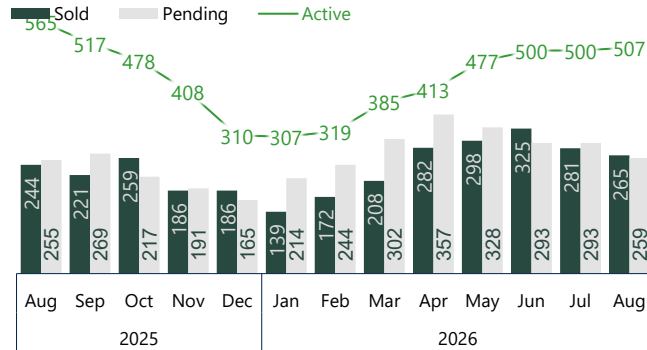


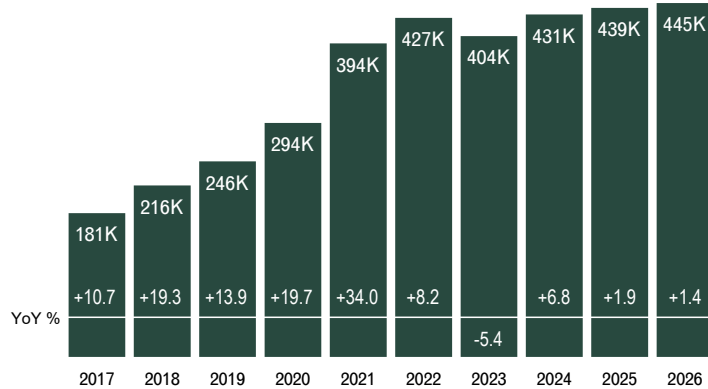
MONTHLY MARKET TRENDS

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

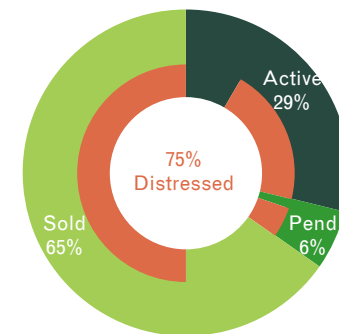
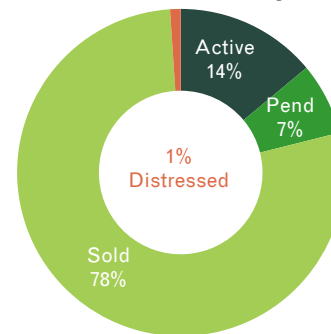
Area: Canyon County

August 2026

Price \$1000's	# Active as of 09/04/2026	# Pend 12 mos.	# Sold Avg	CDOM of Supply	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)				
						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	2	28	29	0.4	180,164	156,795	87.0%	973	161.16
200 - 299K	26	15	192	32	1.6	282,161	267,156	94.7%	1,107	241.28
300 - 399K	143	106	1,225	31	1.4	362,796	355,699	98.0%	1,404	253.43
400 - 499K	143	68	755	37	2.3	449,156	438,649	97.7%	2,002	219.13
500 - 599K	80	32	295	49	3.3	557,733	542,997	97.4%	2,306	235.42
600 - 799K	68	20	208	47	3.9	709,650	683,817	96.4%	2,584	264.59
800 - 999K	22	8	76	65	3.5	945,364	900,807	95.3%	2,983	301.94
1 - 1.5M	22	9	52	55	5.1	1,252,895	1,202,937	96.0%	3,445	349.22
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	508	260	2,836	37	2.1	457,944	445,175	97.2%	1,804	\$247
Avg Price	\$520,887	\$468,636	\$445,175							

