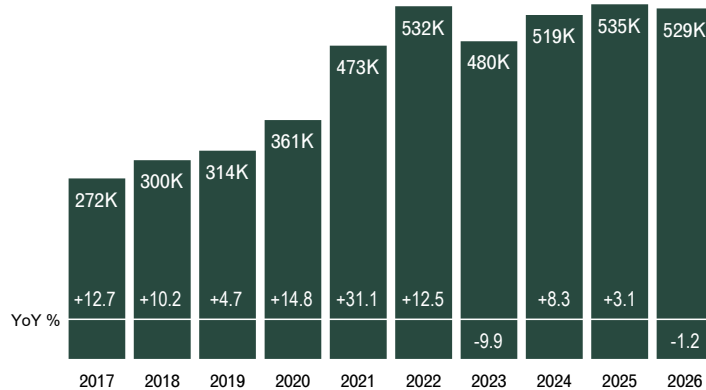
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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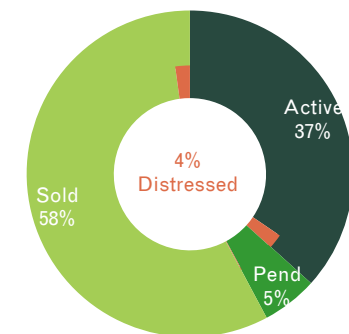
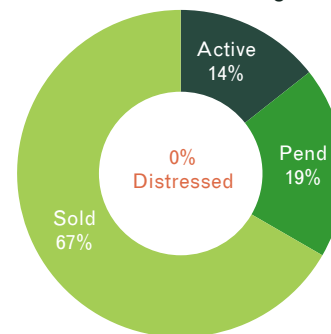
Area: 83634, Kuna, 1100

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											
300 - 399K	4	13	119	83	0.4	402,064	386,361	96.1%	1,446	267.25	
400 - 499K	67	92	325	81	2.5	454,066	442,478	97.4%	1,808	244.77	
500 - 599K	42	38	134	86	3.8	562,296	543,279	96.6%	2,381	228.19	
600 - 799K	33	32	76	87	5.2	713,928	702,984	98.5%	2,513	279.74	
800 - 999K	6	21	36	47	2.0	861,315	872,080	101.2%	2,757	316.26	
1 - 1.5M	2	7	22	60	1.1	1,216,400	1,230,988	101.2%	2,805	438.90	
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	154	203	714	80	2.6	540,086	529,215	98.0%	2,012	\$263	
Avg Price	\$558,158	\$572,961	\$529,215								

Current Market Strength

- VS - 2010 Market Distress

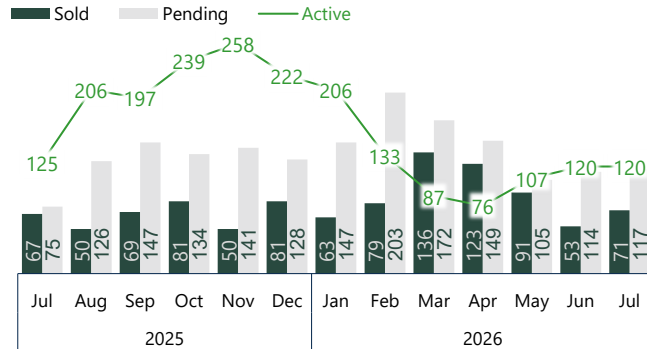


Report Date: Aug 4, 2026

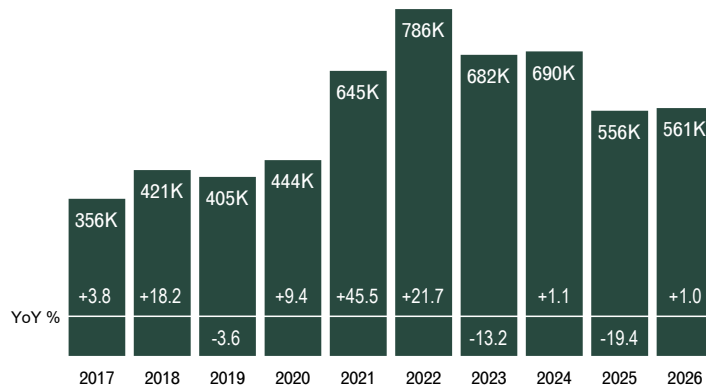
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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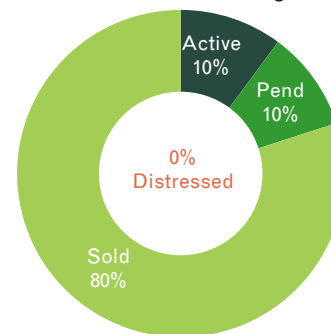
Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83642, S Meridian, 1000

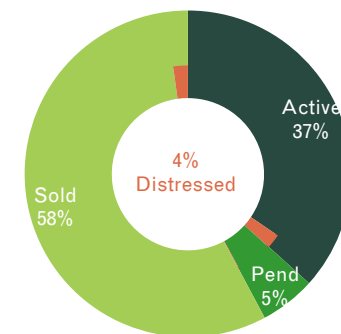
July 2026

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											
200 - 299K											
300 - 399K	2	2	48	40	0.5	395,637	388,973	98.3%	1,427	272.62	
400 - 499K	33	39	435	75	0.9	459,400	448,302	97.6%	1,761	254.53	
500 - 599K	17	19	175	76	1.2	555,345	543,362	97.8%	2,094	259.48	
600 - 799K	39	34	205	50	2.3	687,156	681,987	99.2%	2,432	280.46	
800 - 999K	24	15	65	69	4.4	885,745	888,853	100.4%	2,878	308.89	
1 - 1.5M	4	8	15	39	3.2	1,176,134	1,185,210	100.8%	3,209	369.39	
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	117	947	67	1.5	569,242	561,157	98.6%	2,059	\$273	
Avg Price	\$669,541	\$646,511	\$561,157								

