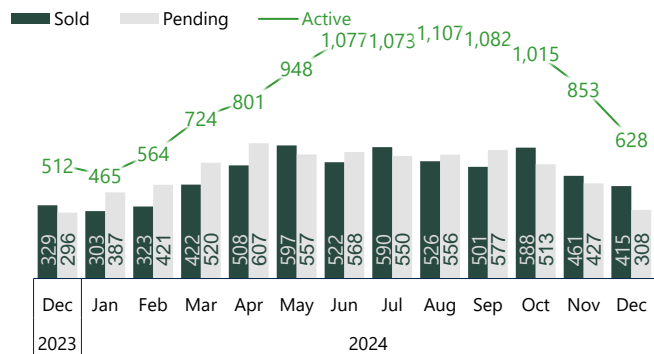


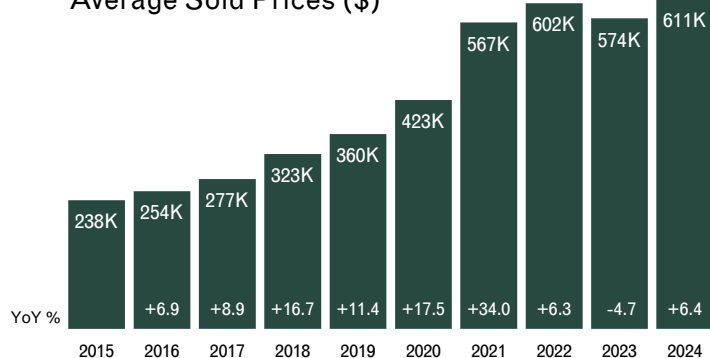
MONTHLY MARKET TRENDS

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

Area: Ada County

December 2024

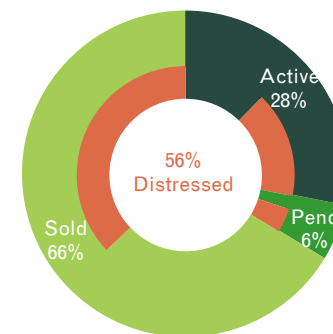
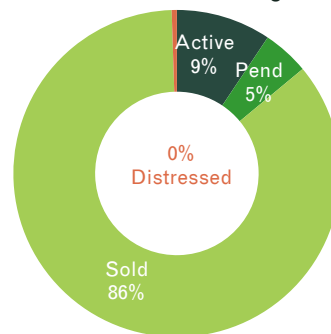
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	103	-	221,633	179,000	80.8%	621	288.40	-
200 - 299K	9	3	111	29	1.0	285,515	266,320	93.3%	967	275.43	1
300 - 399K	63	53	857	28	0.9	376,508	366,261	97.3%	1,263	289.93	15
400 - 499K	162	79	1,661	29	1.2	455,016	444,509	97.7%	1,640	270.99	8
500 - 599K	111	59	1,032	34	1.3	560,591	546,137	97.4%	2,044	267.25	3
600 - 799K	137	57	1,127	36	1.5	704,797	686,303	97.4%	2,434	281.96	3
800 - 999K	61	32	477	41	1.5	908,066	882,978	97.2%	2,888	305.78	3
1 - 1.5M	51	20	331	50	1.8	1,259,578	1,205,005	95.7%	3,479	346.39	1
1.5 - 2M	14	5	82	52	2.0	1,745,245	1,666,040	95.5%	3,990	417.59	-
2 - 2.5M	7	-	29	55	2.9	2,320,071	2,207,989	95.2%	4,886	451.90	-
2.5 - 3M	4	-	13	91	3.7	2,959,273	2,780,769	94.0%	5,172	537.67	-
>3M	9	-	6	53	18.0	3,898,332	3,619,167	92.8%	6,045	598.75	-
Totals	628	308	5,729	34	1.3	629,423	610,567	97.0%	2,072	\$295	34

Avg Price \$734,179 \$618,576 \$610,567

Current Market Strength

- vs -

2010 Market Distress

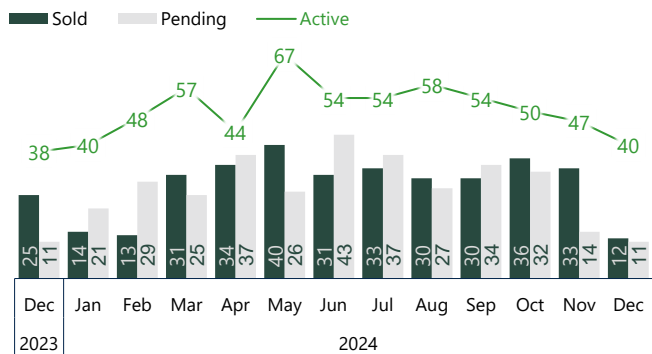


Report Date: Jan 4, 2025

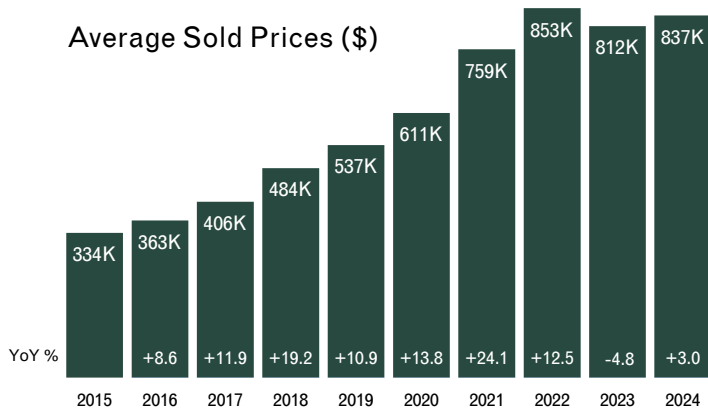
MONTHLY MARKET TRENDS

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

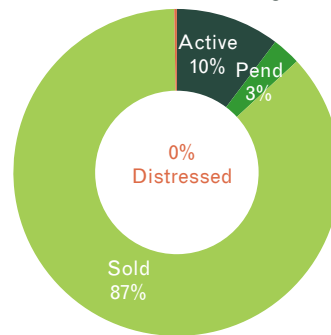
December 2024

Area: 100, No. Boise

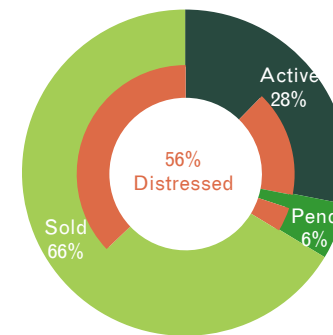
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	5	8	-	330,960	252,100	76.2%	750	335.95	-
300 - 399K	1	1	17	39	0.7	383,706	370,797	96.6%	815	454.80	-
400 - 499K	5	1	40	38	1.5	479,608	453,603	94.6%	1,052	431.04	-
500 - 599K	6	4	54	38	1.3	562,443	545,854	97.1%	1,345	405.83	-
600 - 799K	12	2	82	29	1.8	706,999	692,056	97.9%	1,774	390.20	-
800 - 999K	3	2	52	43	0.7	897,243	877,633	97.8%	2,380	368.71	1
1 - 1.5M	4	1	58	46	0.8	1,270,619	1,225,390	96.4%	2,925	418.87	-
1.5 - 2M	3	-	23	37	1.6	1,700,343	1,675,835	98.6%	3,703	452.54	-
2 - 2.5M	2	-	3	16	8.0	2,458,333	2,358,333	95.9%	3,855	611.71	-
2.5 - 3M	-	-	3	163	-	3,008,333	2,608,333	86.7%	5,862	444.93	-
>3M	4	-	-	-	-	-	-	-	-	-	-
Totals	40	11	337	38	1.4	865,188	837,052	96.7%	2,034	\$411	1