Current Market Strength

- VS - 2010 Market Distress



Report Date: Sep 4, 2026

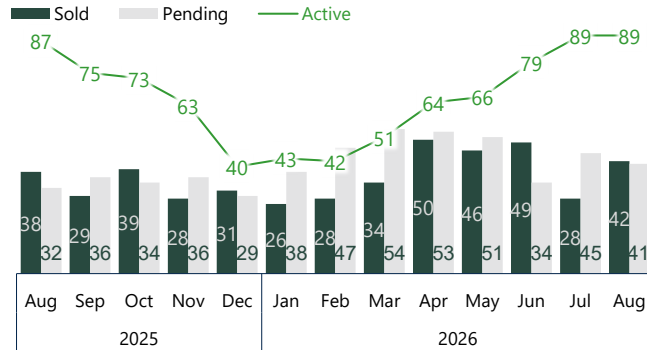


43° NORTH

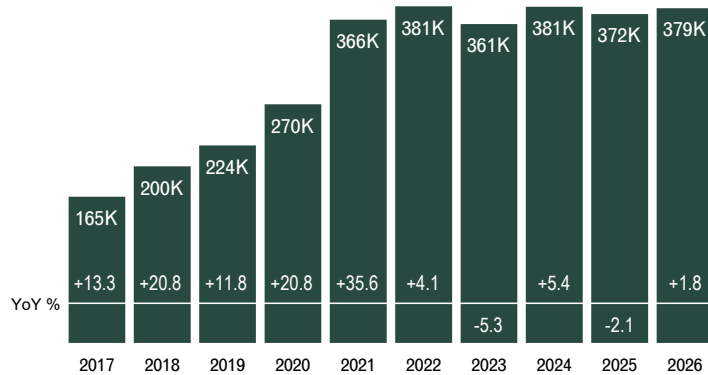
MONTHLY MARKET TRENDS

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: 83605, NW Caldwell, 1275

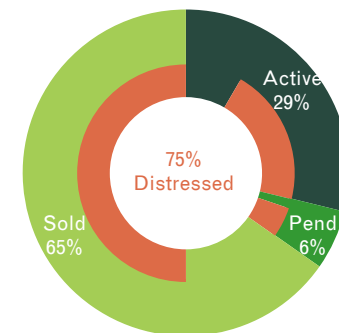
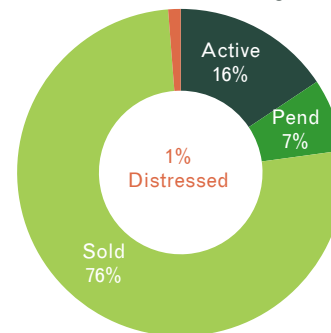
August 2026

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		2	11	30		185,882	155,455	83.6%	1,035	150.20	1
200 - 299K	7	3	53	24	1.6	281,049	268,961	95.7%	1,055	254.92	2
300 - 399K	32	25	229	33	1.7	362,709	356,994	98.4%	1,480	241.20	4
400 - 499K	27	7	100	34	3.2	446,961	437,260	97.8%	2,208	198.00	
500 - 599K	14	2	28	54	6.0	548,785	539,194	98.3%	2,325	231.90	
600 - 799K	8	2	10	78	9.6	679,510	641,725	94.4%	2,794	229.68	
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	41	432	35	2.5	388,270	379,126	97.6%	1,670	\$227	7
Avg Price	\$452,556	\$375,466	\$379,126								

Current Market Strength

- VS -

2010 Market Distress

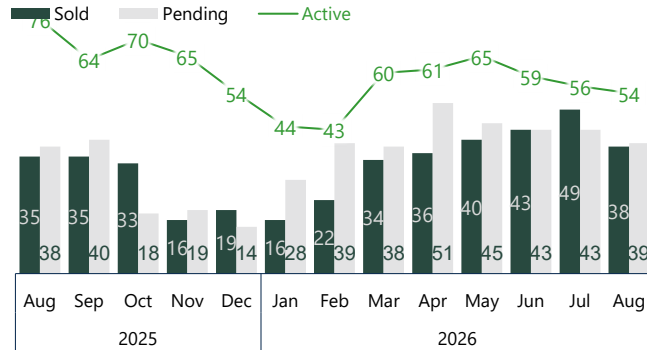


Report Date: Sep 4, 2026

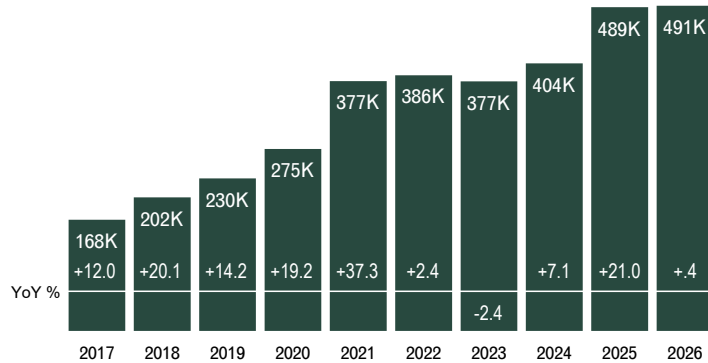
MONTHLY MARKET TRENDS

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

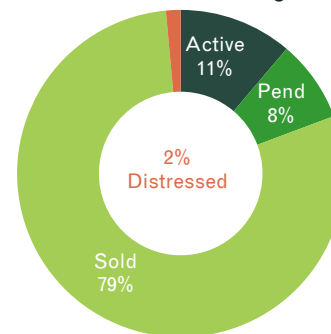
¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North
Data compiled by Zip Code (prev Area #), for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