Current Market Strength



- VS - 2010 Market Distress

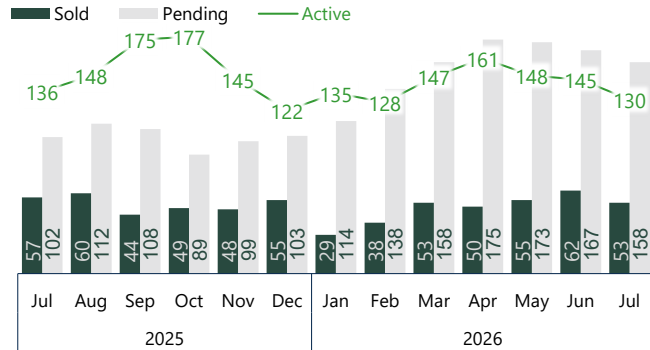


Report Date: Aug 4, 2026

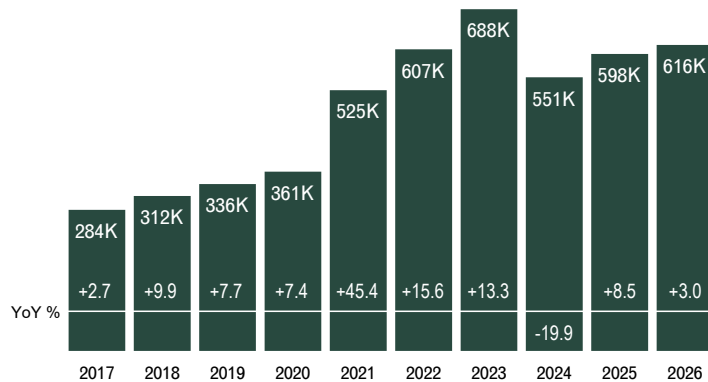
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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Area: 83646, N Meridian, 1020

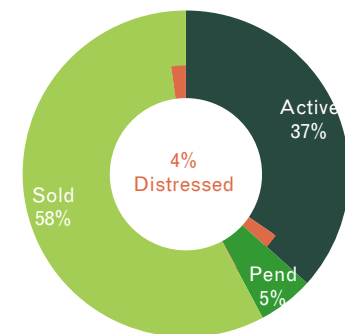
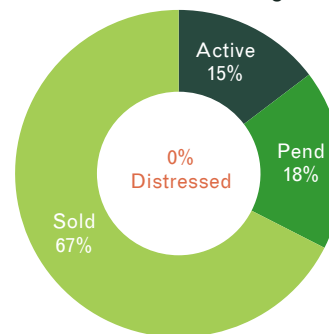
July 2026

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
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K			10	144		420,490	391,241	93.0%	1,507	259.65
400 - 499K	42	33	167	93	3.0	472,894	456,191	96.5%	1,801	253.31
500 - 599K	37	52	161	97	2.8	560,650	550,724	98.2%	2,279	241.62
600 - 799K	32	55	190	87	2.0	696,198	688,009	98.8%	2,613	263.28
800 - 999K	15	12	55	39	3.3	865,362	876,331	101.3%	3,157	277.62
1 - 1.5M	2	5	11	15	2.2	1,036,445	1,123,637	108.4%	3,399	330.54
1.5 - 2M	1	1	3	363	4.0	1,745,967	1,689,300	96.8%	3,598	469.51
2 - 2.5M										
2.5 - 3M										
>3M	1		1	162	12.0	1,899,990	3,200,000	168.4%	6,411	499.14
Totals	130	158	598	88	2.6	621,830	615,904	99.0%	2,354	\$262
Avg Price	\$639,943	\$621,201	\$615,904							

Current Market Strength

- VS -

2010 Market Distress

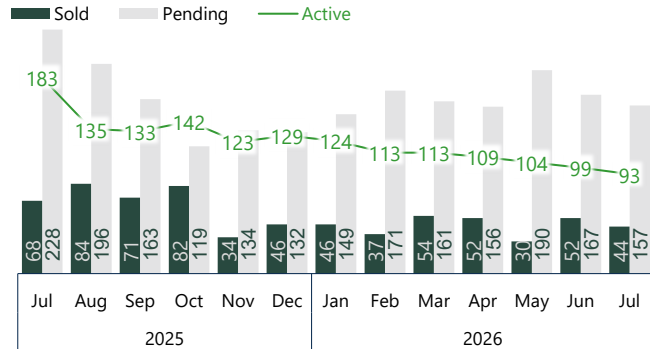


Report Date: Aug 4, 2026

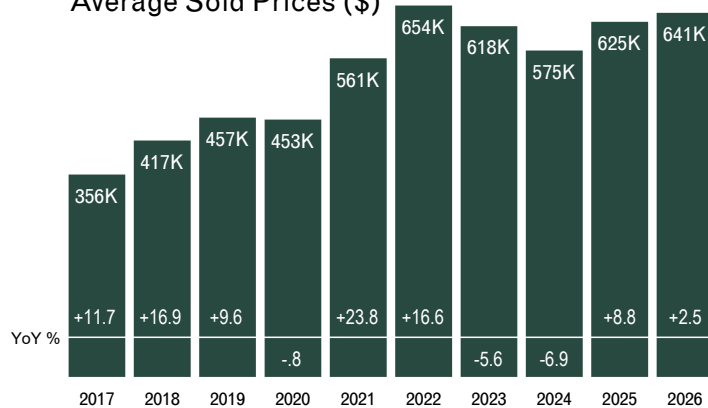
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

