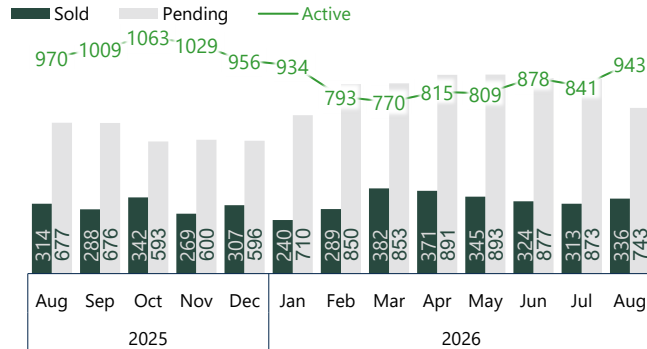


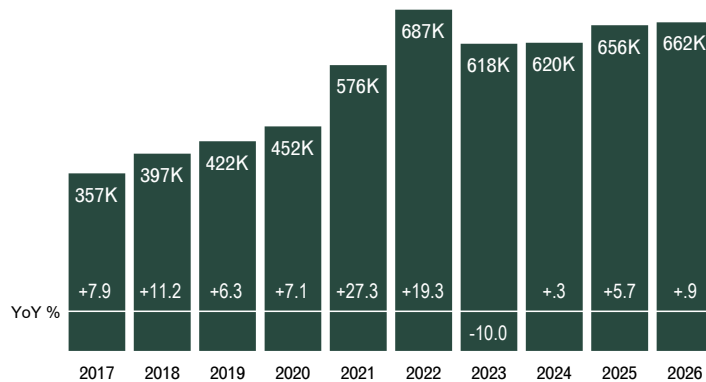
MONTHLY MARKET TRENDS

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

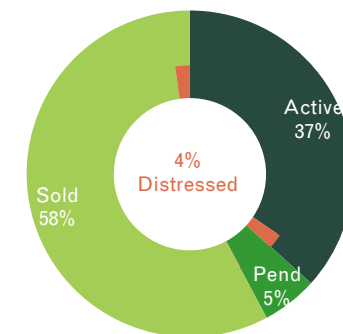
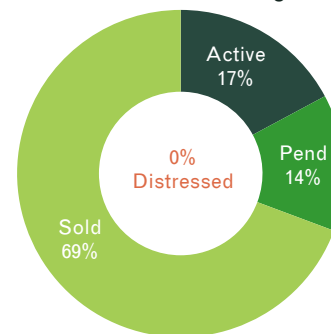
August 2026

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	-	-	-	-	-	-	-	-
300 - 399K	24	16	229	71	1.3	399,876	386,975	96.8%	1,459	265.15
400 - 499K	240	182	1,243	79	2.3	462,003	449,679	97.3%	1,776	253.21
500 - 599K	205	117	764	81	3.2	560,393	546,575	97.5%	2,147	254.54
600 - 799K	215	185	860	71	3.0	700,579	689,043	98.4%	2,470	278.92
800 - 999K	126	91	308	71	4.9	888,778	884,999	99.6%	2,875	307.88
1 - 1.5M	83	75	282	75	3.5	1,213,919	1,204,176	99.2%	3,207	375.53
1.5 - 2M	17	32	71	102	2.9	1,682,621	1,692,160	100.6%	3,711	456.02
2 - 2.5M	18	25	31	66	7.0	2,226,833	2,216,551	99.5%	4,188	529.27
2.5 - 3M	9	13	11	24	9.8	2,664,203	2,693,015	101.1%	4,533	594.14
>3M	6	6	9	105	8.0	3,290,099	3,501,491	106.4%	4,857	720.85
Totals	943	743	3,808	76	3.0	672,259	661,733	98.4%	2,254	\$294

Avg Price \$752,838 \$836,702 \$661,733

Current Market Strength

- VS - 2010 Market Distress



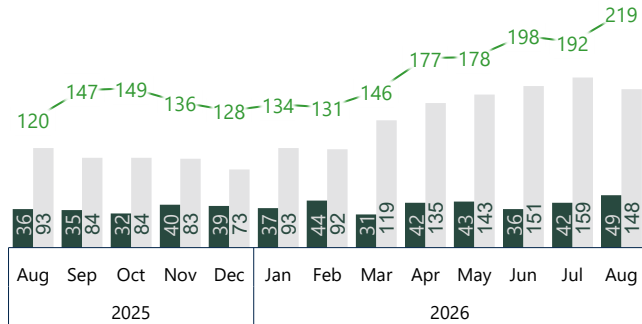
Report Date: Sep 4, 2026

MONTHLY MARKET TRENDS

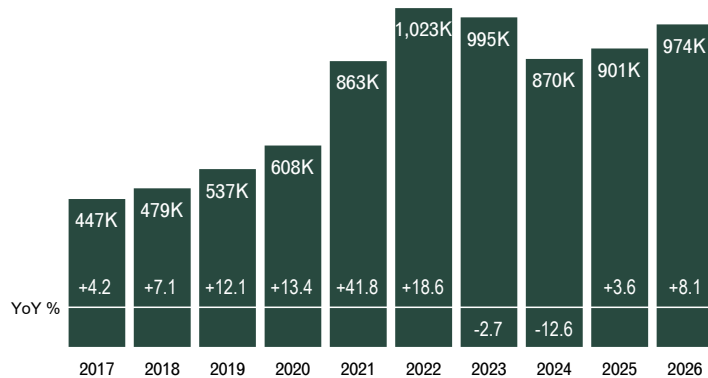
New Construction Homes

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

Area: 83616, Eagle, 900

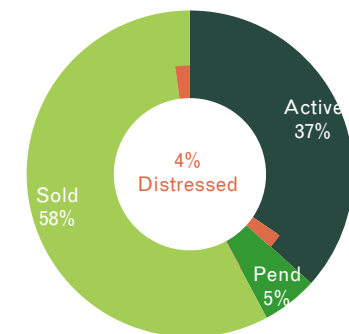
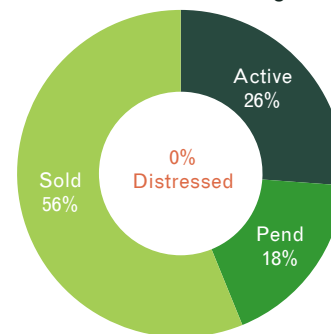
August 2026

