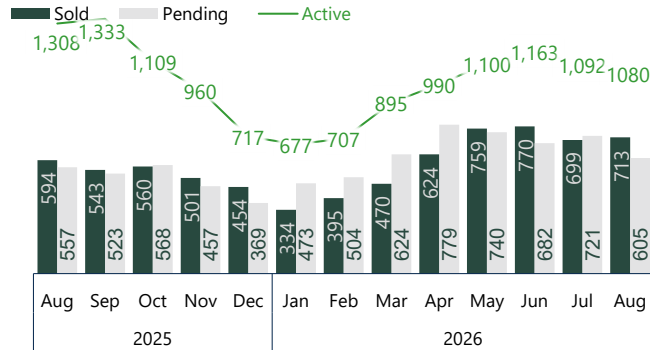


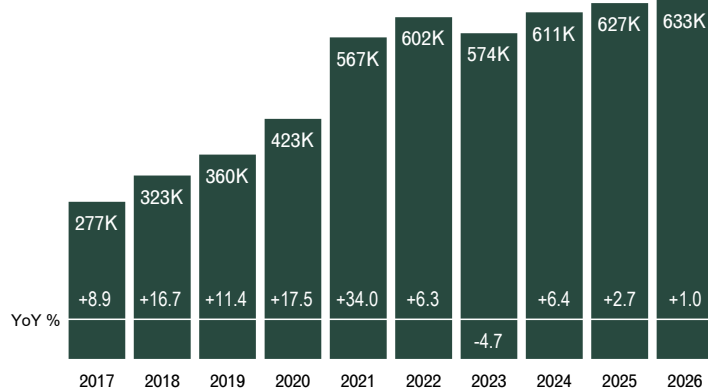
MONTHLY MARKET TRENDS

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

August 2026

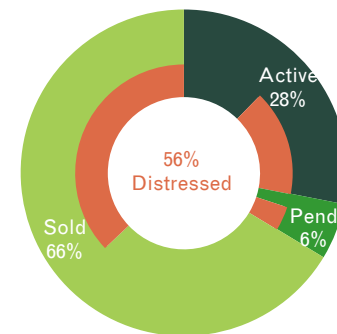
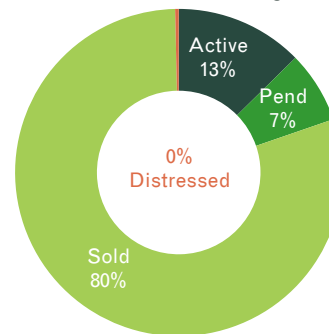
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K			3	9		309,000	170,333	55.1%	1,272	133.91	1
200 - 299K	8	9	99	45	1.0	286,068	270,708	94.6%	992	272.82	2
300 - 399K	74	66	843	36	1.1	377,145	366,769	97.2%	1,248	293.99	3
400 - 499K	227	164	1,906	31	1.4	454,138	445,937	98.2%	1,598	279.06	15
500 - 599K	208	132	1,301	35	1.9	558,583	546,759	97.9%	2,027	269.69	4
600 - 799K	256	117	1,442	39	2.1	702,502	687,344	97.8%	2,384	288.31	1
800 - 999K	132	49	610	40	2.6	908,902	886,975	97.6%	2,802	316.53	3
1 - 1.5M	89	40	434	45	2.5	1,238,325	1,194,826	96.5%	3,284	363.83	1
1.5 - 2M	37	18	132	65	3.4	1,740,941	1,689,726	97.1%	3,893	434.05	
2 - 2.5M	14	4	40	68	4.2	2,329,840	2,237,033	96.0%	4,787	467.33	
2.5 - 3M	18	2	10	47	21.6	2,756,369	2,648,990	96.1%	6,212	426.44	
>3M	17	4	10	27	20.4	3,562,900	3,423,000	96.1%	5,503	621.99	
Totals	1,080	605	6,830	37	1.9	648,689	632,766	97.5%	2,084	\$304	30

Avg Price \$806,259 \$673,443 \$632,766

Current Market Strength

- VS -

2010 Market Distress

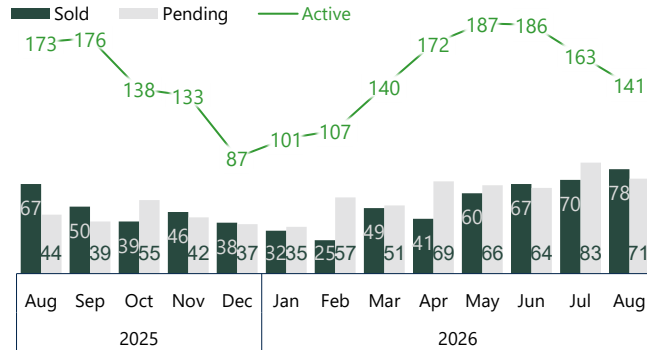


Report Date: Sep 4, 2026

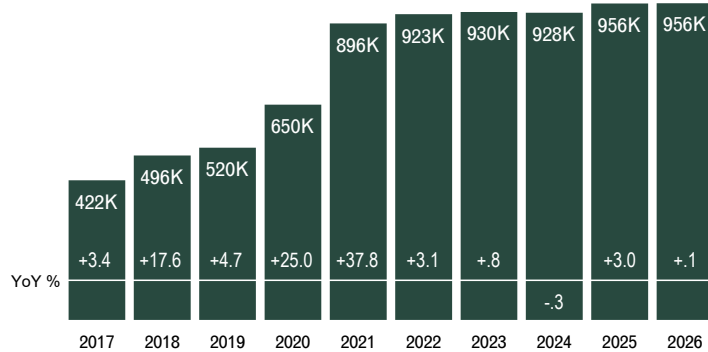
MONTHLY MARKET TRENDS

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

August 2026

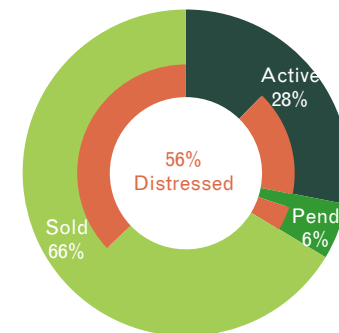
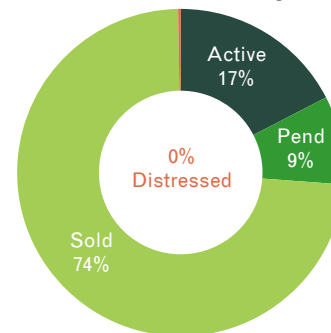
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)				
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K			3	23		298,300	290,333	97.3%	932	311.63
300 - 399K	3	2	16	59	2.3	362,513	351,336	96.9%	1,163	302.11
400 - 499K	2	2	40	47	0.6	478,634	455,378	95.1%	1,596	285.36
500 - 599K	15	8	81	33	2.2	568,871	554,901	97.5%	1,867	297.27
600 - 799K	30	18	159	48	2.3	712,453	690,843	97.0%	2,367	291.81
800 - 999K	30	8	85	53	4.2	927,749	900,413	97.1%	2,732	329.63
1 - 1.5M	28	14	135	57	2.5	1,249,510	1,189,444	95.2%	3,376	352.32
1.5 - 2M	11	12	50	75	2.6	1,804,272	1,723,534	95.5%	3,941	437.34
2 - 2.5M	9	2	20	71	5.4	2,386,289	2,271,630	95.2%	4,884	465.13
2.5 - 3M	7	1	4	32	21.0	2,924,947	2,706,250	92.5%	6,064	446.32
>3M	6	4	3	32	24.0	3,803,333	3,638,333	95.7%	5,136	708.40
Totals	141	71	596	52	2.8	996,293	956,305	96.0%	2,744	\$349

