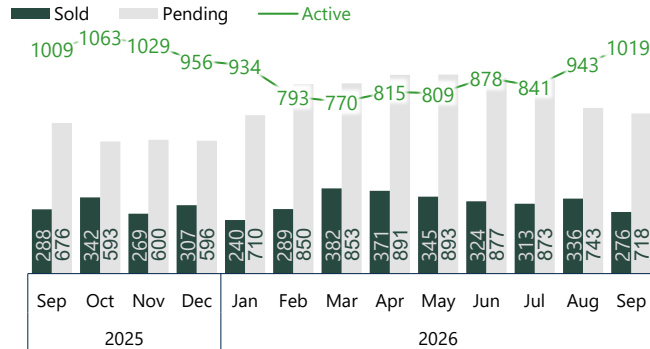


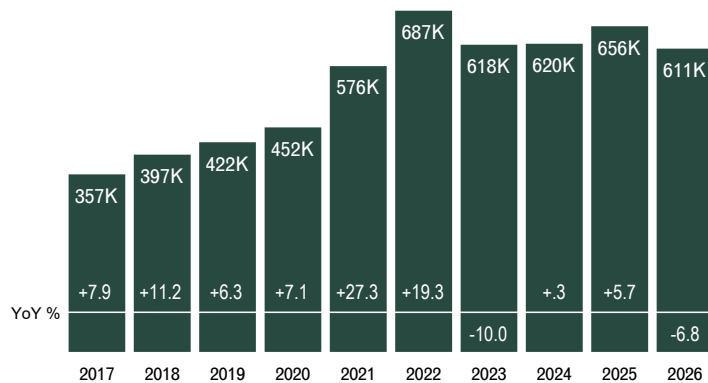
MONTHLY MARKET TRENDS

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

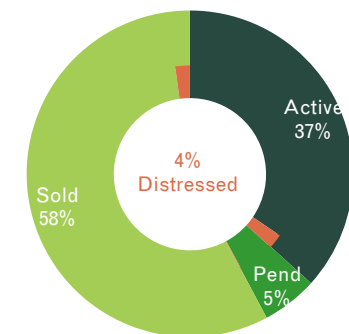
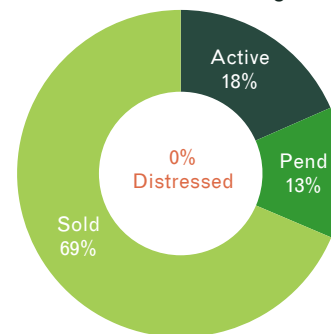
September 2026

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								
300 - 399K	26	14	217	70	1.4	390,947	380,489	97.3%	1,473	258.25
400 - 499K	273	181	1,228	78	2.7	460,863	449,349	97.5%	1,766	254.50
500 - 599K	198	111	766	80	3.1	559,943	546,568	97.6%	2,151	254.06
600 - 799K	226	182	853	72	3.2	700,763	690,164	98.5%	2,475	278.84
800 - 999K	145	84	315	72	5.5	888,428	884,313	99.5%	2,865	308.65
1 - 1.5M	94	71	291	76	3.9	1,223,778	1,206,659	98.6%	3,195	377.66
1.5 - 2M	21	30	71	102	3.5	1,702,656	1,685,914	99.0%	3,633	464.02
2 - 2.5M	20	23	34	55	7.1	2,264,283	2,215,707	97.9%	4,175	530.72
2.5 - 3M	8	14	11	24	8.7	2,675,021	2,675,436	100.0%	4,443	602.17
>3M	8	7	10	113	9.6	3,684,171	3,491,342	94.8%	5,178	674.27
Totals	1,019	718	3,796	76	3.2	621,389	610,763	98.3%	2,216	\$276

Avg Price \$766,069 \$841,133 \$610,763

Current Market Strength

- VS - 2010 Market Distress



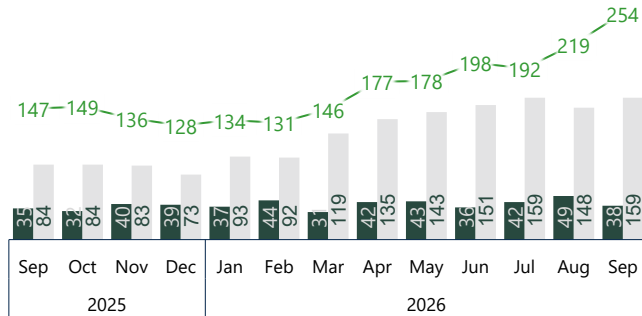
Report Date: Oct 5, 2026

MONTHLY MARKET TRENDS

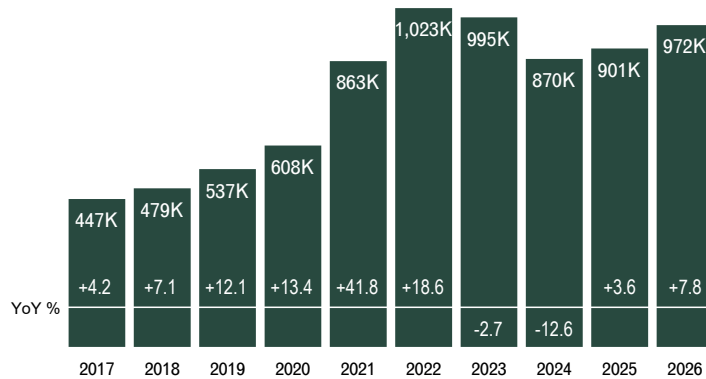
New Construction Homes

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

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

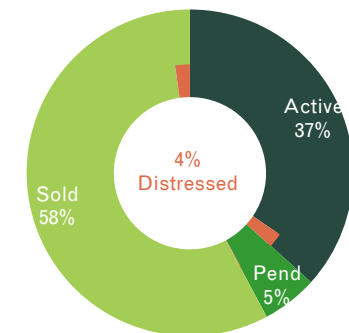
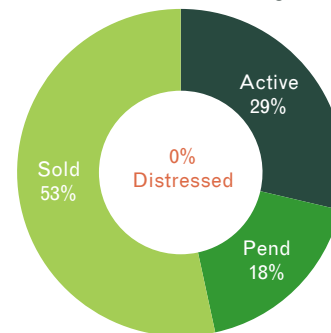
September 2026

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										
300 - 399K			26	46		397,477	390,338	98.2%	1,742	224.05
400 - 499K	41	11	78	72	6.3	450,390	440,009	97.7%	1,909	230.50
500 - 599K	32	8	35	85	11.0	560,016	548,467	97.9%	1,933	283.67
600 - 799K	48	31	71	70	8.1	720,300	700,261	97.2%	2,317	302.28
800 - 999K	50	25	59	139	10.2	942,504	905,627	96.1%	2,683	337.57
1 - 1.5M	51	39	151	74	4.1	1,207,356	1,190,999	98.6%	3,161	376.75
1.5 - 2M	13	17	30	77	5.2	1,727,115	1,708,922	98.9%	3,665	466.29
2 - 2.5M	10	15	13	98	9.2	2,225,515	2,152,469	96.7%	4,268	504.33
2.5 - 3M	4	8	3	71	16.0	3,005,431	2,827,317	94.1%	4,691	602.71
>3M	5	5	7	92	8.6	3,530,129	3,610,140	102.3%	4,687	770.27
Totals	254	159	473	82	6.4	990,692	971,797	98.1%	2,694	\$361

