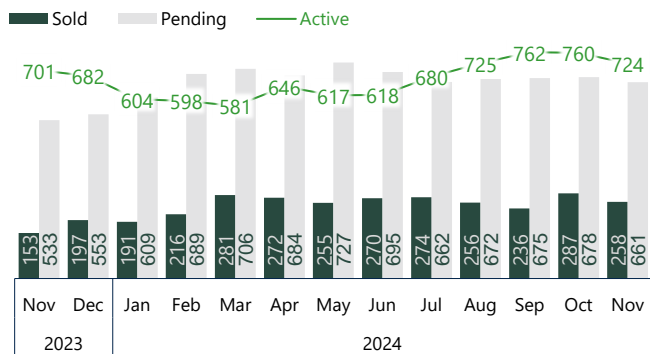


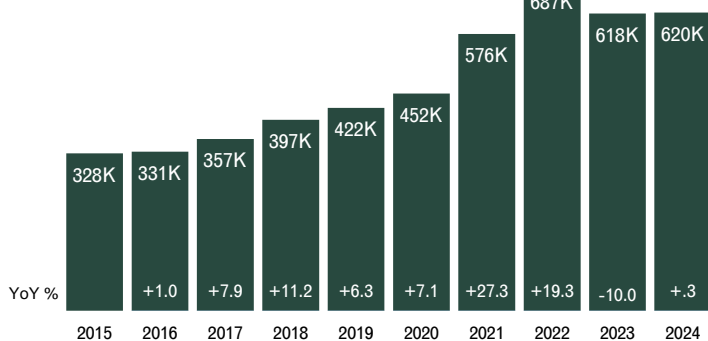
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: Ada County

November 2024

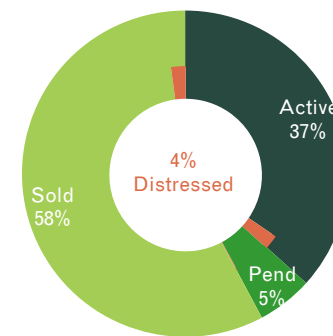
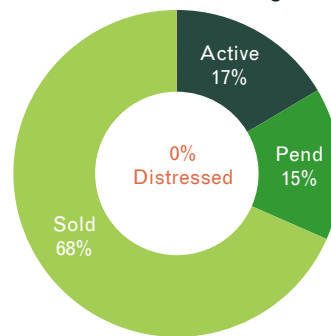
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	5	-	310,000	282,500	91.1%	1,572	179.71	-
300 - 399K	16	26	162	69	1.2	393,920	381,639	96.9%	1,372	278.15	-
400 - 499K	221	166	1,052	74	2.5	462,891	449,142	97.0%	1,787	251.39	-
500 - 599K	146	132	673	75	2.6	558,849	548,224	98.1%	2,167	252.96	-
600 - 799K	170	191	666	63	3.1	690,923	685,897	99.3%	2,484	276.11	1
800 - 999K	71	68	234	53	3.6	878,404	878,840	100.0%	2,809	312.86	-
1 - 1.5M	75	51	152	70	5.9	1,207,214	1,198,212	99.3%	3,170	377.99	-
1.5 - 2M	15	19	46	59	3.9	1,668,075	1,669,585	100.1%	3,759	444.11	-
2 - 2.5M	7	8	11	69	7.6	2,288,062	2,231,045	97.5%	4,255	524.33	-
2.5 - 3M	1	-	3	49	4.0	3,060,654	2,802,321	91.6%	5,448	514.34	-
>3M	2	-	1	18	24.0	3,100,000	3,025,000	97.6%	6,065	498.76	-
<b>Totals</b>	<b>724</b>	<b>661</b>	<b>3,001</b>	<b>70</b>	<b>2.9</b>	<b>629,981</b>	<b>620,100</b>	<b>98.4%</b>	<b>2,198</b>	<b>\$282</b>	<b>1</b>

**Avg Price** \$709,057 \$699,368 \$620,100

### Current Market Strength

- VS -

### 2010 Market Distress

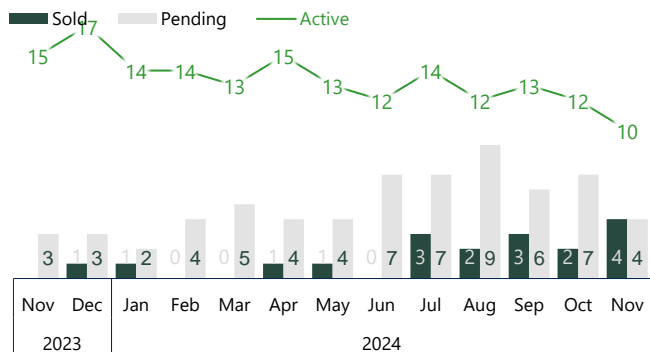


Report Date: Dec 4, 2024

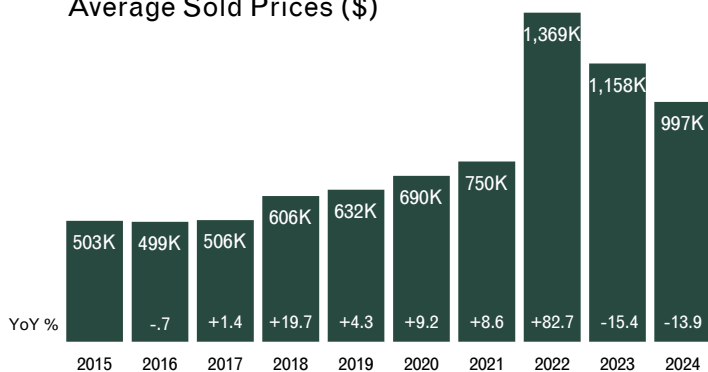
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 100, No. Boise

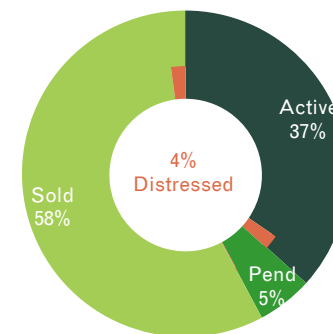
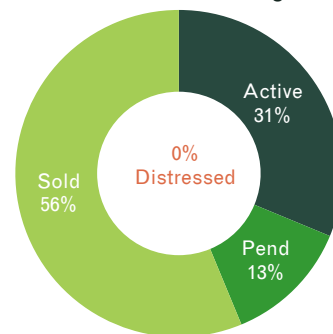
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	2	171	-	499,000	468,250	93.8%	734	637.94	-
500 - 599K	1	-	1	100	12.0	665,000	547,000	82.3%	876	624.43	-
600 - 799K	6	2	7	90	10.3	677,757	666,329	98.3%	1,902	350.36	-
800 - 999K	1	1	1	-	12.0	908,000	918,939	101.2%	2,313	397.29	-
1 - 1.5M	-	-	3	268	-	1,133,267	1,075,968	94.9%	2,123	506.74	-
1.5 - 2M	-	-	3	95	-	1,818,333	1,727,667	95.0%	4,056	425.92	-
2 - 2.5M	1	1	1	126	12.0	2,450,000	2,475,000	101.0%	3,865	640.36	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>10</b>	<b>4</b>	<b>18</b>	<b>127</b>	<b>6.7</b>	<b>1,034,450</b>	<b>997,369</b>	<b>96.4%</b>	<b>2,243</b>	<b>\$445</b>	<b>0</b>
<b>Avg Price</b>	\$1,343,920	\$1,068,700	\$997,369								