Avg Price \$1,290,037 \$1,217,618 \$956,305

Current Market Strength

- VS -

2010 Market Distress

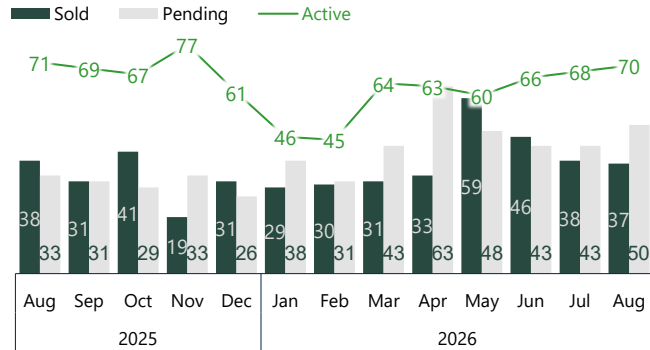


Report Date: Sep 4, 2026

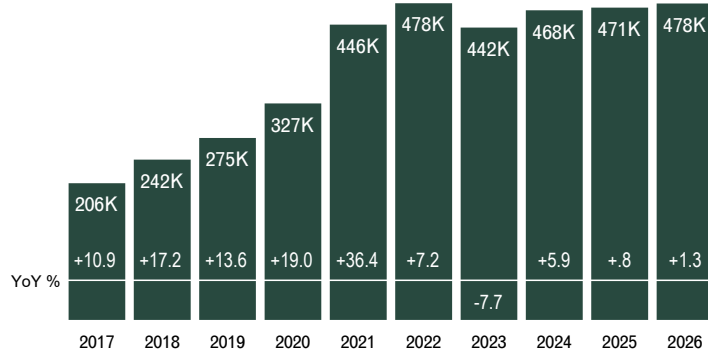
MONTHLY MARKET TRENDS

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

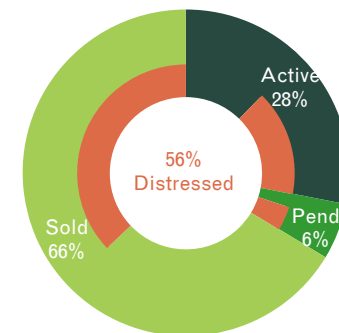
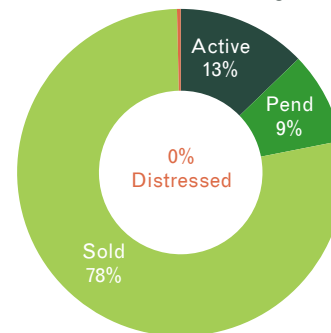
August 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		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	15	123	23	0.8	373,652	369,519	98.9%	1,275	289.86	
400 - 499K	23	18	167	37	1.7	449,348	440,599	98.1%	1,844	238.93	2
500 - 599K	15	8	69	34	2.6	554,159	540,814	97.6%	2,355	229.62	
600 - 799K	13	6	54	56	2.9	703,020	678,728	96.5%	2,582	262.90	
800 - 999K	9	2	9	66	12.0	897,065	875,210	97.6%	3,097	282.56	
1 - 1.5M		1	2	41		1,124,995	1,087,500	96.7%	2,811	386.87	
1.5 - 2M	1										
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	70	50	426	35	2.0	488,331	477,837	97.9%	1,888	\$253	2
Avg Price	\$578,256	\$498,193	\$477,837								

Current Market Strength

- VS -

2010 Market Distress

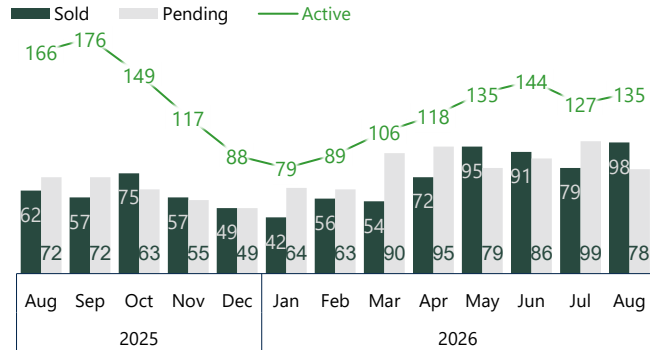


Report Date: Sep 4, 2026

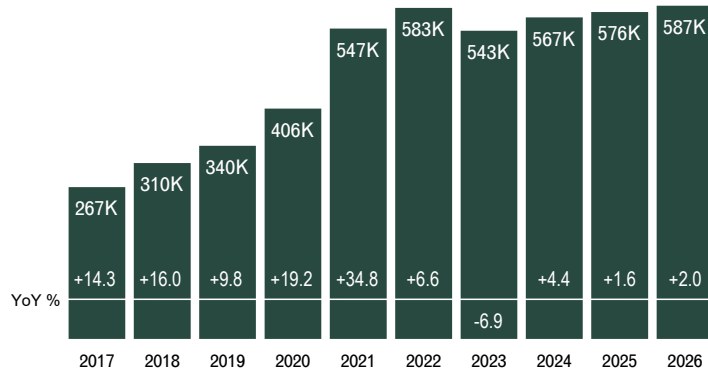
MONTHLY MARKET TRENDS

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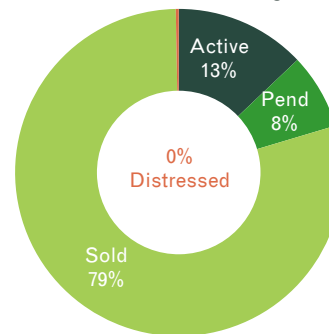
Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83642, S Meridian, 1000

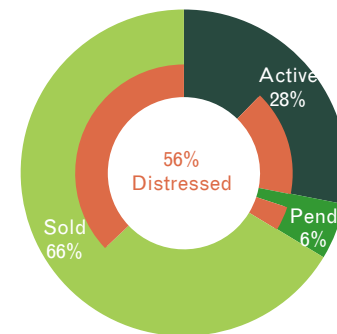
August 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		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	2		6	8	4.0	285,975	264,867	92.6%	1,111	238.40	
300 - 399K	8	3	96	36	1.0	386,039	377,036	97.7%	1,307	288.52	
400 - 499K	31	20	272	28	1.4	452,544	445,379	98.4%	1,666	267.33	1
500 - 599K	36	27	163	44	2.7	562,027	550,398	97.9%	2,158	255.01	1
600 - 799K	30	17	179	45	2.0	709,104	691,648	97.5%	2,549	271.32	
800 - 999K	17	8	77	51	2.6	901,876	878,546	97.4%	3,103	283.10	1
1 - 1.5M	8	3	26	53	3.7	1,165,898	1,129,401	96.9%	3,430	329.30	
1.5 - 2M	2		6	35	4.0	1,778,833	1,738,633	97.7%	4,663	372.90	
2 - 2.5M	1		3	72	4.0	2,441,667	2,216,600	90.8%	5,752	385.34	
2.5 - 3M											
>3M											
Totals	135	78	829	39	2.0	601,222	587,113	97.7%	2,132	\$275	3
Avg Price	\$651,741	\$613,160	\$587,113								