Avg Price \$1,165,720 \$696,936 \$837,052

Current Market Strength



- VS - 2010 Market Distress

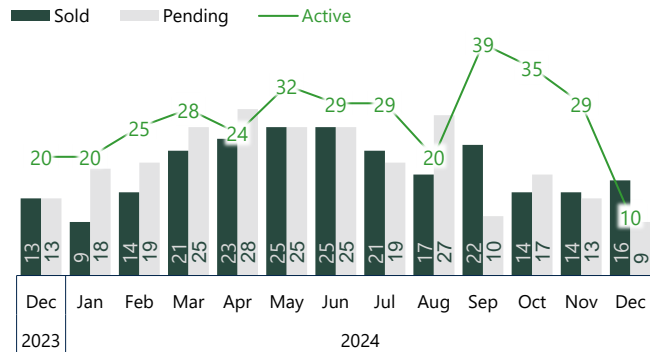


Report Date: Jan 4, 2025

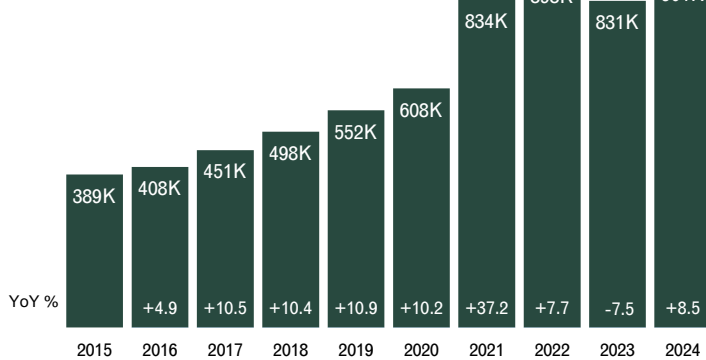
MONTHLY MARKET TRENDS

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

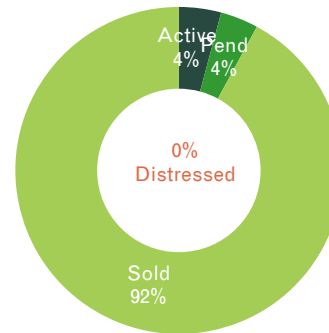
December 2024

Area: 200, NE Boise

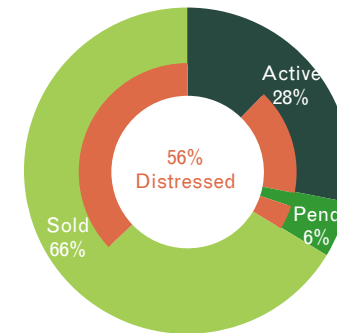
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	2	20	-	342,450	340,000	99.3%	799	425.53	-
400 - 499K	1	-	4	26	3.0	484,425	474,750	98.0%	1,412	336.17	-
500 - 599K	-	-	15	40	-	569,798	552,958	97.0%	1,587	348.37	-
600 - 799K	5	4	81	27	0.7	711,397	701,052	98.5%	2,163	324.06	-
800 - 999K	-	4	73	24	-	883,556	878,238	99.4%	2,584	339.86	-
1 - 1.5M	2	1	32	49	0.8	1,295,636	1,223,853	94.5%	3,392	360.83	-
1.5 - 2M	2	-	8	69	3.0	1,651,250	1,601,875	97.0%	4,041	396.44	-
2 - 2.5M	-	-	3	43	-	2,433,330	2,263,333	93.0%	4,311	525.05	-
2.5 - 3M	-	-	3	100	-	2,958,000	2,850,000	96.3%	4,845	588.28	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	10	9	221	33	0.5	923,695	900,852	97.5%	2,549	\$353	0

Avg Price \$1,032,579 \$850,555 \$900,852

Current Market Strength



- VS - 2010 Market Distress

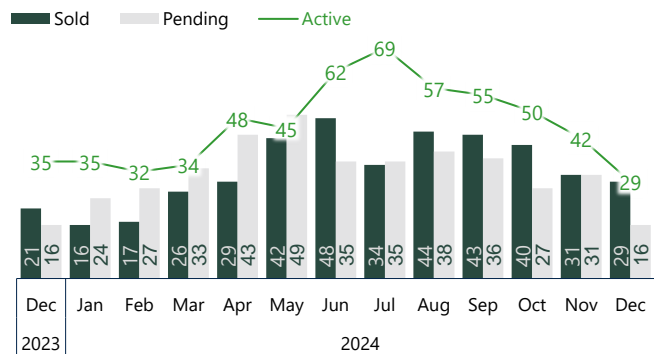


Report Date: Jan 4, 2025

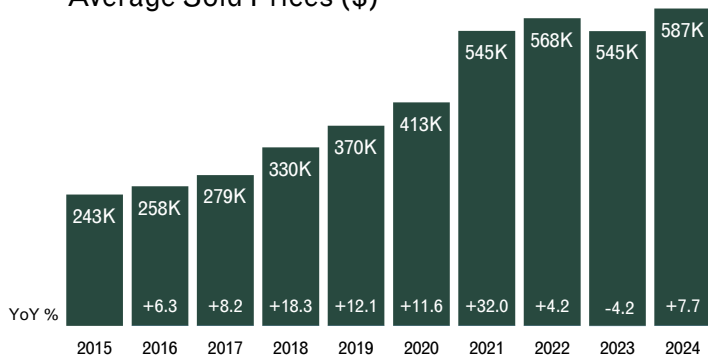
MONTHLY MARKET TRENDS

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

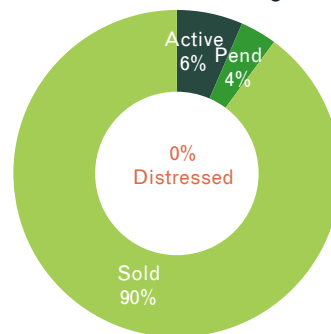
December 2024

Area: 300, SE Boise

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	-	15	55	1.6	295,133	280,192	94.9%	918	305.13	-
300 - 399K	7	1	54	29	1.6	372,730	361,866	97.1%	1,092	331.25	-
400 - 499K	10	5	103	27	1.2	460,332	448,578	97.4%	1,357	330.54	-
500 - 599K	4	2	88	25	0.5	555,141	544,895	98.2%	1,744	312.39	-
600 - 799K	4	5	95	28	0.5	702,810	689,361	98.1%	2,315	297.78	-
800 - 999K	1	3	25	25	0.5	895,696	891,012	99.5%	2,827	315.21	-
1 - 1.5M	1	-	13	29	0.9	1,162,377	1,162,462	100.0%	3,390	342.90	-
1.5 - 2M	-	-	3	168	-	1,926,667	1,708,333	88.7%	3,610	473.18	-
2 - 2.5M	-	-	1	133	-	2,200,000	2,200,000	100.0%	4,306	510.92	-
2.5 - 3M	-	-	1	87	-	2,799,995	2,725,000	97.3%	4,606	591.62	-
>3M	-	-	1	120	-	3,950,000	3,250,000	82.3%	5,534	587.28	-
Totals	29	16	399	30	0.9	601,056	586,653	97.6%	1,820	\$322	0

