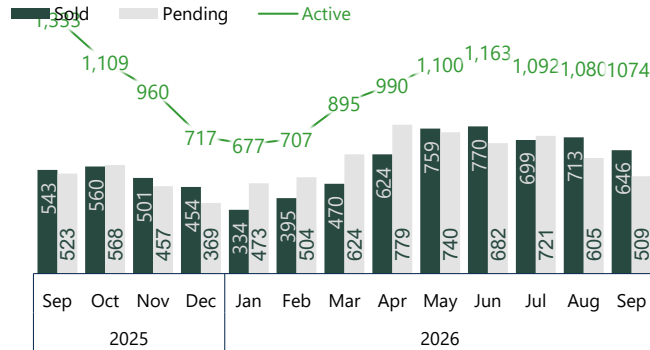


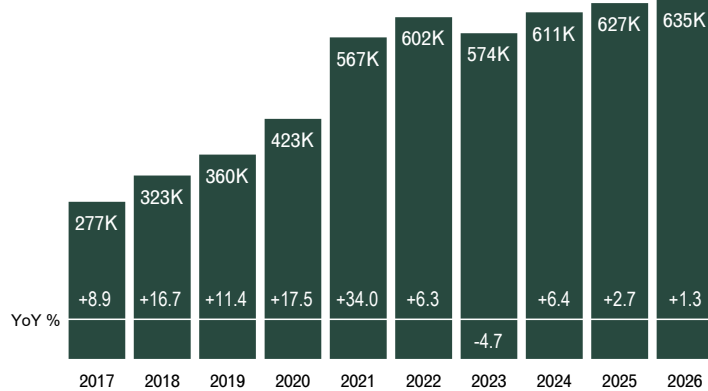
MONTHLY MARKET TRENDS

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

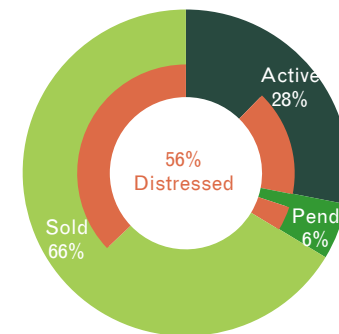
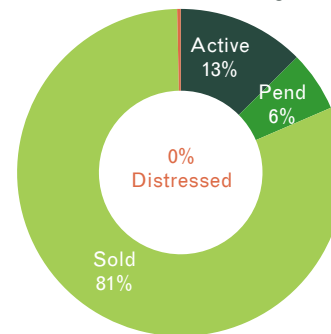
September 2026

Price \$1000's	# Active as of 10/05/2026	# Pend as of 10/05/2026	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	9	-	309,000	170,333	55.1%	1,272	133.91
200 - 299K	6	7	96	44	0.8	284,505	272,989	96.0%	985	277.13
300 - 399K	82	56	845	36	1.2	376,904	366,567	97.3%	1,234	297.13
400 - 499K	224	147	1,944	30	1.4	454,014	446,277	98.3%	1,593	280.16
500 - 599K	207	104	1,331	34	1.9	558,984	547,696	98.0%	2,027	270.24
600 - 799K	260	94	1,452	39	2.1	701,693	686,814	97.9%	2,376	289.09
800 - 999K	122	45	623	39	2.3	907,400	885,954	97.6%	2,798	316.58
1 - 1.5M	96	34	437	44	2.6	1,242,565	1,193,532	96.1%	3,320	359.49
1.5 - 2M	30	10	142	59	2.5	1,747,763	1,690,096	96.7%	3,970	425.71
2 - 2.5M	16	7	37	70	5.2	2,335,749	2,230,146	95.5%	4,859	458.93
2.5 - 3M	13	2	9	51	17.3	2,838,620	2,665,544	93.9%	5,685	468.85
>3M	18	3	14	24	15.4	4,004,571	3,763,214	94.0%	6,390	588.95
Totals	1,074	509	6,933	36	1.9	650,482	635,097	97.6%	2,084	\$305

Avg Price \$798,936 \$673,032 \$635,097

Current Market Strength

- VS - 2010 Market Distress

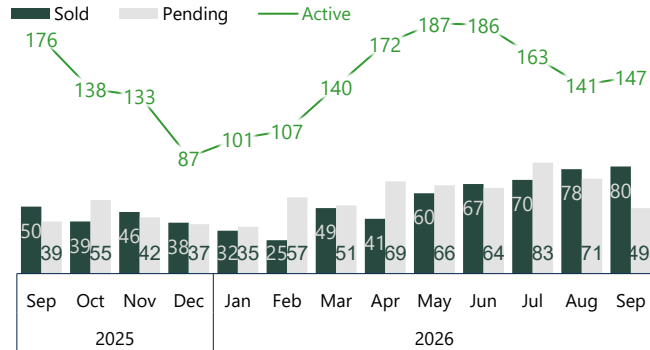


Report Date: Oct 5, 2026

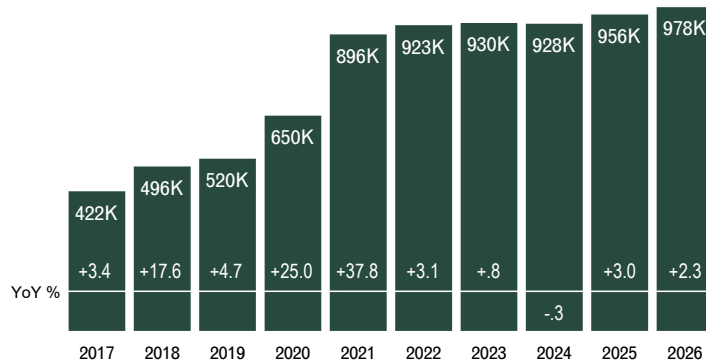
MONTHLY MARKET TRENDS

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: 83616, Eagle, 900

September 2026

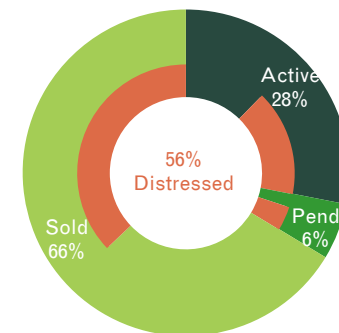
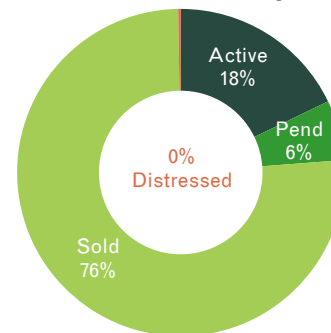
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	23	-	298,300	290,333	97.3%	932	311.63
300 - 399K	6	1	17	60	4.2	356,017	344,498	96.8%	1,128	305.39
400 - 499K	7	4	40	46	2.1	479,686	455,775	95.0%	1,619	281.54
500 - 599K	14	5	85	34	2.0	566,991	554,564	97.8%	1,854	299.09
600 - 799K	34	8	168	46	2.4	713,133	692,352	97.1%	2,364	292.85
800 - 999K	28	10	88	52	3.8	929,270	898,297	96.7%	2,737	328.21
1 - 1.5M	30	14	137	56	2.6	1,246,071	1,189,004	95.4%	3,346	355.32
1.5 - 2M	9	3	59	67	1.8	1,802,178	1,727,910	95.9%	3,970	435.21
2 - 2.5M	8	4	19	68	5.1	2,358,731	2,273,084	96.4%	4,973	457.04
2.5 - 3M	5	-	4	32	15.0	2,924,947	2,706,250	92.5%	6,064	446.32
>3M	6	-	6	26	12.0	4,409,167	4,311,667	97.8%	6,085	708.61
Totals	147	49	626	50	2.8	1,015,850	977,932	96.3%	2,764	\$354