### Current Market Strength

- VS -

### 2010 Market Distress

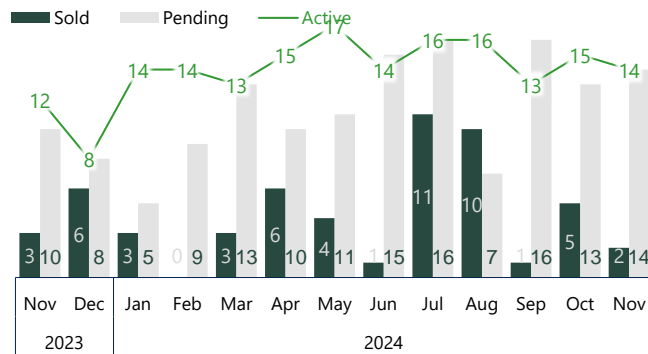


Report Date: Dec 4, 2024

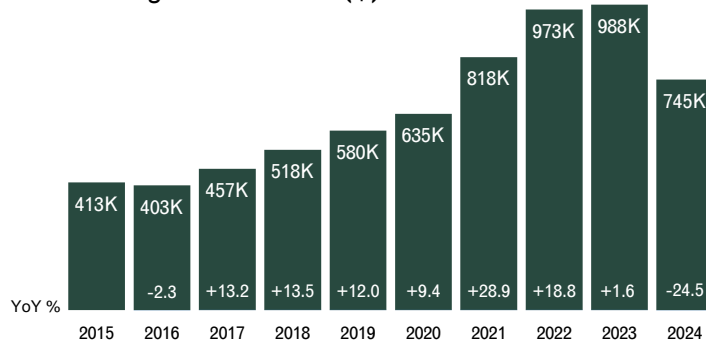
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 200, NE Boise

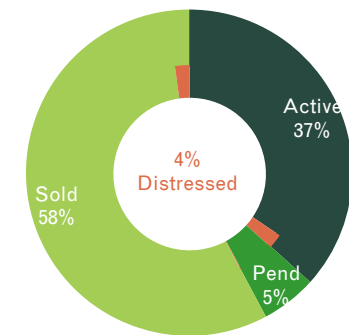
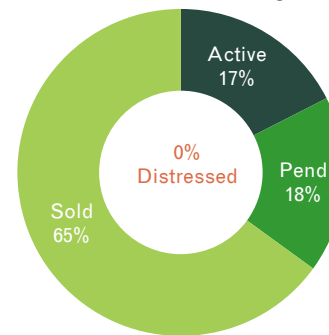
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	-	14	74	0.9	364,543	366,336	100.5%	697	525.64	-
400 - 499K	4	1	13	72	3.7	447,592	447,592	100.0%	894	500.66	-
500 - 599K	-	-	4	24	-	534,900	534,875	100.0%	1,229	435.21	-
600 - 799K	1	4	6	157	2.0	786,283	783,983	99.7%	2,101	373.24	-
800 - 999K	1	-	5	71	2.4	846,324	841,732	99.5%	2,179	386.36	-
1 - 1.5M	1	4	5	73	2.4	1,178,644	1,190,588	101.0%	2,646	449.92	-
1.5 - 2M	4	2	2	110	24.0	1,844,500	1,758,850	95.4%	3,714	473.64	-
2 - 2.5M	1	3	2	82	6.0	2,217,662	2,171,677	97.9%	4,057	535.36	-
2.5 - 3M	1	-	1	-	12.0	3,400,000	2,950,000	86.8%	5,150	572.82	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>14</b>	<b>14</b>	<b>52</b>	<b>79</b>	<b>3.2</b>	<b>758,245</b>	<b>745,451</b>	<b>98.3%</b>	<b>1,610</b>	<b>\$463</b>	<b>0</b>
<b>Avg Price</b>	<b>\$1,243,277</b>	<b>\$1,315,544</b>	<b>\$745,451</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

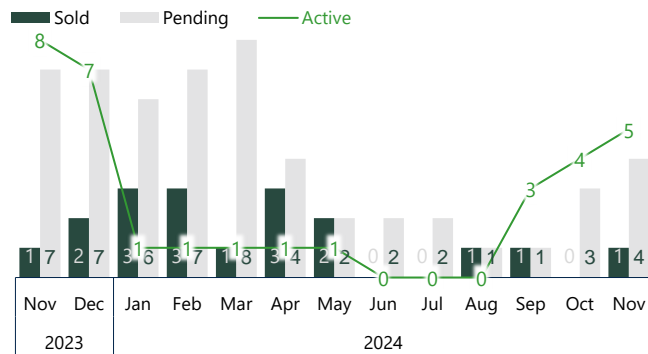


Report Date: Dec 4, 2024

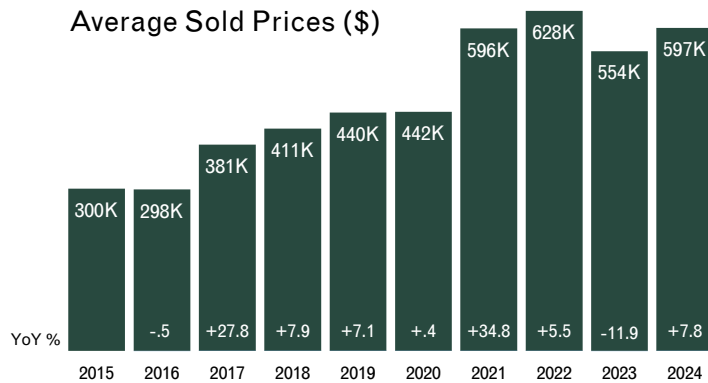
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 300, SE Boise

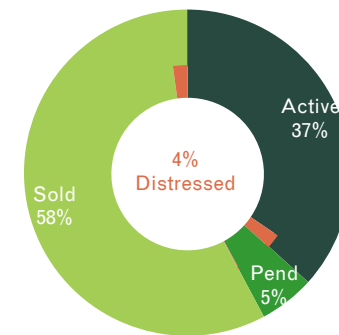
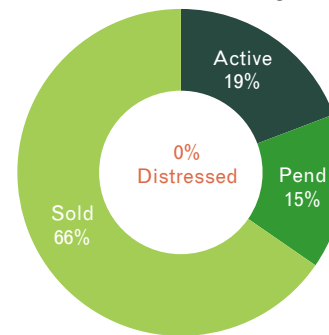
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	1	231	-	475,000	399,900	84.2%	1,444	276.94	-
400 - 499K	-	-	3	43	-	442,933	421,950	95.3%	1,460	289.01	-
500 - 599K	2	2	3	34	8.0	568,233	570,267	100.4%	2,074	274.92	-
600 - 799K	2	2	10	19	2.4	683,620	677,445	99.1%	2,510	269.89	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>5</b>	<b>4</b>	<b>17</b>	<b>38</b>	<b>3.5</b>	<b>608,512</b>	<b>597,117</b>	<b>98.1%</b>	<b>2,185</b>	<b>\$273</b>	<b>0</b>
<b>Avg Price</b>	\$659,960	\$609,950	\$597,117								

### Current Market Strength

- VS -

### 2010 Market Distress

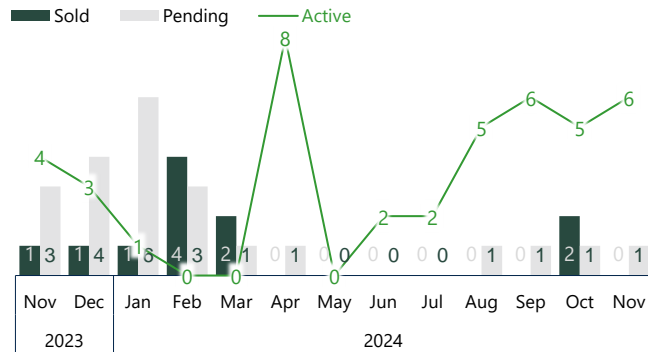


Report Date: Dec 4, 2024

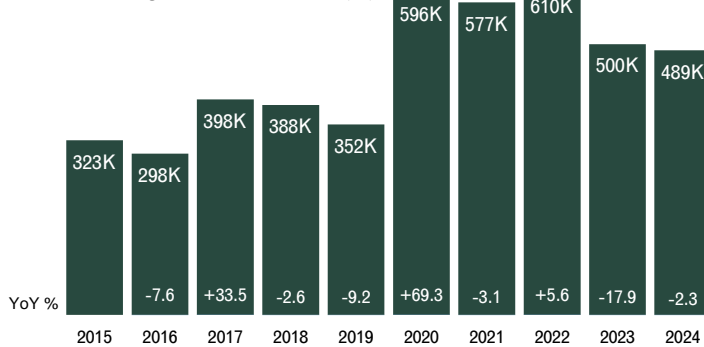
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