Current Market Strength



- VS - 2010 Market Distress

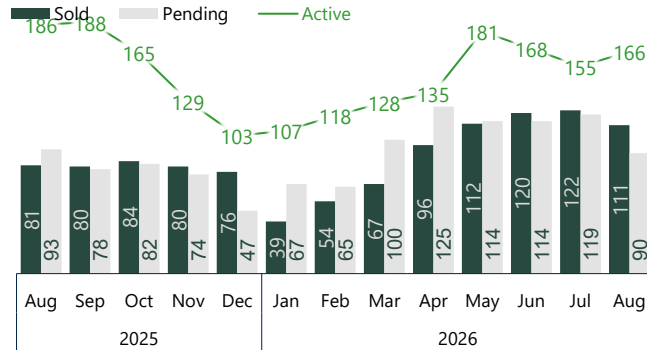


Report Date: Sep 4, 2026

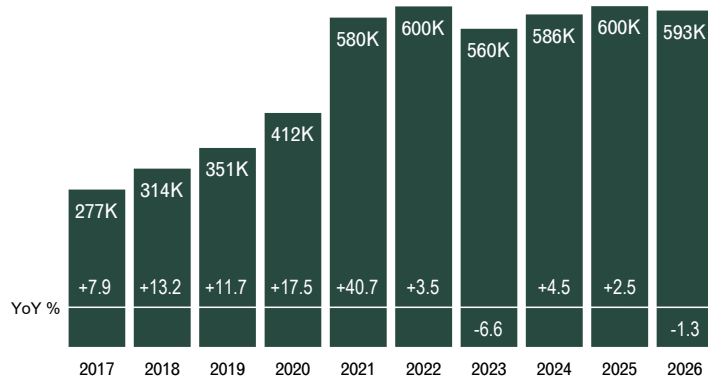
MONTHLY MARKET TRENDS

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: 83646, N Meridian, 1020

August 2026

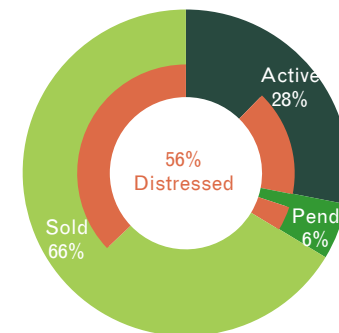
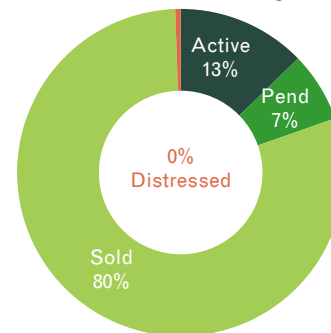
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K											
200 - 299K			5	79		308,960	291,280	94.3%	1,063	274.07	
300 - 399K	4	4	88	45	0.5	390,678	379,220	97.1%	1,382	274.43	1
400 - 499K	41	28	334	33	1.5	455,529	446,718	98.1%	1,655	270.00	3
500 - 599K	43	28	250	38	2.1	559,827	549,430	98.1%	2,117	259.47	2
600 - 799K	44	16	242	38	2.2	702,489	686,325	97.7%	2,616	262.36	1
800 - 999K	17	8	83	45	2.5	895,058	868,432	97.0%	3,146	276.01	
1 - 1.5M	6	5	24	43	3.0	1,184,233	1,127,910	95.2%	3,566	316.31	
1.5 - 2M	4	1	10	40	4.8	1,783,490	1,724,500	96.7%	4,623	373.02	
2 - 2.5M	2		2	143	12.0	2,272,000	2,206,500	97.1%	5,013	440.16	
2.5 - 3M	2		2	11	12.0	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	166	90	1,041	38	1.9	607,027	592,639	97.6%	2,173	\$273	7

Avg Price \$760,855 \$613,463 \$592,639

Current Market Strength

- VS -

2010 Market Distress

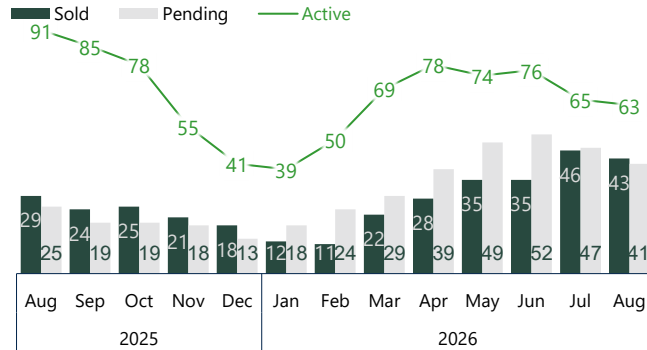


Report Date: Sep 4, 2026

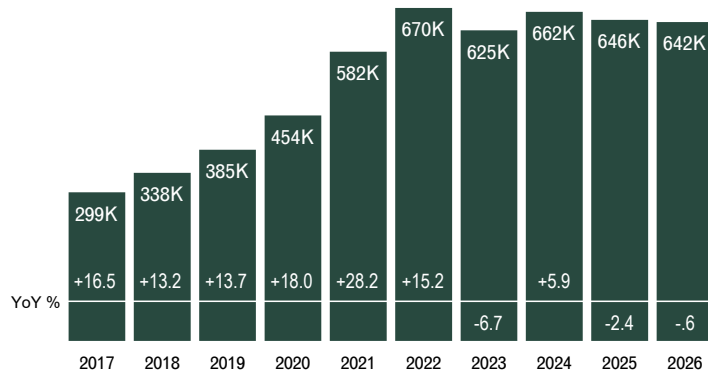
MONTHLY MARKET TRENDS

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: 83669, Star, 950

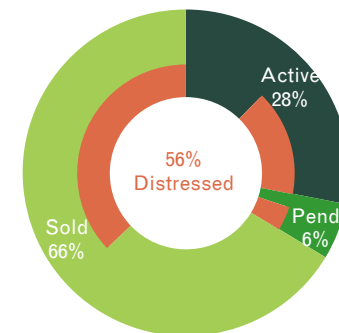
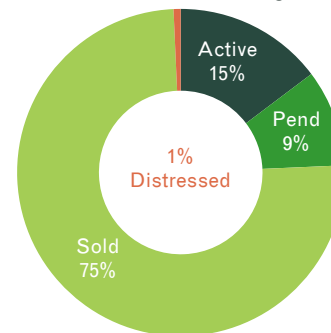
August 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		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	2	3	19	26	1.3	385,837	375,032	97.2%	1,382	271.28	
400 - 499K	7	8	78	48	1.1	461,868	450,516	97.5%	1,764	255.40	3
500 - 599K	9	12	73	36	1.5	558,898	546,829	97.8%	2,204	248.13	
600 - 799K	21	10	83	45	3.0	708,194	691,879	97.7%	2,542	272.21	
800 - 999K	12	3	49	53	2.9	932,853	898,770	96.3%	2,846	315.81	
1 - 1.5M	8	3	16	56	6.0	1,232,867	1,194,255	96.9%	3,294	362.53	
1.5 - 2M	4	2	2	180	24.0	1,599,500	1,562,500	97.7%	5,282	295.84	
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	63	41	321	45	2.4	659,878	642,156	97.3%	2,304	\$279	3
Avg Price	\$802,092	\$685,517	\$642,156								