Avg Price \$1,212,264 \$1,008,636 \$977,932

Current Market Strength

- VS -

2010 Market Distress

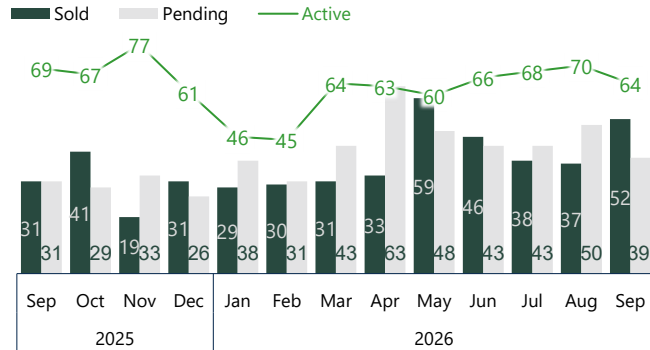


Report Date: Oct 5, 2026

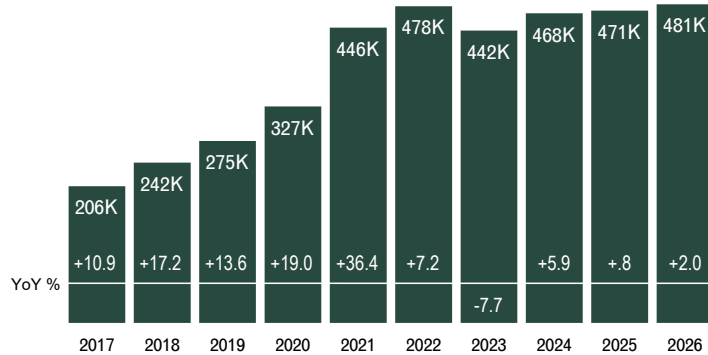
MONTHLY MARKET TRENDS

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

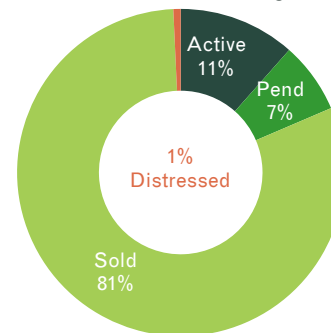
Area: 83634, Kuna, 1100

September 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K		1	2	1		252,500	254,000	100.6%	2,000	127.00
300 - 399K	3	10	122	24	0.3	371,382	367,134	98.9%	1,255	292.63
400 - 499K	33	12	178	36	2.2	449,159	440,880	98.2%	1,833	240.49
500 - 599K	11	5	76	37	1.7	556,392	544,152	97.8%	2,340	232.55
600 - 799K	12	8	57	56	2.5	694,863	671,541	96.6%	2,576	260.72
800 - 999K	4	3	10	47	4.8	897,459	882,199	98.3%	3,014	292.74
1 - 1.5M			3	72		1,187,497	1,108,333	93.3%	3,316	334.27
1.5 - 2M	1									
2 - 2.5M										
2.5 - 3M										
>3M										
Totals	64	39	448	36	1.7	491,504	481,150	97.9%	1,893	\$254

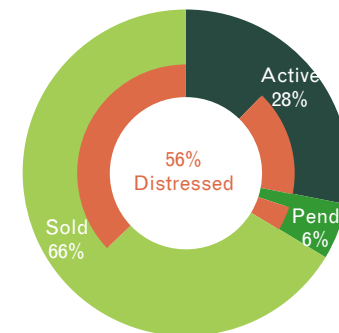
Avg Price \$553,484 \$514,824 \$481,150

Current Market Strength



- VS -

2010 Market Distress

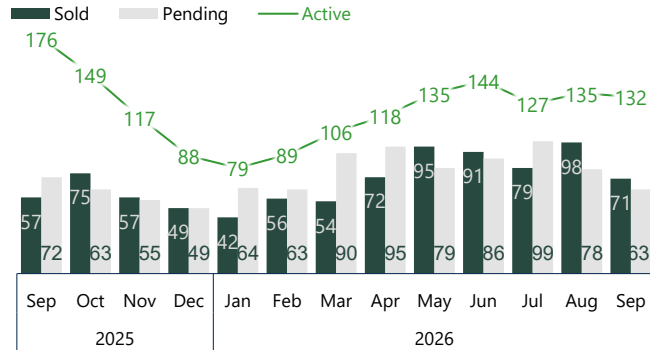


Report Date: Oct 5, 2026

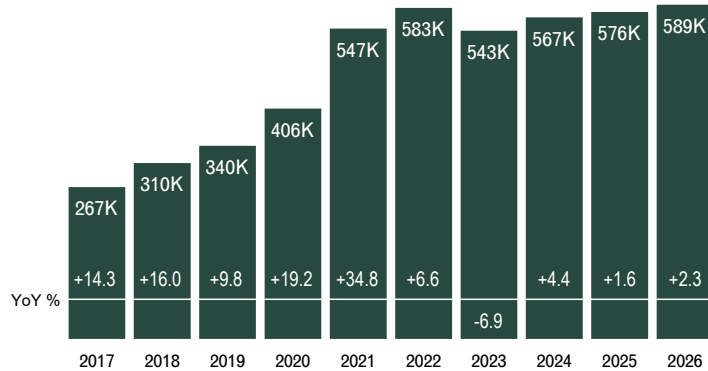
MONTHLY MARKET TRENDS

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

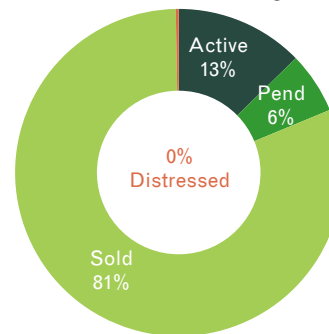
Area: 83642, S Meridian, 1000

September 2026

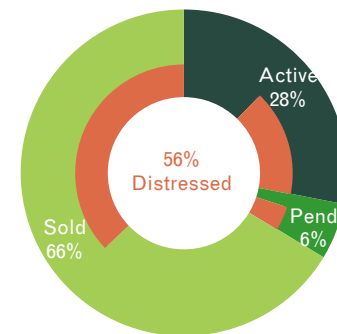
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)					
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K			1	14		250,000	175,000	70.0%	975	179.49	
200 - 299K	2	2	6	8	4.0	285,975	264,867	92.6%	1,111	238.40	
300 - 399K	7	7	92	36	0.9	386,737	377,101	97.5%	1,300	290.15	
400 - 499K	27	19	272	28	1.2	451,750	444,690	98.4%	1,651	269.28	1
500 - 599K	33	15	175	44	2.3	562,940	551,756	98.0%	2,156	255.93	1
600 - 799K	37	11	183	46	2.4	709,729	692,929	97.6%	2,533	273.54	
800 - 999K	15	8	77	55	2.3	904,075	878,007	97.1%	3,100	283.25	1
1 - 1.5M	8	1	27	55	3.6	1,163,470	1,124,377	96.6%	3,445	326.34	
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	132	63	842	40	1.9	603,138	588,863	97.6%	2,131	\$276	3