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	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K											
300 - 399K		1	26	47		397,054	389,991	98.2%	1,742	223.85	
400 - 499K	23	9	80	73	3.5	451,848	440,986	97.6%	1,916	230.19	
500 - 599K	34	3	37	83	11.0	560,931	549,629	98.0%	1,917	286.76	
600 - 799K	49	29	66	65	8.9	719,817	698,357	97.0%	2,327	300.18	
800 - 999K	41	22	58	134	8.5	945,024	908,054	96.1%	2,691	337.41	
1 - 1.5M	44	43	149	76	3.5	1,209,343	1,189,950	98.4%	3,169	375.54	
1.5 - 2M	11	17	29	92	4.6	1,732,564	1,713,148	98.9%	3,726	459.77	
2 - 2.5M	10	13	15	98	8.0	2,205,876	2,161,190	98.0%	4,301	502.53	
2.5 - 3M	3	7	3	71	12.0	3,005,431	2,827,317	94.1%	4,691	602.71	
>3M	4	4	7	92	6.9	3,530,129	3,610,140	102.3%	4,687	770.27	
Totals	219	148	470	82	5.6	993,185	973,762	98.0%	2,704	\$360	

Avg Price \$986,323 \$1,300,422 \$973,762

Current Market Strength

- VS - 2010 Market Distress

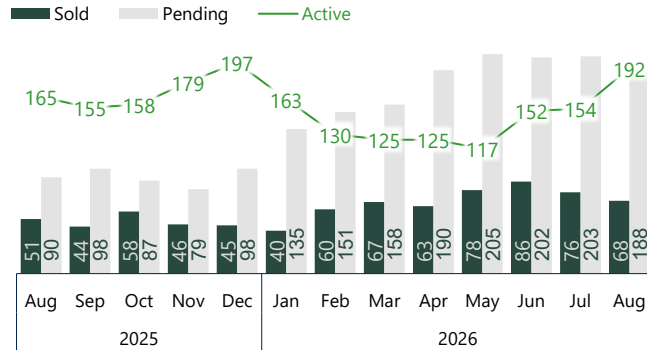


Report Date: Sep 4, 2026

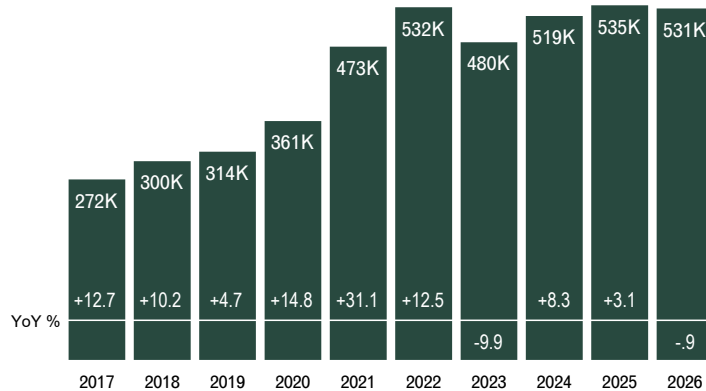
MONTHLY MARKET TRENDS

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

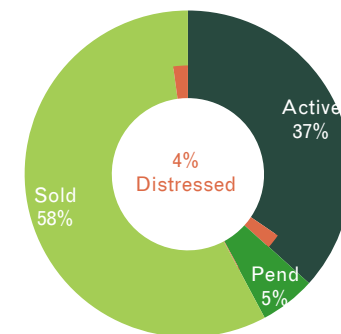
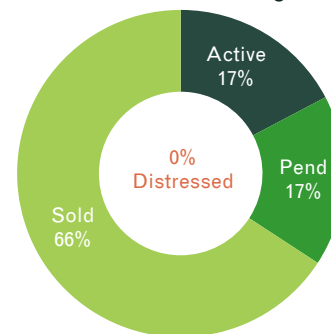
Area: 83634, Kuna, 1100

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
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K	10	9	114	79	1.1	402,255	387,164	96.2%	1,446	267.71
400 - 499K	88	89	335	78	3.2	452,945	442,807	97.8%	1,799	246.14
500 - 599K	50	37	141	85	4.3	559,807	543,063	97.0%	2,358	230.31
600 - 799K	30	33	79	91	4.6	709,461	699,919	98.7%	2,515	278.30
800 - 999K	12	16	37	52	3.9	865,435	868,726	100.4%	2,712	320.35
1 - 1.5M	2	4	23	65	1.0	1,210,812	1,215,060	100.4%	2,785	436.21
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	192	188	731	79	3.2	540,730	530,514	98.1%	2,010	\$264
Avg Price	\$547,918	\$561,816	\$530,514							

Current Market Strength

- VS - 2010 Market Distress

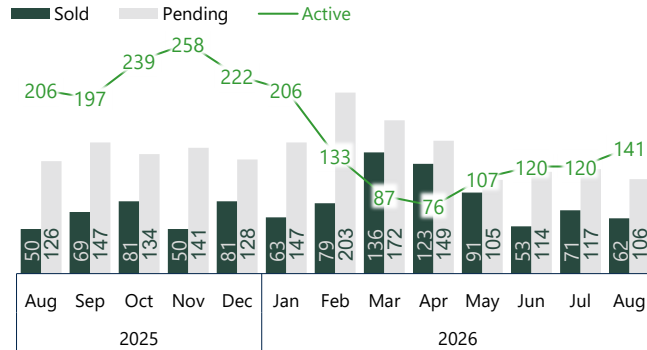


Report Date: Sep 4, 2026

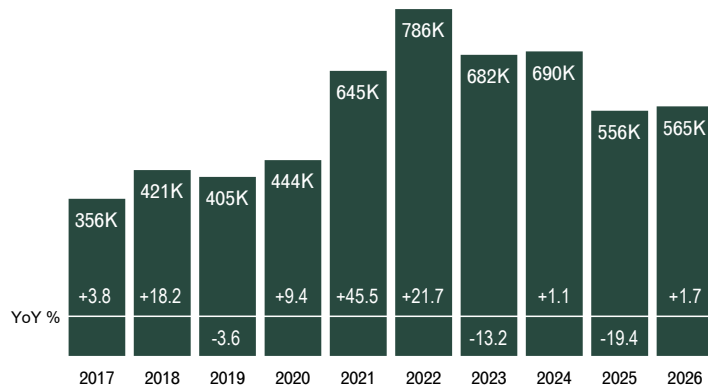
MONTHLY MARKET TRENDS

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

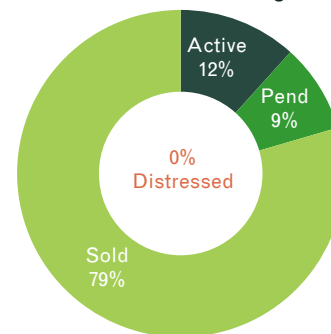
Area: 83642, S Meridian, 1000

August 2026

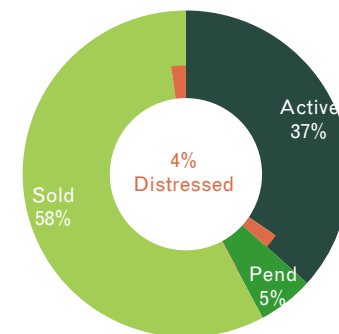
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K		1									
300 - 399K	1	5	44	43	0.3	396,198	388,929	98.2%	1,412	275.43	
400 - 499K	50	27	438	73	1.4	458,598	448,080	97.7%	1,756	255.14	
500 - 599K	19	12	178	75	1.3	556,489	544,522	97.8%	2,110	258.11	
600 - 799K	40	27	210	52	2.3	689,066	684,383	99.3%	2,429	281.78	
800 - 999K	25	26	69	66	4.3	890,418	893,346	100.3%	2,893	308.81	
1 - 1.5M	5	8	16	37	3.8	1,174,501	1,195,106	101.8%	3,179	375.89	
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	141	106	959	66	1.8	572,746	565,239	98.7%	2,067	\$273	