**Area:** 400, Bench

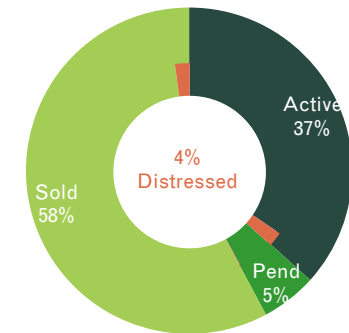
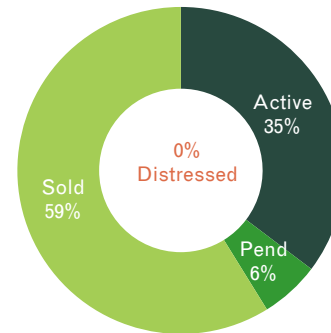
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	5	-	310,000	282,500	91.1%	1,572	179.71	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	1	-	3	20	4.0	448,267	448,267	100.0%	982	456.48	-
500 - 599K	2	-	6	73	4.0	564,950	543,667	96.2%	1,671	325.29	-
600 - 799K	3	1	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>6</b>	<b>1</b>	<b>10</b>	<b>50</b>	<b>7.2</b>	<b>504,450</b>	<b>488,930</b>	<b>96.9%</b>	<b>1,455</b>	<b>\$336</b>	<b>0</b>
<b>Avg Price</b>	<b>\$640,350</b>	<b>\$637,900</b>	<b>\$488,930</b>								

Current Market Strength

- VS -

2010 Market Distress

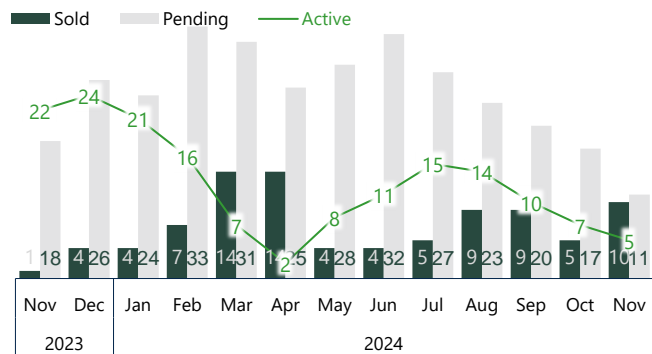


Report Date: Dec 4, 2024

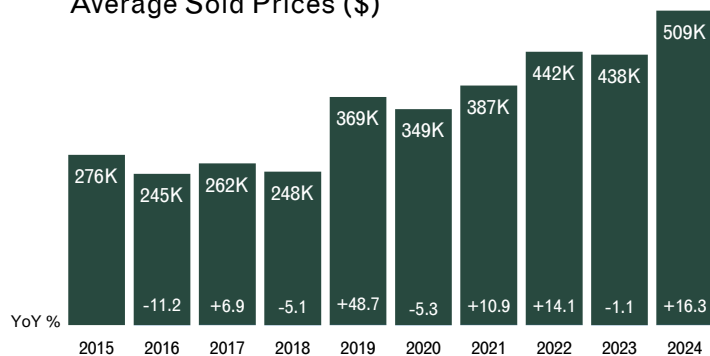
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 500, SW Boise

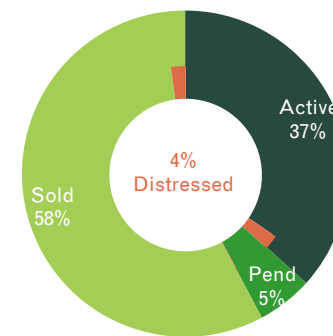
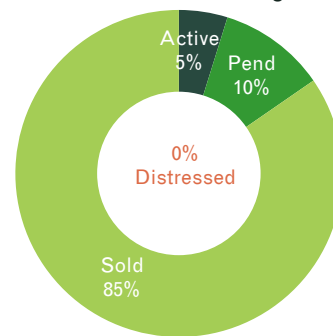
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	2	-	-	382,599	383,036	100.1%	1,024	374.06	-
400 - 499K	3	7	30	33	1.2	444,021	439,882	99.1%	1,515	290.41	-
500 - 599K	1	4	54	84	0.2	557,766	544,861	97.7%	2,212	246.28	-
600 - 799K	-	-	2	164	-	749,445	694,950	92.7%	2,721	255.45	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>5</b>	<b>11</b>	<b>88</b>	<b>66</b>	<b>0.7</b>	<b>519,364</b>	<b>508,806</b>	<b>98.0%</b>	<b>1,959</b>	<b>\$260</b>	<b>0</b>
<b>Avg Price</b>	<b>\$583,992</b>	<b>\$477,125</b>	<b>\$508,806</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

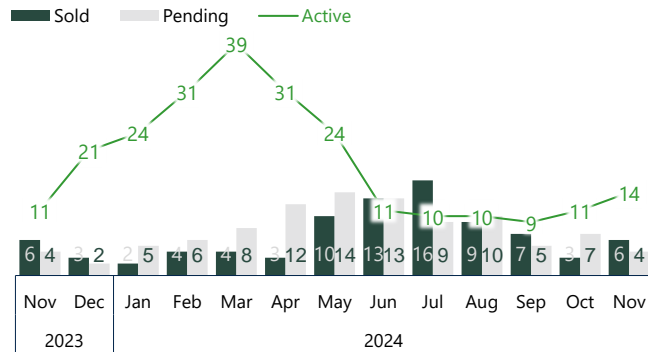


Report Date: Dec 4, 2024

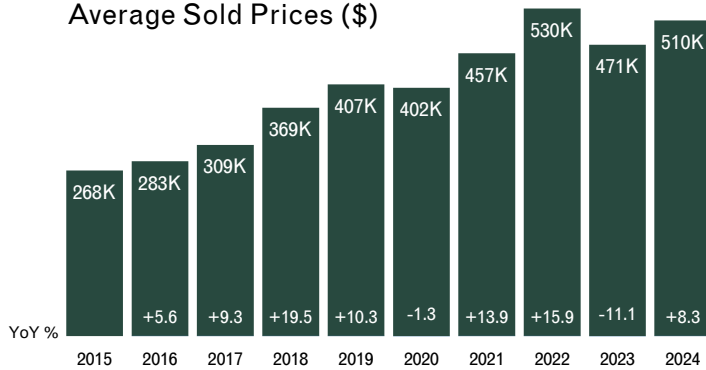
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 550, SW Boise/Meridian

November 2024

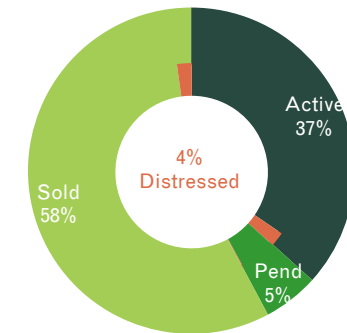
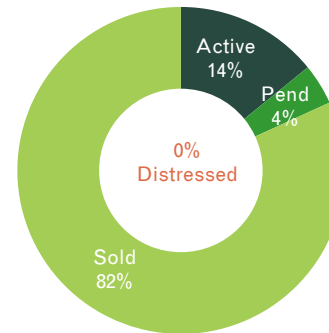
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	8	190	-	447,740	392,481	87.7%	1,529	256.63	-
400 - 499K	8	-	49	96	2.0	482,521	460,317	95.4%	1,782	258.37	-
500 - 599K	2	1	8	97	3.0	556,418	545,434	98.0%	2,141	254.76	-
600 - 799K	4	3	13	52	3.7	672,079	659,919	98.2%	2,446	269.80	-
800 - 999K	-	-	3	63	-	929,233	903,267	97.2%	2,837	318.39	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>14</b>	<b>4</b>	<b>81</b>	<b>97</b>	<b>2.1</b>	<b>533,352</b>	<b>510,464</b>	<b>95.7%</b>	<b>1,938</b>	<b>\$263</b>	<b>0</b>