Area: 83607, SW Caldwell, 1280

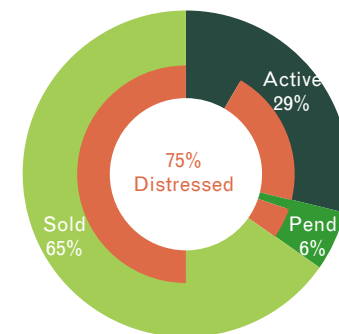
August 2026

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	1	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K		2	6	26		326,005	265,674	81.5%	1,509	176.06	2
300 - 399K	16	13	185	27	1.0	364,006	359,366	98.7%	1,444	248.86	5
400 - 499K	14	12	85	44	2.0	447,472	437,368	97.7%	2,064	211.87	
500 - 599K	3	1	35	45	1.0	556,185	542,981	97.6%	2,327	233.34	
600 - 799K	9	4	29	46	3.7	702,333	674,405	96.0%	2,419	278.78	
800 - 999K	4	4	21	92	2.3	945,500	891,352	94.3%	3,043	292.92	
1 - 1.5M	6	3	20	53	3.6	1,221,242	1,164,095	95.3%	3,308	351.87	
1.5 - 2M	1		1	4	12.0	1,699,999	1,700,000	100.0%	3,506	484.88	
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	54	39	382	39	1.7	505,619	490,878	97.1%	1,929	\$254	7
Avg Price	\$605,897	\$547,140	\$490,878								

Current Market Strength



- VS - 2010 Market Distress

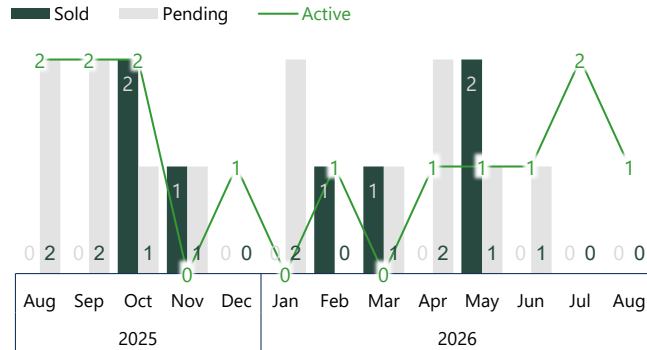


Report Date: Sep 4, 2026

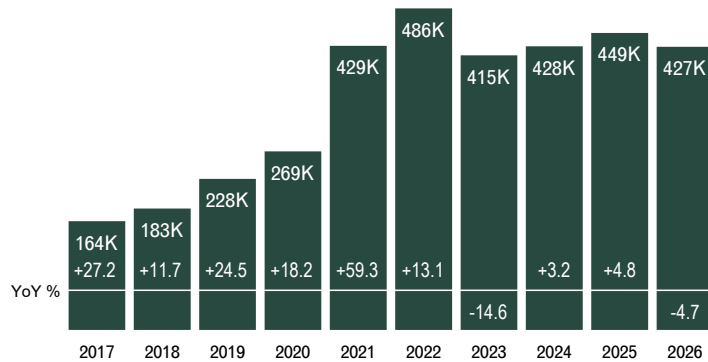
MONTHLY MARKET TRENDS

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

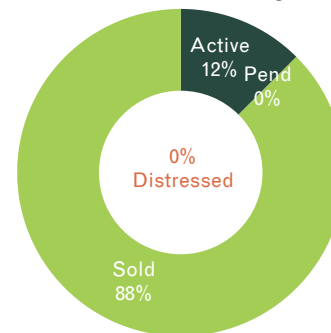
¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North
Data compiled by Zip Code (prev Area #), for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

Area: 83626, Greenleaf, 1294

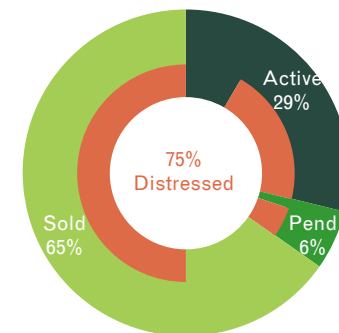
August 2026

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	1		5	15	2.4	359,900	347,400	96.5%	1,143	303.99
400 - 499K			1	49		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	1		7	21	1.7	442,071	427,428	96.7%	1,335	\$320
Avg Price	\$395,000									