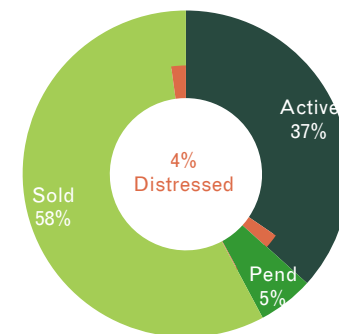
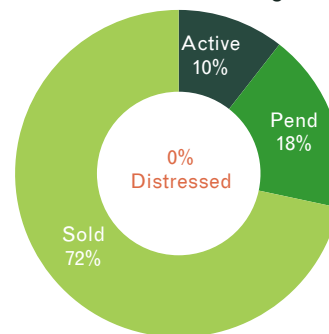
Area: 83669, Star, 950

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											
300 - 399K	2	4	22	74	1.1	394,314	379,873	96.3%	1,634	232.45	
400 - 499K	8	27	142	87	0.7	483,352	460,600	95.3%	1,826	252.31	
500 - 599K	27	31	148	58	2.2	559,206	545,778	97.6%	2,096	260.38	
600 - 799K	29	58	223	49	1.6	705,899	689,978	97.7%	2,507	275.20	
800 - 999K	11	20	59	49	2.2	858,067	853,978	99.5%	3,102	275.29	
1 - 1.5M	11	12	33	83	4.0	1,188,065	1,172,149	98.7%	3,321	352.97	
1.5 - 2M	4	5	5	60	9.6	1,448,811	1,555,361	107.4%	3,719	418.22	
2 - 2.5M	1										
2.5 - 3M											
>3M											
Totals	93	157	632	62	1.8	655,957	641,211	97.8%	2,335	\$275	
Avg Price	\$752,391	\$714,973	\$641,211								

Current Market Strength

- VS - 2010 Market Distress

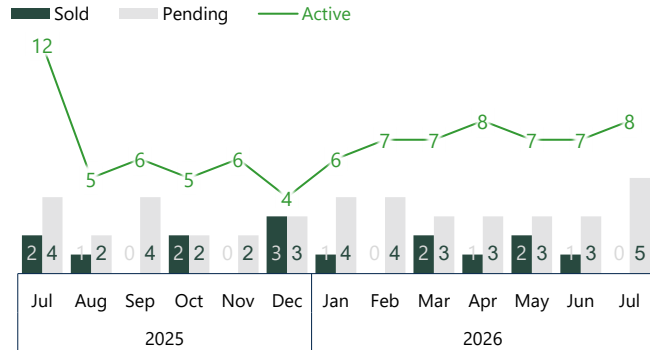


Report Date: Aug 4, 2026

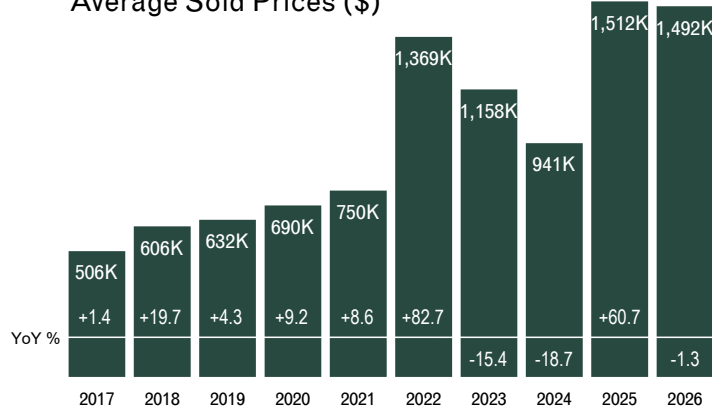
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

Area: 83702, N Boise, 100

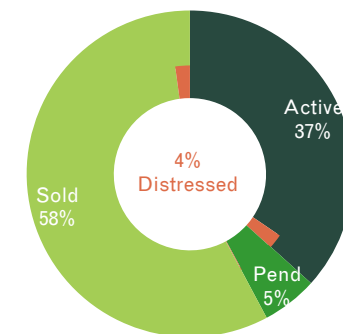
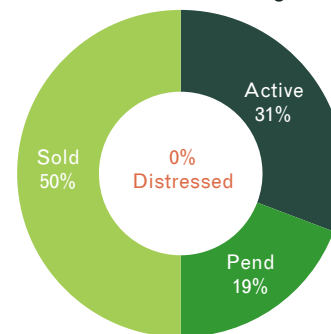
July 2026

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	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	2	1	1	908	24.0	549,900	540,000	98.2%	864	625.00
600 - 799K	2		2	579	12.0	649,900	647,400	99.6%	1,147	564.43
800 - 999K	1	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	2	622		1,681,000	1,755,000	104.4%	3,123	562.05
2 - 2.5M	1		2	108	6.0	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	8	5	13	305	7.4	1,407,354	1,492,307	106.0%	2,426	\$615