**Avg Price** \$541,577 \$642,400 \$510,464

### Current Market Strength

- VS -

### 2010 Market Distress

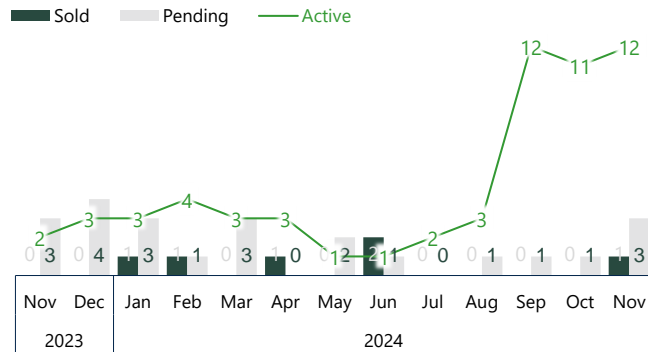


Report Date: Dec 4, 2024

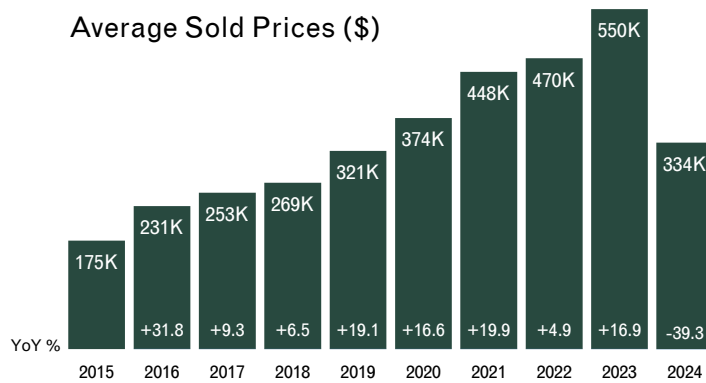
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 600, W Boise

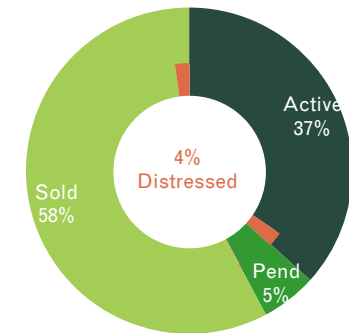
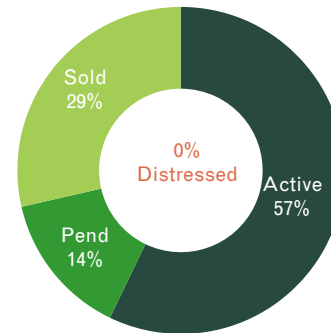
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	1	2	6	59	2.0	333,683	333,933	100.1%	933	358.04	
400 - 499K	8	-	-	-	-	-	-	-	-	-	
500 - 599K	-	-	-	-	-	-	-	-	-	-	
600 - 799K	3	-	-	-	-	-	-	-	-	-	
800 - 999K	-	1	-	-	-	-	-	-	-	-	
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
<b>Totals</b>	<b>12</b>	<b>3</b>	<b>6</b>	<b>59</b>	<b>24.0</b>	<b>333,683</b>	<b>333,933</b>	<b>100.1%</b>	<b>933</b>	<b>\$358</b>	<b>0</b>
<b>Avg Price</b>	\$503,317	\$519,600	\$333,933								

### Current Market Strength

- VS -

### 2010 Market Distress



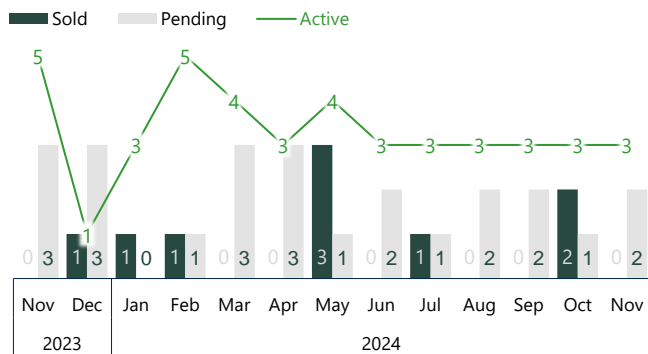
Report Date: Dec 4, 2024



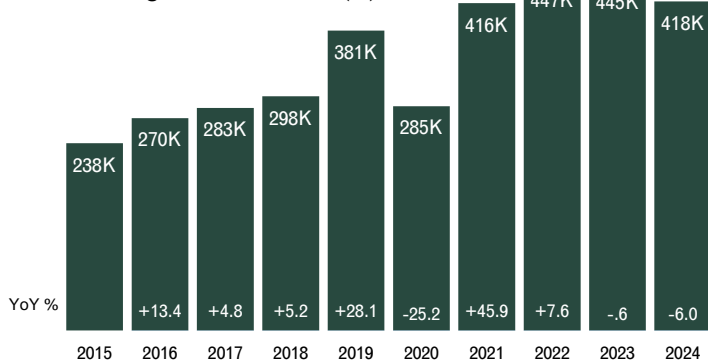
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

**Area:** 650, W Boise/Meridian

November 2024

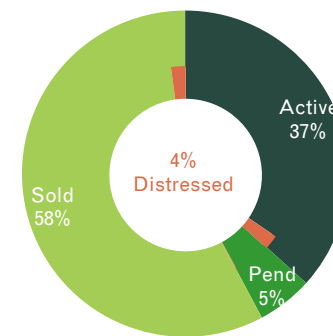
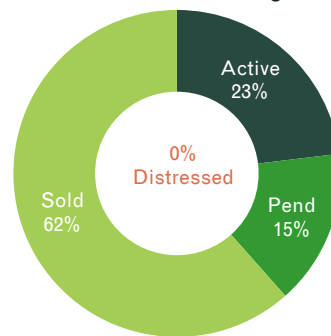
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	-	2	51	6.0	370,000	370,000	100.0%	1,108	333.94	-
400 - 499K	2	2	6	33	4.0	442,900	434,384	98.1%	1,789	242.88	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>3</b>	<b>2</b>	<b>8</b>	<b>37</b>	<b>4.5</b>	<b>424,675</b>	<b>418,288</b>	<b>98.5%</b>	<b>1,618</b>	<b>\$258</b>	<b>0</b>

**Avg Price** \$422,900 \$449,900 \$418,288

### Current Market Strength

- VS -

### 2010 Market Distress

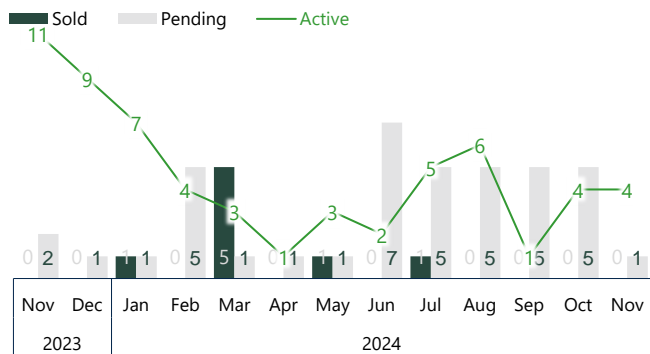


Report Date: Dec 4, 2024

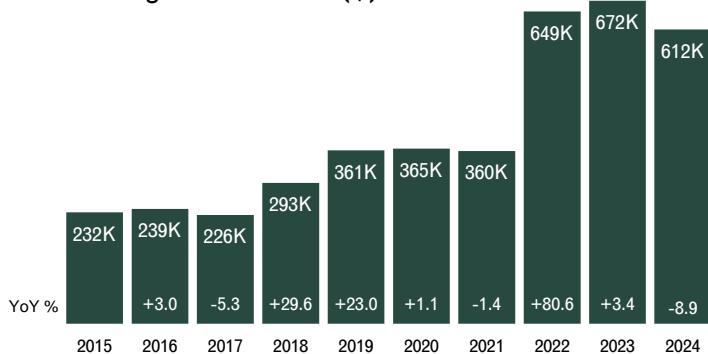
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 700, Garden City