Current Market Strength



- VS - 2010 Market Distress

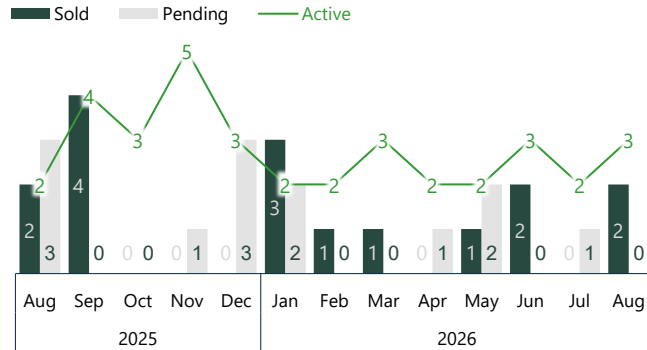


Report Date: Sep 4, 2026

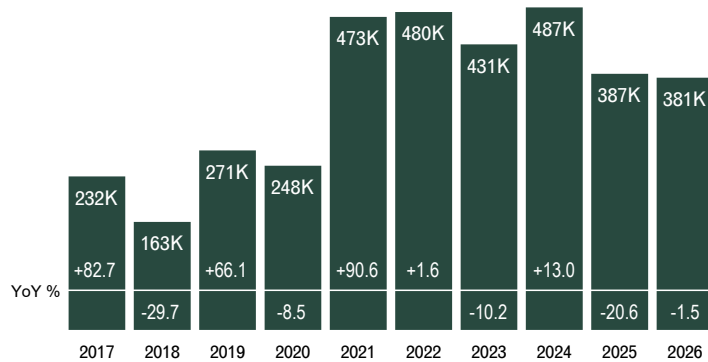
MONTHLY MARKET TRENDS

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: 83641, Melba, 1265

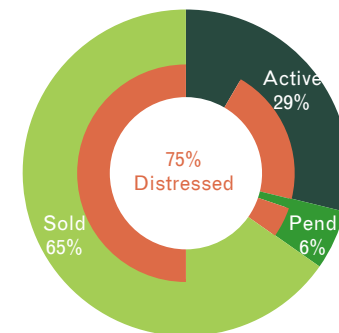
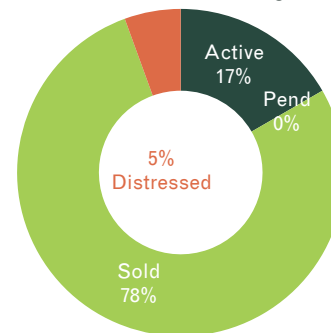
August 2026

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	3		200,000	195,000	97.5%	1,054	185.01	1
200 - 299K			4	27		268,725	271,188	100.9%	1,536	176.53	
300 - 399K	1		5	32	2.4	377,360	357,760	94.8%	1,481	241.57	
400 - 499K											
500 - 599K			3	52		576,667	535,000	92.8%	1,860	287.63	
600 - 799K			1	22		659,900	659,900	100.0%	2,229	296.05	
800 - 999K	1										
1 - 1.5M	1										
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	3		14	32	2.6	396,543	380,961	96.1%	1,601	\$238	1
Avg Price	\$782,000		\$380,961								