Current Market Strength

- VS -

2010 Market Distress

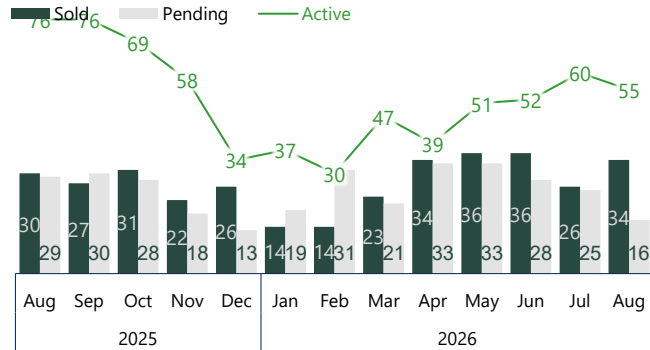


Report Date: Sep 4, 2026

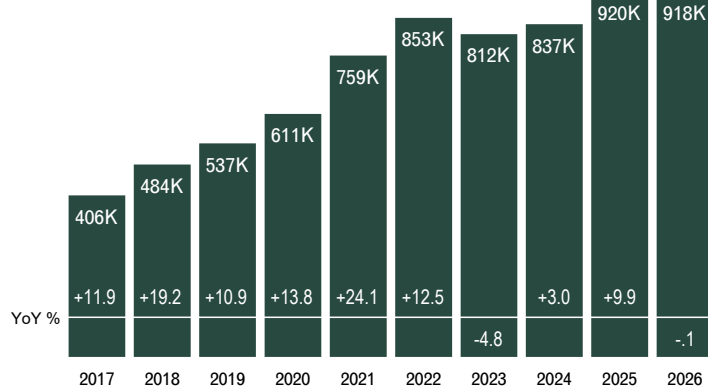
MONTHLY MARKET TRENDS

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: 83702, N Boise, 100

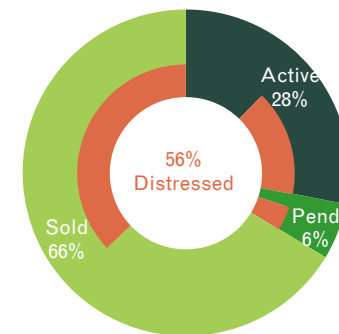
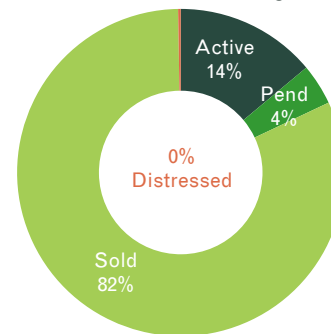
August 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
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0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K	1		2	62	6.0	316,450	291,500	92.1%	625	466.40	
300 - 399K	3	1	20	22	1.8	371,440	351,655	94.7%	775	453.89	
400 - 499K	7	1	17	70	4.9	473,917	441,485	93.2%	975	453.00	
500 - 599K	6	3	37	38	1.9	584,093	544,997	93.3%	1,454	374.91	1
600 - 799K	10	7	92	33	1.3	711,001	696,896	98.0%	1,632	427.05	
800 - 999K	8	1	58	29	1.7	916,191	901,553	98.4%	2,171	415.29	
1 - 1.5M	9	2	63	35	1.7	1,276,136	1,247,826	97.8%	2,956	422.10	
1.5 - 2M	4	1	23	54	2.1	1,678,170	1,662,278	99.1%	3,190	521.05	
2 - 2.5M			5	84		2,316,380	2,170,800	93.7%	3,948	549.79	
2.5 - 3M	4		3	105	16.0	2,654,667	2,593,333	97.7%	6,961	372.57	
>3M	3		3	8	12.0	3,166,667	3,166,667	100.0%	4,706	672.95	
Totals	55	16	323	37	2.0	942,171	918,484	97.5%	2,098	\$438	1

Avg Price \$1,141,731 \$772,856 \$918,484

Current Market Strength

- VS - 2010 Market Distress

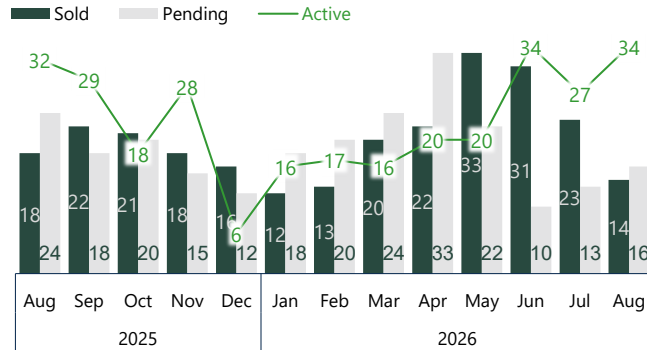


Report Date: Sep 4, 2026

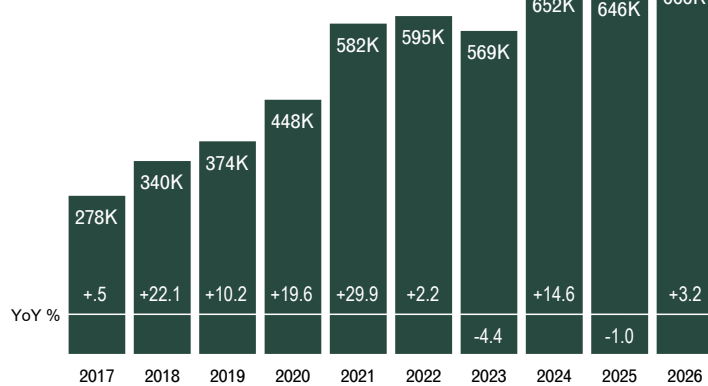
MONTHLY MARKET TRENDS

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

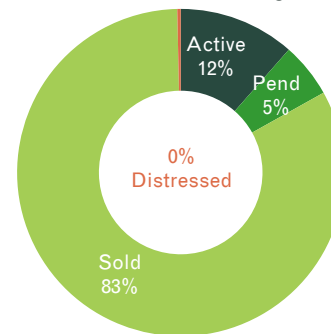
Area: 83703, NW Boise, 801

August 2026

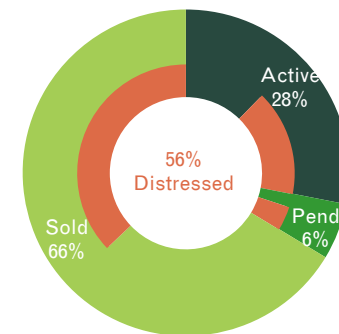
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K			3	67		278,000	268,667	96.6%	490	548.30	
300 - 399K	1	2	19	34	0.6	386,189	373,457	96.7%	1,111	336.24	
400 - 499K	5	5	69	27	0.9	457,988	450,731	98.4%	1,322	341.07	1
500 - 599K	7	5	43	26	2.0	543,195	536,359	98.7%	1,661	322.86	
600 - 799K	12	1	52	31	2.8	708,089	692,813	97.8%	2,107	328.83	
800 - 999K	5	2	33	25	1.8	901,960	889,397	98.6%	2,650	335.57	
1 - 1.5M	3	1	22	38	1.6	1,306,945	1,245,227	95.3%	3,675	338.84	
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	34	16	245	30	1.7	683,907	666,233	97.4%	1,965	\$339	1