Avg Price \$645,370 \$685,758 \$565,239

Current Market Strength



- VS - 2010 Market Distress

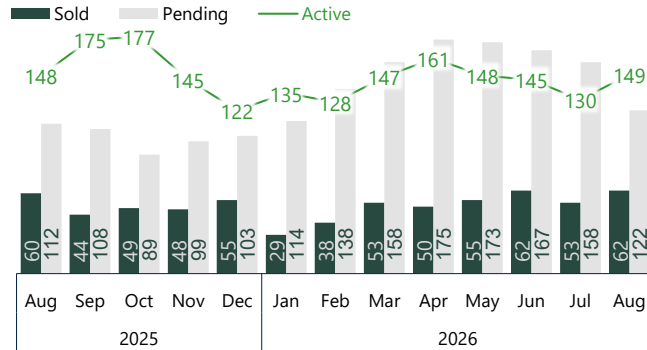


Report Date: Sep 4, 2026

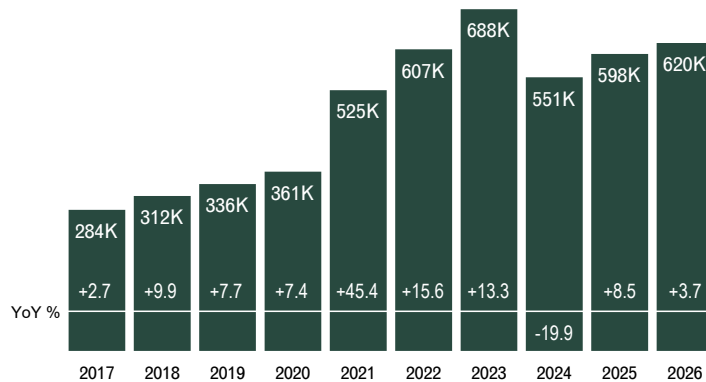
MONTHLY MARKET TRENDS

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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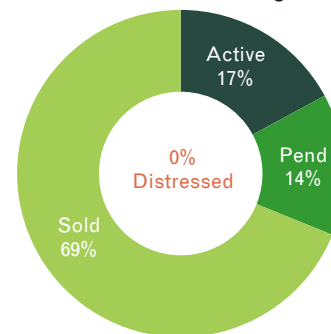
Area: 83646, N Meridian, 1020

August 2026

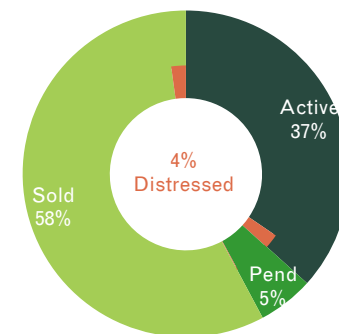
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)				
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K	3		6	136	6.0	426,657	391,853	91.8%	1,485	263.90
400 - 499K	43	30	163	91	3.2	474,909	457,987	96.4%	1,815	252.36
500 - 599K	43	44	167	95	3.1	560,214	551,966	98.5%	2,301	239.85
600 - 799K	38	39	194	91	2.4	695,874	688,802	99.0%	2,614	263.50
800 - 999K	19	4	54	45	4.2	861,753	877,124	101.8%	3,149	278.54
1 - 1.5M	2	3	12	22	2.0	1,060,733	1,122,633	105.8%	3,362	333.90
1.5 - 2M		2	3	363		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	149	122	600	88	3.0	624,878	619,855	99.2%	2,373	\$261

Avg Price \$628,444 \$602,902 \$619,855

Current Market Strength



- VS - 2010 Market Distress



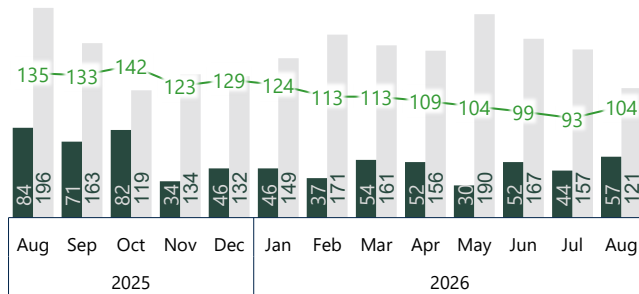
Report Date: Sep 4, 2026

MONTHLY MARKET TRENDS

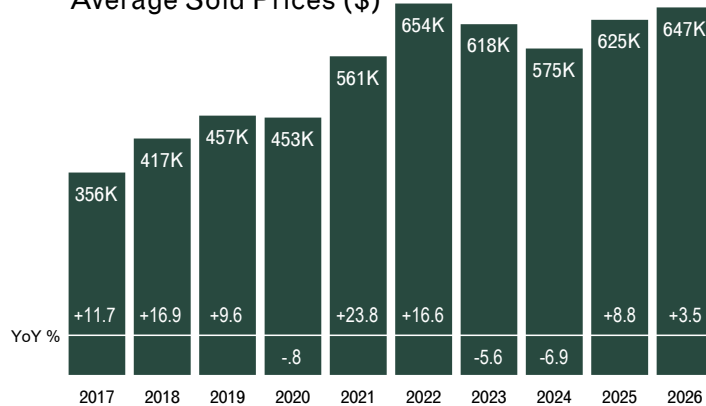
New Construction Homes

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

Area: 83669, Star, 950

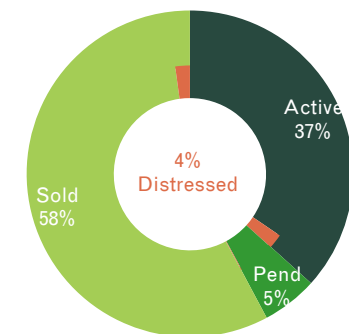
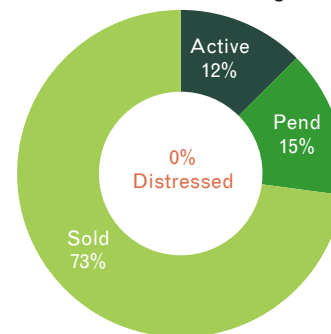
August 2026