Avg Price \$985,439 \$1,303,051 \$971,797

Current Market Strength

- VS - 2010 Market Distress

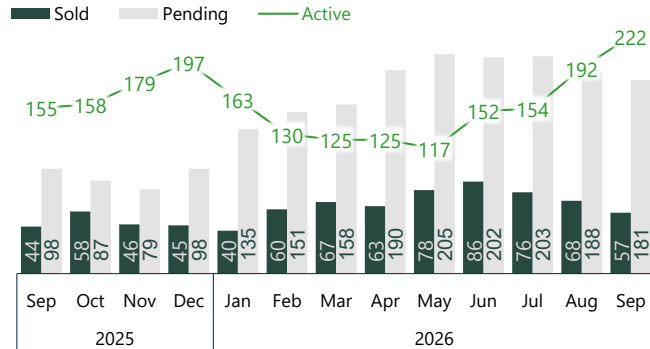


Report Date: Oct 5, 2026

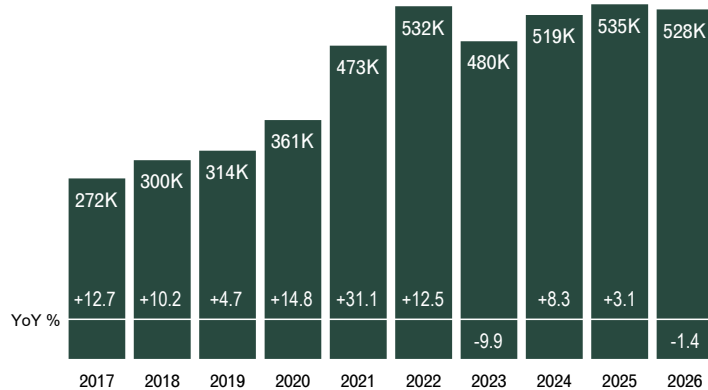
MONTHLY MARKET TRENDS

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: 83634, Kuna, 1100

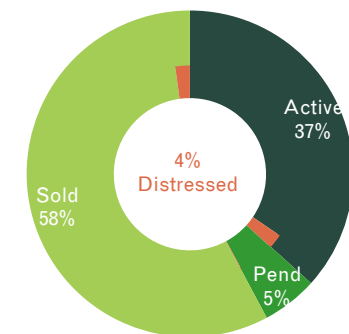
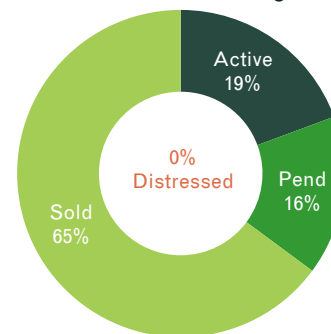
September 2026

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										
300 - 399K	12	9	110	77	1.3	401,926	387,023	96.3%	1,446	267.72
400 - 499K	107	83	345	76	3.7	453,122	443,548	97.9%	1,791	247.70
500 - 599K	53	28	151	79	4.2	559,556	543,758	97.2%	2,343	232.06
600 - 799K	35	38	81	95	5.2	711,208	702,281	98.7%	2,507	280.16
800 - 999K	14	17	34	51	4.9	869,976	872,789	100.3%	2,710	322.02
1 - 1.5M	1	6	21	72	0.6	1,180,633	1,190,083	100.8%	2,765	430.38
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	222	181	744	77	3.6	537,423	527,728	98.2%	2,002	\$264

Avg Price \$541,018 \$575,541 \$527,728

Current Market Strength

- VS - 2010 Market Distress

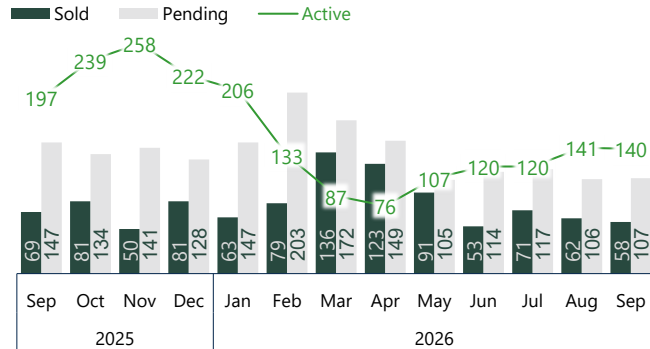


Report Date: Oct 5, 2026

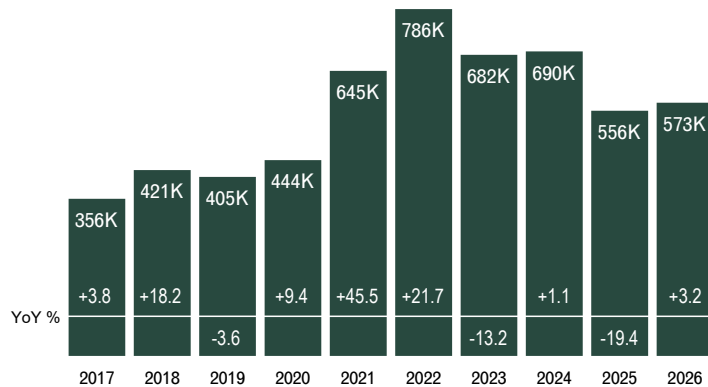
MONTHLY MARKET TRENDS

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: 83642, S Meridian, 1000

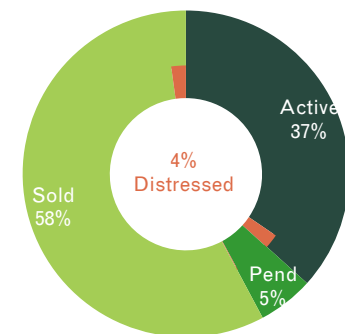
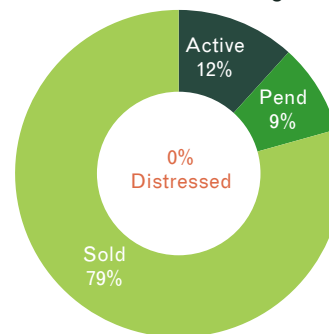
September 2026