Avg Price \$665,846 \$574,787 \$588,863

Current Market Strength



- VS - 2010 Market Distress

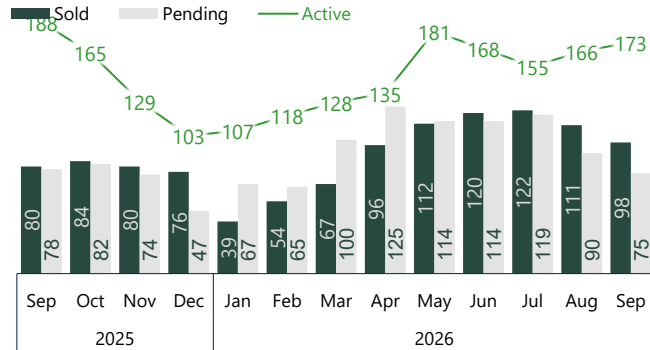


Report Date: Oct 5, 2026

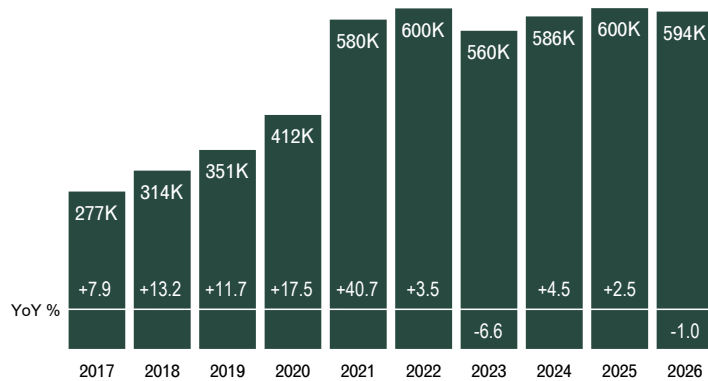
MONTHLY MARKET TRENDS

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: 83646, N Meridian, 1020

September 2026

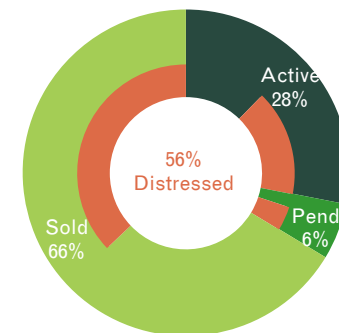
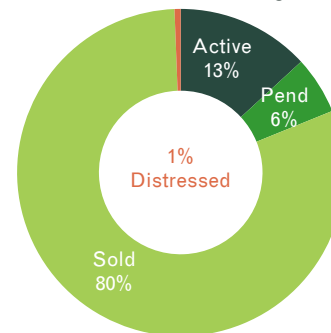
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)					
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—	—	—	—	—
100 - 199K											
200 - 299K			5	79		308,960	291,280	94.3%	1,063	274.07	
300 - 399K	8	2	87	45	1.1	392,029	380,068	96.9%	1,377	275.97	1
400 - 499K	40	29	337	31	1.4	455,018	447,055	98.3%	1,656	270.01	3
500 - 599K	40	18	258	35	1.9	559,669	550,177	98.3%	2,137	257.51	2
600 - 799K	50	18	241	39	2.5	701,566	685,393	97.7%	2,616	261.96	2
800 - 999K	15	5	88	43	2.0	892,656	867,601	97.2%	3,133	276.90	
1 - 1.5M	10	1	30	47	4.0	1,203,849	1,133,161	94.1%	3,640	311.29	
1.5 - 2M	2	1	8	22	3.0	1,775,600	1,711,875	96.4%	4,572	374.43	
2 - 2.5M	3		2	143	18.0	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	1	39	36.0	3,495,000	3,350,000	95.9%	7,288	459.66	
Totals	173	75	1,059	37	2.0	608,760	594,341	97.6%	2,185	\$272	8

Avg Price \$753,449 \$625,303 \$594,341

Current Market Strength

- VS -

2010 Market Distress

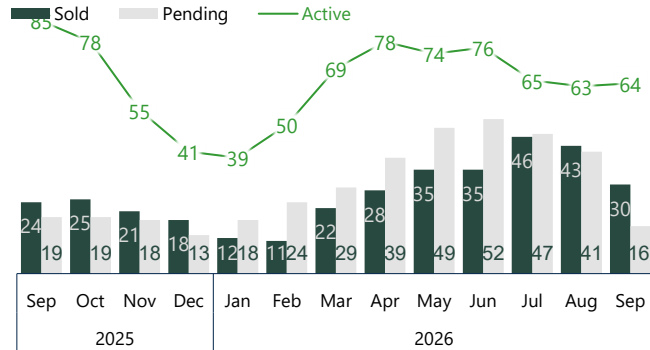


Report Date: Oct 5, 2026

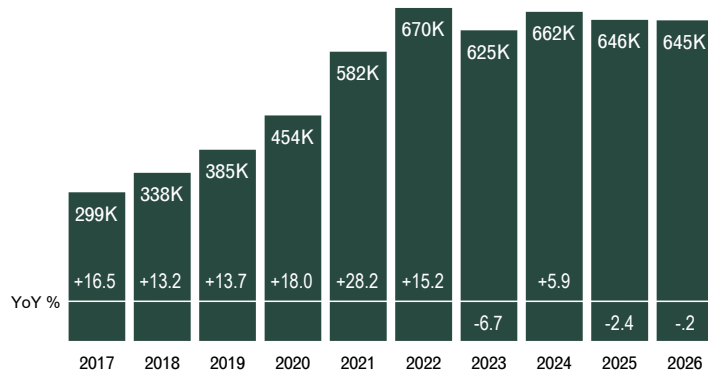
MONTHLY MARKET TRENDS

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: 83669, Star, 950

September 2026

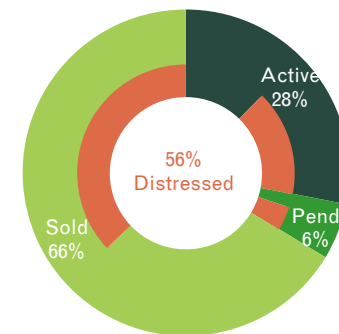
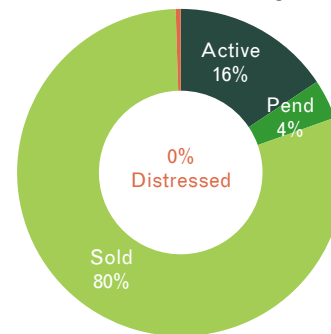
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	16	-	249,900	249,000	99.6%	1,140	218.42
300 - 399K	5	-	17	26	3.5	384,465	374,218	97.3%	1,398	267.70
400 - 499K	8	7	79	44	1.2	462,197	451,229	97.6%	1,749	258.04
500 - 599K	13	1	79	35	2.0	562,127	549,438	97.7%	2,208	248.79
600 - 799K	20	4	85	47	2.8	708,374	692,329	97.7%	2,551	271.44
800 - 999K	11	1	47	50	2.8	935,846	903,505	96.5%	2,905	310.99
1 - 1.5M	5	2	16	56	3.8	1,232,867	1,194,255	96.9%	3,294	362.53
1.5 - 2M	2	1	3	119	8.0	1,664,333	1,626,333	97.7%	4,718	344.73
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	64	16	327	44	2.3	662,455	645,147	97.4%	2,317	\$278