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											
300 - 399K	3	1	11	87	3.3	391,820	382,788	97.7%	1,626	235.46	
400 - 499K	10	18	129	91	0.9	478,860	459,470	96.0%	1,810	253.84	
500 - 599K	40	17	149	57	3.2	560,404	546,003	97.4%	2,073	263.38	
600 - 799K	26	50	227	47	1.4	704,950	690,443	97.9%	2,506	275.49	
800 - 999K	12	19	53	53	2.7	858,032	853,636	99.5%	3,104	275.04	
1 - 1.5M	12	11	29	72	5.0	1,186,098	1,162,608	98.0%	3,368	345.16	
1.5 - 2M	1	4	7	43	1.7	1,494,424	1,585,771	106.1%	3,670	432.06	
2 - 2.5M		1									
2.5 - 3M											
>3M											
Totals	104	121	605	61	2.1	661,058	647,316	97.9%	2,342	\$276	

Avg Price \$687,205 \$758,998 \$647,316

Current Market Strength

- VS - 2010 Market Distress

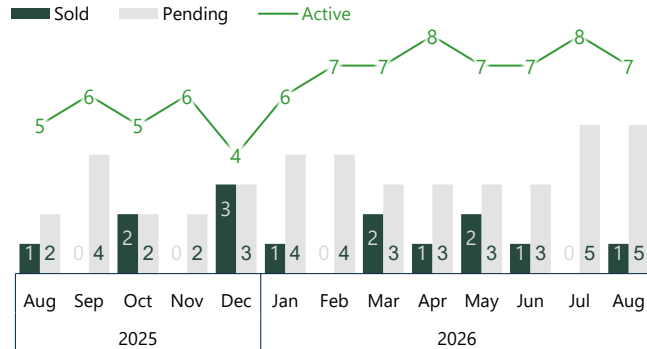


Report Date: Sep 4, 2026

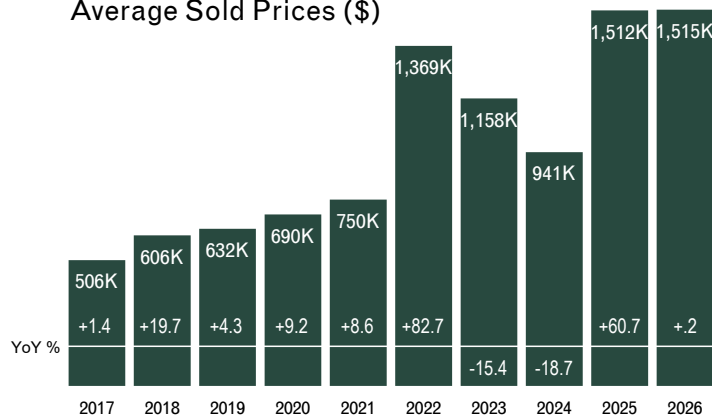
MONTHLY MARKET TRENDS

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

August 2026

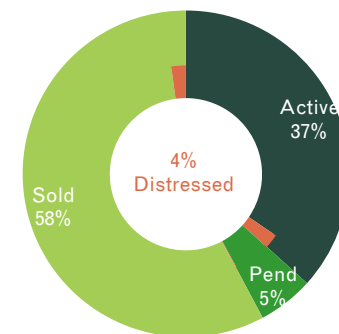
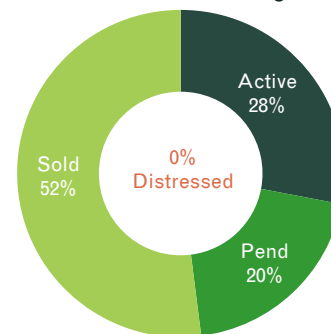
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)				
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	2	1	-	-	-	-	-	-	-	-
600 - 799K	2	-	2	579	12.0	649,900	647,400	99.6%	1,147	564.43
800 - 999K	1	-	3	88	4.0	848,267	852,030	100.4%	2,005	424.88
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	1	1	-	-	-	-	-	-	-	-
Totals	7	5	13	236	6.5	1,429,662	1,515,376	106.0%	2,516	\$602

Avg Price \$1,492,100 \$2,134,000 \$1,515,376

Current Market Strength

- VS -

2010 Market Distress

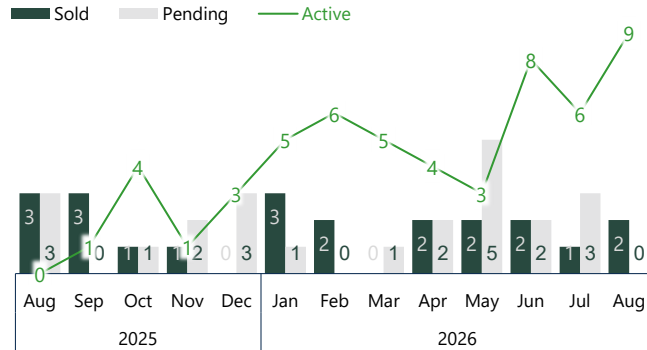


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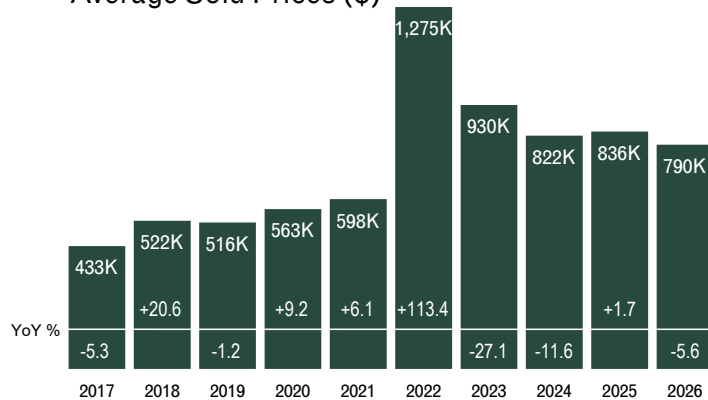
MONTHLY MARKET TRENDS

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

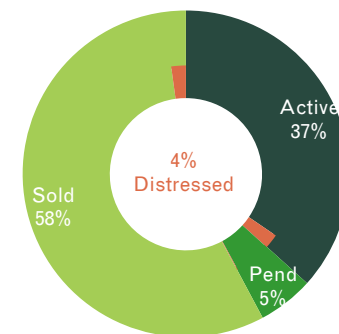
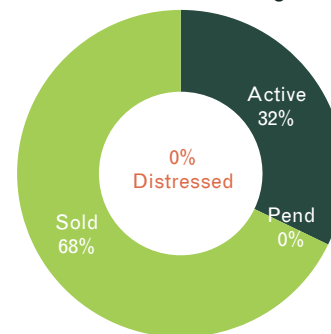
August 2026