Avg Price \$1,742,338 \$1,603,980 \$1,492,307

Current Market Strength

- VS - 2010 Market Distress



Report Date: Aug 4, 2026

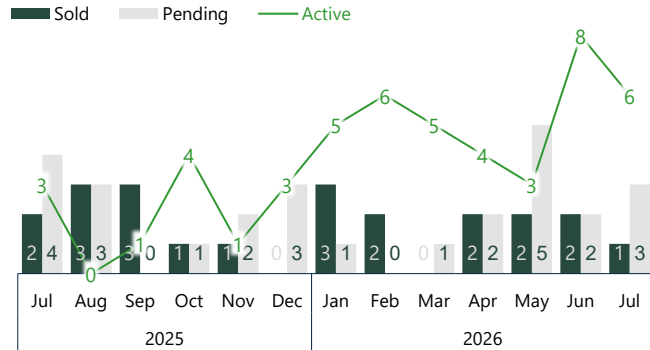


43° NORTH

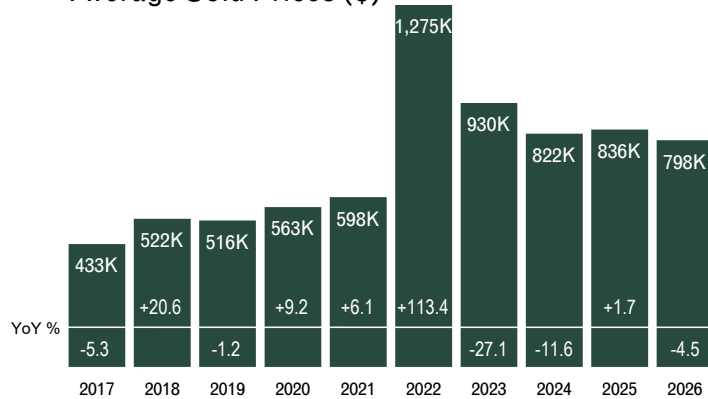
MONTHLY MARKET TRENDS

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: 83703, NW Boise, 801

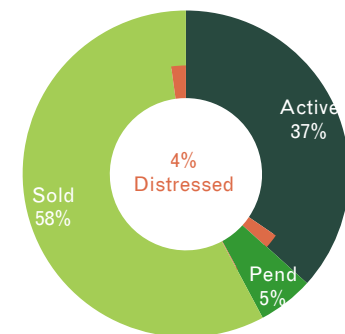
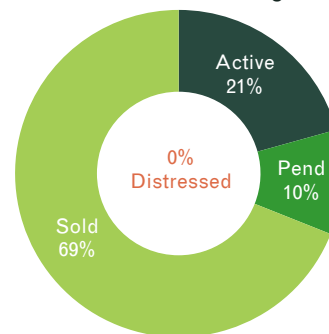
July 2026

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											
300 - 399K											
400 - 499K											
500 - 599K											
600 - 799K	4	1	14	63	3.4	697,100	684,652	98.2%	1,868	366.53	
800 - 999K	2		3	56	8.0	852,967	861,633	101.0%	2,172	396.70	
1 - 1.5M		1	3	55		1,302,867	1,266,200	97.2%	2,718	465.80	
1.5 - 2M		1									
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	6	3	20	61	3.6	811,345	798,432	98.4%	2,041	\$391	
Avg Price	\$761,900	\$1,194,933	\$798,432								

Current Market Strength

- VS -

2010 Market Distress

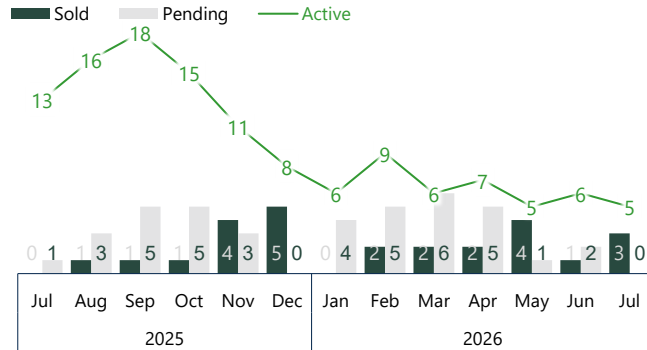


Report Date: Aug 4, 2026

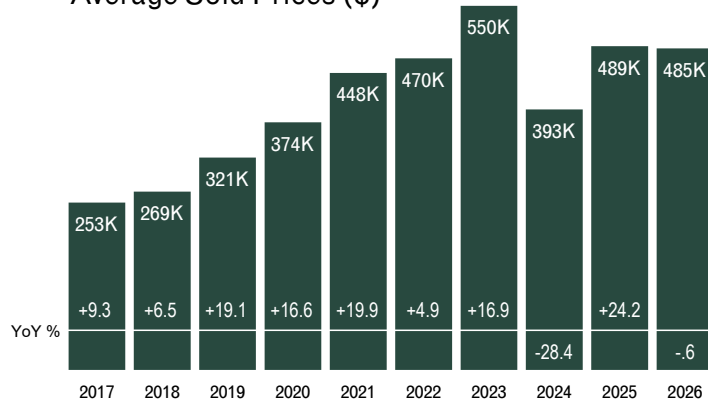
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

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

Area: 83704, West Boise, 600

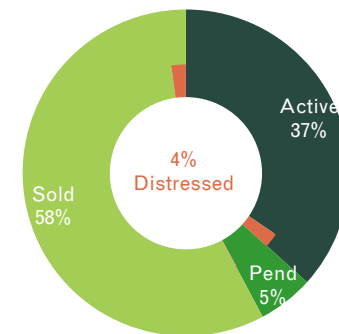
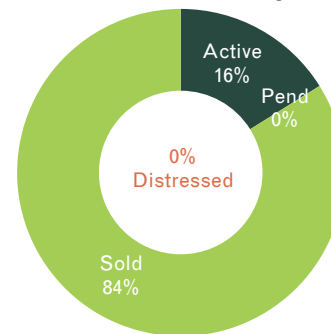
July 2026

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
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K	1		11	34	1.1	359,173	358,964	99.9%	1,178	304.70
400 - 499K	2		2	16	12.0	479,500	479,000	99.9%	1,712	279.79
500 - 599K	1		8	125	1.5	578,200	550,324	95.2%	1,853	296.99
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	5		26	81	2.3	499,242	485,500	97.2%	1,647	\$295
Avg Price	\$534,620		\$485,500							