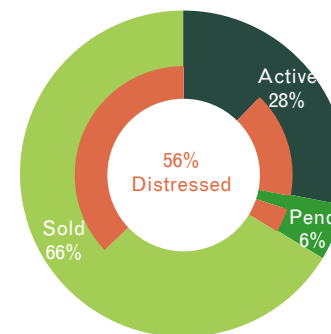
Avg Price \$517,382 \$624,756 \$586,653

Current Market Strength



- vs -

2010 Market Distress

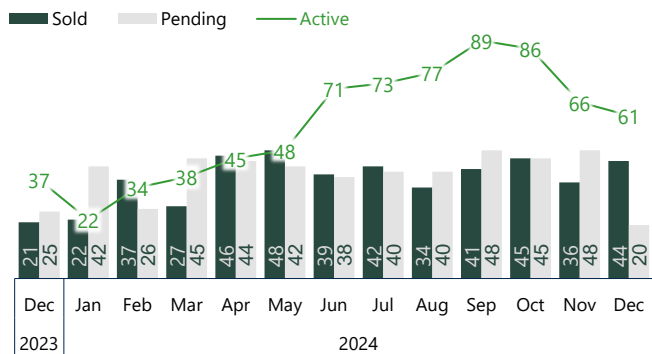


Report Date: Jan 4, 2025

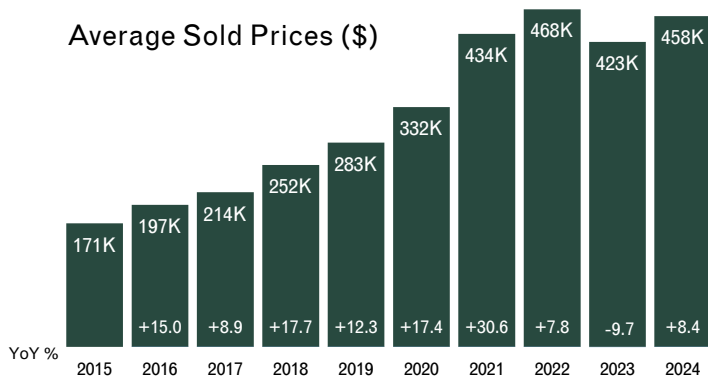
MONTHLY MARKET TRENDS

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

December 2024

Area: 400, Bench

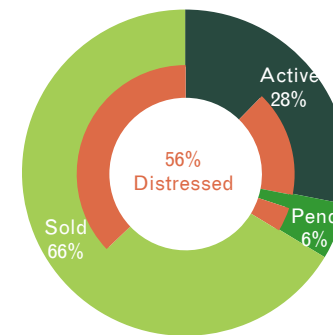
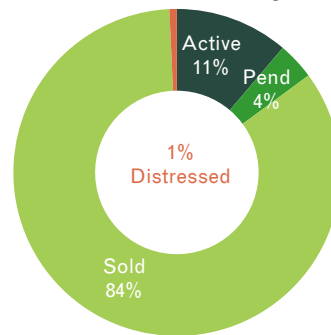
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	4	1	41	25	1.2	282,766	265,724	94.0%	1,013	262.42	1
300 - 399K	17	7	146	27	1.4	373,860	362,326	96.9%	1,178	307.54	3
400 - 499K	15	5	151	27	1.2	446,820	438,568	98.2%	1,507	291.00	-
500 - 599K	11	5	60	31	2.2	553,360	537,270	97.1%	1,857	289.26	-
600 - 799K	8	1	44	43	2.2	687,107	664,309	96.7%	2,350	282.71	-
800 - 999K	2	1	11	23	2.2	913,118	882,709	96.7%	2,674	330.12	-
1 - 1.5M	2	-	3	8	8.0	1,432,967	1,415,800	98.8%	4,164	340.04	-
1.5 - 2M	-	-	3	82	-	1,733,333	1,663,333	96.0%	4,142	401.61	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	61	20	459	29	1.6	471,948	458,455	97.1%	1,547	\$296	4

Avg Price \$571,906 \$475,695 \$458,455

Current Market Strength

- vs -

2010 Market Distress

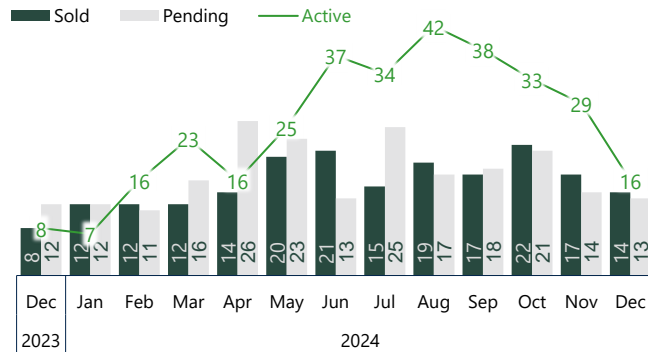


Report Date: Jan 4, 2025

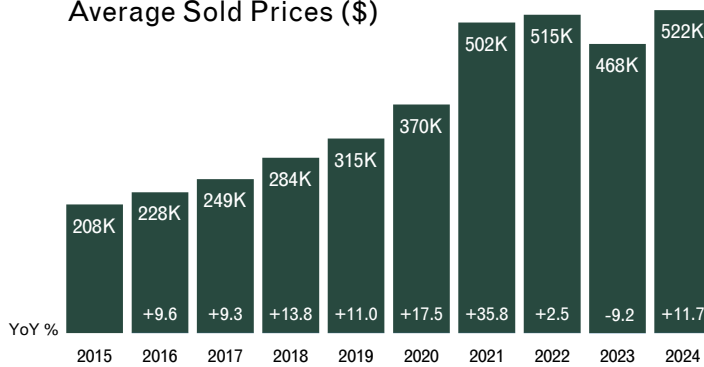
MONTHLY MARKET TRENDS

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

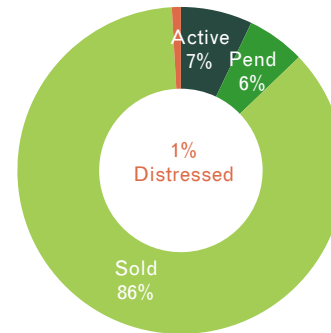
¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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December 2024

Area: 500, SW Boise

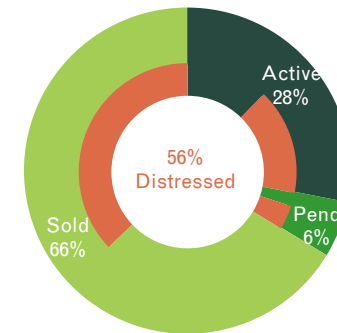
Price \$1000's	# Active as of 01/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	25	-	309,900	270,000	87.1%	1,022	264.19	-
300 - 399K	3	-	25	25	1.4	390,256	372,010	95.3%	1,272	292.51	-
400 - 499K	6	5	81	25	0.9	455,632	446,684	98.0%	1,657	269.55	1
500 - 599K	3	5	41	34	0.9	554,718	540,283	97.4%	2,101	257.10	1
600 - 799K	2	3	42	24	0.6	702,624	684,550	97.4%	2,512	272.47	-
800 - 999K	-	-	4	74	-	955,250	935,000	97.9%	3,361	278.17	-
1 - 1.5M	2	-	1	9	24.0	1,450,000	1,450,000	100.0%	3,780	383.60	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	16	13	195	28	1.0	535,883	522,279	97.5%	1,928	\$271	2
Avg Price	\$572,005	\$537,308	\$522,279								