Avg Price \$792,666 \$584,456 \$666,233

Current Market Strength



- VS - 2010 Market Distress



Report Date: Sep 4, 2026

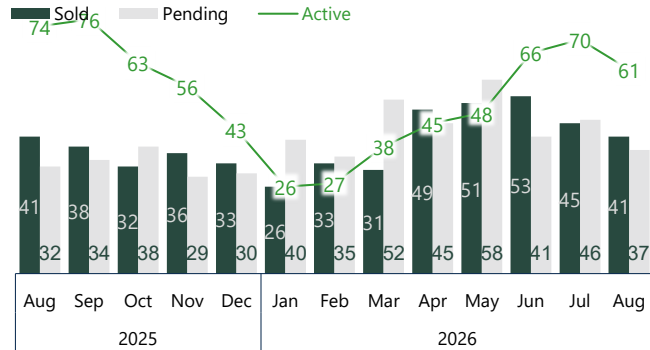


43° NORTH

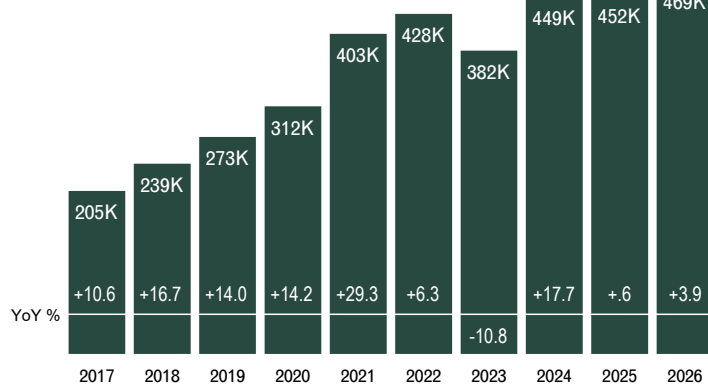
MONTHLY MARKET TRENDS

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

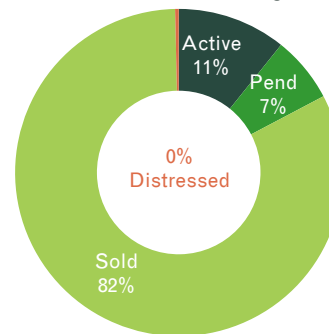
Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83704, West Boise, 600

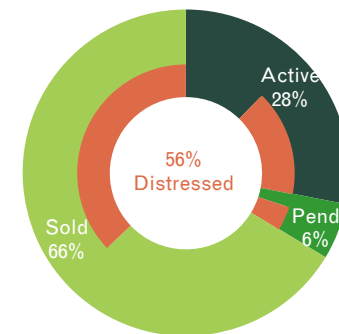
August 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		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	2	3	28	47	0.9	270,874	262,984	97.1%	961	273.66	
300 - 399K	10	8	131	30	0.9	368,131	361,192	98.1%	1,262	286.24	1
400 - 499K	26	14	176	23	1.8	446,883	443,611	99.3%	1,612	275.18	1
500 - 599K	6	7	70	28	1.0	555,462	549,475	98.9%	2,336	235.17	
600 - 799K	10	3	45	34	2.7	698,866	685,564	98.1%	2,556	268.17	
800 - 999K	5	2	10	11	6.0	901,479	888,499	98.6%	3,488	254.76	
1 - 1.5M	2		4	49	6.0	1,374,748	1,256,000	91.4%	4,282	293.30	
1.5 - 2M			2	117		1,922,500	1,550,000	80.6%	4,905	316.00	
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	61	37	467	29	1.6	478,925	469,441	98.0%	1,752	\$268	2
Avg Price	\$531,691	\$483,086	\$469,441								

Current Market Strength



- VS - 2010 Market Distress



Report Date: Sep 4, 2026

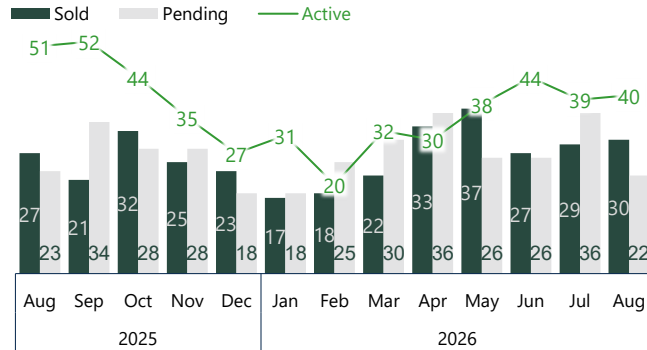


43° NORTH

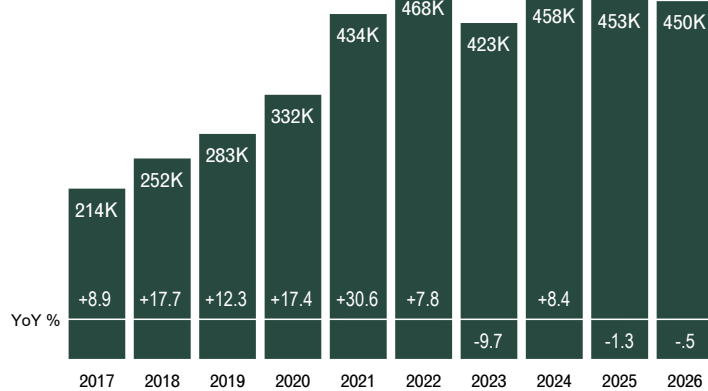
MONTHLY MARKET TRENDS

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: 83705, Bench, 400

August 2026

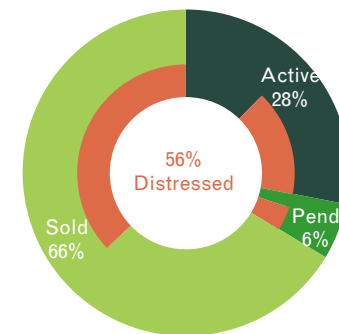
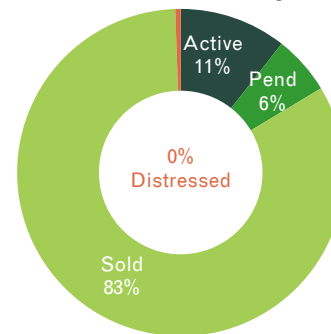
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K			1	1		170,000	185,000	108.8%	1,008	183.53	1
200 - 299K	2		21	49	1.1	275,257	260,228	94.5%	949	274.13	
300 - 399K	9	7	103	37	1.0	375,021	359,405	95.8%	1,115	322.33	
400 - 499K	9	7	97	25	1.1	449,700	445,619	99.1%	1,396	319.15	1
500 - 599K	8	4	56	29	1.7	546,759	540,982	98.9%	1,869	289.46	
600 - 799K	7	3	30	21	2.8	651,278	660,002	101.3%	2,222	297.02	
800 - 999K			5	11		812,740	822,960	101.3%	2,718	302.80	
1 - 1.5M	2	1	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	40	22	314	30	1.5	457,697	450,323	98.4%	1,466	\$307	2