Current Market Strength

- VS -

2010 Market Distress

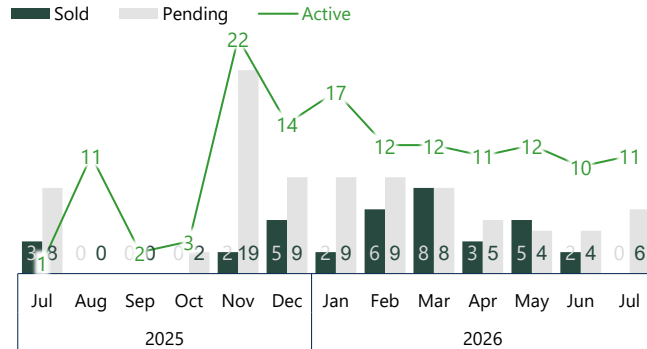


Report Date: Aug 4, 2026

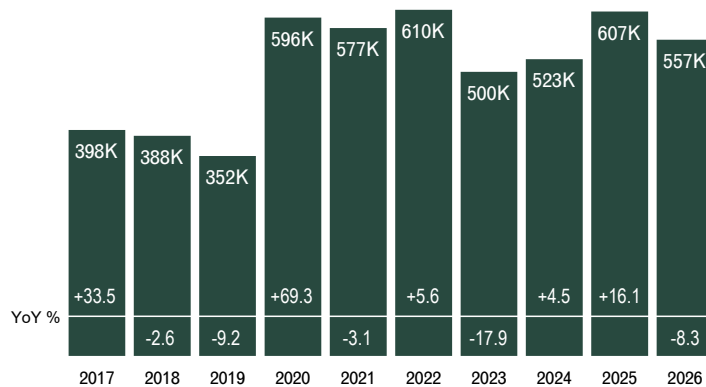
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

Area: 83705, Bench, 400

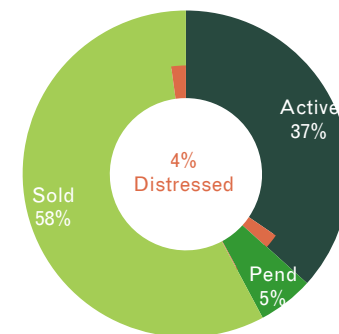
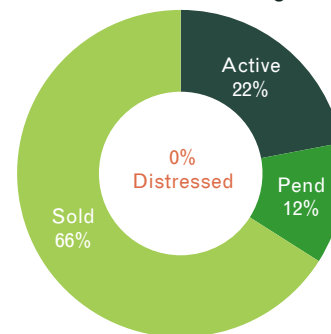
July 2026

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
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	3	2	22	26	1.6	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	3	4	7	6.0	720,950	721,500	100.1%	2,246	321.31
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	11	6	33	33	4.0	559,974	556,808	99.4%	1,830	\$304
Avg Price	\$579,198	\$598,247	\$556,808							

Current Market Strength

- VS -

2010 Market Distress

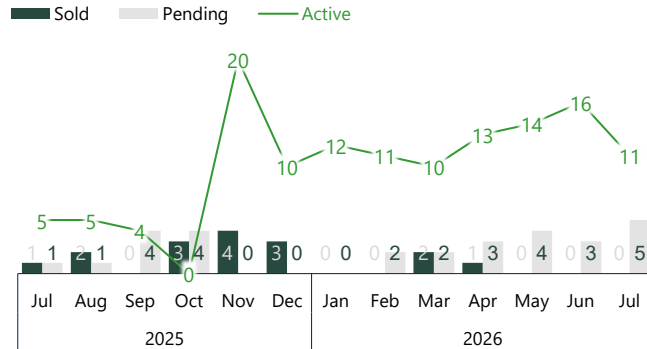


Report Date: Aug 4, 2026

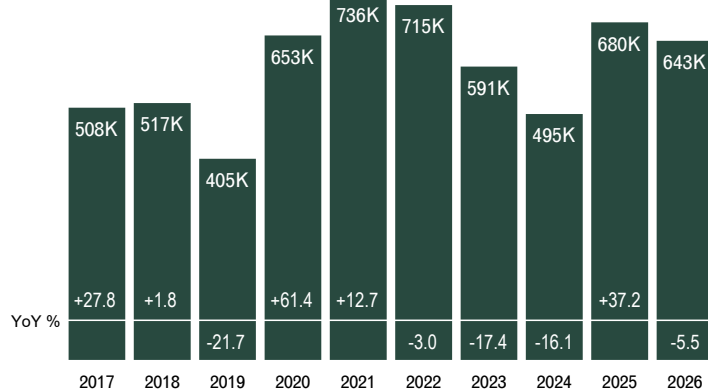
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

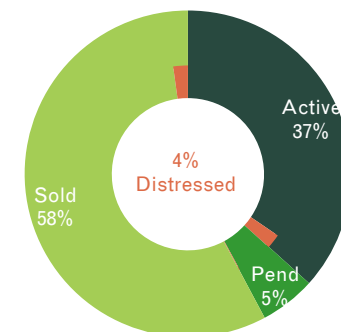
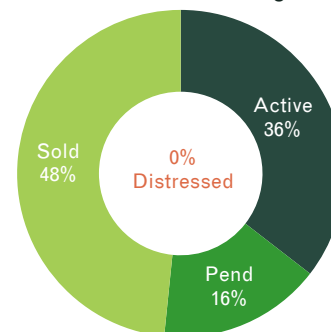
Area: 83706, SE Boise, 300