Current Market Strength

- VS -

2010 Market Distress

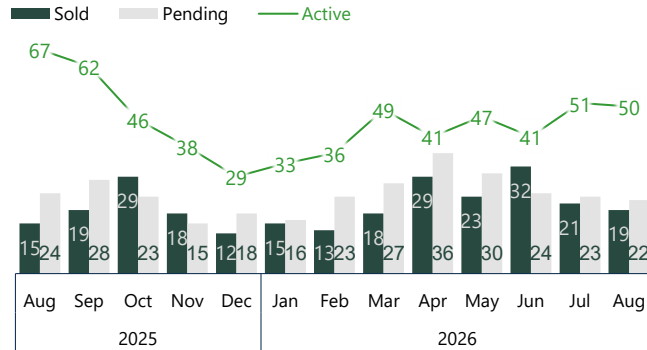


Report Date: Sep 4, 2026

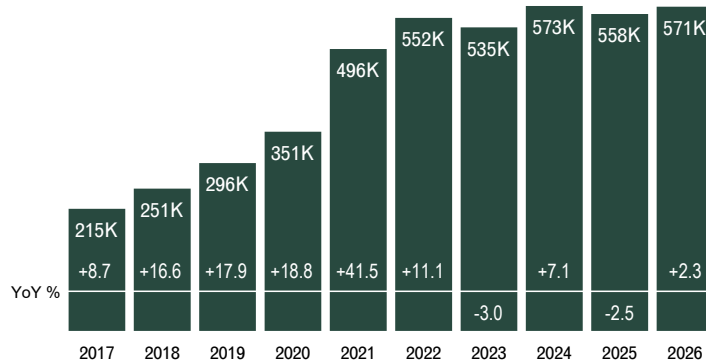
MONTHLY MARKET TRENDS

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: 83644, Middleton, 1285

August 2026

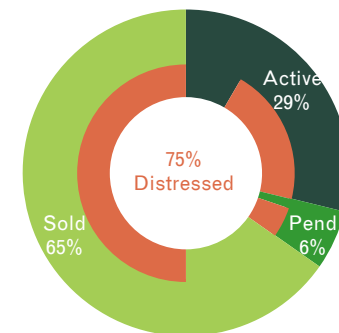
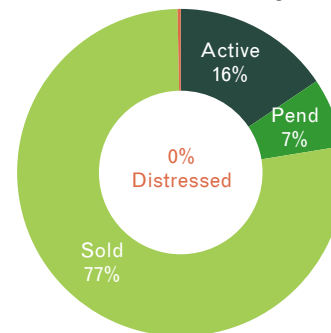
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K	1		7	22	1.7	296,686	278,300	93.8%	1,183	235.19	
300 - 399K	7	6	61	35	1.4	371,912	361,113	97.1%	1,335	270.43	1
400 - 499K	10	6	64	37	1.9	449,756	437,798	97.3%	1,957	223.70	
500 - 599K	16	1	41	52	4.7	567,004	549,593	96.9%	2,294	239.61	
600 - 799K	7	5	36	37	2.3	712,022	690,757	97.0%	2,729	253.14	
800 - 999K	2	2	21	57	1.1	958,880	915,752	95.5%	2,952	310.20	
1 - 1.5M	7	2	17	51	4.9	1,290,818	1,262,759	97.8%	3,411	370.18	
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	50	22	248	41	2.4	589,142	571,340	97.0%	2,148	\$266	1

Avg Price \$629,557 \$591,527 \$571,340

Current Market Strength

- VS -

2010 Market Distress

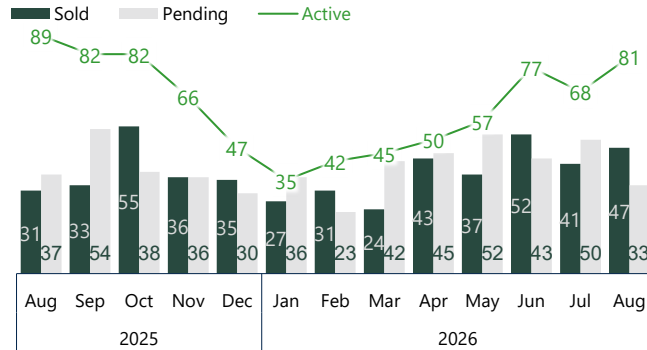


Report Date: Sep 4, 2026

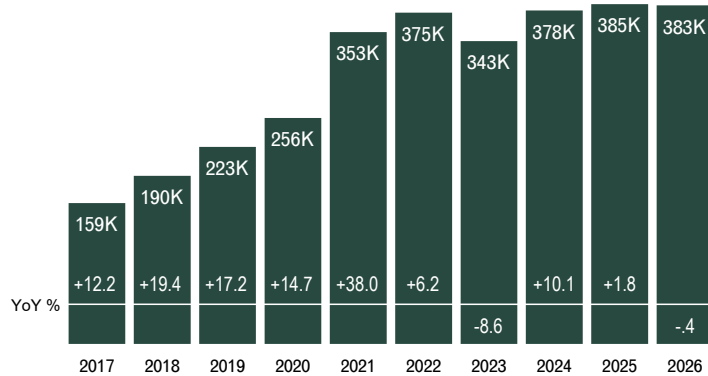
MONTHLY MARKET TRENDS

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: 83651, NW Nampa, 1270

August 2026

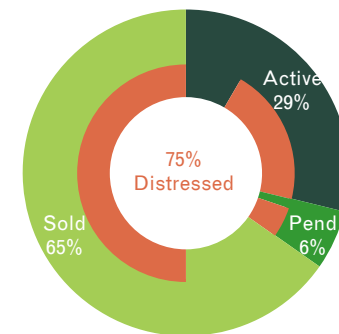
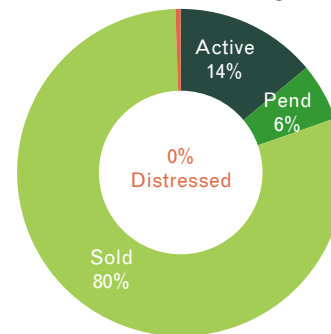
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K			6	26		182,600	147,833	81.0%	953	155.18	
200 - 299K	6	6	50	40	1.4	278,779	262,329	94.1%	1,215	216.00	1
300 - 399K	39	15	250	32	1.9	356,079	349,400	98.1%	1,415	246.89	2
400 - 499K	24	8	121	35	2.4	446,801	436,207	97.6%	2,031	214.82	
500 - 599K	7	2	20	85	4.2	582,524	541,835	93.0%	2,513	215.62	
600 - 799K	3		13	75	2.8	704,181	670,435	95.2%	2,421	276.94	
800 - 999K	1	1	3	84	4.0	935,300	893,000	95.5%	2,739	326.07	
1 - 1.5M	1	1	1	20	12.0	1,525,000	1,475,000	96.7%	4,406	334.77	
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	81	33	464	37	2.1	394,942	383,278	97.0%	1,639	\$234	3