Avg Price \$727,779 \$733,450 \$645,147

Current Market Strength

- VS -

2010 Market Distress

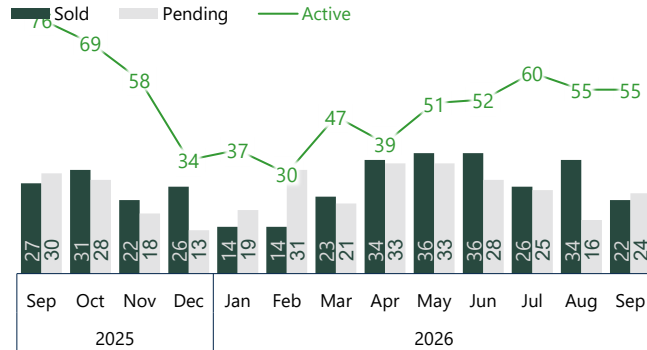


Report Date: Oct 5, 2026

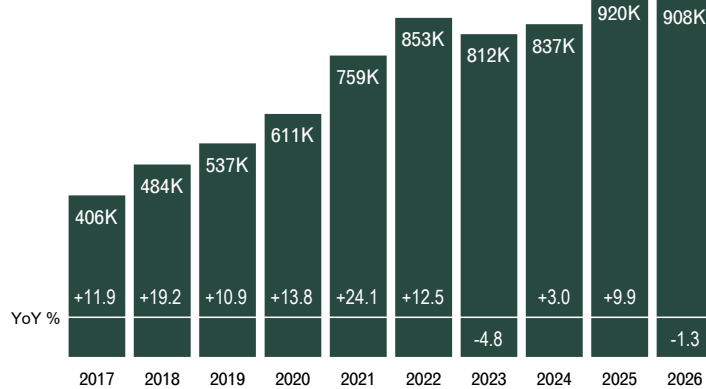
MONTHLY MARKET TRENDS

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: 83702, N Boise, 100

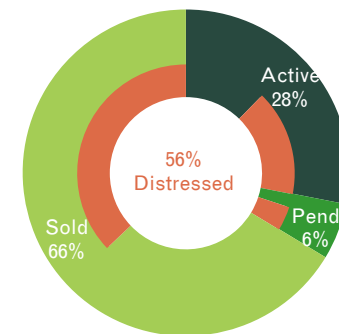
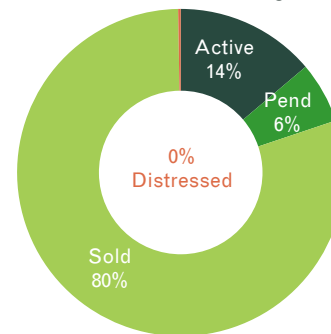
September 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K			2	62		316,450	291,500	92.1%	625	466.40
300 - 399K	4	1	19	23	2.5	373,621	353,321	94.6%	778	454.08
400 - 499K	1	2	17	70	0.7	473,917	441,485	93.2%	975	453.00
500 - 599K	8	3	41	40	2.3	583,689	544,595	93.3%	1,387	392.70
600 - 799K	10	4	93	35	1.3	704,713	694,425	98.5%	1,607	432.19
800 - 999K	7	5	56	27	1.5	906,403	896,375	98.9%	2,147	417.54
1 - 1.5M	13	1	57	31	2.7	1,278,626	1,250,299	97.8%	2,974	420.44
1.5 - 2M	6	5	23	45	3.1	1,677,957	1,674,789	99.8%	3,357	498.91
2 - 2.5M	1	1	4	76	3.0	2,274,225	2,188,500	96.2%	3,865	566.31
2.5 - 3M	2	1	2	154	12.0	2,739,500	2,640,000	96.4%	7,198	366.77
>3M	3	1	4	7	9.0	3,120,000	3,250,000	104.2%	5,524	588.32
Totals	55	24	318	37	2.1	926,248	907,954	98.0%	2,068	\$439

Avg Price \$1,205,585 \$1,213,054 \$907,954

Current Market Strength

- VS - 2010 Market Distress

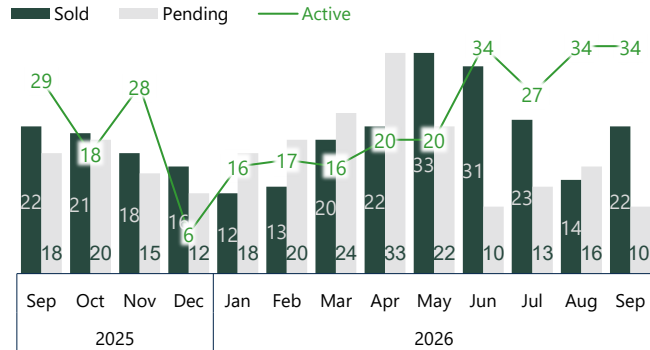


Report Date: Oct 5, 2026

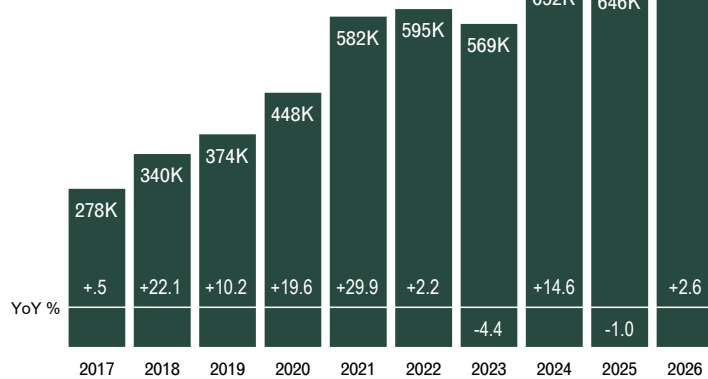
MONTHLY MARKET TRENDS

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

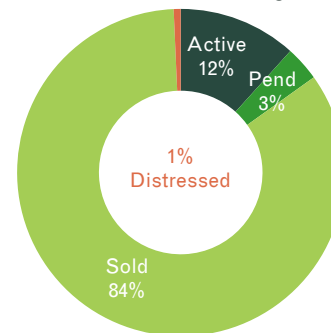
Area: 83703, NW Boise, 801

September 2026

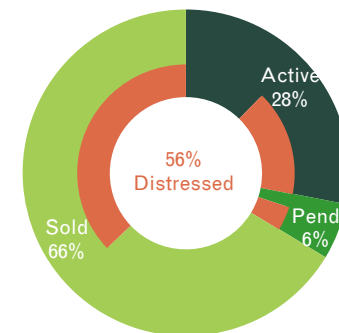
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K			3	67		278,000	268,667	96.6%	490	548.30
300 - 399K	2	1	21	38	1.1	387,409	376,543	97.2%	1,104	341.16
400 - 499K	3	4	67	28	0.5	457,146	449,689	98.4%	1,322	340.24
500 - 599K	7	3	44	22	1.9	545,936	543,749	99.6%	1,631	333.43
600 - 799K	8	2	52	32	1.8	710,318	693,162	97.6%	2,102	329.72
800 - 999K	7		34	26	2.5	901,847	886,473	98.3%	2,597	341.39
1 - 1.5M	6		20	33	3.6	1,300,190	1,245,500	95.8%	3,682	338.29
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	10	245	30	1.7	678,823	662,253	97.6%	1,937	\$342