Price \$1000's	# Active as of 10/05/2026	# Pend 12 mos.	# 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	—	—	—	—	—	—	—	—	—	—
200 - 299K	—	1	—	—	—	—	—	—	—	—
300 - 399K	—	2	39	48	—	397,484	390,033	98.1%	1,417	275.27
400 - 499K	48	30	422	71	1.4	457,328	447,616	97.9%	1,747	256.20
500 - 599K	17	12	179	72	1.1	554,894	543,777	98.0%	2,099	259.02
600 - 799K	43	25	206	53	2.5	690,410	686,501	99.4%	2,439	281.43
800 - 999K	26	27	77	63	4.1	890,317	892,030	100.2%	2,892	308.50
1 - 1.5M	6	9	21	37	3.4	1,148,420	1,171,121	102.0%	3,263	358.88
1.5 - 2M	—	1	3	55	—	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	140	107	948	65	1.8	579,843	573,233	98.9%	2,085	\$275
Avg Price	\$651,021	\$705,439	\$573,233							

Current Market Strength

- VS -

2010 Market Distress

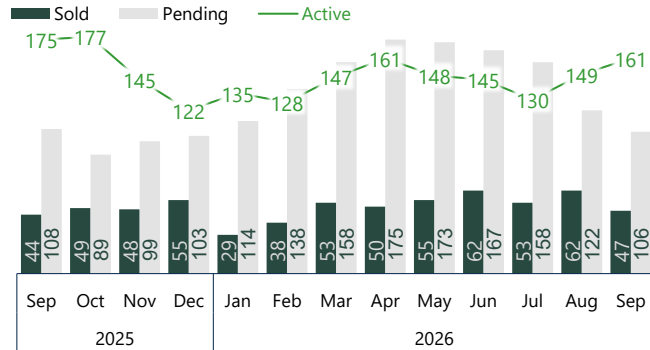


Report Date: Oct 5, 2026

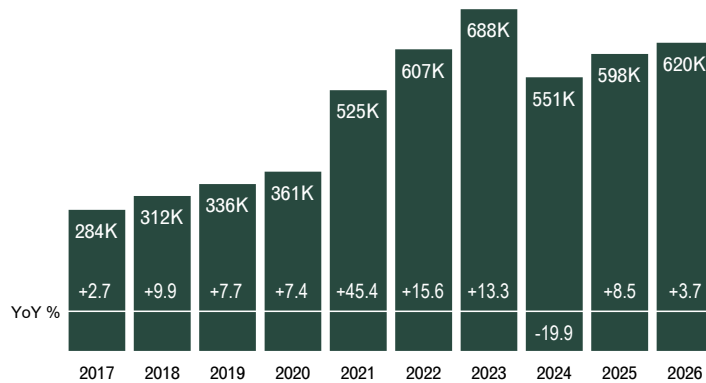
MONTHLY MARKET TRENDS

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: 83646, N Meridian, 1020

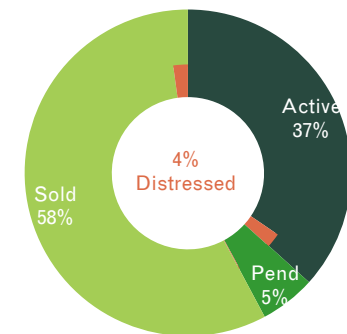
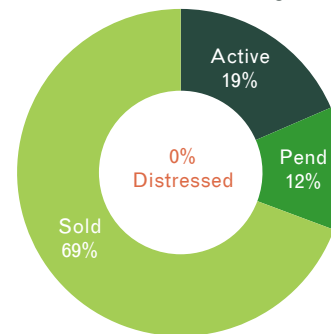
September 2026

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
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K	2		6	136	4.0	426,657	391,853	91.8%	1,485	263.90
400 - 499K	41	29	162	93	3.0	473,644	458,225	96.7%	1,798	254.92
500 - 599K	46	38	173	93	3.2	559,727	551,602	98.5%	2,305	239.26
600 - 799K	41	31	194	88	2.5	695,574	689,535	99.1%	2,630	262.19
800 - 999K	27	4	50	48	6.5	860,489	876,094	101.8%	3,163	277.00
1 - 1.5M	2	3	13	52	1.8	1,065,515	1,115,564	104.7%	3,415	326.71
1.5 - 2M		1	4	311		1,726,950	1,673,200	96.9%	3,541	472.56
2 - 2.5M										
2.5 - 3M										
>3M	2		1	162	24.0	1,899,990	3,200,000	168.4%	6,411	499.14
Totals	161	106	603	89	3.2	624,790	620,199	99.3%	2,375	\$261