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
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	5	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	4	1	7	58	6.9	562,500	562,943	100.1%	1,698	331.56
600 - 799K	1	-	7	83	1.7	712,643	696,986	97.8%	1,921	362.80
800 - 999K	-	3	1	84	-	974,900	820,000	84.1%	2,323	352.99
1 - 1.5M	1	1	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	11	5	15	72	8.8	660,060	642,633	97.4%	1,844	\$349
Avg Price	\$544,636	\$854,520	\$642,633							

Current Market Strength

- VS - 2010 Market Distress

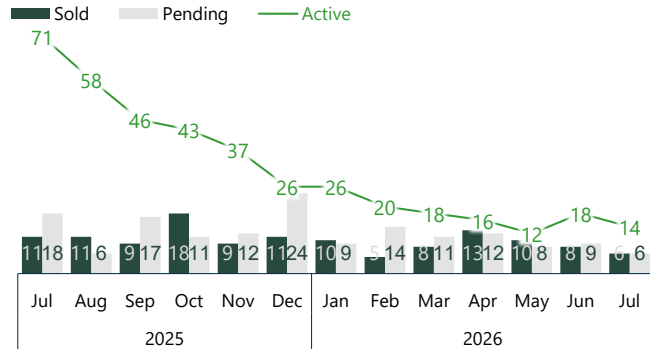


Report Date: Aug 4, 2026

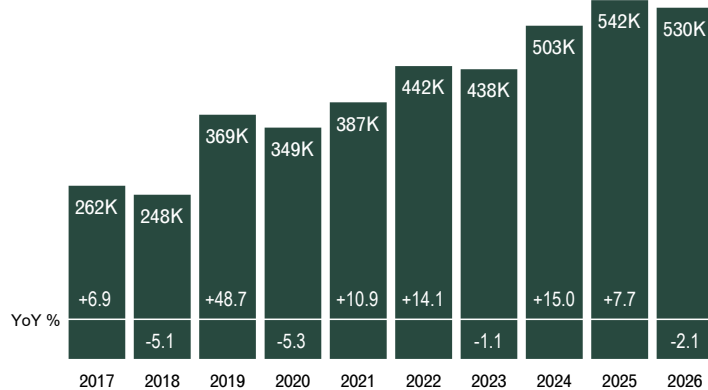
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

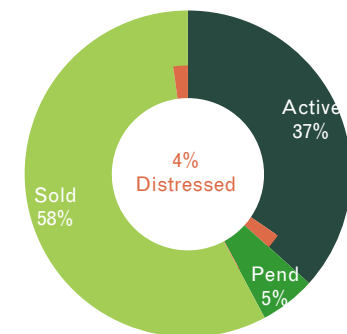
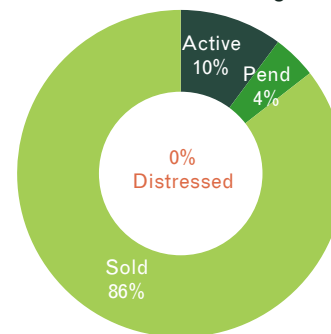
Area: 83709, South Boise, 500&550

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
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K			8	187		446,490	396,615	88.8%	1,512	262.40
400 - 499K	13	4	42	95	3.7	481,538	456,664	94.8%	1,646	277.47
500 - 599K		2	38	123		577,302	537,310	93.1%	1,992	269.70
600 - 799K	1		30	138	0.4	698,453	660,701	94.6%	2,488	265.60
800 - 999K										
1 - 1.5M										
1.5 - 2M										
2 - 2.5M										
2.5 - 3M										
>3M										
Totals	14	6	118	121	1.4	565,149	530,438	93.9%	1,962	\$270
Avg Price	\$448,990	\$477,157	\$530,438							

Current Market Strength

- VS - 2010 Market Distress

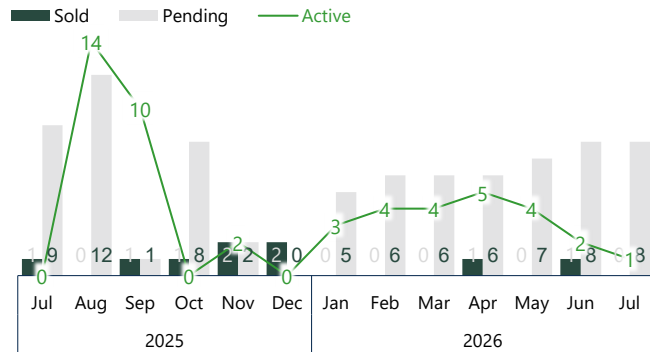


Report Date: Aug 4, 2026

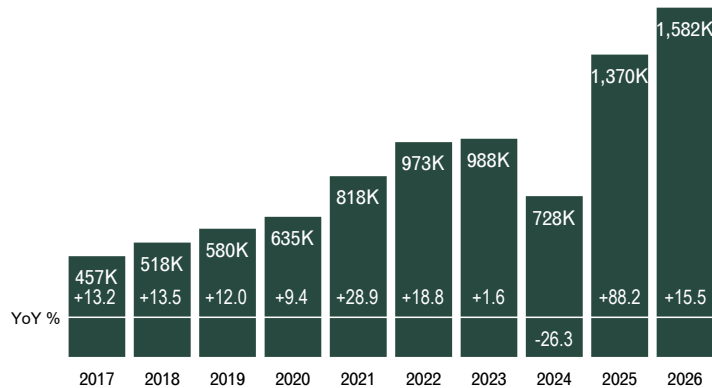
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