Current Market Strength



- vs -

2010 Market Distress

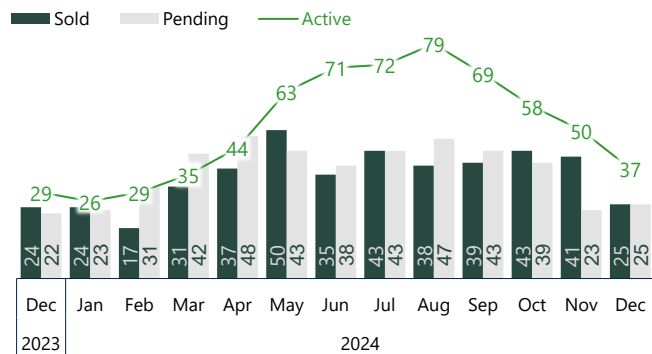


Report Date: Jan 4, 2025

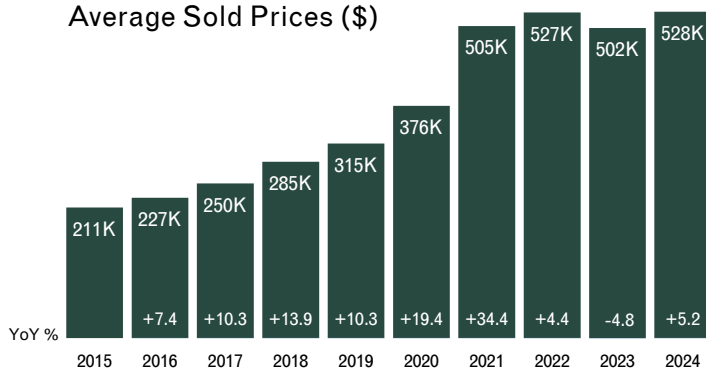
MONTHLY MARKET TRENDS

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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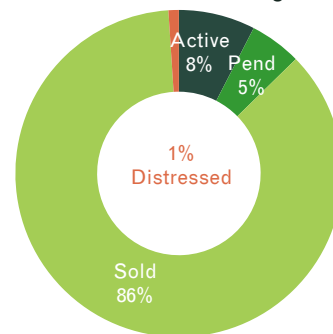
December 2024

Area: 550, SW Boise/Meridian

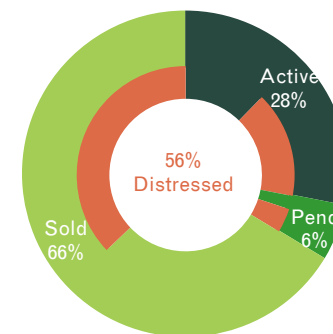
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	-	2	14	12.0	279,000	279,500	100.2%	1,049	266.57	-
300 - 399K	6	3	55	27	1.3	381,012	373,451	98.0%	1,327	281.33	3
400 - 499K	14	10	173	28	1.0	452,049	444,041	98.2%	1,734	256.12	2
500 - 599K	10	4	89	32	1.3	556,981	545,762	98.0%	2,230	244.71	-
600 - 799K	4	6	77	27	0.6	694,646	680,595	98.0%	2,572	264.59	-
800 - 999K	1	1	22	64	0.5	918,582	867,123	94.4%	3,051	284.21	-
1 - 1.5M	-	1	4	40	-	1,218,725	1,193,750	98.0%	4,973	240.03	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	37	25	422	30	1.1	539,955	527,839	97.8%	2,035	\$259	5

Avg Price \$494,624 \$566,148 \$527,839

Current Market Strength



- VS - 2010 Market Distress

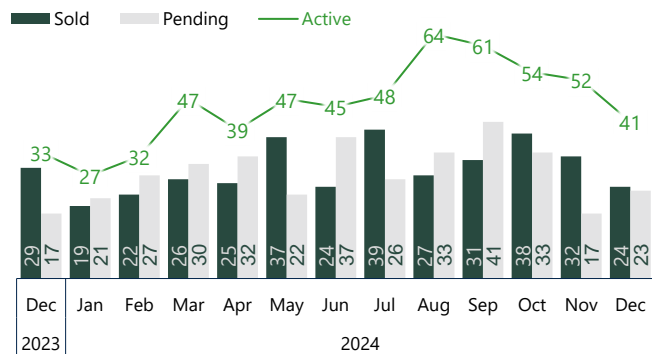


Report Date: Jan 4, 2025

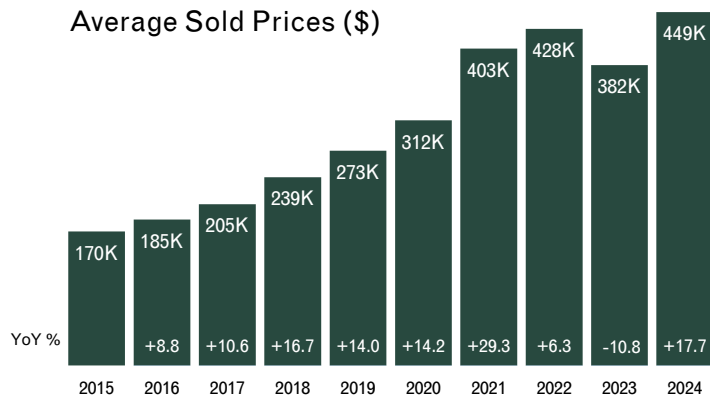
MONTHLY MARKET TRENDS

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

Area: 600, W Boise

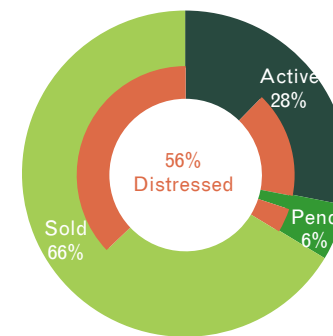
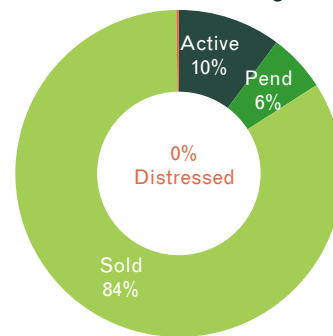
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	103	-	221,633	179,000	80.8%	621	288.40	-
200 - 299K	-	2	21	25	-	266,019	257,933	97.0%	919	280.80	-
300 - 399K	11	11	117	28	1.1	371,812	362,126	97.4%	1,302	278.14	1
400 - 499K	16	4	108	27	1.8	450,108	439,563	97.7%	1,669	263.34	-
500 - 599K	7	1	55	31	1.5	558,752	545,609	97.6%	2,334	233.76	-
600 - 799K	4	3	24	28	2.0	697,383	670,080	96.1%	2,702	247.97	-
800 - 999K	1	2	5	50	2.4	867,598	838,400	96.6%	2,723	307.87	-
1 - 1.5M	2	-	4	153	6.0	1,331,580	1,317,925	99.0%	4,264	309.08	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	41	23	337	31	1.5	461,418	449,108	97.3%	1,714	\$262	1
Avg Price	\$517,502	\$476,948	\$449,108								