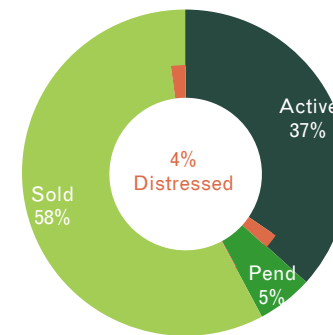
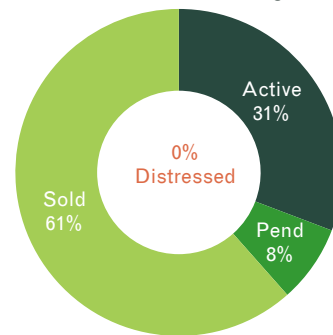
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	-	-	-	-	-	-	-	-	
400 - 499K	-	-	-	-	-	-	-	-	-	-	
500 - 599K	-	-	6	137	-	586,583	559,950	95.5%	1,547	362.08	-
600 - 799K	1	-	1	374	12.0	799,900	734,900	91.9%	1,900	386.79	-
800 - 999K	2	1	1	-	24.0	802,395	802,395	100.0%	2,260	355.04	-
1 - 1.5M	1	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>4</b>	<b>1</b>	<b>8</b>	<b>150</b>	<b>6.0</b>	<b>640,224</b>	<b>612,124</b>	<b>95.6%</b>	<b>1,680</b>	<b>\$364</b>	<b>0</b>
<b>Avg Price</b>	\$969,725	\$975,000	\$612,124								

### Current Market Strength

- VS -

### 2010 Market Distress

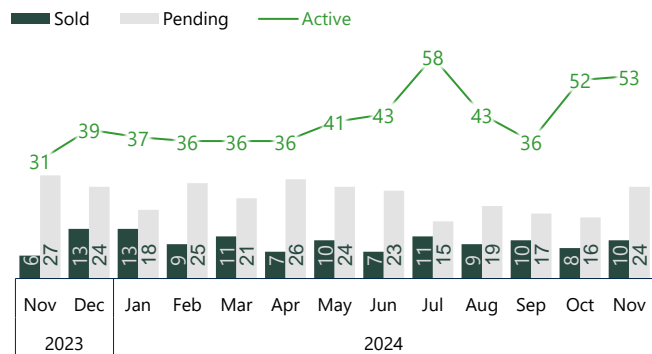


Report Date: Dec 4, 2024

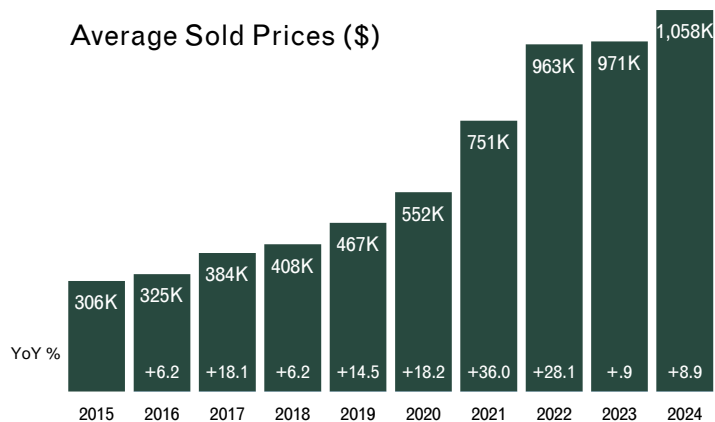
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

**Area:** 800, NW Boise/Garden City

November 2024

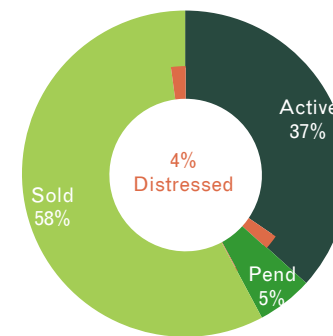
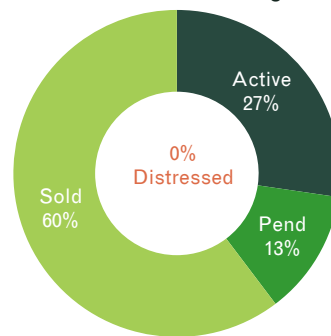
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	8	3	10	134	9.6	506,724	457,233	90.2%	1,661	275.24	-
500 - 599K	12	1	16	67	9.0	570,668	564,980	99.0%	2,086	270.79	-
600 - 799K	4	1	14	14	3.4	675,503	672,669	99.6%	2,079	323.49	-
800 - 999K	2	1	20	38	1.2	871,645	877,404	100.7%	2,469	355.41	-
1 - 1.5M	20	6	33	80	7.3	1,276,020	1,263,320	99.0%	3,373	374.58	-
1.5 - 2M	5	10	20	31	3.0	1,650,327	1,640,325	99.4%	3,543	462.93	-
2 - 2.5M	1	2	4	62	3.0	2,174,205	2,167,271	99.7%	4,333	500.21	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>53</b>	<b>24</b>	<b>117</b>	<b>59</b>	<b>5.4</b>	<b>1,067,520</b>	<b>1,057,629</b>	<b>99.1%</b>	<b>2,803</b>	<b>\$377</b>	<b>0</b>

**Avg Price** \$1,032,822 \$1,381,070 \$1,057,629

### Current Market Strength

- vs -

### 2010 Market Distress

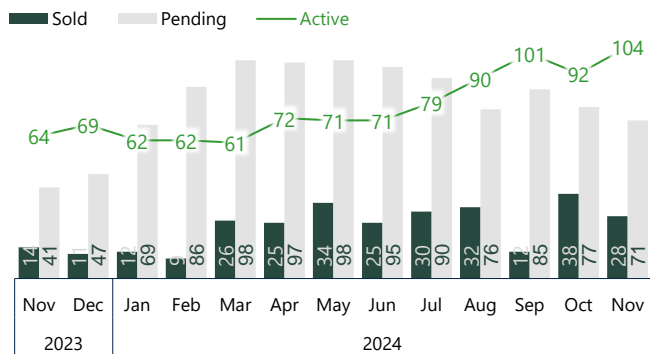


Report Date: Dec 4, 2024

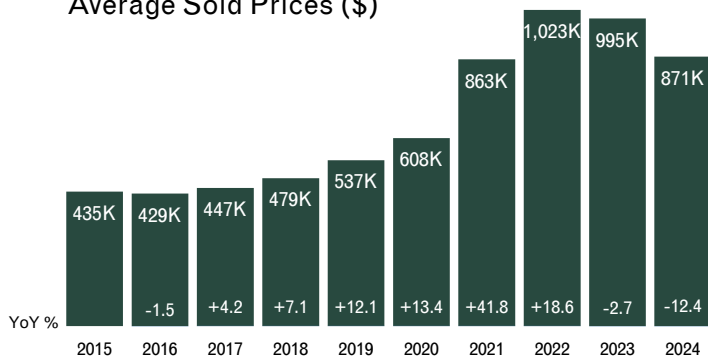
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 900, Eagle