Area: 83712, NE Boise, 200

July 2026

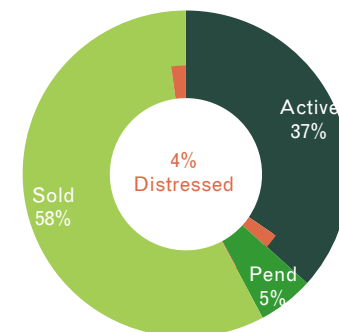
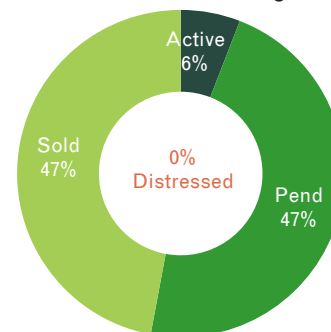
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 08-01-25 to 07-31-26)					
\$1000's	as of 08/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K											
300 - 399K											
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	1	2		1,960,000	1,880,000	95.9%	3,555	528.83	
2 - 2.5M	1	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	1	8	8	85	1.5	1,592,423	1,582,009	99.3%	2,900	\$545	

Avg Price \$2,349,000 \$1,930,755 \$1,582,009

Current Market Strength

- VS -

2010 Market Distress

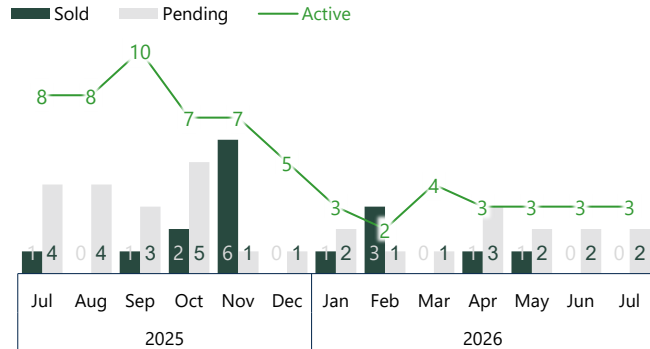


Report Date: Aug 4, 2026

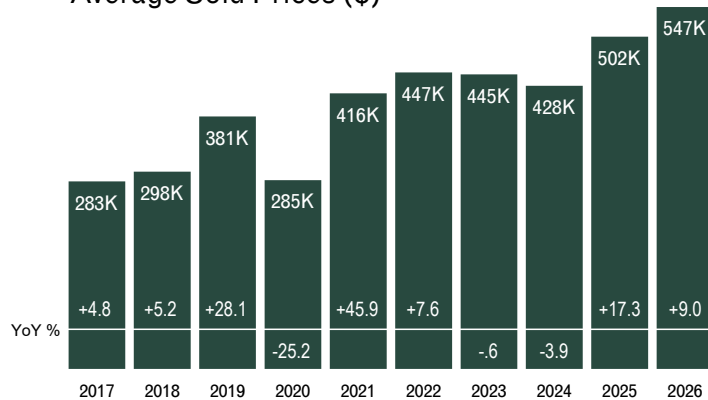
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

Area: 83713, W Boise - Garden City, 650

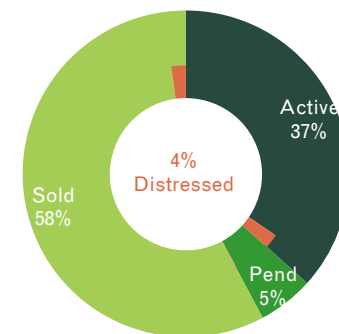
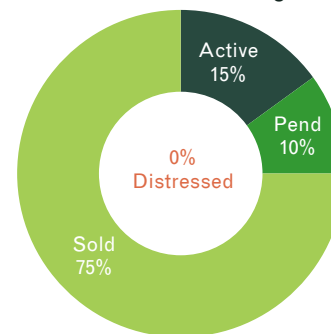
July 2026

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
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	3	150	12.0	429,067	425,733	99.2%	1,915	222.35
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	15	122	2.4	564,600	546,643	96.8%	2,185	\$250
Avg Price	\$436,600	\$409,900	\$546,643							

Current Market Strength

- VS -

2010 Market Distress

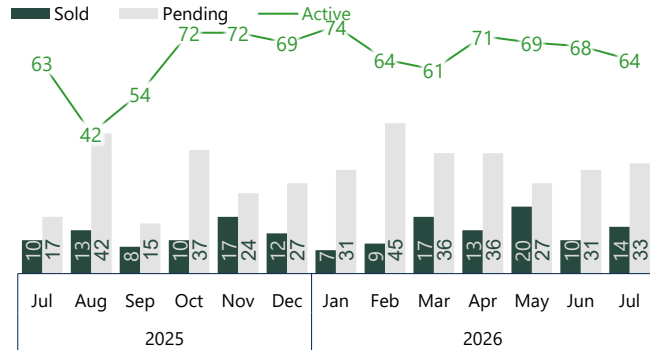


Report Date: Aug 4, 2026

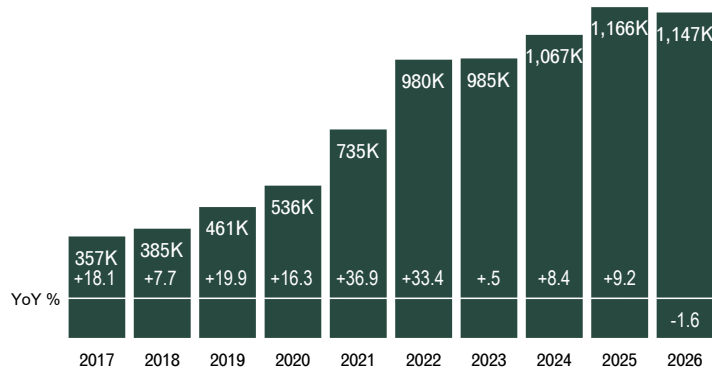
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