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											
300 - 399K											
400 - 499K											
500 - 599K											
600 - 799K	4		13	63	3.7	700,023	686,164	98.0%	1,926	356.25	
800 - 999K	4		3	56	16.0	852,967	861,633	101.0%	2,172	396.70	
1 - 1.5M			3	22		1,202,900	1,166,233	97.0%	2,321	502.40	
1.5 - 2M											
2 - 2.5M	1										
2.5 - 3M											
>3M											
Totals	9		19	55	5.7	803,573	789,670	98.3%	2,027	\$390	
Avg Price	\$948,133		\$789,670								

Current Market Strength

- VS -

2010 Market Distress

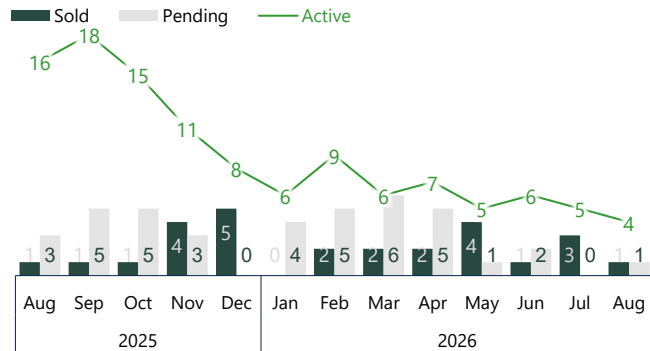


Report Date: Sep 4, 2026

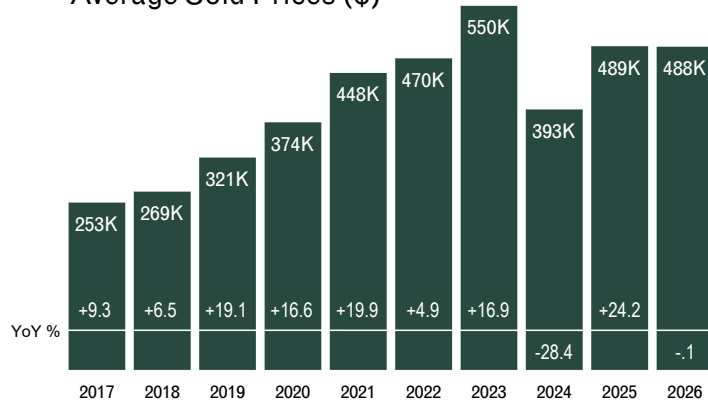
MONTHLY MARKET TRENDS

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

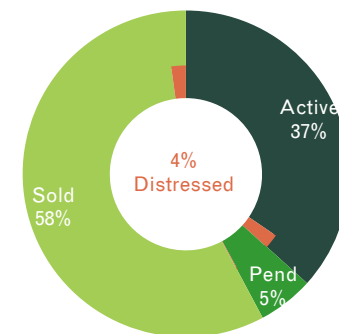
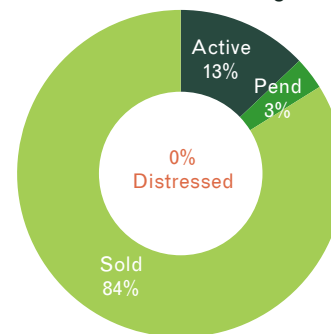
Area: 83704, West Boise, 600

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											
300 - 399K	1		10	33	1.2	355,100	354,870	99.9%	1,154	307.54	
400 - 499K	2		3	129	8.0	514,967	475,967	92.4%	1,698	280.31	
500 - 599K		1	8	125		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	4	1	26	92	1.8	506,396	488,192	96.4%	1,657	\$295	
Avg Price	\$507,075	\$564,900	\$488,192								

Current Market Strength

- VS - 2010 Market Distress

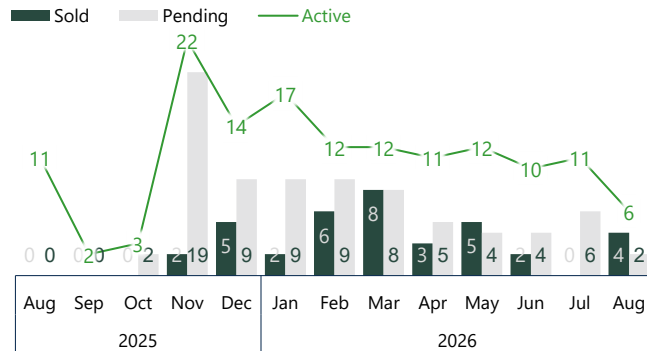


Report Date: Sep 4, 2026

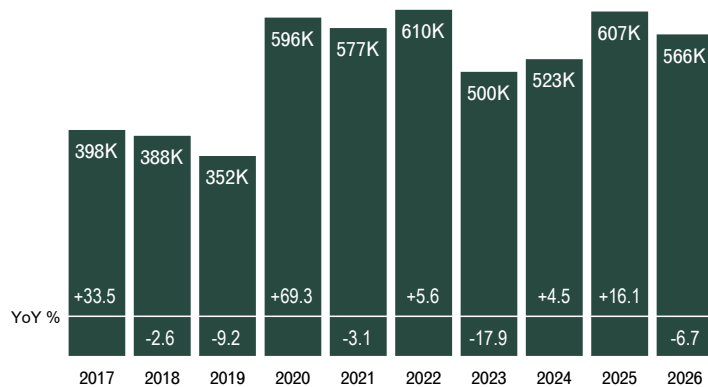
MONTHLY MARKET TRENDS

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

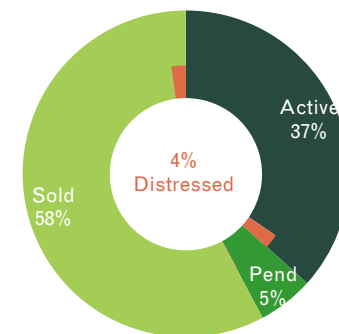
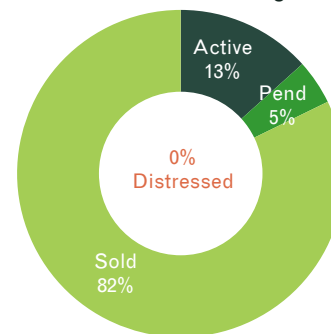
Area: 83705, Bench, 400

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	1	2	22	26	0.5	488,049	483,921	99.2%	1,686	286.99
500 - 599K	3	-	6	56	6.0	576,960	550,333	95.4%	1,736	317.01
600 - 799K	2	-	6	46	4.0	724,700	720,167	99.4%	2,090	344.63
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	6	2	37	38	1.9	571,957	566,477	99.0%	1,820	\$311
Avg Price	\$605,257	\$467,500	\$566,477							