Avg Price \$420,189 \$406,776 \$383,278

Current Market Strength

- VS -

2010 Market Distress

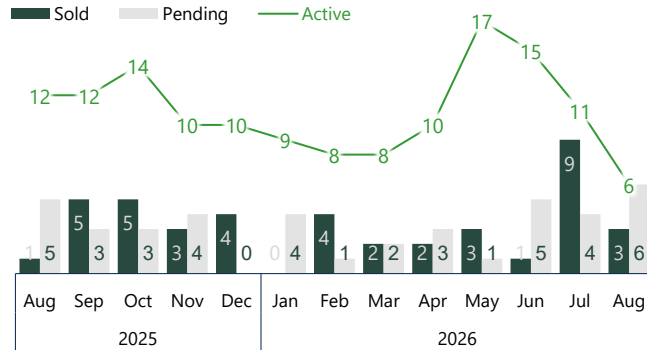


Report Date: Sep 4, 2026

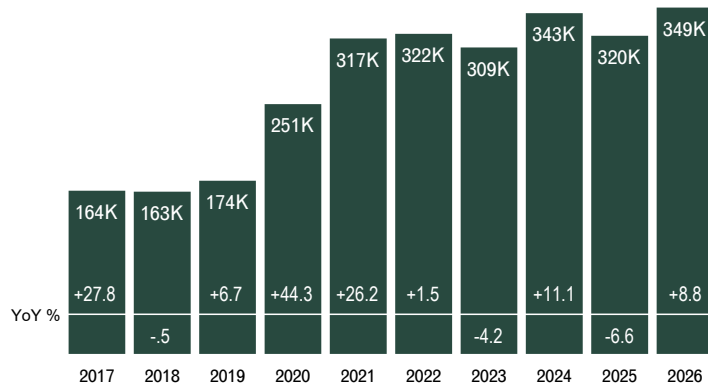
MONTHLY MARKET TRENDS

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: 83660, Parma, 1292

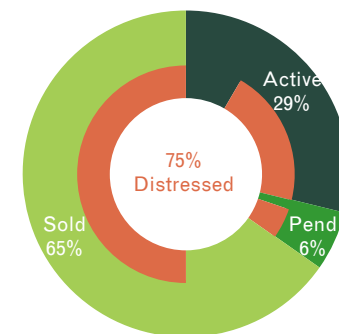
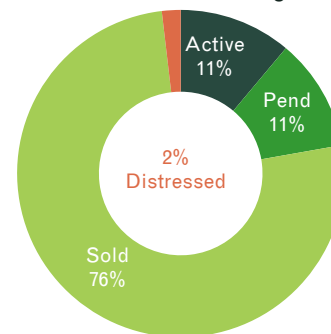
August 2026

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	-	-	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	1	5	25	2.4	266,960	240,300	90.0%	908	264.76
300 - 399K	4	1	15	53	3.2	379,872	349,453	92.0%	1,668	209.56
400 - 499K	1	3	8	29	1.5	441,962	435,313	98.5%	2,092	208.12
500 - 599K		1	5	80		533,780	518,000	97.0%	2,815	184.03
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	6	6	41	44	1.8	371,758	348,544	93.8%	1,684	\$207
Avg Price	\$362,667	\$434,800	\$348,544							