Avg Price \$684,938 \$593,222 \$620,199

Current Market Strength

- VS - 2010 Market Distress

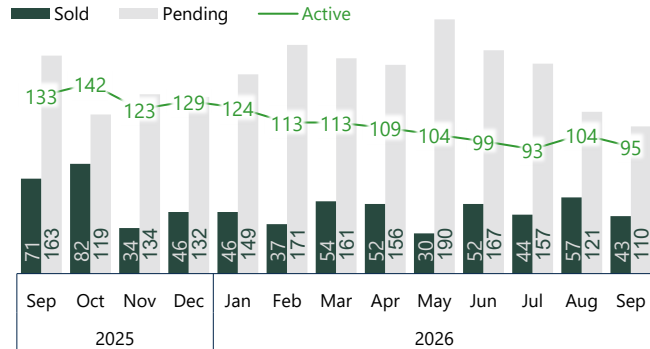


Report Date: Oct 5, 2026

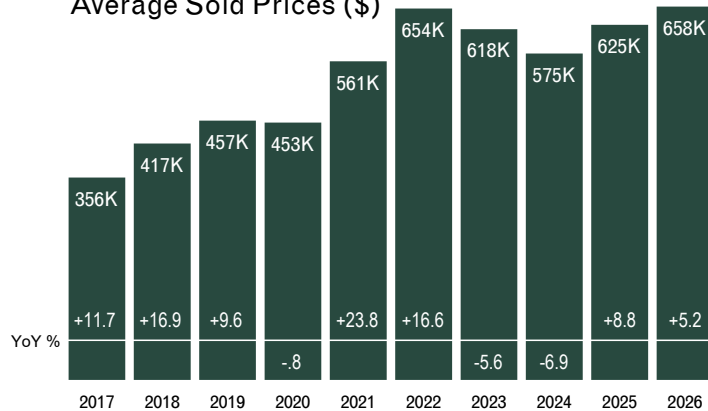
MONTHLY MARKET TRENDS

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

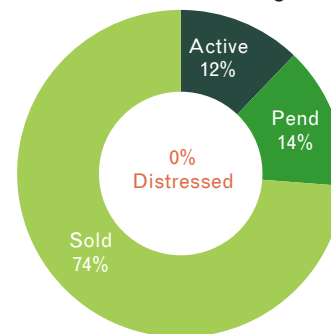
Area: 83669, Star, 950

September 2026

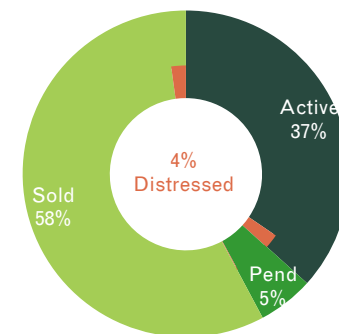
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	—	—	—	—	—	—	—	—	—	—
100 - 199K										
200 - 299K										
300 - 399K	6		9	71	8.0	390,201	381,743	97.8%	1,633	233.74
400 - 499K	8	14	116	91	0.8	476,086	457,990	96.2%	1,803	254.08
500 - 599K	35	22	139	58	3.0	560,207	546,513	97.6%	2,071	263.91
600 - 799K	21	52	218	46	1.2	704,076	690,138	98.0%	2,513	274.62
800 - 999K	12	10	56	49	2.6	854,945	852,368	99.7%	3,073	277.41
1 - 1.5M	11	8	31	74	4.3	1,178,542	1,157,873	98.2%	3,416	338.95
1.5 - 2M	2	3	8	76	3.0	1,524,585	1,610,711	105.6%	3,746	430.00
2 - 2.5M		1								
2.5 - 3M										
>3M										
Totals	95	110	577	61	2.0	670,197	657,696	98.1%	2,370	\$278

Avg Price \$693,801 \$735,519 \$657,696

Current Market Strength



- VS - 2010 Market Distress

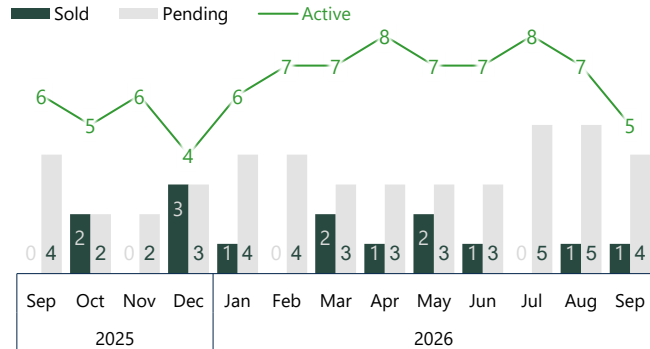


Report Date: Oct 5, 2026

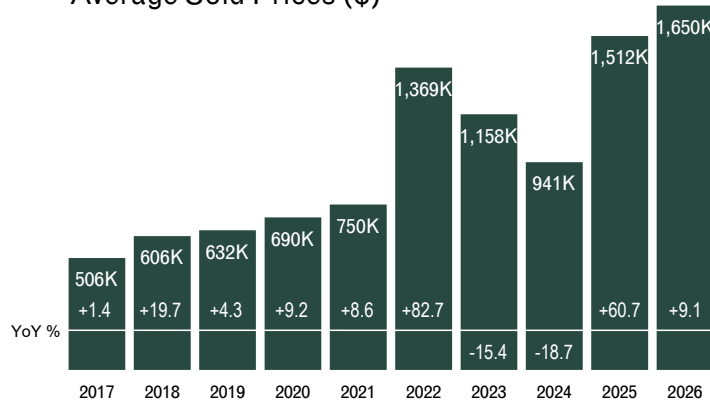
MONTHLY MARKET TRENDS

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: 83702, N Boise, 100

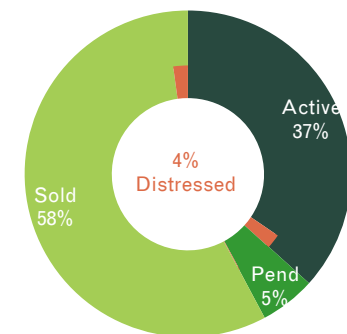
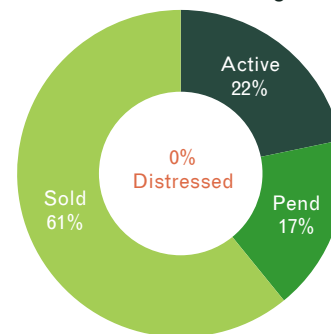
September 2026

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	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	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	185	12.0	3,750,000	3,400,000	90.7%	5,610	606.06
Totals	5	4	14	232	4.3	1,595,400	1,649,992	103.4%	2,737	\$603

Avg Price \$1,875,760 \$1,795,000 \$1,649,992

Current Market Strength

- VS - 2010 Market Distress

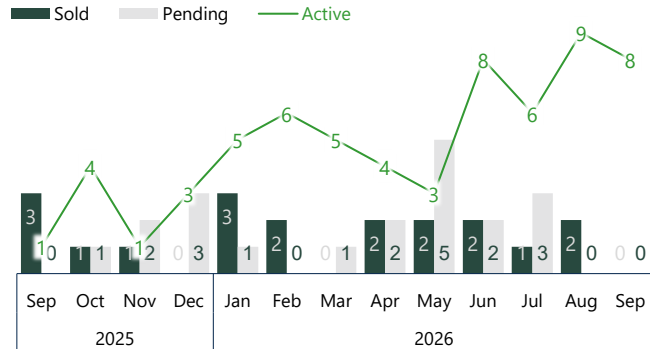


Report Date: Oct 5, 2026

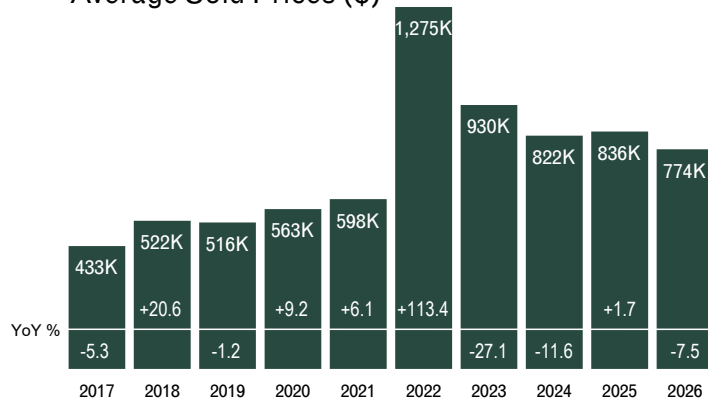
MONTHLY MARKET TRENDS

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: 83703, NW Boise, 801

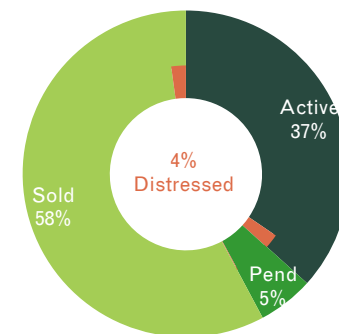
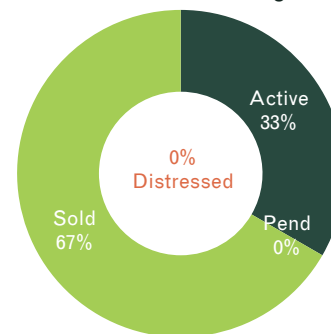
September 2026