Current Market Strength

- VS - 2010 Market Distress

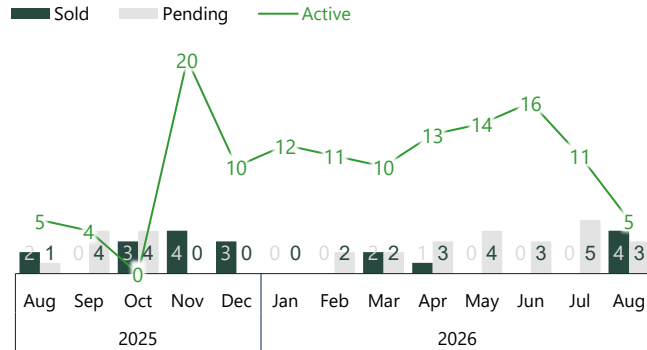


Report Date: Sep 4, 2026

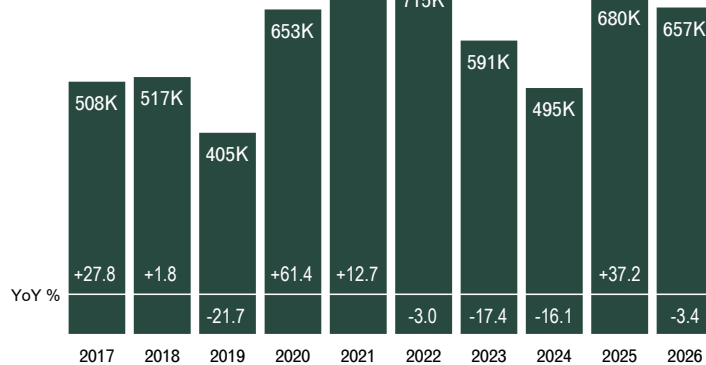
MONTHLY MARKET TRENDS

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

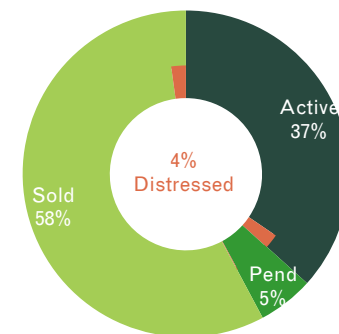
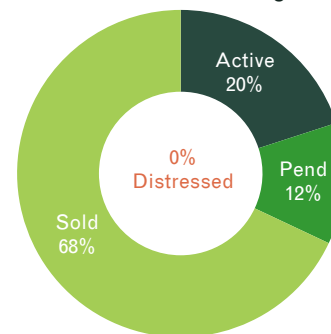
August 2026

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											
300 - 399K											
400 - 499K											
500 - 599K	3	1	9	111	4.0	558,367	555,933	99.6%	1,713	324.54	
600 - 799K	2		6	96	4.0	712,267	694,000	97.4%	1,922	361.11	
800 - 999K		2	1	4		849,900	849,900	100.0%	2,548	333.56	
1 - 1.5M			1	47		1,249,900	1,150,000	92.0%	2,545	451.87	
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	5	3	17	95	3.5	670,512	656,900	98.0%	1,885	\$349	
Avg Price	\$606,900	\$765,900	\$656,900								

Current Market Strength

- VS -

2010 Market Distress

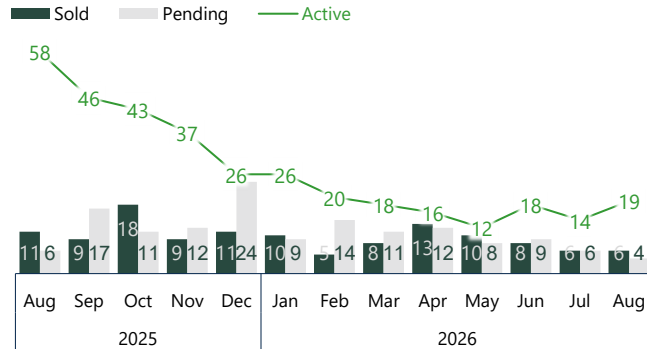


Report Date: Sep 4, 2026

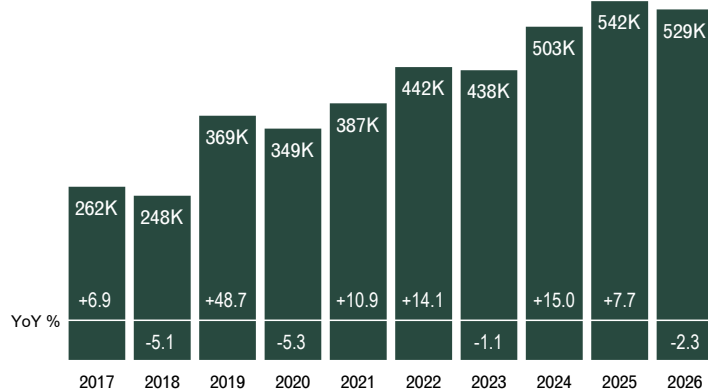
MONTHLY MARKET TRENDS

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

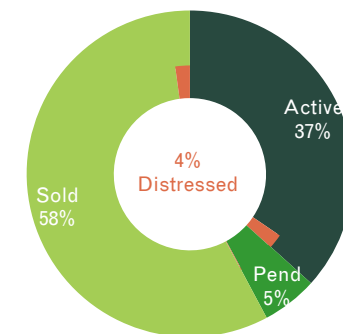
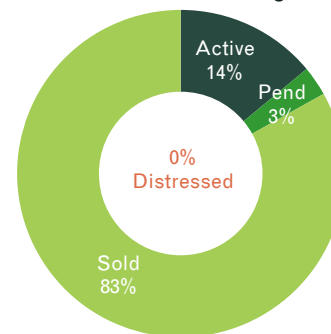
Area: 83709, South Boise, 500&550

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											
300 - 399K			8	187		446,490	396,615	88.8%	1,512	262.40	
400 - 499K	10	3	40	85	3.0	474,965	452,026	95.2%	1,606	281.47	
500 - 599K	6		36	119	2.0	578,263	538,904	93.2%	1,989	270.98	
600 - 799K	2	1	29	140	0.8	697,365	659,519	94.6%	2,480	265.95	
800 - 999K	1										
1 - 1.5M											
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	19	4	113	117	2.0	562,934	529,031	94.0%	1,945	\$272	
Avg Price	\$514,620	\$488,740	\$529,031								