Current Market Strength

- VS -

2010 Market Distress

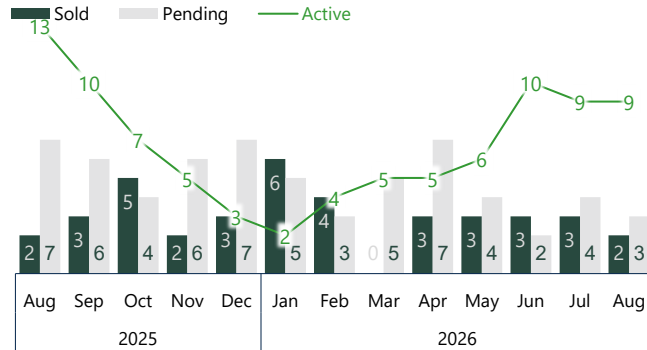


Report Date: Sep 4, 2026

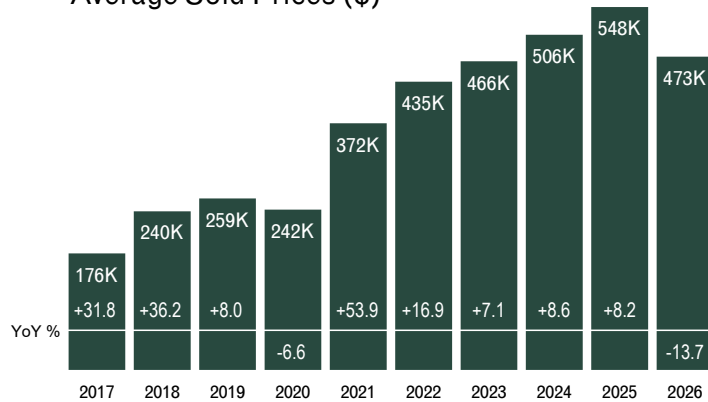
MONTHLY MARKET TRENDS

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: 83676, Wilder, 1293

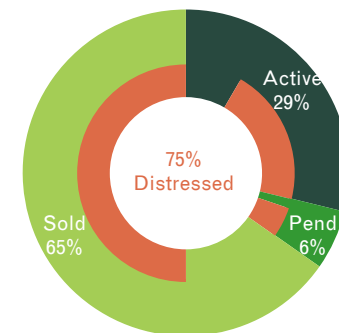
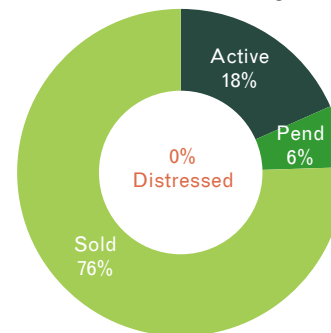
August 2026

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	1	-	3	125	4.0	257,633	231,750	90.0%	1,122	206.49
300 - 399K	2	1	14	42	1.7	351,241	337,764	96.2%	1,409	239.66
400 - 499K	1	1	7	63	1.7	474,814	454,271	95.7%	1,983	229.03
500 - 599K	-	-	4	37	-	584,750	552,750	94.5%	2,301	240.27
600 - 799K	2	1	6	18	4.0	709,983	675,333	95.1%	2,547	265.15
800 - 999K	3	-	3	30	12.0	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	3	37	47	2.9	493,456	473,023	95.9%	1,850	\$256
Avg Price	\$601,111	\$526,600	\$473,023							

Current Market Strength

- VS -

2010 Market Distress

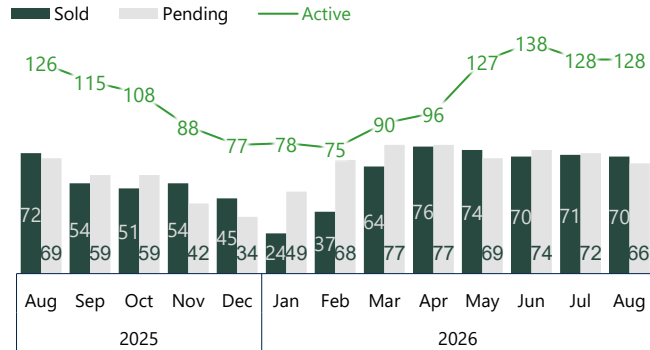


Report Date: Sep 4, 2026

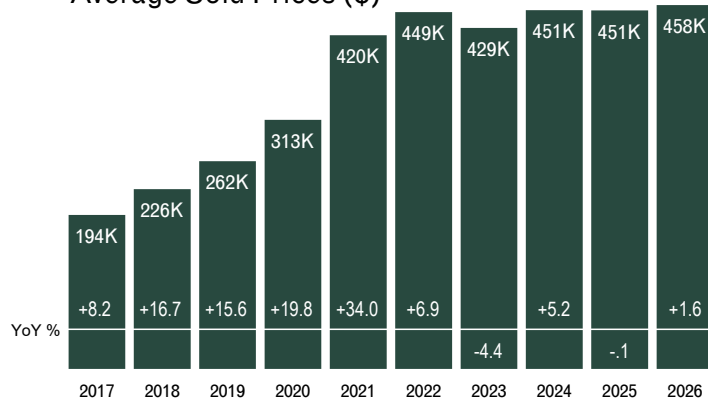
MONTHLY MARKET TRENDS

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

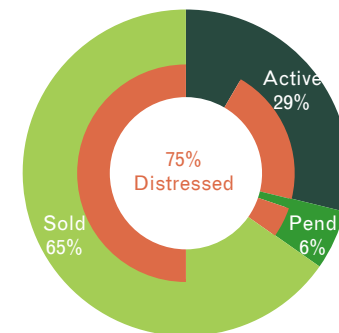
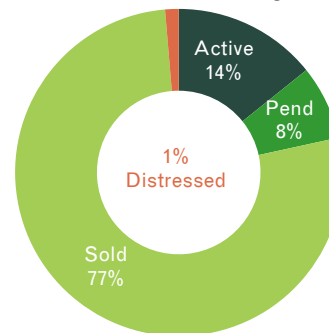
Area: 83686, S Nampa, 1260