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										
300 - 399K										
400 - 499K										
500 - 599K										
600 - 799K	4		11	61	4.4	691,118	678,649	98.2%	1,952	347.70
800 - 999K	3		3	56	12.0	852,967	861,633	101.0%	2,172	396.70
1 - 1.5M			2	33		1,219,000	1,164,000	95.5%	2,469	471.54
1.5 - 2M	1									
2 - 2.5M										
2.5 - 3M										
>3M										
Totals	8		16	57	6.0	787,450	773,627	98.2%	2,058	\$376
Avg Price	\$903,549									

Current Market Strength

- VS -

2010 Market Distress

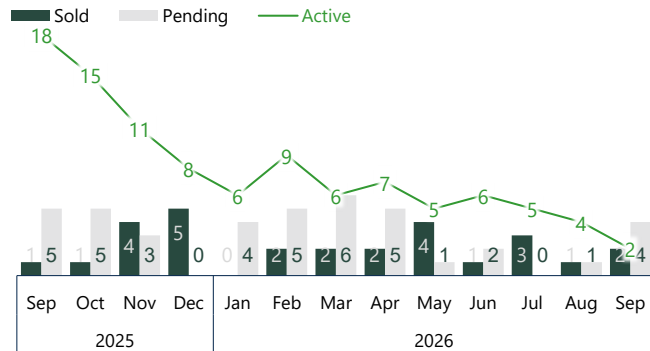


Report Date: Oct 5, 2026

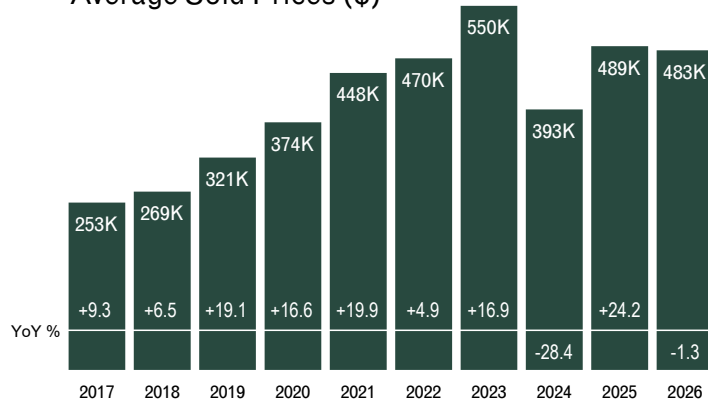
MONTHLY MARKET TRENDS

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

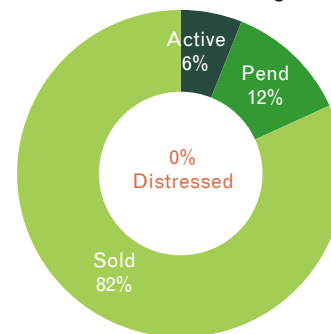
Area: 83704, West Boise, 600

September 2026

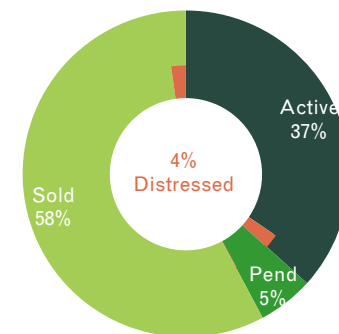
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)				
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt
0-100K	-	-	-	-	-	-	-	-	-	-
100 - 199K										
200 - 299K										
300 - 399K	1	3	10	33	1.2	355,100	354,870	99.9%	1,154	307.54
400 - 499K		1	4	198		532,475	474,450	89.1%	1,691	280.57
500 - 599K			9	132		576,722	550,288	95.4%	1,865	295.03
600 - 799K	1		4	167	3.0	683,700	657,200	96.1%	2,288	287.24
800 - 999K										
1 - 1.5M										
1.5 - 2M										
2 - 2.5M										
2.5 - 3M										
>3M										
Totals	2	4	27	110	0.9	503,933	482,514	95.7%	1,639	\$294

Avg Price \$579,200 \$376,575 \$482,514

Current Market Strength



- VS - 2010 Market Distress

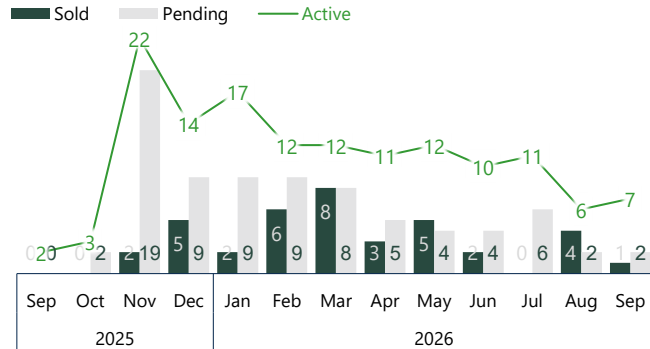


Report Date: Oct 5, 2026

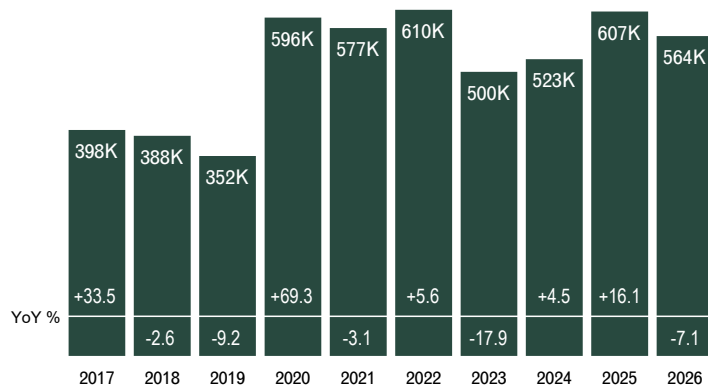
MONTHLY MARKET TRENDS

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: 83705, Bench, 400

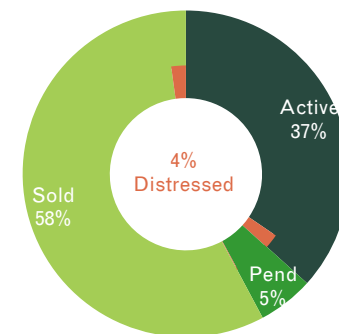
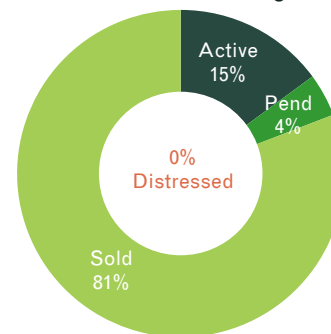
September 2026

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	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	2	1	23	25	1.0	486,829	482,663	99.1%	1,671	288.77
500 - 599K	2	1	6	56	4.0	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	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	7	2	38	37	2.2	569,011	563,543	99.0%	1,808	\$312
Avg Price	\$694,049	\$489,940	\$563,543							