Current Market Strength

- vs -

2010 Market Distress

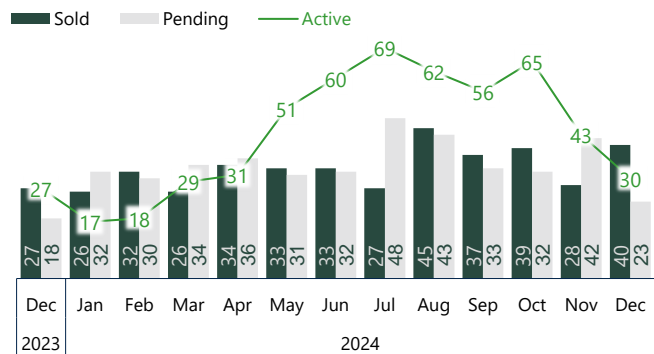


Report Date: Jan 4, 2025

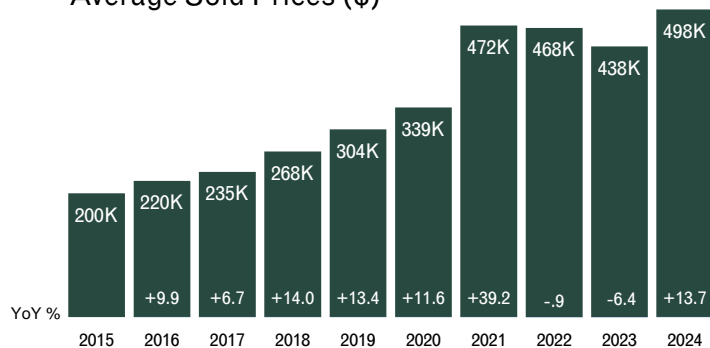
MONTHLY MARKET TRENDS

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

Area: 650, W Boise/Meridian

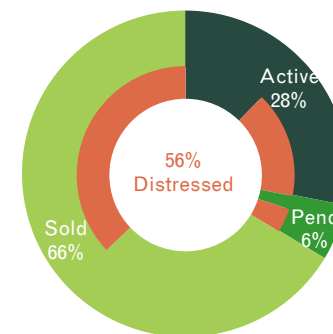
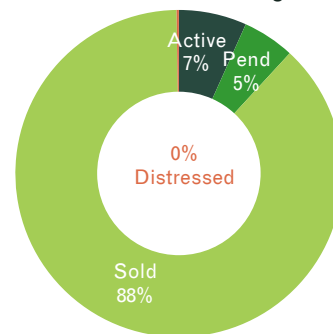
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	15	-	289,000	289,000	100.0%	1,001	288.71	-
300 - 399K	2	5	90	20	0.3	368,105	364,982	99.2%	1,256	290.53	1
400 - 499K	10	10	155	26	0.8	453,631	442,935	97.6%	1,673	264.77	-
500 - 599K	11	5	84	31	1.6	564,665	550,696	97.5%	2,308	238.60	-
600 - 799K	6	3	49	28	1.5	695,516	675,197	97.1%	2,744	246.04	-
800 - 999K	1	-	10	31	1.2	925,590	908,180	98.1%	3,740	242.81	-
1 - 1.5M	-	-	3	22	-	1,254,667	1,176,667	93.8%	4,635	253.88	-
1.5 - 2M	-	-	1	57	-	1,879,900	1,795,000	95.5%	5,029	356.93	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	30	23	393	26	0.9	509,270	497,563	97.7%	1,929	\$258	1
Avg Price	\$550,571	\$474,904	\$497,563								

Current Market Strength

- VS -

2010 Market Distress

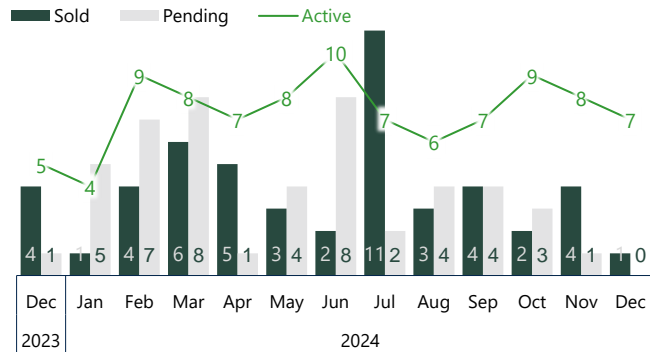


Report Date: Jan 4, 2025

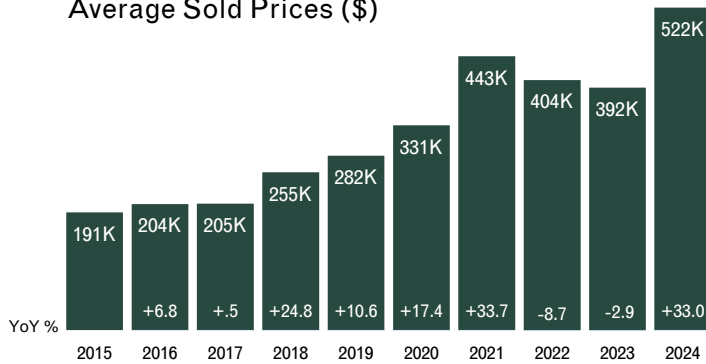
MONTHLY MARKET TRENDS

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

Area: 700, Garden City

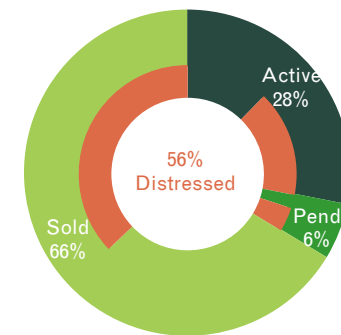
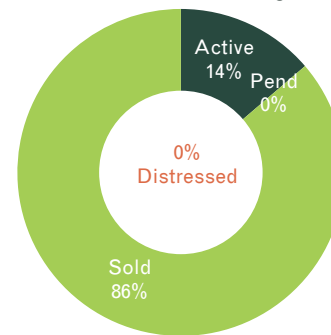
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	64	-	294,667	243,300	82.6%	1,294	188.07	-
300 - 399K	1	-	9	28	1.3	371,689	363,589	97.8%	1,307	278.23	-
400 - 499K	-	-	20	17	-	457,109	450,070	98.5%	1,425	315.75	-
500 - 599K	-	-	2	37	-	567,500	559,000	98.5%	1,858	300.86	-
600 - 799K	3	-	6	38	6.0	701,483	680,883	97.1%	2,262	300.97	-
800 - 999K	2	-	1	93	24.0	899,000	897,000	99.8%	1,872	479.17	-
1 - 1.5M	1	-	3	12	4.0	1,283,333	1,283,333	100.0%	2,477	518.10	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	7	0	44	28	1.9	533,279	521,680	97.8%	1,608	\$324	0
Avg Price	\$774,843	\$0	\$521,680								

Current Market Strength

- VS -

2010 Market Distress

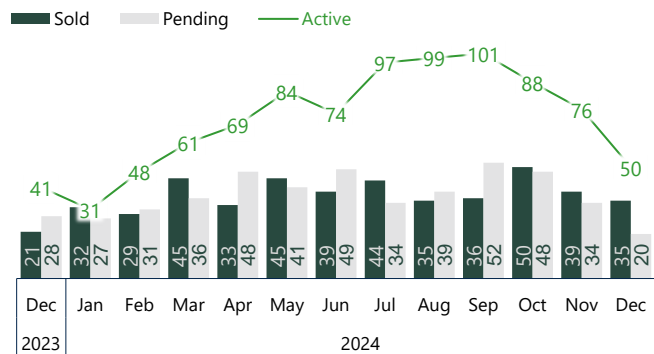


Report Date: Jan 4, 2025

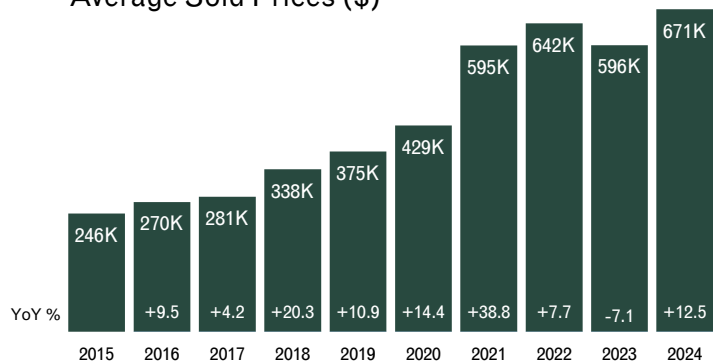
MONTHLY MARKET TRENDS

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

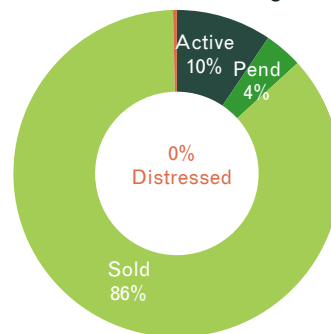
Area: 800, NW Boise/Garden City

December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	7	34	1.7	273,183	250,457	91.7%	829	301.96	-
300 - 399K	3	1	48	45	0.8	381,758	366,433	96.0%	1,260	290.73	-
400 - 499K	9	3	119	31	0.9	458,478	447,882	97.7%	1,427	313.91	2
500 - 599K	5	3	68	33	0.9	554,452	544,678	98.2%	1,806	301.64	-
600 - 799K	11	4	92	38	1.4	709,838	688,354	97.0%	2,308	298.27	-
800 - 999K	11	4	63	33	2.1	910,049	882,039	96.9%	2,815	313.29	-
1 - 1.5M	6	4	47	44	1.5	1,208,780	1,170,244	96.8%	3,393	344.91	-
1.5 - 2M	2	1	12	68	2.0	1,707,108	1,600,746	93.8%	3,934	406.87	-
2 - 2.5M	1	-	2	49	6.0	2,297,500	2,189,500	95.3%	6,561	333.74	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
Totals	50	20	458	37	1.3	692,204	670,665	96.9%	2,114	\$317	2