Area: 83714, NW Boise, 800

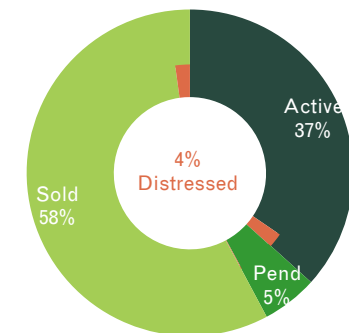
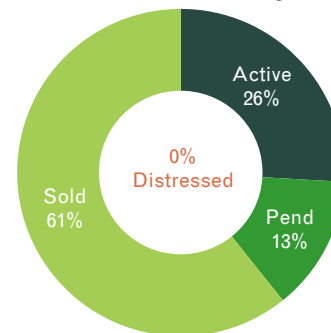
July 2026

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	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K											
300 - 399K	3		5	11	7.2	399,180	399,000	100.0%	1,373	290.60	
400 - 499K	6		17	97	4.2	461,277	457,899	99.3%	1,572	291.28	
500 - 599K		1	12	74		548,447	541,109	98.7%	2,034	265.98	
600 - 799K	20	3	12	131	20.0	739,113	700,764	94.8%	2,360	296.92	
800 - 999K	14	3	23	57	7.3	919,892	921,253	100.1%	2,696	341.77	
1 - 1.5M	16	9	46	103	4.2	1,306,990	1,304,833	99.8%	3,505	372.28	
1.5 - 2M	3	8	24	42	1.5	1,697,378	1,698,356	100.1%	3,774	450.04	
2 - 2.5M	1	8	9	30	1.3	2,243,299	2,242,476	100.0%	4,119	544.39	
2.5 - 3M	1		2		6.0	2,572,789	2,572,723	100.0%	4,618	557.17	
>3M		1									
Totals	64	33	150	77	5.1	1,150,931	1,146,541	99.6%	2,976	\$385	

Avg Price \$969,773 \$1,537,614 \$1,146,541

Current Market Strength

- VS - 2010 Market Distress

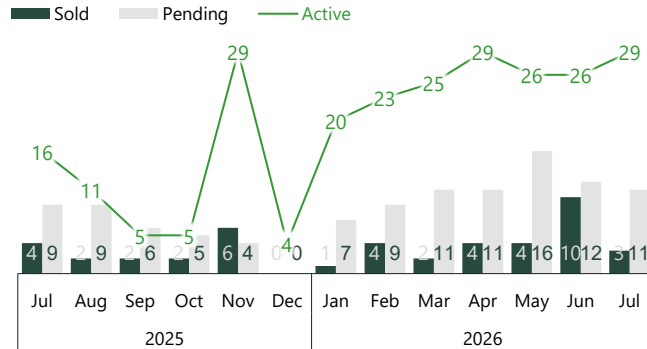


Report Date: Aug 4, 2026

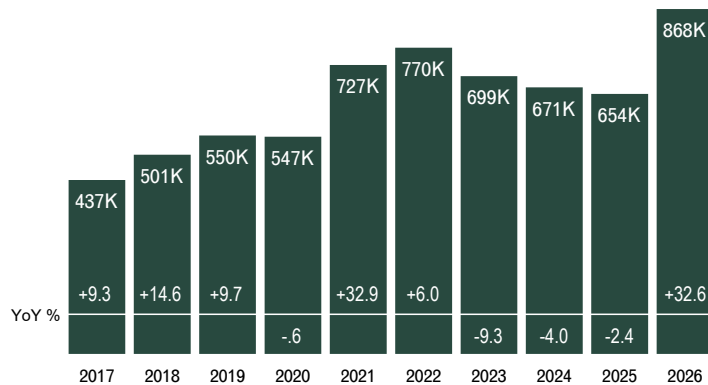
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

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

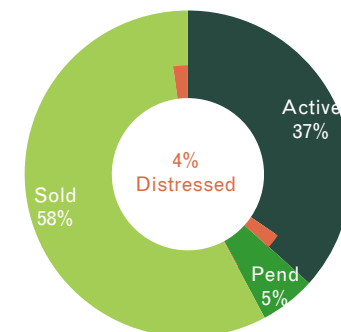
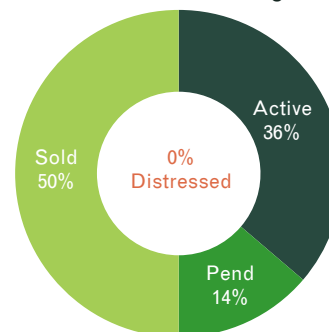
Area: 83716, SSE Boise, 301

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	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K											
300 - 399K	3		4	112	9.0	387,400	387,400	100.0%	711	544.87	
400 - 499K	5	1	9	77	6.7	457,122	457,800	100.1%	891	513.55	
500 - 599K	4	2	11	57	4.4	534,900	534,900	100.0%	1,086	492.50	
600 - 799K	4	2	4	83	12.0	683,100	669,225	98.0%	2,114	316.57	
800 - 999K			5	99		921,163	904,359	98.2%	2,602	347.59	
1 - 1.5M	1										
1.5 - 2M			2	409		1,792,400	1,779,950	99.3%	4,380	406.38	
2 - 2.5M	7	2	3	127	28.0	2,329,963	2,300,495	98.7%	4,539	506.79	
2.5 - 3M	5	4	2	26	30.0	2,722,180	2,749,915	101.0%	5,614	489.83	
>3M											
Totals	29	11	40	96	8.7	872,622	867,840	99.5%	1,947	\$446	
Avg Price	\$1,331,949	\$1,644,595	\$867,840								

Current Market Strength

- VS - 2010 Market Distress



Report Date: Aug 4, 2026