Avg Price \$850,820 \$537,740 \$662,253

Current Market Strength



- VS - 2010 Market Distress

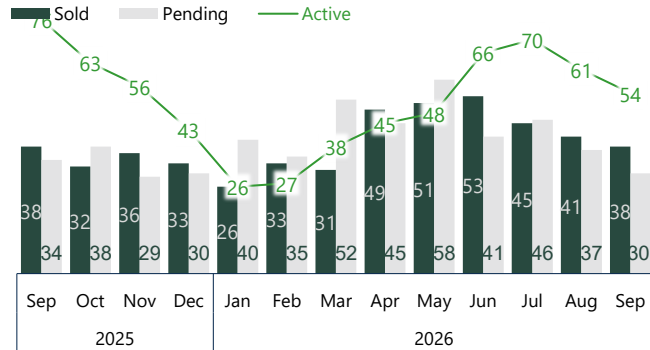


Report Date: Oct 5, 2026

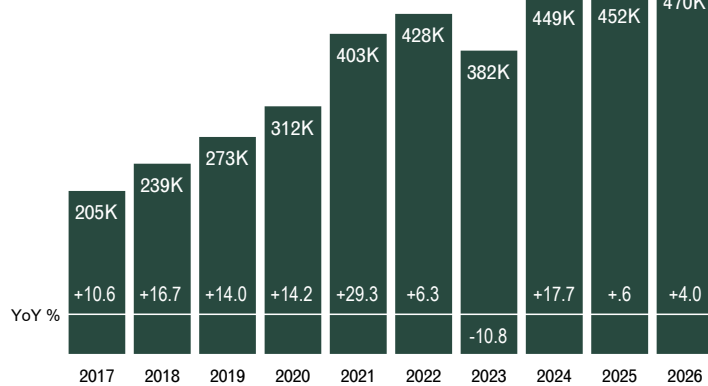
MONTHLY MARKET TRENDS

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

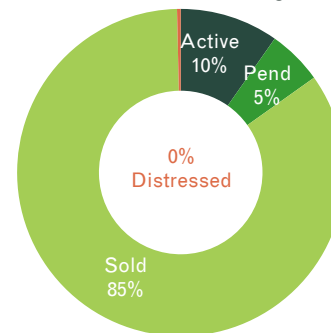
Area: 83704, West Boise, 600

September 2026

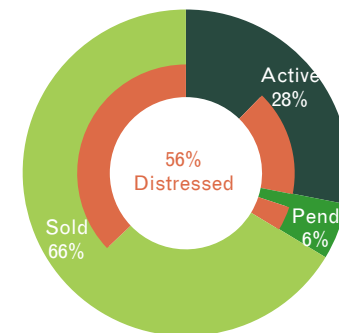
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	—	—	—	—	—	—	—	—	—	—
100 - 199K	—	—	1	12	—	507,000	151,000	29.8%	1,833	82.38
200 - 299K	1	2	27	46	0.4	271,836	264,168	97.2%	968	272.97
300 - 399K	12	7	129	30	1.1	368,930	361,295	97.9%	1,251	288.79
400 - 499K	20	14	185	23	1.3	447,240	444,408	99.4%	1,603	277.25
500 - 599K	8	5	67	28	1.4	557,323	550,841	98.8%	2,320	237.47
600 - 799K	7	2	41	36	2.0	699,568	684,280	97.8%	2,541	269.31
800 - 999K	4	—	12	24	4.0	905,399	883,749	97.6%	3,477	254.19
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	54	30	468	29	1.4	479,508	469,652	97.9%	1,740	\$270

Avg Price \$526,933 \$446,990 \$469,652

Current Market Strength



- VS - 2010 Market Distress

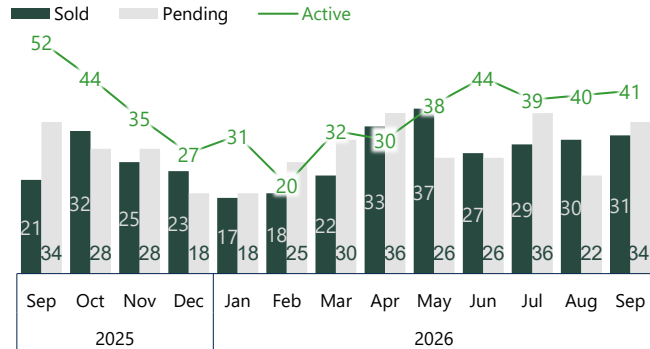


Report Date: Oct 5, 2026

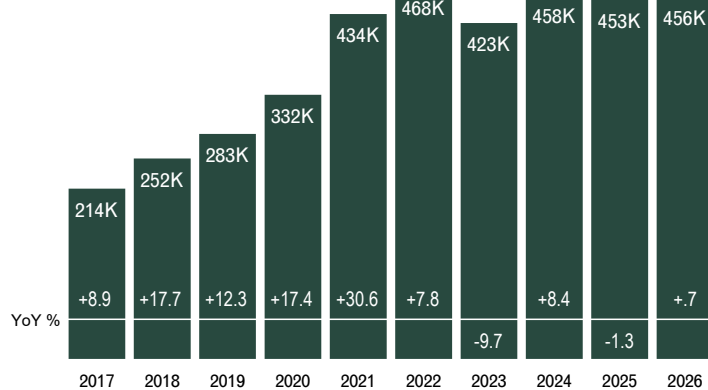
MONTHLY MARKET TRENDS

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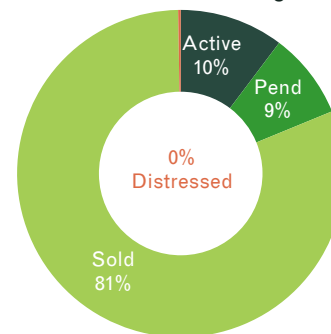
Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83705, Bench, 400

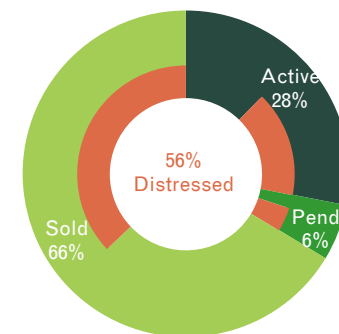
September 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	1	-	170,000	185,000	108.8%	1,008	183.53
200 - 299K	3	-	19	48	1.9	274,021	263,357	96.1%	950	277.19
300 - 399K	8	11	110	35	0.9	375,243	360,346	96.0%	1,094	329.27
400 - 499K	13	10	96	22	1.6	448,725	445,917	99.4%	1,396	319.44
500 - 599K	10	5	57	27	2.1	545,921	540,905	99.1%	1,847	292.88
600 - 799K	4	6	31	21	1.5	656,366	663,582	101.1%	2,235	296.87
800 - 999K	-	-	7	8	-	830,521	841,043	101.3%	2,734	307.62
1 - 1.5M	-	2	2	19	-	1,193,500	1,161,428	97.3%	3,466	335.14
1.5 - 2M	1	-	-	-	-	-	-	-	-	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	41	34	323	28	1.5	462,527	455,875	98.6%	1,468	\$311
Avg Price	\$603,363	\$535,517	\$455,875							