Current Market Strength

- VS -

2010 Market Distress

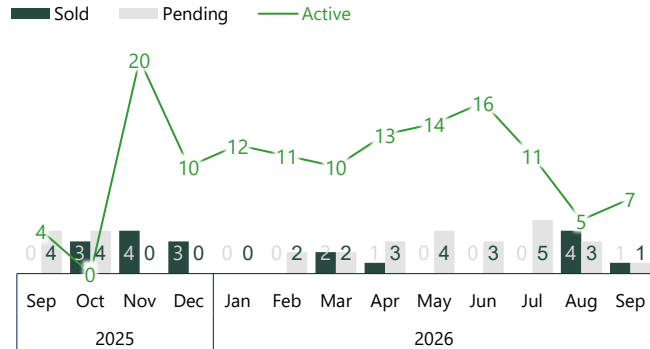


Report Date: Oct 5, 2026

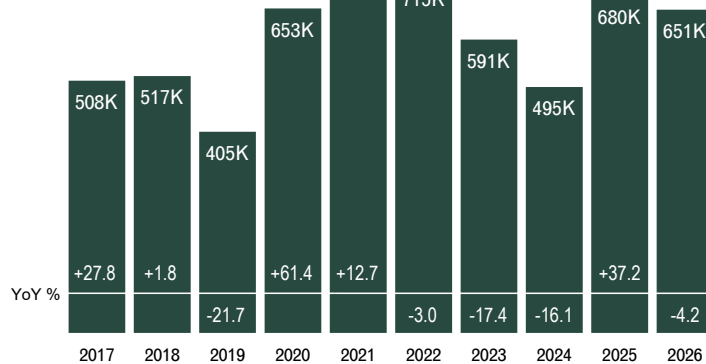
MONTHLY MARKET TRENDS

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

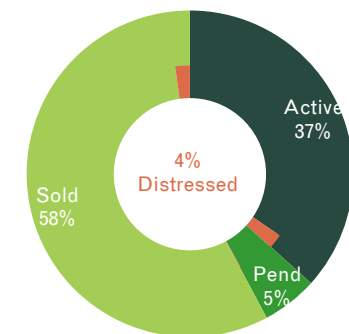
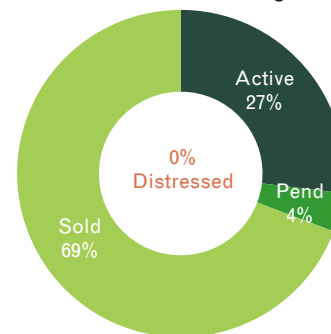
Area: 83706, SE Boise, 300

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	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-
500 - 599K	4	-	10	115	4.8	562,320	555,340	98.8%	1,718	323.21
600 - 799K	2	1	6	96	4.0	712,267	694,000	97.4%	1,922	361.11
800 - 999K	-	-	1	4	-	849,900	849,900	100.0%	2,548	333.56
1 - 1.5M	1	-	1	47	12.0	1,249,900	1,150,000	92.0%	2,545	451.87
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	7	1	18	99	4.7	666,478	650,961	97.7%	1,878	\$347
Avg Price	\$694,100	\$699,500	\$650,961							

Current Market Strength

- VS - 2010 Market Distress

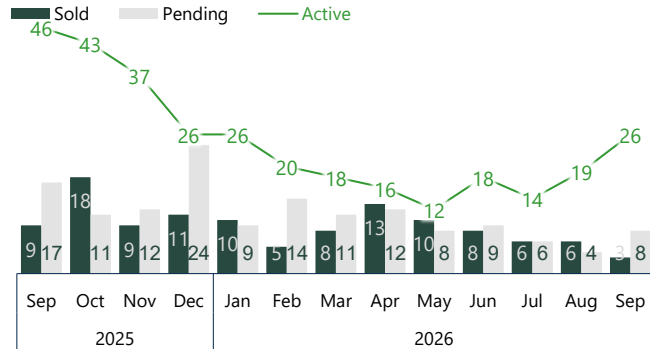


Report Date: Oct 5, 2026

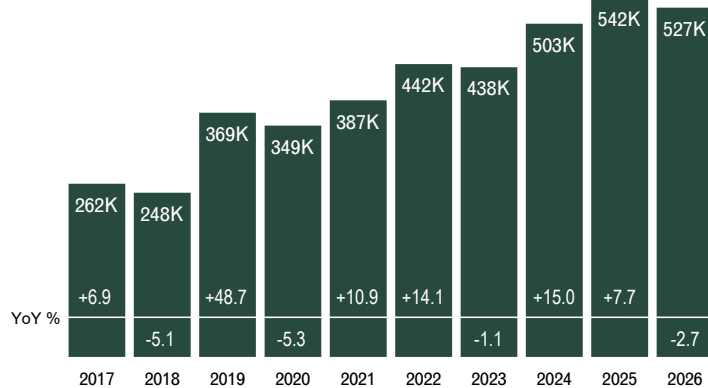
MONTHLY MARKET TRENDS

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

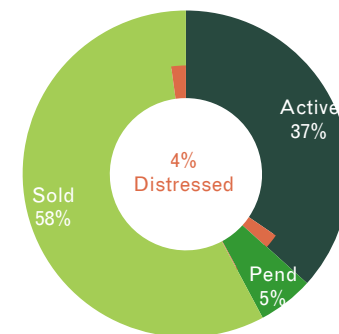
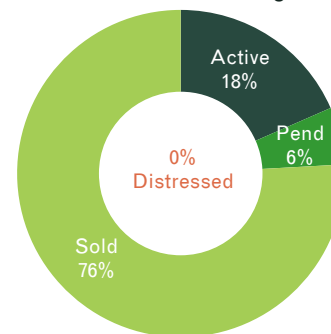
Area: 83709, South Boise, 500&550

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	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	7	194	-	446,990	396,847	88.8%	1,522	260.79
400 - 499K	16	7	40	84	4.8	473,065	450,341	95.2%	1,608	280.14
500 - 599K	6	-	33	125	2.2	582,349	540,350	92.8%	1,993	271.14
600 - 799K	3	1	27	148	1.3	697,207	658,895	94.5%	2,485	265.12
800 - 999K	1	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-
Totals	26	8	107	120	2.9	561,623	527,227	93.9%	1,942	\$271
Avg Price	\$503,413	\$461,116	\$527,227							