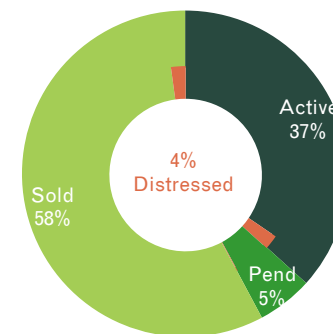
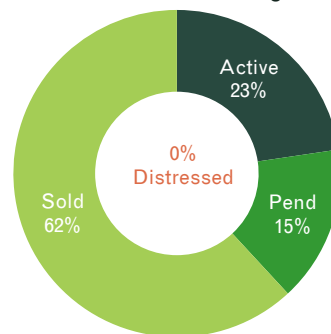
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	1	2	57	6.0	434,400	392,450	90.3%	1,785	219.86	-
400 - 499K	12	8	30	100	4.8	474,873	454,533	95.7%	1,851	245.57	-
500 - 599K	9	3	54	92	2.0	556,901	554,152	99.5%	1,794	308.83	-
600 - 799K	31	20	61	48	6.1	703,619	694,788	98.7%	2,099	330.97	-
800 - 999K	13	10	52	83	3.0	927,391	911,713	98.3%	2,512	362.92	-
1 - 1.5M	32	20	66	70	5.8	1,194,026	1,185,073	99.3%	3,071	385.88	-
1.5 - 2M	3	7	15	53	2.4	1,683,325	1,670,937	99.3%	3,834	435.84	-
2 - 2.5M	3	2	2	102	18.0	2,570,000	2,295,000	89.3%	3,858	594.87	-
2.5 - 3M	-	-	2	74	-	2,890,981	2,728,481	94.4%	5,598	487.45	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>104</b>	<b>71</b>	<b>284</b>	<b>74</b>	<b>4.4</b>	<b>884,895</b>	<b>871,346</b>	<b>98.5%</b>	<b>2,443</b>	<b>\$357</b>	<b>0</b>
<b>Avg Price</b>	<b>\$907,266</b>	<b>\$990,105</b>	<b>\$871,346</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

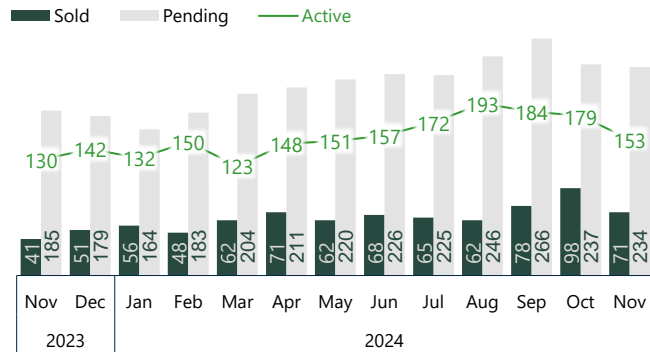


Report Date: Dec 4, 2024

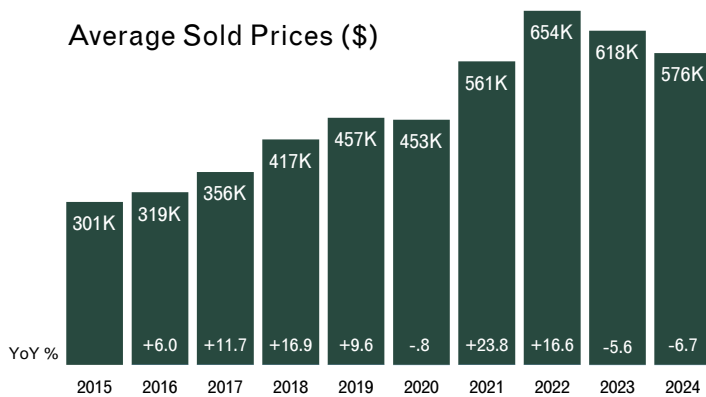
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 950, Star

November 2024

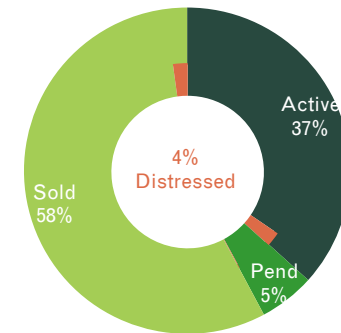
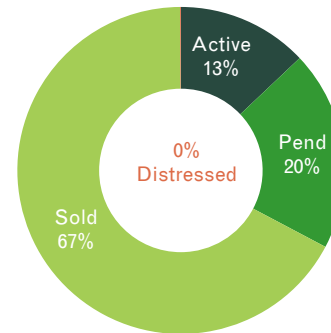
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	6	44	68	0.3	396,487	381,622	96.3%	1,508	253.09	-
400 - 499K	25	59	283	76	1.1	467,682	454,310	97.1%	1,866	243.51	-
500 - 599K	45	65	207	63	2.6	555,572	547,193	98.5%	2,310	236.84	-
600 - 799K	42	71	188	71	2.7	680,979	675,486	99.2%	2,604	259.37	1
800 - 999K	18	22	46	70	4.7	882,845	875,259	99.1%	3,046	287.32	-
1 - 1.5M	18	11	23	57	9.4	1,169,128	1,155,704	98.9%	3,250	355.61	-
1.5 - 2M	3	-	3	54	12.0	1,462,615	1,733,835	118.5%	4,442	390.36	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>153</b>	<b>234</b>	<b>794</b>	<b>70</b>	<b>2.3</b>	<b>585,284</b>	<b>576,406</b>	<b>98.5%</b>	<b>2,255</b>	<b>\$256</b>	<b>1</b>

**Avg Price** \$725,589 \$624,135 \$576,406

### Current Market Strength

- vs -

### 2010 Market Distress

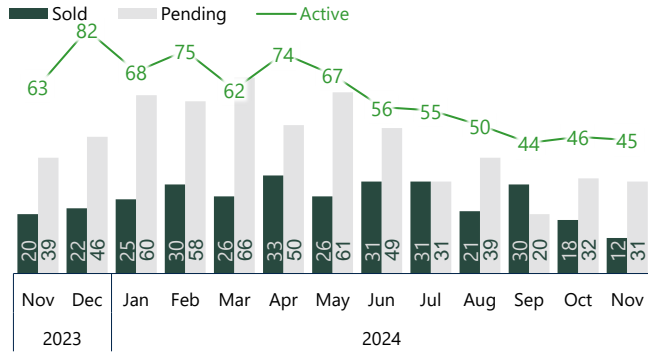


Report Date: Dec 4, 2024

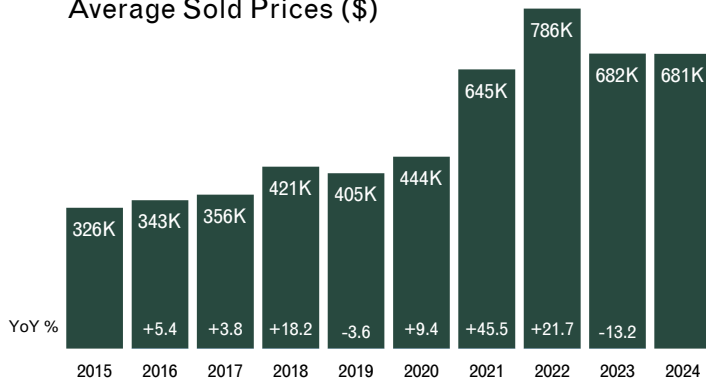
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 1000, SE Meridian