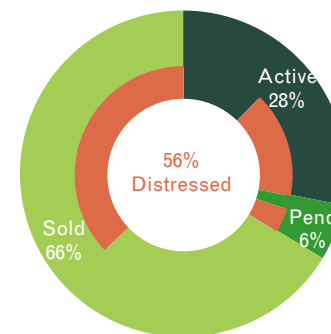
Avg Price \$849,798 \$828,315 \$670,665

Current Market Strength



- vs -

2010 Market Distress

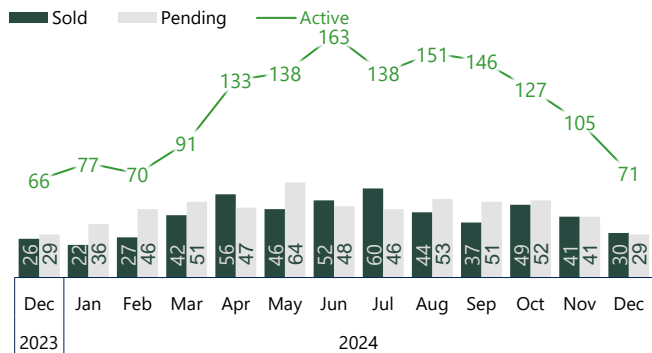


Report Date: Jan 4, 2025

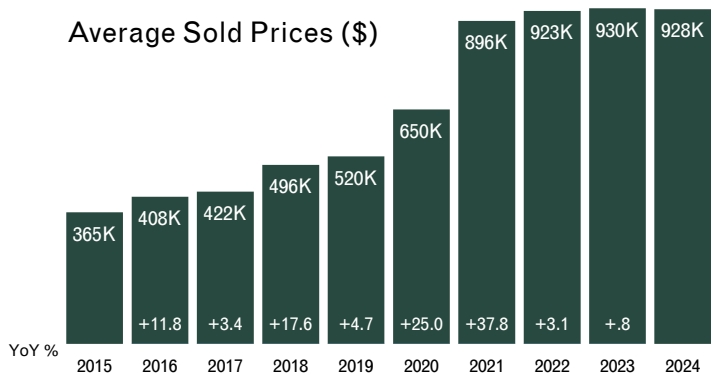
MONTHLY MARKET TRENDS

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

Area: 900, Eagle

December 2024

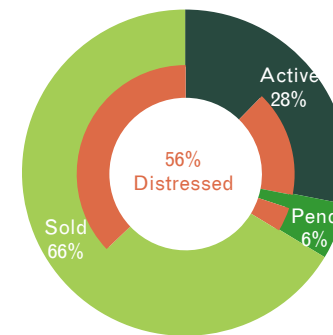
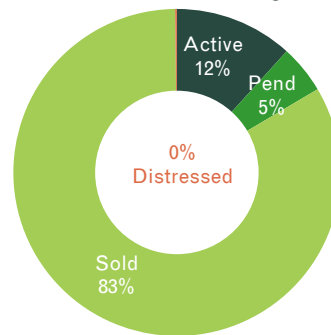
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	22	-	301,300	286,300	95.0%	960	298.23	-
300 - 399K	1	1	5	60	2.4	386,680	357,600	92.5%	1,256	284.62	-
400 - 499K	5	2	38	35	1.6	477,005	455,350	95.5%	1,564	291.16	-
500 - 599K	7	3	79	44	1.1	564,381	546,023	96.7%	1,937	281.88	-
600 - 799K	13	5	145	43	1.1	718,726	688,778	95.8%	2,410	285.78	-
800 - 999K	16	8	86	48	2.2	925,370	895,384	96.8%	2,886	310.27	-
1 - 1.5M	17	7	98	55	2.1	1,255,900	1,191,239	94.9%	3,520	338.41	1
1.5 - 2M	3	3	24	43	1.5	1,842,125	1,729,731	93.9%	4,230	408.90	-
2 - 2.5M	3	-	16	57	2.3	2,279,947	2,171,417	95.2%	4,927	440.75	-
2.5 - 3M	3	-	6	50	6.0	2,961,925	2,841,667	95.9%	5,085	558.89	-
>3M	3	-	5	40	7.2	3,887,998	3,693,000	95.0%	6,147	600.82	-
Totals	71	29	505	46	1.7	970,944	927,672	95.5%	2,784	\$333	1

Avg Price \$1,216,477 \$952,754 \$927,672

Current Market Strength

- vs -

2010 Market Distress

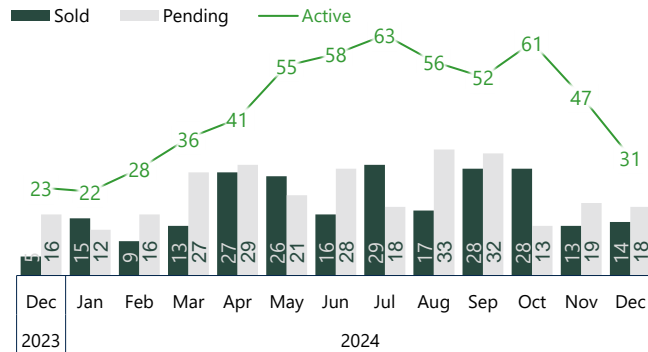


Report Date: Jan 4, 2025

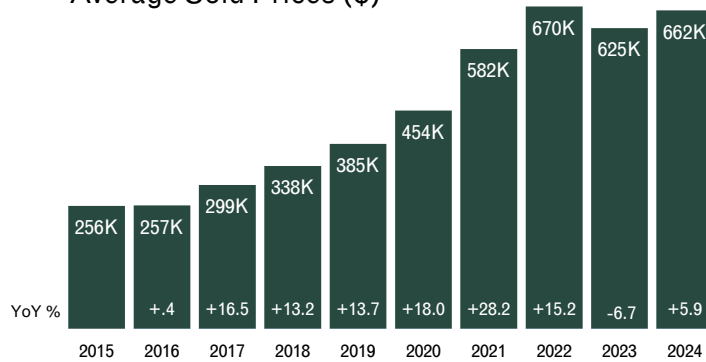
MONTHLY MARKET TRENDS

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

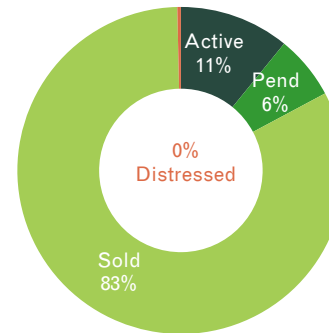
December 2024

Area: 950, Star

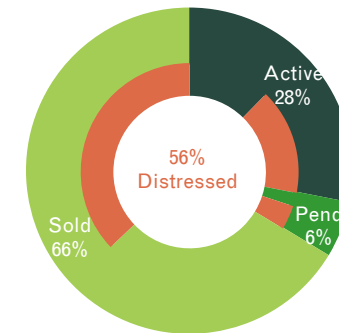
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	1	-	-	362,500	262,500	72.4%	1,354	193.87	
300 - 399K	1	2	18	35	0.7	380,217	368,406	96.9%	1,351	272.76	
400 - 499K	5	3	62	32	1.0	459,244	447,213	97.4%	1,865	239.82	
500 - 599K	4	4	51	37	0.9	568,437	549,193	96.6%	2,275	241.45	
600 - 799K	10	4	50	42	2.4	728,335	708,977	97.3%	2,592	273.50	
800 - 999K	8	3	24	46	4.0	942,091	899,552	95.5%	2,817	319.31	
1 - 1.5M	3	2	26	61	1.4	1,286,512	1,204,188	93.6%	3,819	315.31	
1.5 - 2M	-	-	3	46	-	1,688,000	1,558,000	92.3%	4,690	332.22	
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	
>3M	-	-	-	-	-	-	-	-	-	-	
Totals	31	18	235	40	1.6	690,256	662,344	96.0%	2,416	\$274	1