Current Market Strength

- VS - 2010 Market Distress

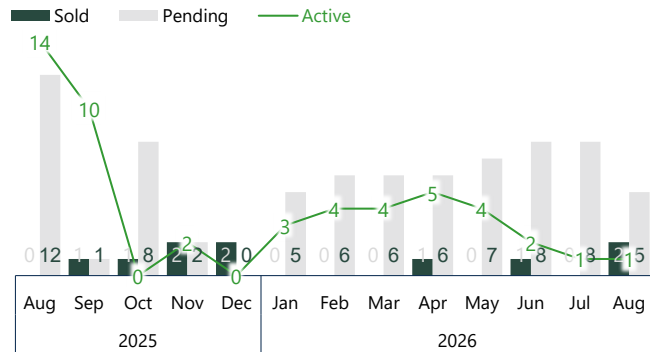


Report Date: Sep 4, 2026

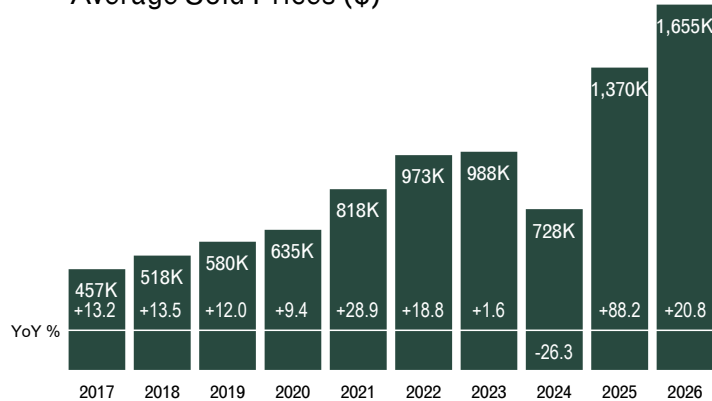
MONTHLY MARKET TRENDS

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

August 2026

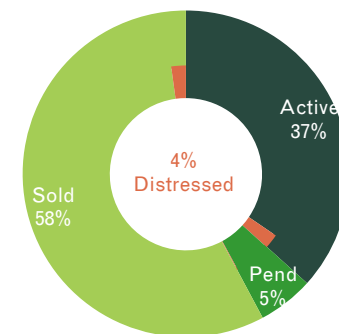
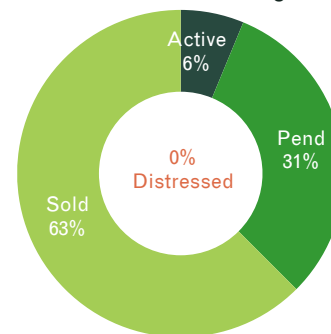
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 09-01-25 to 08-31-26)					
\$1000's	as of 09/04/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K											
300 - 399K											
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		2	2	27		1,724,950	1,721,518	99.8%	3,377	509.85	
2 - 2.5M	1		1		12.0	2,275,000	2,328,220	102.3%	3,196	728.48	
2.5 - 3M		1	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	5	10	73	1.2	1,650,428	1,654,732	100.3%	2,960	\$559	

Avg Price \$2,299,000 \$1,805,543 \$1,654,732

Current Market Strength

- VS -

2010 Market Distress

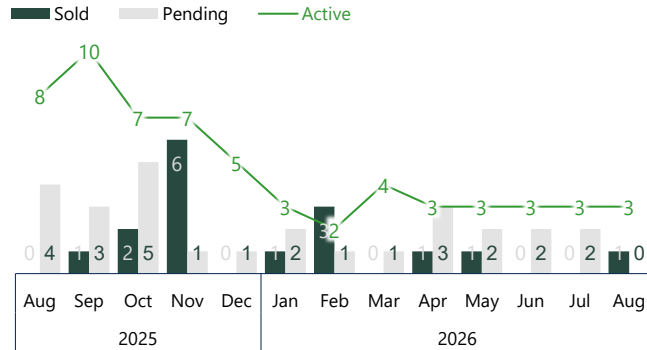


Report Date: Sep 4, 2026

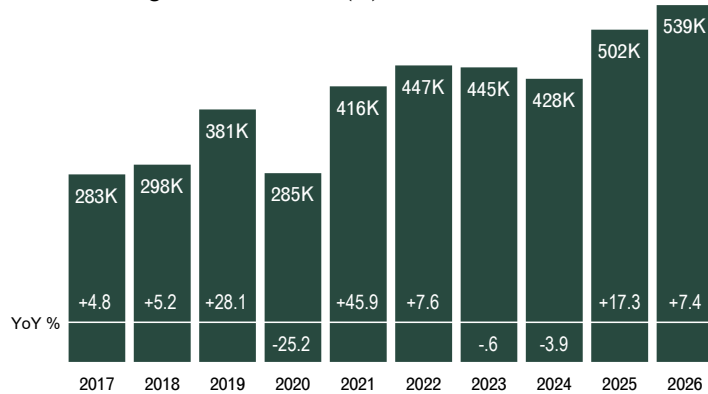
MONTHLY MARKET TRENDS

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

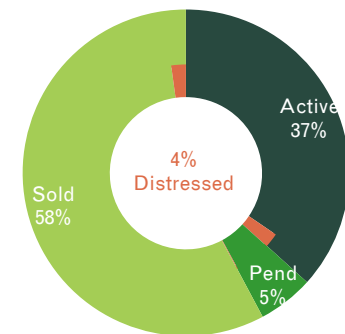
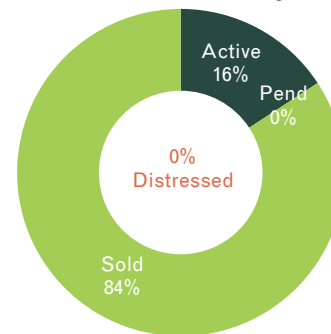
August 2026

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	46		419,900	399,900	95.2%	1,785	224.03
400 - 499K	3		4	113	9.0	426,775	424,275	99.4%	1,882	225.41
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		16	114	2.3	555,556	538,722	97.0%	2,160	\$249
Avg Price	\$436,600									