Avg Price \$681,382 \$497,495 \$450,323

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2026

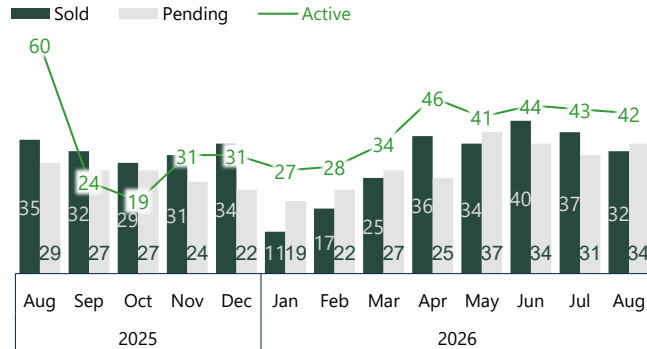


43° NORTH

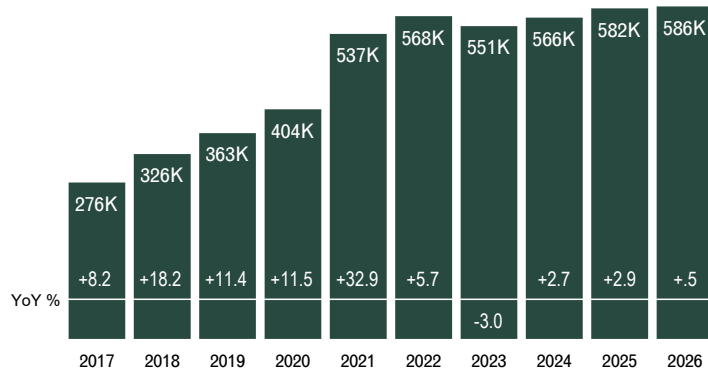
MONTHLY MARKET TRENDS

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

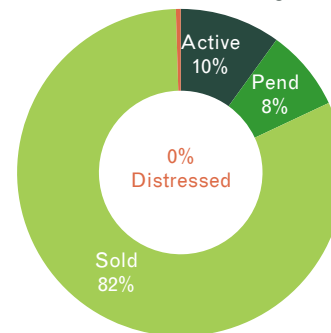
Area: 83706, SE Boise, 300

August 2026

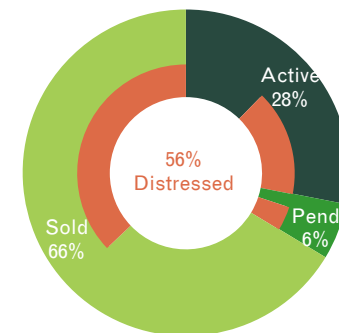
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K		3	12	37		311,600	275,575	88.4%	897	307.22	1
300 - 399K	3	4	48	63	0.8	374,906	355,133	94.7%	1,201	295.73	1
400 - 499K	14	8	87	23	1.9	453,192	445,531	98.3%	1,303	341.82	
500 - 599K	7	4	80	25	1.1	556,119	547,645	98.5%	1,563	350.34	
600 - 799K	10	7	72	29	1.7	690,889	681,089	98.6%	1,995	341.40	
800 - 999K	3	4	23	31	1.6	888,709	882,192	99.3%	2,316	380.92	
1 - 1.5M	3	2	19	18	1.9	1,245,516	1,258,036	101.0%	2,671	471.08	
1.5 - 2M	1	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	1										
Totals	42	34	344	31	1.5	594,991	585,560	98.4%	1,642	\$357	2

Avg Price \$720,906 \$690,956 \$585,560

Current Market Strength



- VS - 2010 Market Distress

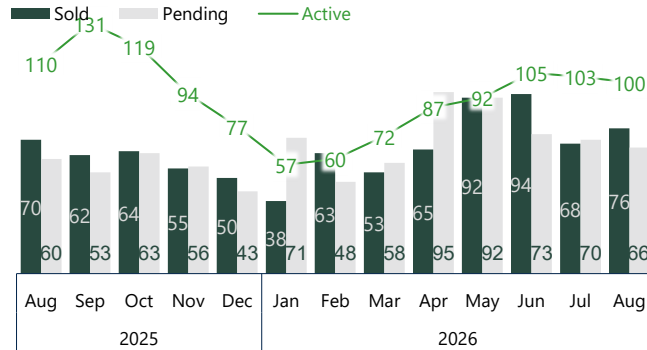


Report Date: Sep 4, 2026

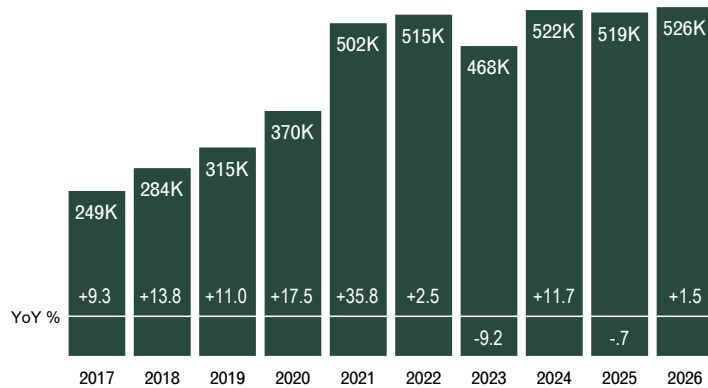
MONTHLY MARKET TRENDS

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

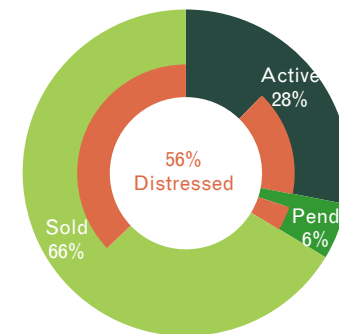
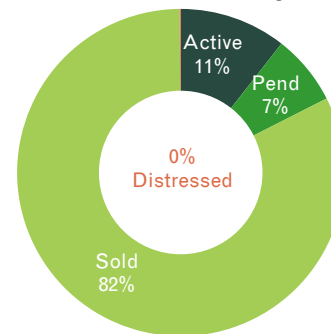
August 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K		2	9	43		309,393	291,083	94.1%	995	292.68	
300 - 399K	14	13	104	35	1.6	378,215	366,689	97.0%	1,315	278.78	
400 - 499K	28	25	287	27	1.2	453,307	445,439	98.3%	1,668	267.07	1
500 - 599K	28	16	195	33	1.7	558,553	544,835	97.5%	2,144	254.17	
600 - 799K	21	7	147	32	1.7	687,130	673,821	98.1%	2,478	271.94	
800 - 999K	5	2	26	33	2.3	908,365	877,615	96.6%	3,000	292.57	
1 - 1.5M	4	1	12	70	4.0	1,297,806	1,161,639	89.5%	4,171	278.51	
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	100	66	780	31	1.5	540,173	526,473	97.5%	1,968	\$268	1
Avg Price	\$576,598	\$505,777	\$526,473								