Current Market Strength



- VS - 2010 Market Distress

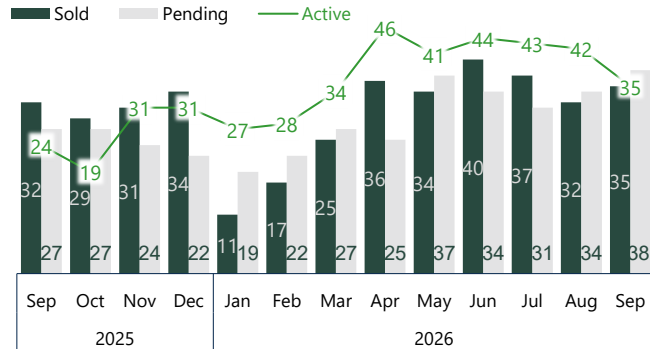


Report Date: Oct 5, 2026

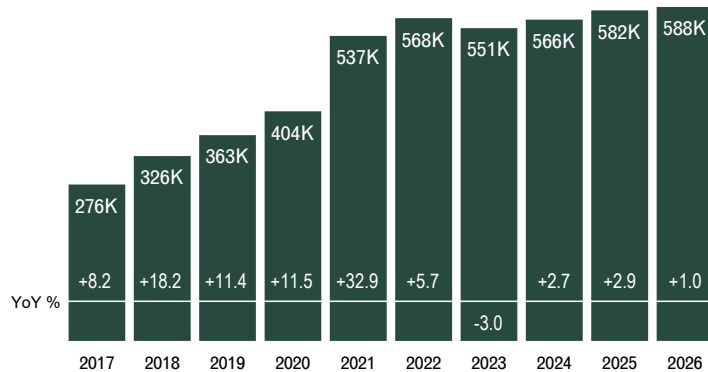
MONTHLY MARKET TRENDS

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

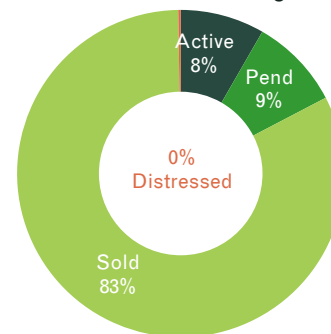
Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83706, SE Boise, 300

September 2026

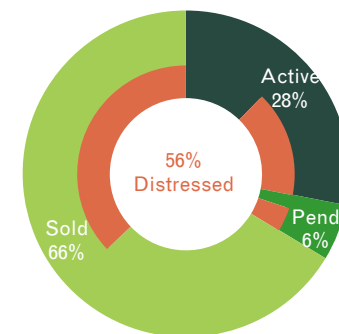
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K			12	34		295,750	283,900	96.0%	866	327.70
300 - 399K	2	3	51	62	0.5	375,696	355,439	94.6%	1,210	293.74
400 - 499K	14	7	87	23	1.9	453,899	446,847	98.4%	1,302	343.18
500 - 599K	6	10	77	28	0.9	558,773	548,938	98.2%	1,537	357.11
600 - 799K	8	8	71	28	1.4	689,818	678,880	98.4%	1,988	341.53
800 - 999K	3	4	26	28	1.4	888,050	882,093	99.3%	2,373	371.72
1 - 1.5M	1	4	20	17	0.6	1,242,241	1,251,034	100.7%	2,697	463.80
1.5 - 2M	1		2	10	6.0	1,618,000	1,550,000	95.8%	3,000	516.67
2 - 2.5M			1	4		2,190,000	2,190,000	100.0%	4,177	524.30
2.5 - 3M		1								
>3M		1								
Totals	35	38	347	31	1.2	598,160	588,253	98.3%	1,645	\$358
Avg Price	\$606,834	\$810,042	\$588,253							

Current Market Strength



- VS -

2010 Market Distress

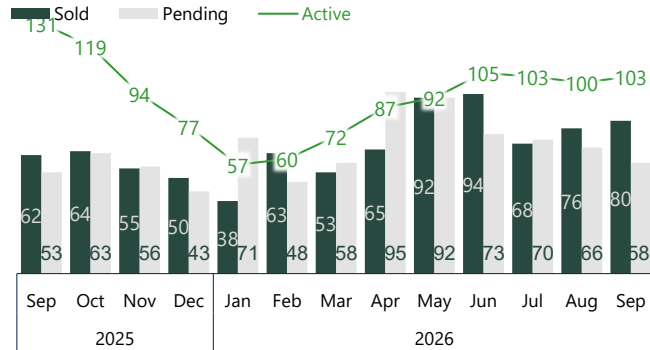


Report Date: Oct 5, 2026

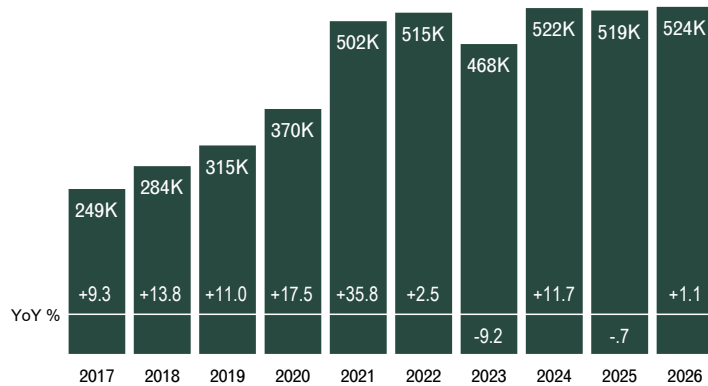
MONTHLY MARKET TRENDS

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

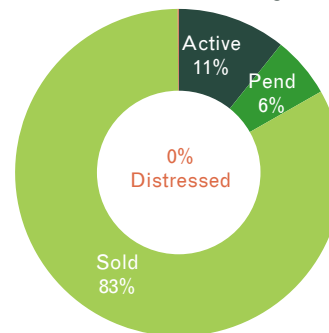
¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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Data compiled by Zip Code (prev Area #), for geographically precise data

Area: 83709, South Boise, 500&550

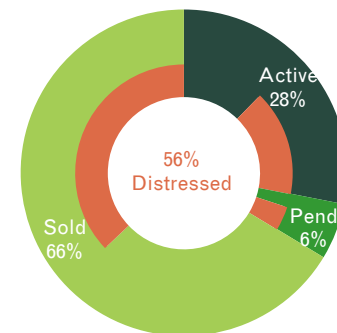
September 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	2	10	39	-	307,044	290,565	94.6%	983	295.71
300 - 399K	16	9	110	33	1.7	376,493	366,654	97.4%	1,295	283.09
400 - 499K	25	18	302	26	1.0	453,179	445,734	98.4%	1,650	270.14
500 - 599K	33	17	194	32	2.0	558,092	544,988	97.7%	2,160	252.30
600 - 799K	21	10	142	32	1.8	685,603	672,603	98.1%	2,456	273.82
800 - 999K	3	1	26	36	1.4	906,438	874,154	96.4%	2,972	294.17
1 - 1.5M	5	1	14	61	4.3	1,283,827	1,174,255	91.5%	4,092	286.95
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	103	58	798	30	1.5	536,981	524,128	97.6%	1,946	\$269
Avg Price	\$572,595	\$535,263	\$524,128							