Current Market Strength

- VS -

2010 Market Distress

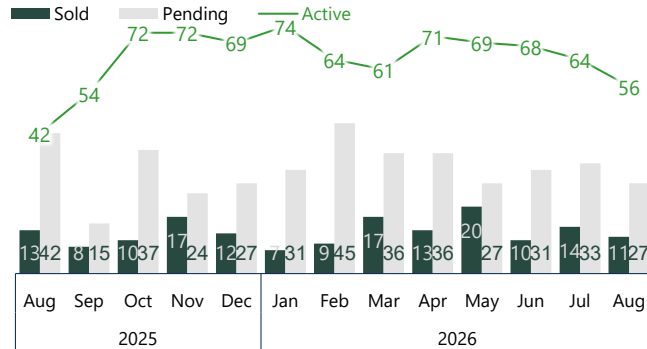


Report Date: Sep 4, 2026

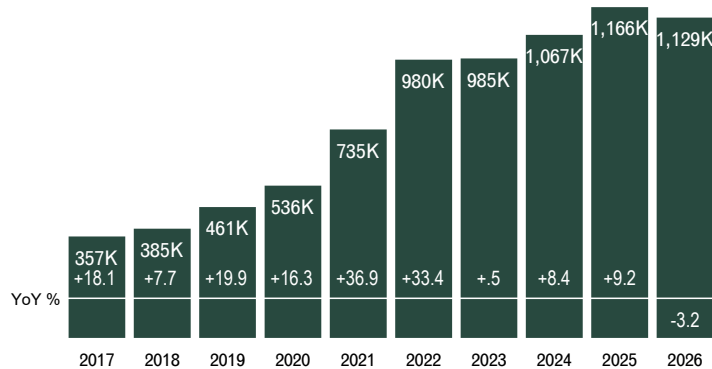
MONTHLY MARKET TRENDS

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

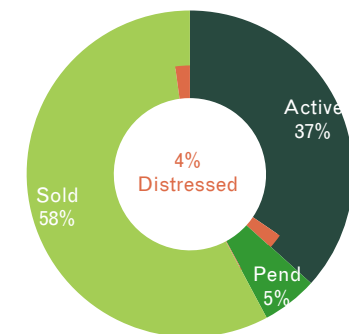
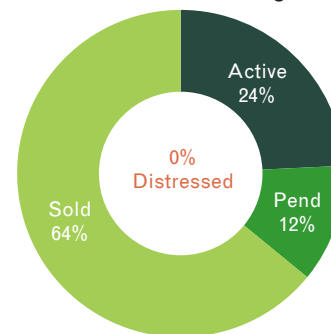
August 2026

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		5	11	7.2	399,180	399,000	100.0%	1,373	290.60
400 - 499K	4	2	19	87	2.5	457,879	454,857	99.3%	1,564	290.74
500 - 599K	1	1	12	74	1.0	548,447	541,109	98.7%	2,034	265.98
600 - 799K	15	5	12	131	15.0	744,106	708,590	95.2%	2,337	303.15
800 - 999K	11	2	22	54	6.0	922,138	923,561	100.2%	2,699	342.19
1 - 1.5M	17	4	45	112	4.5	1,294,988	1,294,164	99.9%	3,521	367.56
1.5 - 2M	3	6	21	44	1.7	1,693,833	1,684,409	99.4%	3,865	435.78
2 - 2.5M	1	6	10	27	1.2	2,233,377	2,232,636	100.0%	4,208	530.61
2.5 - 3M	1		2		6.0	2,572,789	2,572,723	100.0%	4,618	557.17
>3M		1								
Totals	56	27	148	78	4.5	1,133,902	1,128,607	99.5%	2,969	\$380

Avg Price \$1,018,795 \$1,442,979 \$1,128,607

Current Market Strength

- VS - 2010 Market Distress

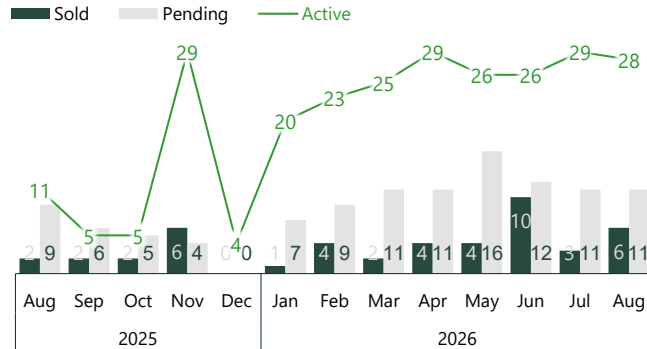


Report Date: Sep 4, 2026

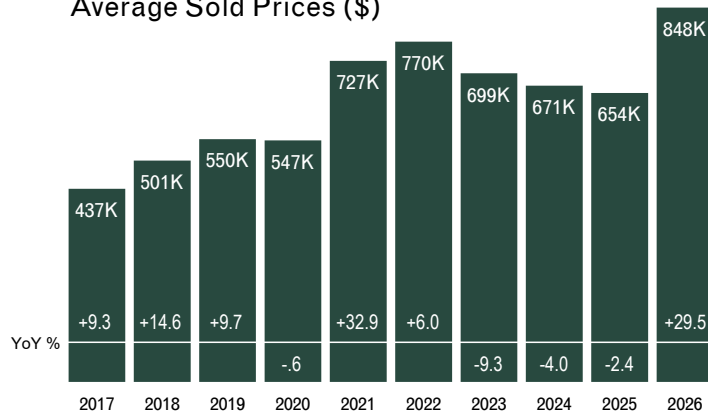
MONTHLY MARKET TRENDS

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

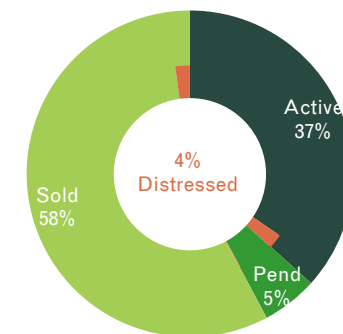
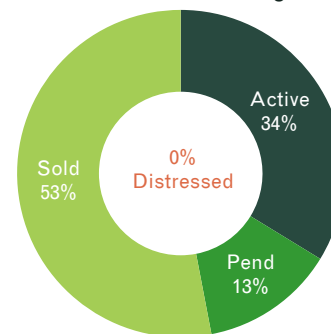
Area: 83716, SSE Boise, 301

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											
300 - 399K	3		4	112	9.0	387,400	387,400	100.0%	711	544.87	
400 - 499K	6	2	10	74	7.2	464,900	465,510	100.1%	936	497.61	
500 - 599K	4		13	65	3.7	539,515	539,515	100.0%	1,109	486.69	
600 - 799K	4	1	5	80	9.6	682,280	663,180	97.2%	2,067	320.78	
800 - 999K			5	99		921,163	904,359	98.2%	2,602	347.59	
1 - 1.5M	1										
1.5 - 2M	1		2	409	6.0	1,792,400	1,779,950	99.3%	4,380	406.38	
2 - 2.5M	4	5	2	39	24.0	2,344,950	2,338,242	99.7%	4,269	547.73	
2.5 - 3M	5	3	3	17	20.0	2,618,120	2,668,307	101.9%	5,441	490.41	
>3M											
Totals	28	11	44	88	7.6	849,058	847,668	99.8%	1,899	\$446	
Avg Price	\$1,232,335	\$1,917,420	\$847,668								

Current Market Strength

- VS - 2010 Market Distress



Report Date: Sep 4, 2026