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	-	-	1	4	-	99,900	115,000	115.1%	620	185.48
200 - 299K	6	2	38	30	1.9	287,662	274,925	95.6%	1,023	268.74
300 - 399K	25	27	268	29	1.1	364,323	355,808	97.7%	1,366	260.53
400 - 499K	38	18	195	40	2.3	452,301	441,607	97.6%	1,951	226.37
500 - 599K	22	13	102	39	2.6	549,524	541,319	98.5%	2,269	238.54
600 - 799K	29	3	65	49	5.4	717,914	690,715	96.2%	2,658	259.85
800 - 999K	4	1	15	63	3.2	941,933	900,253	95.6%	3,194	281.83
1 - 1.5M	4	2	7	85	6.9	1,312,000	1,233,571	94.0%	3,883	317.65
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	66	693	37	2.2	470,775	457,982	97.3%	1,843	\$248
Avg Price	\$539,261	\$472,769	\$457,982							

Current Market Strength

- VS - 2010 Market Distress

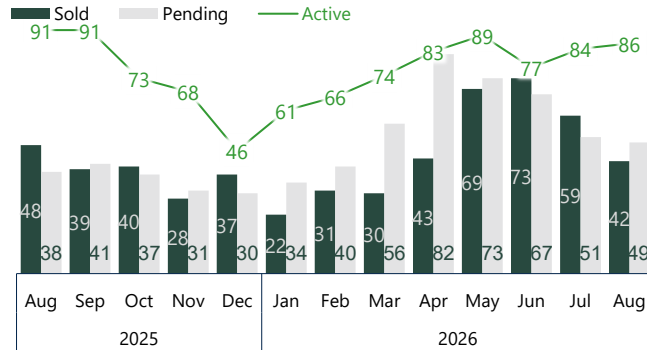


Report Date: Sep 4, 2026

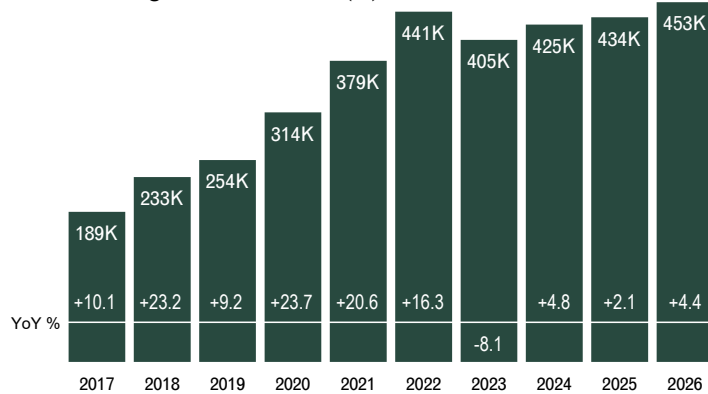
MONTHLY MARKET TRENDS

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: 83687, NE Nampa, 1250

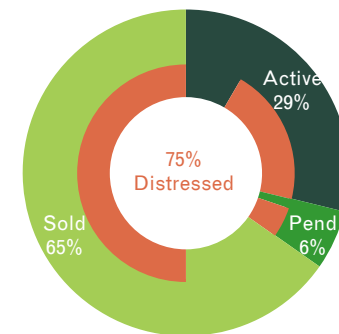
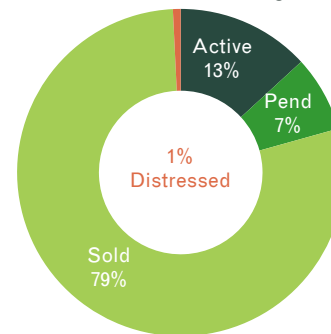
August 2026

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	1	-	3	54	4.0	178,233	166,253	93.3%	819	203.00
200 - 299K	4	1	24	33	2.0	278,079	268,758	96.6%	1,013	265.35
300 - 399K	15	17	191	32	0.9	364,753	358,947	98.4%	1,313	273.36
400 - 499K	28	13	174	32	1.9	448,139	438,115	97.8%	1,904	230.09
500 - 599K	18	12	57	51	3.8	561,608	545,470	97.1%	2,267	240.59
600 - 799K	10	5	45	46	2.7	705,407	684,705	97.1%	2,469	277.29
800 - 999K	7	-	12	43	7.0	950,067	905,775	95.3%	3,019	299.99
1 - 1.5M	2	1	7	42	3.4	1,153,257	1,099,129	95.3%	3,340	329.12
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	86	49	513	36	2.0	464,096	452,645	97.5%	1,772	\$255
Avg Price	\$539,469	\$467,233	\$452,645							

Current Market Strength

- VS -

2010 Market Distress



Report Date: Sep 4, 2026