Current Market Strength

- VS - 2010 Market Distress

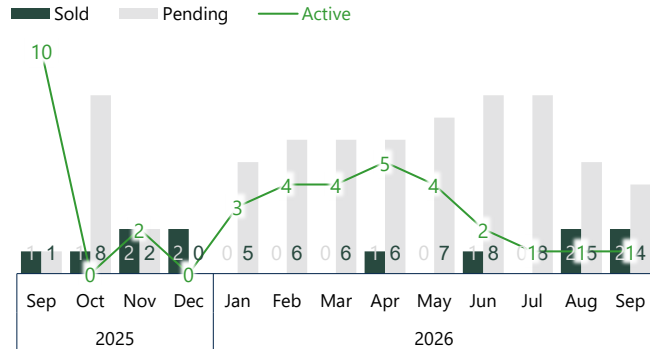


Report Date: Oct 5, 2026

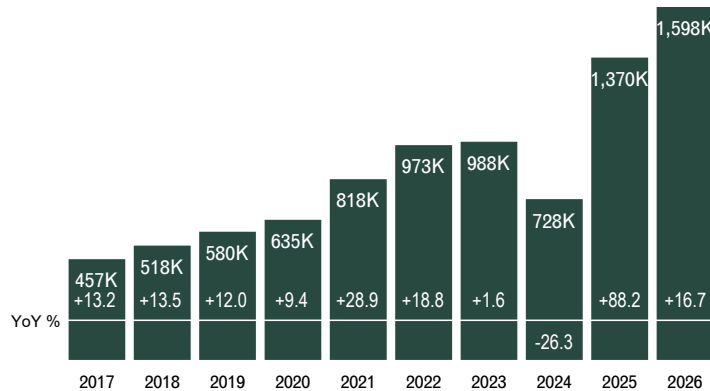
MONTHLY MARKET TRENDS

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

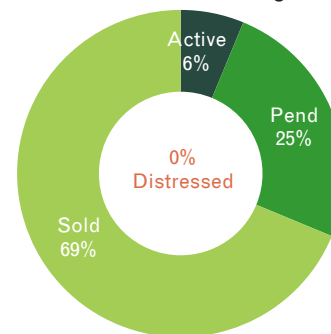
Area: 83712, NE Boise, 200

September 2026

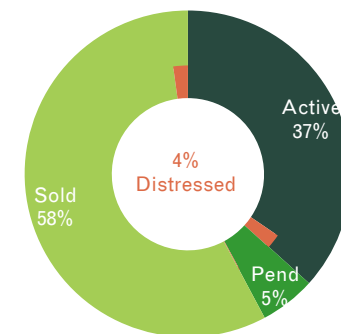
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 10-01-25 to 09-30-26)					
\$1000's	as of 10/05/2026		12 mos.	Avg	of Supply	Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K											
300 - 399K											
400 - 499K											
500 - 599K											
600 - 799K			3	180		746,567	744,616	99.7%	1,665	447.13	
800 - 999K											
1 - 1.5M		1	3	17		1,348,062	1,334,762	99.0%	2,918	457.42	
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			2,450,000	2,527,066	103.1%	3,515	718.94	
>3M			1	133		2,999,999	3,042,436	101.4%	4,498	676.40	
Totals	1	4	11	71	1.1	1,587,162	1,598,081	100.7%	2,883	\$554	

Avg Price \$2,199,000 \$1,932,054 \$1,598,081

Current Market Strength



- VS - 2010 Market Distress

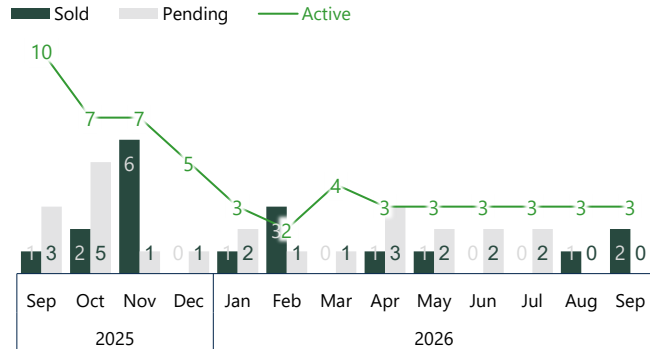


Report Date: Oct 5, 2026

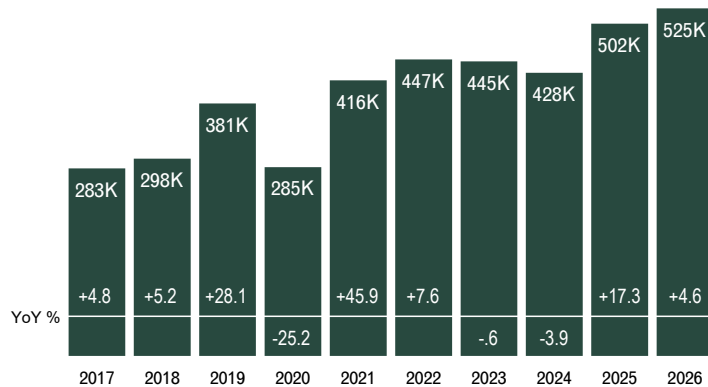
MONTHLY MARKET TRENDS

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

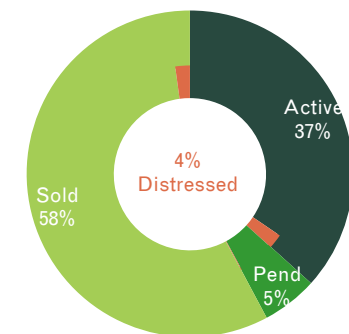
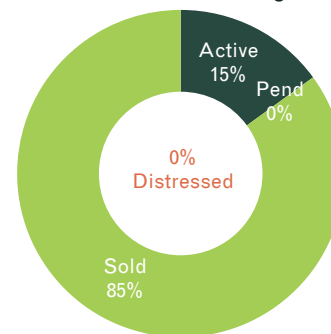
Area: 83713, W Boise - Garden City, 650

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	# Dis-tressed
0-100K	—	—	—	—	—	—	—		—		—
100 - 199K											
200 - 299K											
300 - 399K			1	46		419,900	399,900	95.2%	1,785	224.03	
400 - 499K	2		6	102	4.0	434,483	427,350	98.4%	1,884	226.85	
500 - 599K			7	137		606,757	576,707	95.0%	2,205	261.58	
600 - 799K			3	95		648,233	640,233	98.8%	2,634	243.10	
800 - 999K											
1 - 1.5M	1										
1.5 - 2M											
2 - 2.5M											
2.5 - 3M											
>3M											
Totals	3		17	112	2.1	542,282	524,803	96.8%	2,142	\$245	
Avg Price	\$678,263		\$524,803								