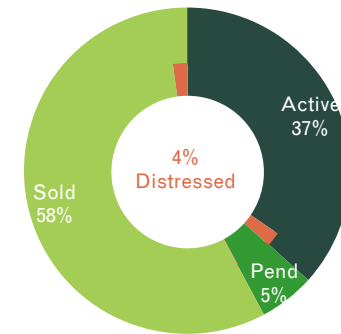
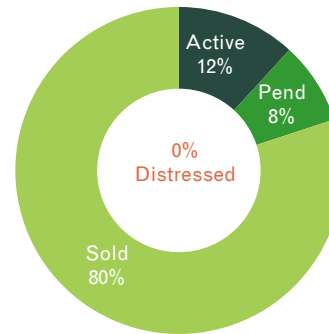
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	2	-	25	60	1.0	490,534	469,994	95.8%	1,697	277.01	-
500 - 599K	18	8	89	91	2.4	572,456	555,851	97.1%	2,017	275.57	-
600 - 799K	14	13	140	56	1.2	694,350	692,772	99.8%	2,557	270.91	-
800 - 999K	9	5	40	40	2.7	861,500	865,071	100.4%	2,984	289.87	-
1 - 1.5M	2	5	9	22	2.7	1,244,139	1,235,478	99.3%	3,387	364.76	-
1.5 - 2M	-	-	1	594	-	1,699,999	1,711,000	100.6%	3,774	453.37	-
2 - 2.5M	-	-	1	14	-	2,150,000	2,150,000	100.0%	4,266	503.98	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>45</b>	<b>31</b>	<b>305</b>	<b>65</b>	<b>1.8</b>	<b>688,289</b>	<b>681,285</b>	<b>99.0%</b>	<b>2,419</b>	<b>\$282</b>	<b>0</b>
<b>Avg Price</b>	<b>\$683,063</b>	<b>\$760,516</b>	<b>\$681,285</b>								

### Current Market Strength

- vs -

### 2010 Market Distress

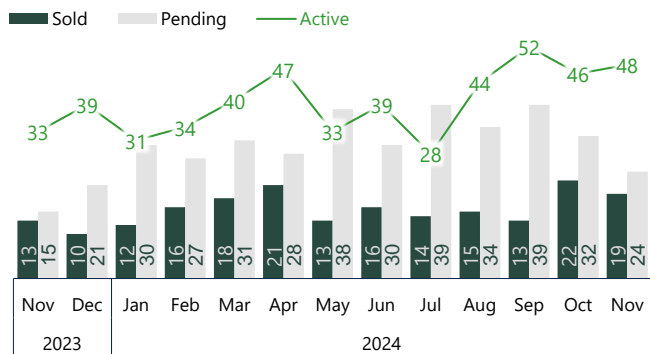


Report Date: Dec 4, 2024

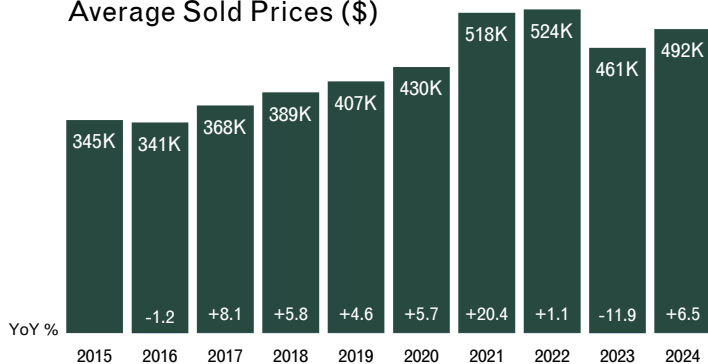
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



Area: 1010, SW Meridian

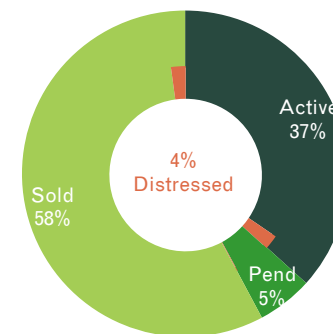
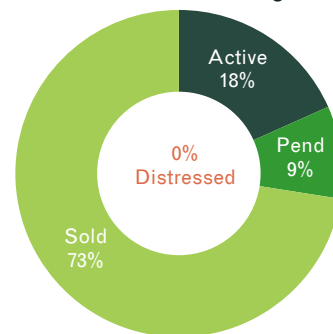
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	-	10	61	1.2	396,837	391,298	98.6%	1,278	306.16	-
400 - 499K	26	3	128	62	2.4	448,258	438,734	97.9%	1,694	259.06	-
500 - 599K	7	6	29	58	2.9	545,097	539,025	98.9%	2,263	238.19	-
600 - 799K	5	10	14	53	4.3	686,823	671,276	97.7%	2,784	241.14	-
800 - 999K	9	3	8	8	13.5	853,716	899,002	105.3%	2,656	338.53	-
1 - 1.5M	-	2	1	24	-	1,195,000	1,097,000	91.8%	4,104	267.30	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>48</b>	<b>24</b>	<b>190</b>	<b>Avg 58</b>	<b>3.0</b>	<b>498,913</b>	<b>491,524</b>	<b>98.5%</b>	<b>1,892</b>	<b>\$260</b>	<b>0</b>
<b>Price</b>	<b>\$570,623</b>	<b>\$683,258</b>	<b>\$491,524</b>								

### Current Market Strength

- VS -

### 2010 Market Distress



**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

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

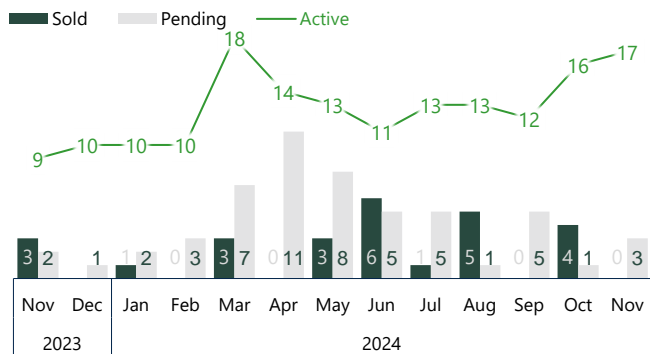
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Report Date: Dec 4, 2024

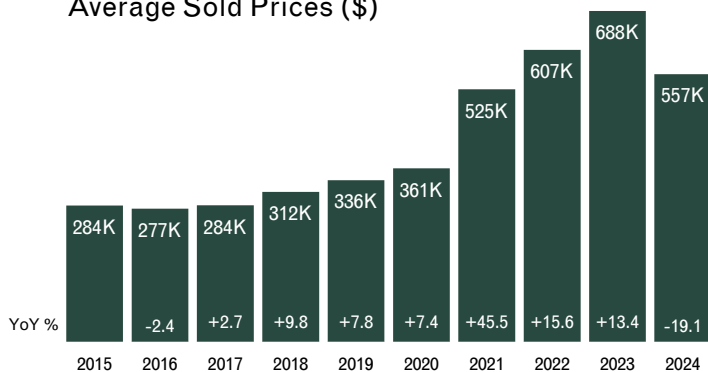
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

**Area:** 1020, NE Meridian

November 2024

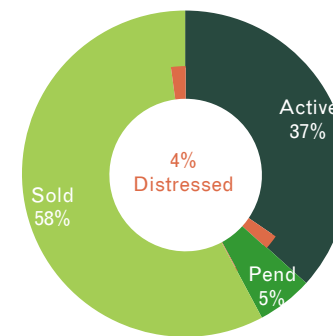
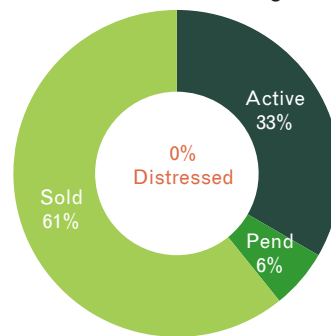
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	1	70	-	389,900	390,460	100.1%	1,598	244.34	-
400 - 499K	9	3	24	113	4.5	451,730	443,700	98.2%	1,701	260.91	-
500 - 599K	6	-	2	210	36.0	564,450	531,900	94.2%	1,976	269.25	-
600 - 799K	1	-	3	100	4.0	714,900	709,900	99.3%	2,163	328.20	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	1	18	-	3,100,000	3,025,000	97.6%	6,065	498.76	-
<b>Totals</b>	<b>17</b>	<b>3</b>	<b>31</b>	<b>114</b>	<b>6.6</b>	<b>567,904</b>	<b>556,702</b>	<b>98.0%</b>	<b>1,901</b>	<b>\$293</b>	<b>0</b>