Current Market Strength



- VS - 2010 Market Distress

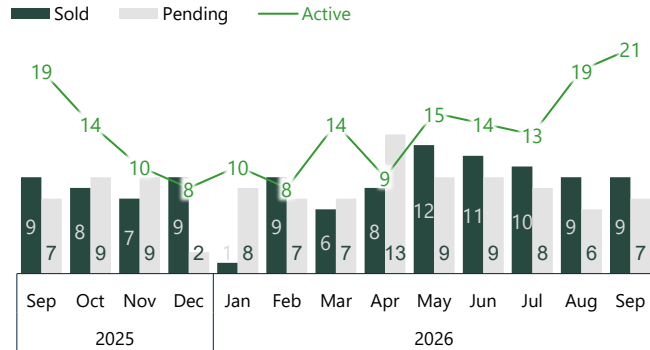


Report Date: Oct 5, 2026

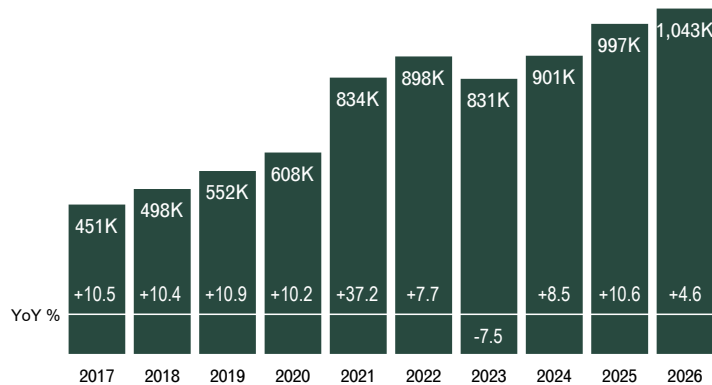
MONTHLY MARKET TRENDS

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

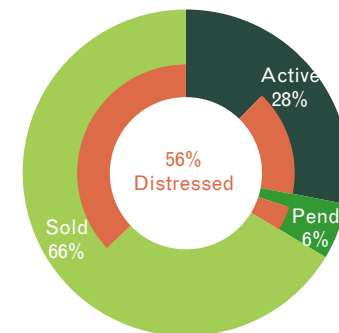
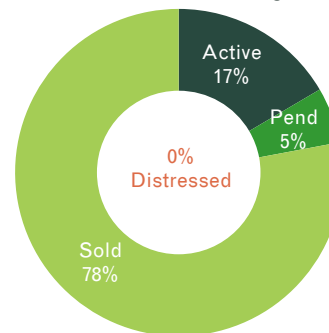
September 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K										
400 - 499K			2	22		474,500	452,500	95.4%	994	455.23
500 - 599K	1		7	40	1.7	584,571	566,893	97.0%	1,655	342.50
600 - 799K	1		22	33	0.5	712,745	708,897	99.5%	1,927	367.92
800 - 999K	7	2	32	24	2.6	890,212	873,198	98.1%	2,336	373.76
1 - 1.5M	3	5	23	25	1.6	1,209,778	1,214,717	100.4%	2,921	415.82
1.5 - 2M	2		8	66	3.0	1,659,600	1,624,052	97.9%	4,033	402.65
2 - 2.5M	1		2	4	6.0	1,696,500	2,100,000	123.8%	4,777	439.65
2.5 - 3M	3		1	5	36.0	2,600,000	2,585,000	99.4%	6,940	372.48
>3M	3		2	40	18.0	3,837,500	3,550,000	92.5%	6,300	563.49
Totals	21	7	99	30	2.5	1,050,282	1,042,699	99.3%	2,619	\$398

Avg Price \$1,750,371 \$1,159,057 \$1,042,699

Current Market Strength

- VS - 2010 Market Distress

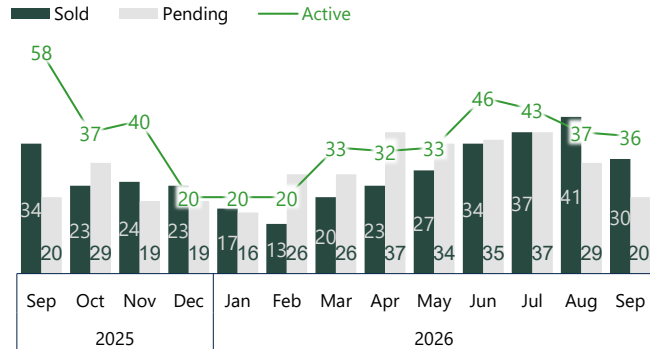


Report Date: Oct 5, 2026

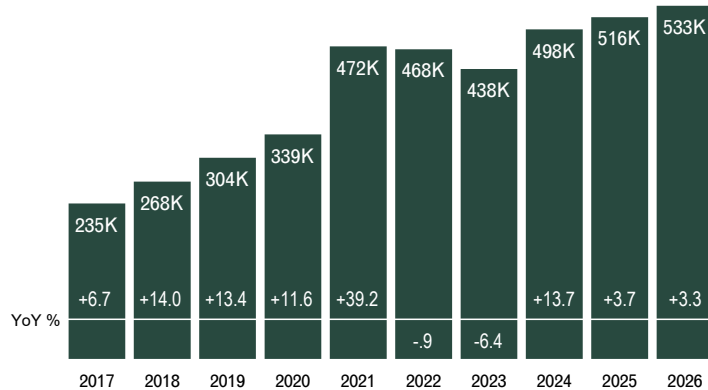
MONTHLY MARKET TRENDS

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

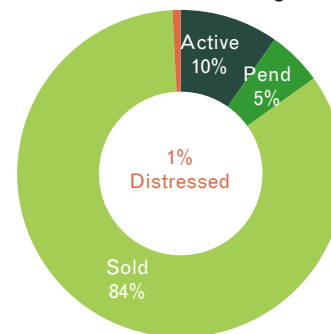
Area: 83713, W Boise - Garden City, 650

September 2026

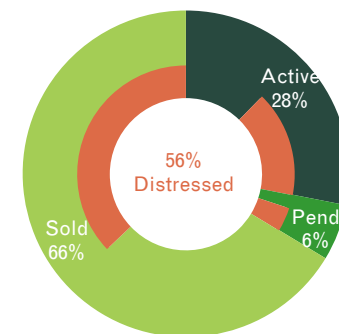
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K			6	75		294,958	282,592	95.8%	1,254	225.29
300 - 399K	3	2	31	23	1.2	373,951	365,974	97.9%	1,198	305.40
400 - 499K	12	10	131	32	1.1	450,721	441,661	98.0%	1,547	285.56
500 - 599K	11	5	61	26	2.2	549,964	542,084	98.6%	2,131	254.37
600 - 799K	7	2	60	36	1.4	689,693	669,240	97.0%	2,644	253.15
800 - 999K	1	1	16	30	0.8	876,850	873,775	99.6%	3,578	244.20
1 - 1.5M	2		5	7	4.8	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	36	20	311	31	1.4	544,407	533,158	97.9%	1,995	\$267