Avg Price \$716,033 \$685,460 \$662,344

Current Market Strength



- VS - 2010 Market Distress

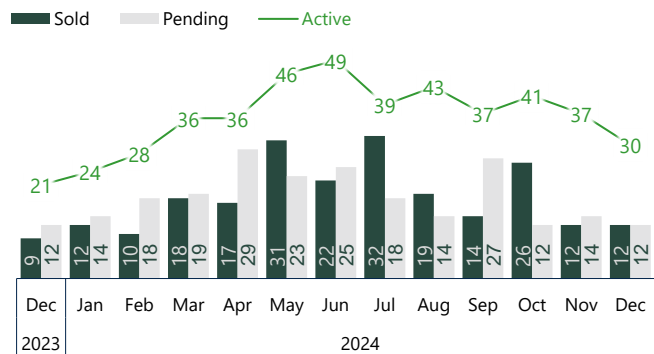


Report Date: Jan 4, 2025

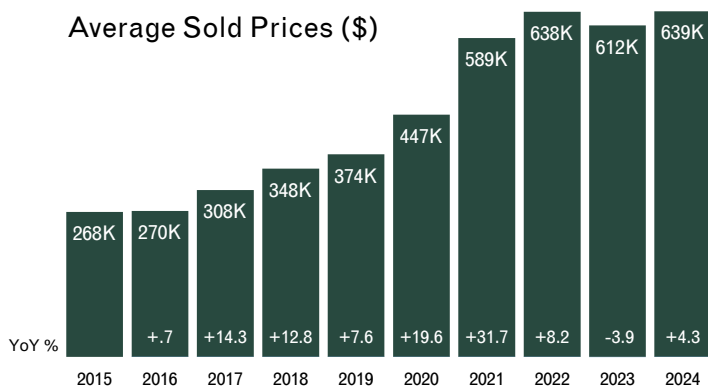
MONTHLY MARKET TRENDS

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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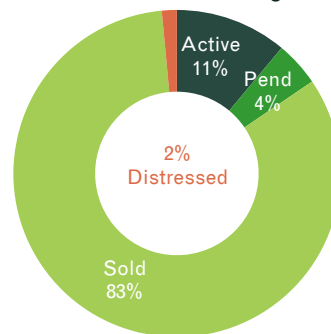
December 2024

Area: 1000, SE Meridian

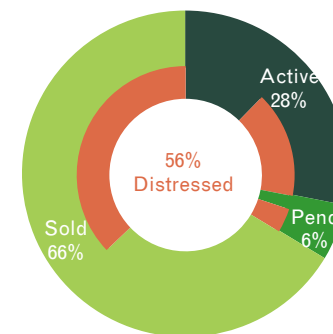
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	5	35	-	398,738	383,760	96.2%	1,297	295.84	1
400 - 499K	4	1	60	30	0.8	455,964	444,653	97.5%	1,767	251.68	-
500 - 599K	6	4	55	39	1.3	567,861	544,992	96.0%	2,248	242.44	-
600 - 799K	11	6	63	41	2.1	711,862	695,548	97.7%	2,651	262.36	1
800 - 999K	5	-	26	63	2.3	908,134	870,223	95.8%	3,307	263.12	2
1 - 1.5M	3	-	16	50	2.3	1,232,769	1,169,730	94.9%	3,877	301.75	-
1.5 - 2M	1	1	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	30	12	225	41	1.6	661,187	638,816	96.6%	2,450	\$261	4

Avg Price \$769,000 \$721,558 \$638,816

Current Market Strength



- VS - 2010 Market Distress

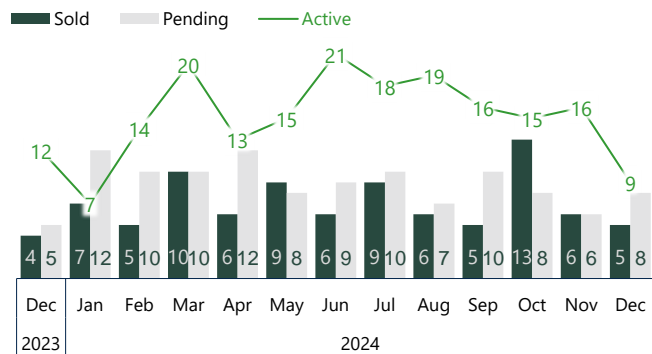


Report Date: Jan 4, 2025

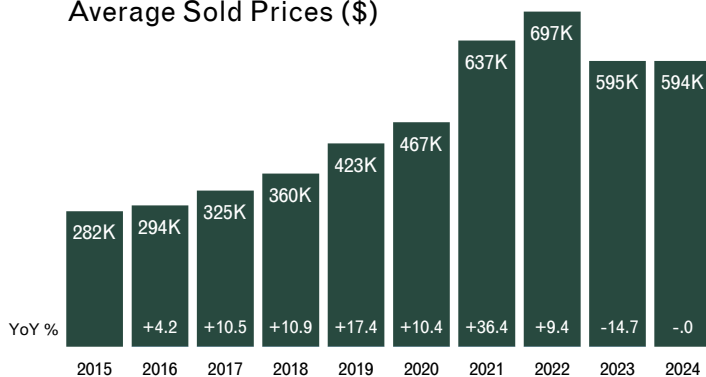
MONTHLY MARKET TRENDS

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

Area: 1010, SW Meridian

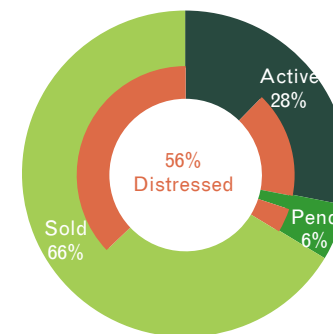
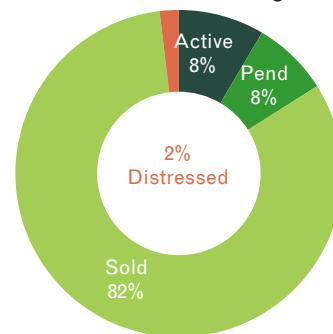
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	12	38	-	385,525	363,475	94.3%	1,464	248.23	1
400 - 499K	1	1	26	38	0.5	466,907	451,463	96.7%	1,822	247.76	-
500 - 599K	-	1	20	57	-	585,365	558,025	95.3%	2,419	230.64	1
600 - 799K	2	2	16	44	1.5	696,606	680,769	97.7%	2,834	240.25	-
800 - 999K	3	2	7	40	5.1	891,943	867,486	97.3%	3,345	259.32	-
1 - 1.5M	2	1	5	77	4.8	1,210,800	1,197,580	98.9%	3,810	314.33	-
1.5 - 2M	1	-	1	16	12.0	1,498,000	1,500,000	100.1%	4,081	367.56	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	9	8	87	46	1.2	613,960	594,401	96.8%	2,359	\$252	2
Avg Price	\$994,767	\$715,549	\$594,401								