Current Market Strength

- VS -

2010 Market Distress

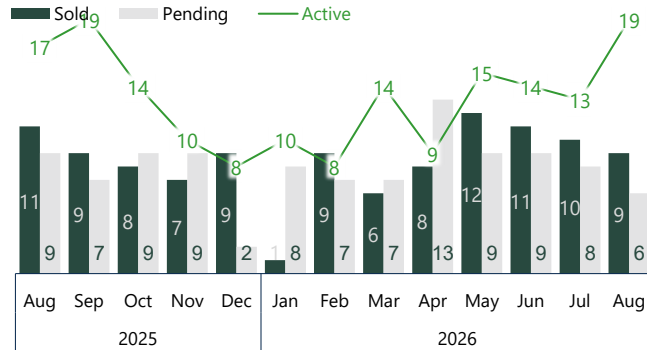


Report Date: Sep 4, 2026

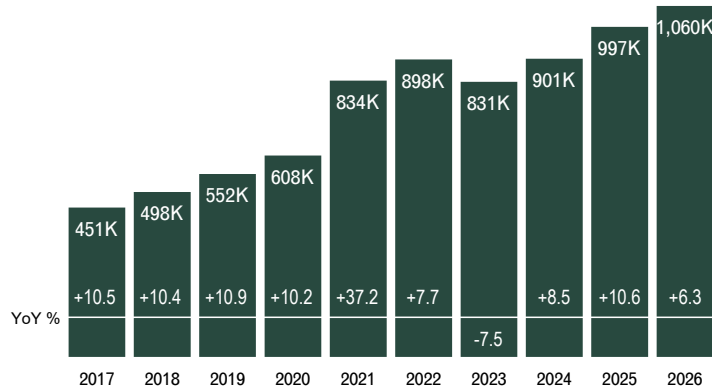
MONTHLY MARKET TRENDS

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

August 2026

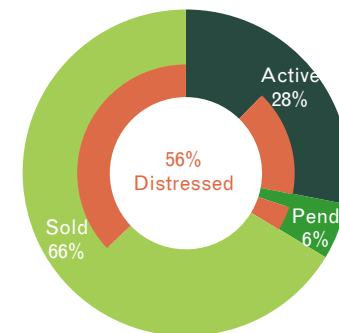
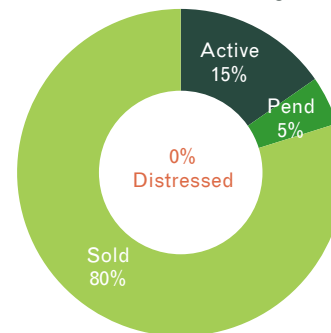
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)				
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K										
400 - 499K			2	22		474,500	452,500	95.4%	994	455.23
500 - 599K			8	46		584,113	561,656	96.2%	1,619	346.97
600 - 799K	3	2	22	31	1.6	707,523	701,965	99.2%	1,946	360.79
800 - 999K	5	1	30	26	2.0	896,407	875,845	97.7%	2,385	367.19
1 - 1.5M	5	2	24	31	2.5	1,227,371	1,226,188	99.9%	2,990	410.14
1.5 - 2M	1	1	6	86	2.0	1,714,800	1,649,167	96.2%	4,225	390.30
2 - 2.5M	1		4	30	3.0	2,071,750	2,199,475	106.2%	4,711	466.93
2.5 - 3M	2		1	5	24.0	2,600,000	2,585,000	99.4%	6,940	372.48
>3M	2		2	40	12.0	3,837,500	3,550,000	92.5%	6,300	563.49
Totals	19	6	99	34	2.3	1,074,619	1,059,831	98.6%	2,675	\$396

Avg Price \$1,549,679 \$1,024,033 \$1,059,831

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2026

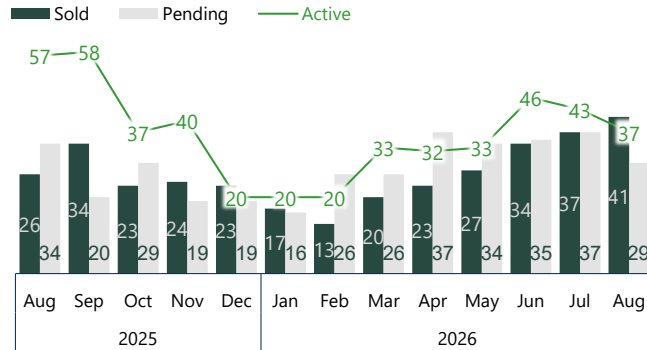


43° NORTH

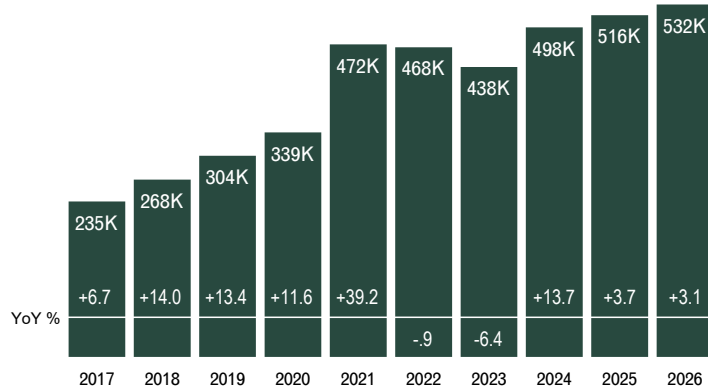
MONTHLY MARKET TRENDS

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

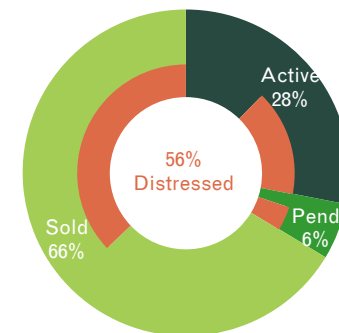
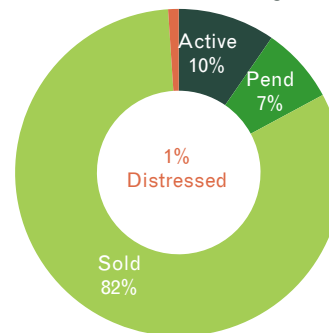
Area: 83713, W Boise - Garden City, 650

August 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K											
200 - 299K		1	6	75		298,292	286,258	96.0%	1,219	234.77	1
300 - 399K	3	1	35	23	1.0	376,868	367,288	97.5%	1,223	300.32	
400 - 499K	13	13	131	32	1.2	450,650	441,378	97.9%	1,563	282.38	2
500 - 599K	10	5	62	25	1.9	550,043	541,260	98.4%	2,133	253.81	
600 - 799K	9	7	58	38	1.9	694,429	674,984	97.2%	2,688	251.13	
800 - 999K	2	2	17	37	1.4	889,618	870,435	97.8%	3,628	239.89	1
1 - 1.5M			5	7		1,192,980	1,146,380	96.1%	4,425	259.06	
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	37	29	315	32	1.4	544,328	532,094	97.8%	2,006	\$265	4
Avg Price	\$556,091	\$544,521	\$532,094								