Avg Price \$566,629 \$509,510 \$533,158

Current Market Strength



- VS - 2010 Market Distress

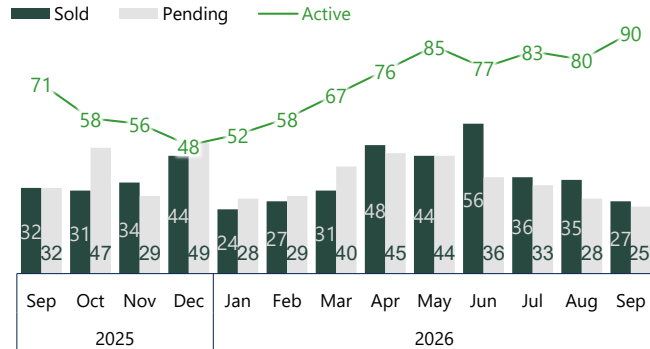


Report Date: Oct 5, 2026

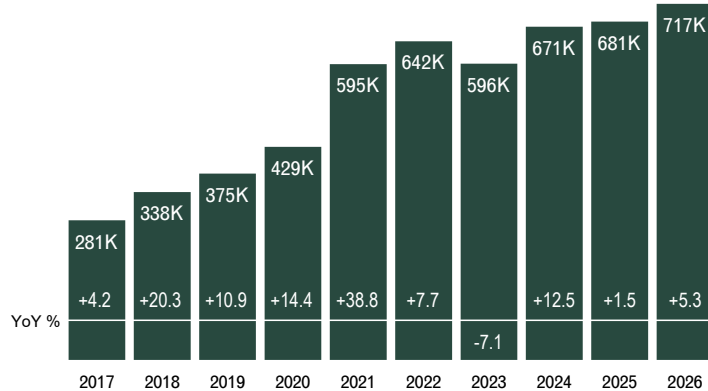
MONTHLY MARKET TRENDS

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: 83714, NW Boise, 800

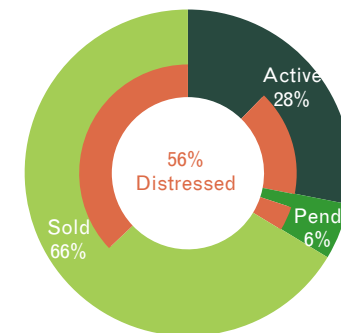
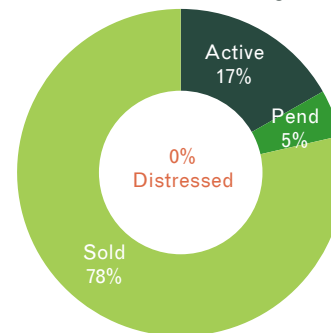
September 2026

Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K	3	2	31	41	1.2	374,215	366,902	98.0%	1,213	302.45
400 - 499K	18	7	101	31	2.1	461,022	451,922	98.0%	1,434	315.21
500 - 599K	12	5	63	40	2.3	556,650	543,643	97.7%	1,811	300.26
600 - 799K	31	5	113	42	3.3	703,592	690,196	98.1%	2,299	300.28
800 - 999K	13	3	44	52	3.5	956,241	913,371	95.5%	2,804	325.77
1 - 1.5M	10	3	52	45	2.3	1,199,285	1,152,613	96.1%	3,223	357.66
1.5 - 2M	2		12	70	2.0	1,666,417	1,665,494	99.9%	3,847	432.91
2 - 2.5M			6	78		2,381,667	2,186,667	91.8%	4,707	464.59
2.5 - 3M										
>3M	1									
Totals	90	25	422	42	2.6	738,064	716,801	97.1%	2,184	\$328

Avg Price \$771,509 \$638,116 \$716,801

Current Market Strength

- VS - 2010 Market Distress

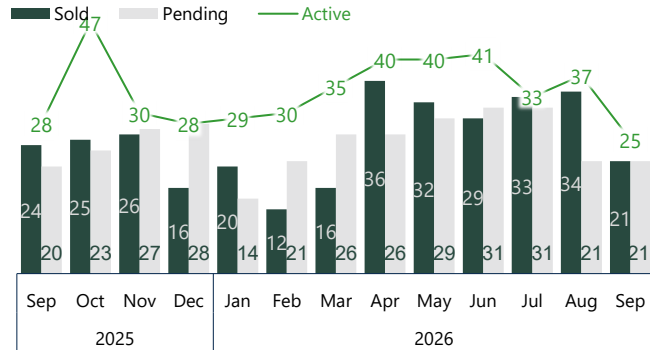


Report Date: Oct 5, 2026

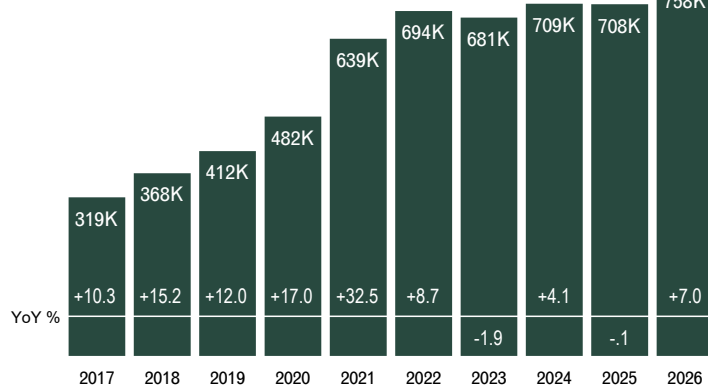
MONTHLY MARKET TRENDS

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

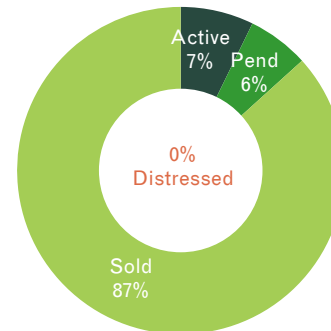
Area: 83716, SSE Boise, 301

September 2026

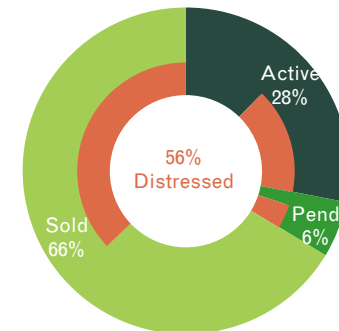
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	3	-	8	92	4.5	378,712	367,188	97.0%	1,053	348.62
400 - 499K	3	4	50	30	0.7	466,533	460,848	98.8%	1,272	362.21
500 - 599K	-	7	47	32	-	548,847	538,506	98.1%	1,634	329.60
600 - 799K	10	6	93	35	1.3	708,273	700,238	98.9%	2,278	307.40
800 - 999K	4	2	60	16	0.8	884,334	884,231	100.0%	2,630	336.18
1 - 1.5M	1	-	27	32	0.4	1,219,070	1,225,704	100.5%	3,054	401.39
1.5 - 2M	2	-	15	51	1.6	1,669,800	1,646,600	98.6%	3,822	430.80
2 - 2.5M	1	2	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-
Totals	25	21	300	32	1.0	763,478	757,529	99.2%	2,194	\$345

Avg Price \$975,160 \$763,624 \$757,529

Current Market Strength



- VS - 2010 Market Distress



Report Date: Oct 5, 2026