Current Market Strength

- VS - 2010 Market Distress

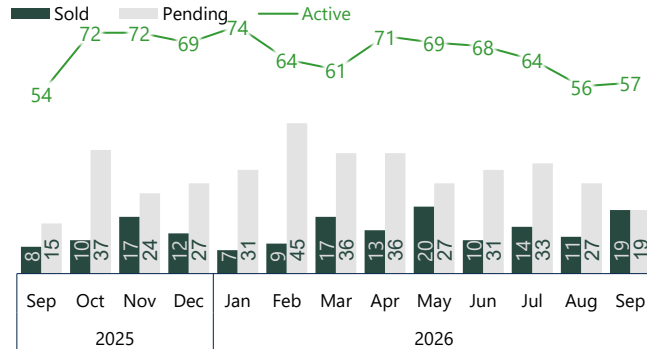


Report Date: Oct 5, 2026

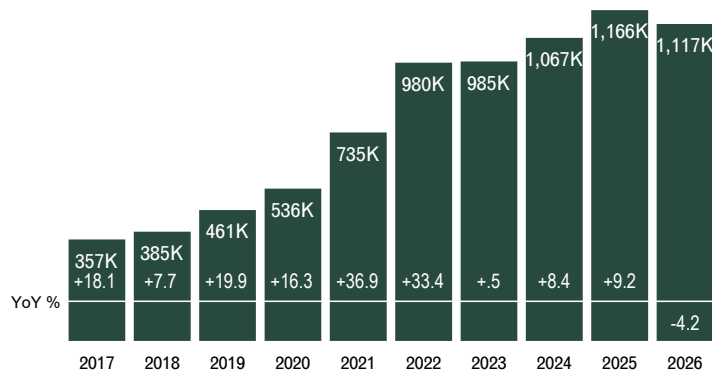
MONTHLY MARKET TRENDS

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: 83714, NW Boise, 800

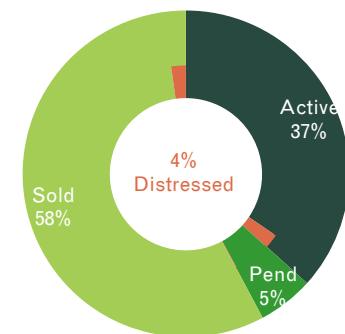
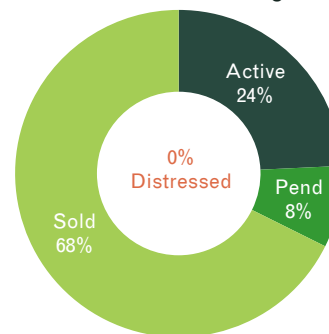
September 2026

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	1	-	5	11	2.4	399,180	399,000	100.0%	1,373	290.60
400 - 499K	3	3	21	78	1.7	455,129	452,395	99.4%	1,558	290.30
500 - 599K	1	1	13	69	0.9	546,249	539,101	98.7%	2,017	267.31
600 - 799K	18	-	16	129	13.5	729,292	708,302	97.1%	2,242	315.88
800 - 999K	9	1	24	61	4.5	918,218	917,711	99.9%	2,660	345.01
1 - 1.5M	18	5	46	120	4.7	1,288,580	1,287,775	99.9%	3,525	365.33
1.5 - 2M	4	5	18	46	2.7	1,682,142	1,670,015	99.3%	3,793	440.29
2 - 2.5M	3	3	14	19	2.6	2,234,851	2,234,322	100.0%	4,286	521.32
2.5 - 3M	-	-	2	-	-	2,572,789	2,572,723	100.0%	4,618	557.17
>3M	-	1	-	-	-	-	-	-	-	-
Totals	57	19	159	80	4.3	1,121,682	1,116,889	99.6%	2,926	\$382

Avg Price \$1,068,352 \$1,479,576 #####

Current Market Strength

- VS - 2010 Market Distress

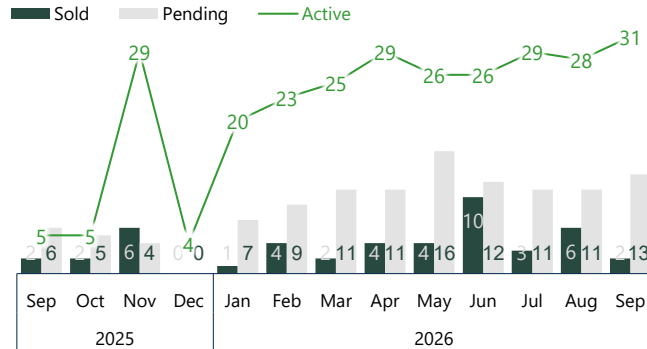


Report Date: Oct 5, 2026

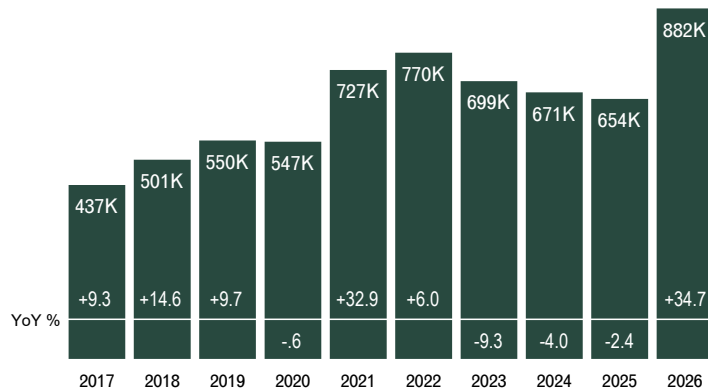
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



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

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

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

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

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

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

Area: 83716, SSE Boise, 301

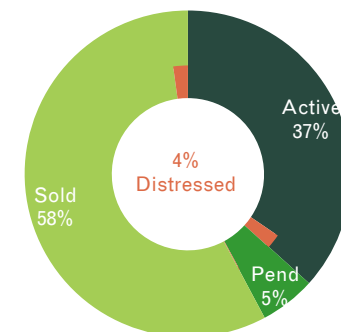
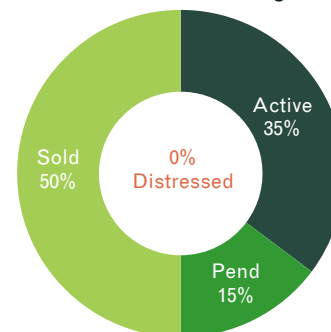
September 2026

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	4		4	112	12.0	387,400	387,400	100.0%	711	544.87
400 - 499K	5	2	11	75	5.5	465,355	465,909	100.1%	944	493.50
500 - 599K	2		11	62	2.2	541,264	541,264	100.0%	1,106	489.55
600 - 799K	6	3	5	80	14.4	682,280	663,180	97.2%	2,067	320.78
800 - 999K	2		5	99	4.8	921,163	904,359	98.2%	2,602	347.59
1 - 1.5M	2									
1.5 - 2M	1		2	409	6.0	1,792,400	1,779,950	99.3%	4,380	406.38
2 - 2.5M	5	4	3	36	20.0	2,261,633	2,257,161	99.8%	4,213	535.72
2.5 - 3M	4	3	3	17	16.0	2,618,120	2,668,307	101.9%	5,441	490.41
>3M		1								
Totals	31	13	44	87	8.5	883,265	881,875	99.8%	1,965	\$449

Avg Price \$1,199,566 \$1,800,761 \$881,875

Current Market Strength

- VS - 2010 Market Distress



Report Date: Oct 5, 2026