Current Market Strength

- VS - 2010 Market Distress

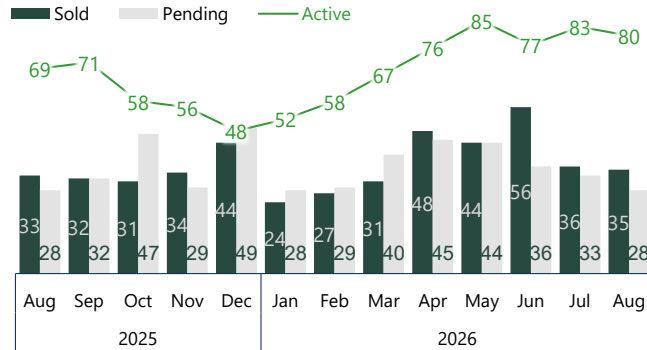


Report Date: Sep 4, 2026

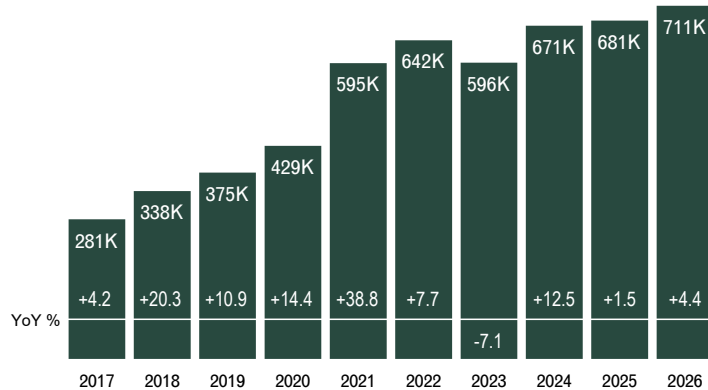
MONTHLY MARKET TRENDS

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: 83714, NW Boise, 800

August 2026

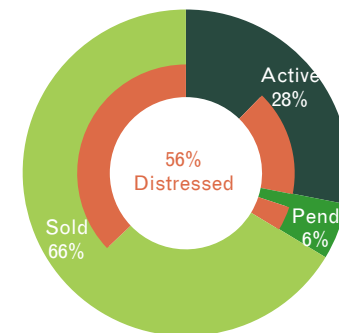
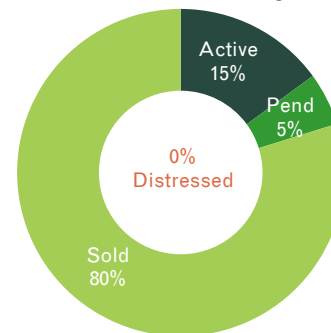
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)				
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	3	31	41	1.2	371,279	364,308	98.1%	1,223	297.79
400 - 499K	13	9	102	30	1.5	458,788	449,516	98.0%	1,429	314.64
500 - 599K	13	2	64	40	2.4	559,107	545,698	97.6%	1,803	302.74
600 - 799K	26	6	114	44	2.7	703,326	689,054	98.0%	2,290	300.86
800 - 999K	10	4	46	50	2.6	955,133	914,236	95.7%	2,809	325.48
1 - 1.5M	10	3	54	47	2.2	1,197,554	1,147,044	95.8%	3,158	363.27
1.5 - 2M	4		12	59	4.0	1,628,750	1,679,161	103.1%	3,566	470.84
2 - 2.5M		1	4	55		2,285,000	2,198,750	96.2%	4,820	456.20
2.5 - 3M										
>3M	1									
Totals	80	28	427	41	2.2	729,642	710,916	97.4%	2,159	\$329

Avg Price \$798,070 \$714,786 \$710,916

Current Market Strength

- VS -

2010 Market Distress

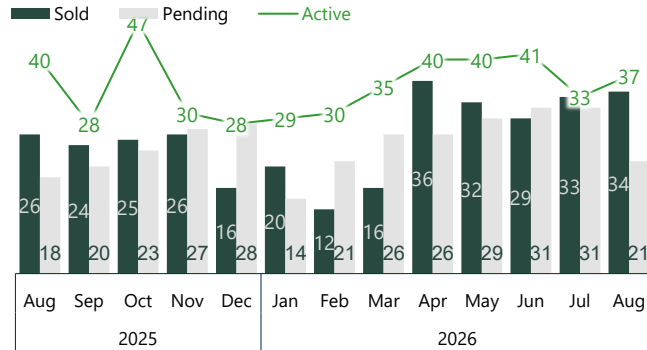


Report Date: Sep 4, 2026

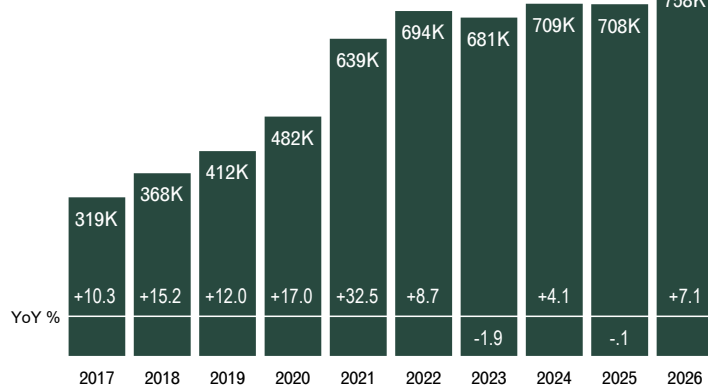
MONTHLY MARKET TRENDS

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

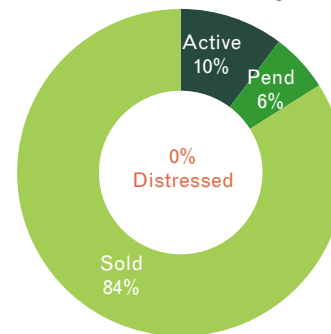
Area: 83716, SSE Boise, 301

August 2026

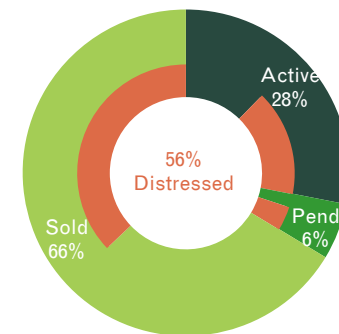
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K			1	6		265,000	265,000	100.0%	1,725	153.62	
300 - 399K	3		10	81	3.6	375,470	362,750	96.6%	1,105	328.25	
400 - 499K	8	6	47	35	2.0	465,928	459,351	98.6%	1,260	364.61	
500 - 599K	5	3	50	35	1.2	551,970	541,253	98.1%	1,697	318.94	
600 - 799K	10	7	93	36	1.3	710,309	702,228	98.9%	2,286	307.23	
800 - 999K	4	2	59	16	0.8	882,409	881,337	99.9%	2,613	337.24	
1 - 1.5M	1	2	27	29	0.4	1,213,478	1,221,815	100.7%	3,072	397.71	
1.5 - 2M	4		15	56	3.2	1,673,400	1,639,867	98.0%	3,794	432.23	
2 - 2.5M	1	1	1	9	12.0	2,399,900	2,349,000	97.9%	4,473	525.15	
2.5 - 3M	1										
>3M											
Totals	37	21	303	33	1.5	765,355	758,372	99.1%	2,204	\$344	

Avg Price \$873,813 \$741,371 \$758,372

Current Market Strength



- VS - 2010 Market Distress



Report Date: Sep 4, 2026