**Avg Price** \$527,652 \$469,900 \$556,702

### Current Market Strength

- VS -

### 2010 Market Distress



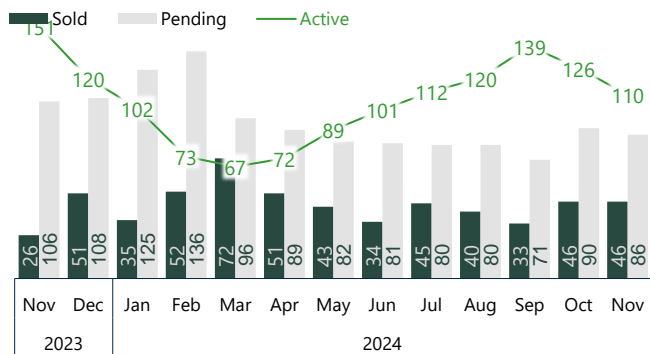
Report Date: Dec 4, 2024



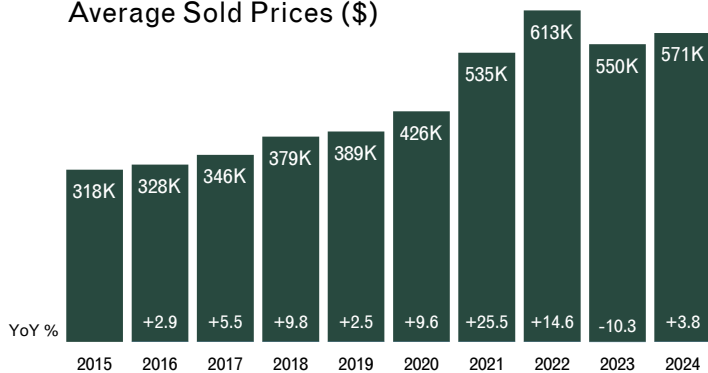
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

**Area:** 1030, NW Meridian

November 2024

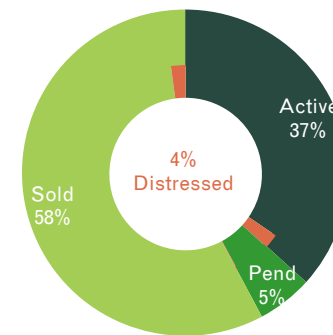
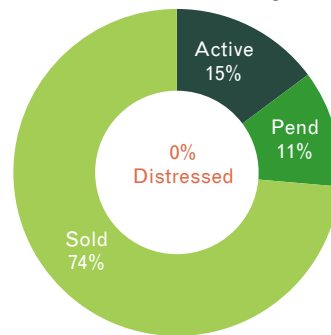
Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	19	109	-	413,792	390,448	94.4%	1,573	248.14	-
400 - 499K	60	34	241	75	3.0	460,526	446,859	97.0%	1,796	248.76	-
500 - 599K	20	21	109	83	2.2	558,018	549,424	98.5%	2,128	258.15	-
600 - 799K	20	21	129	57	1.9	694,967	690,535	99.4%	2,543	271.52	-
800 - 999K	9	10	36	27	3.0	849,480	850,435	100.1%	3,217	264.35	-
1 - 1.5M	1	-	10	56	1.2	1,163,771	1,188,881	102.2%	3,284	362.01	-
1.5 - 2M	-	-	2	28	-	1,621,598	1,658,574	102.3%	3,932	421.81	-
2 - 2.5M	-	-	1	-	-	2,296,537	2,314,055	100.8%	5,514	419.67	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>110</b>	<b>86</b>	<b>547</b>	<b>70</b>	<b>2.4</b>	<b>579,675</b>	<b>570,774</b>	<b>98.5%</b>	<b>2,166</b>	<b>\$263</b>	<b>0</b>

**Avg Price** \$555,364 \$584,509 \$570,774

### Current Market Strength

- VS -

### 2010 Market Distress

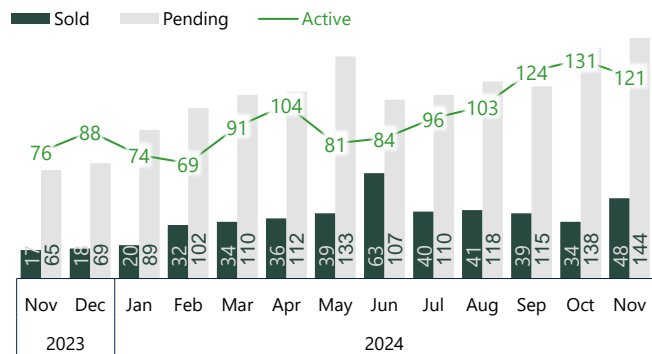


Report Date: Dec 4, 2024

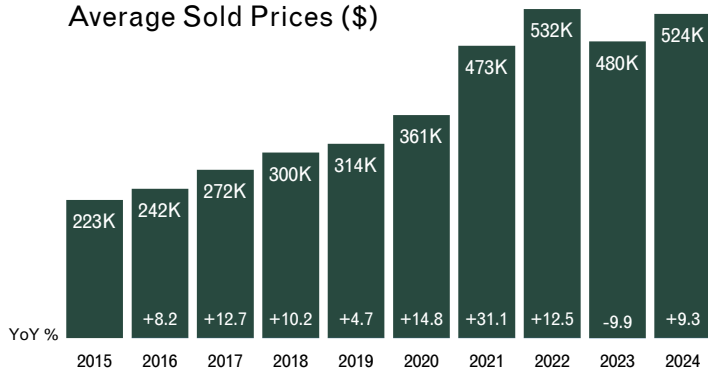
# MONTHLY MARKET TRENDS

## 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

<sup>1</sup> 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

Area: 1100, Kuna

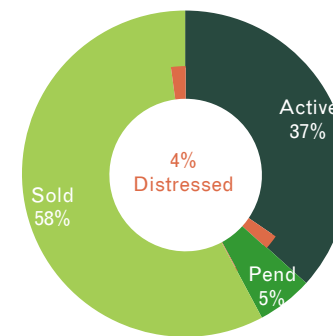
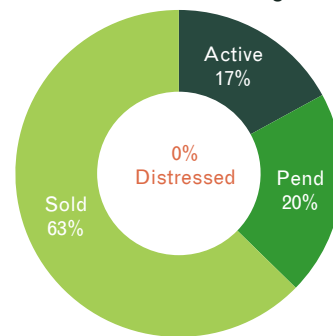
November 2024

Price \$1000's	# Active as of 12/04/2024	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 12-01-23 to 11-30-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	10	17	53	40	2.3	388,919	383,947	98.7%	1,411	272.08	-
400 - 499K	53	46	205	71	3.1	462,016	447,540	96.9%	1,866	239.80	-
500 - 599K	21	21	85	63	3.0	555,296	539,572	97.2%	2,365	228.18	-
600 - 799K	33	43	78	82	5.1	689,730	686,866	99.6%	2,384	288.12	-
800 - 999K	4	14	22	45	2.2	848,993	880,872	103.8%	2,581	341.33	-
1 - 1.5M	-	3	2	98	-	1,184,633	1,178,338	99.5%	3,034	388.44	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>121</b>	<b>144</b>	<b>445</b>	<b>67</b>	<b>3.3</b>	<b>533,421</b>	<b>524,202</b>	<b>98.3%</b>	<b>2,039</b>	<b>\$257</b>	<b>0</b>
<b>Avg Price</b>	<b>\$540,352</b>	<b>\$584,151</b>	<b>\$524,202</b>								

### Current Market Strength

- VS -

### 2010 Market Distress



Report Date: Dec 4, 2024