Current Market Strength

- vs -

2010 Market Distress

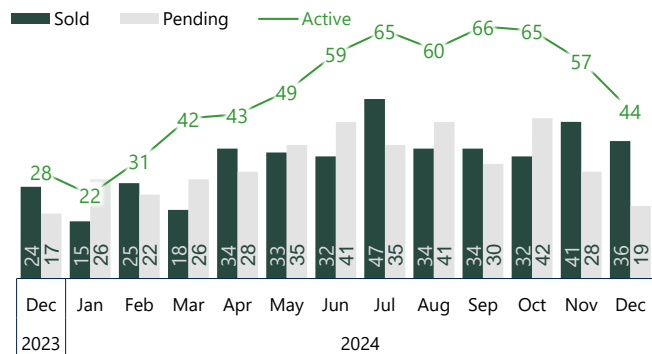


Report Date: Jan 4, 2025

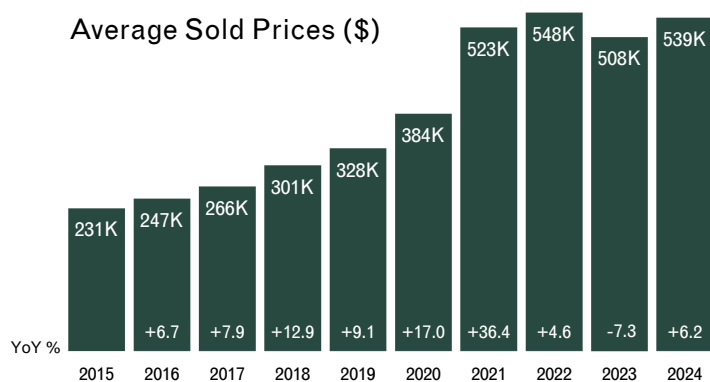
MONTHLY MARKET TRENDS

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

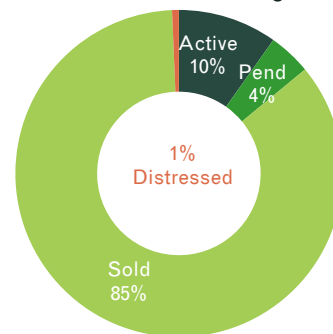
December 2024

Area: 1020, NE Meridian

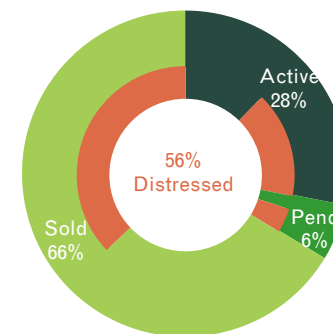
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	6	10	-	279,133	278,008	99.6%	961	289.34	-
300 - 399K	1	3	50	20	0.2	381,887	374,018	97.9%	1,331	280.97	-
400 - 499K	13	8	142	26	1.1	448,469	441,810	98.5%	1,654	267.08	2
500 - 599K	13	6	84	30	1.9	559,396	547,455	97.9%	2,051	266.97	1
600 - 799K	14	2	72	40	2.3	683,437	668,326	97.8%	2,690	248.41	-
800 - 999K	2	-	22	35	1.1	883,653	859,455	97.3%	3,339	257.42	-
1 - 1.5M	-	-	5	36	-	1,317,980	1,264,000	95.9%	4,541	278.33	-
1.5 - 2M	1	-	1	2	12.0	1,699,000	1,699,000	100.0%	4,248	399.95	-
2 - 2.5M	-	-	1	85	-	2,449,900	2,350,000	95.9%	4,552	516.26	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	44	19	383	29	1.4	550,464	539,135	97.9%	2,032	\$265	3

Avg Price \$600,133 \$477,532 \$539,135

Current Market Strength



- VS - 2010 Market Distress

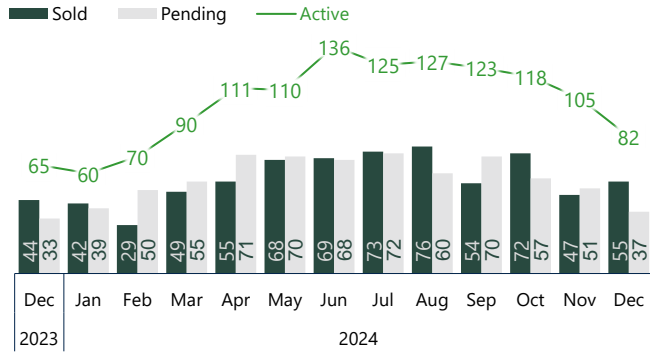


Report Date: Jan 4, 2025

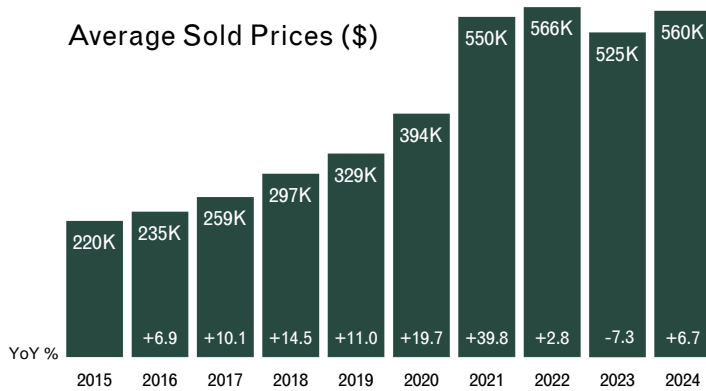
MONTHLY MARKET TRENDS

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

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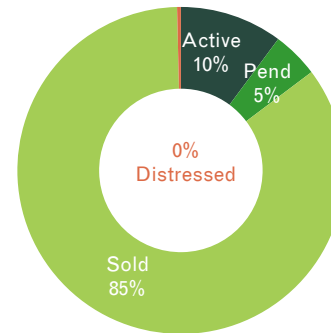
Area: 1030, NW Meridian

December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	48	-	290,767	284,100	97.7%	1,018	279.17	-
300 - 399K	4	10	96	29	0.5	385,836	372,621	96.6%	1,336	279.01	2
400 - 499K	30	9	232	30	1.6	459,058	447,106	97.4%	1,721	259.86	-
500 - 599K	14	8	147	29	1.1	559,553	546,281	97.6%	2,115	258.32	-
600 - 799K	21	5	151	43	1.7	704,508	689,945	97.9%	2,564	269.06	1
800 - 999K	5	2	42	40	1.4	916,959	887,498	96.8%	3,366	263.67	-
1 - 1.5M	6	3	10	62	7.2	1,308,580	1,245,925	95.2%	3,596	346.49	-
1.5 - 2M	1	-	2	31	6.0	1,662,495	1,583,291	95.2%	3,328	475.75	-
2 - 2.5M	-	-	3	61	-	2,294,333	2,165,000	94.4%	5,463	396.28	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
Totals	82	37	686	34	1.4	575,590	560,107	97.3%	2,083	\$269	3

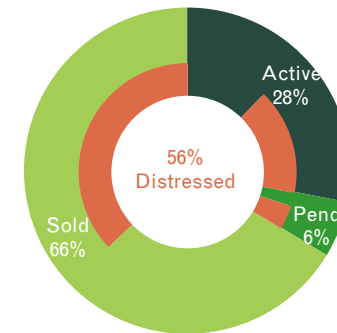
Avg Price \$658,242 \$567,008 \$560,107

Current Market Strength



- vs -

2010 Market Distress

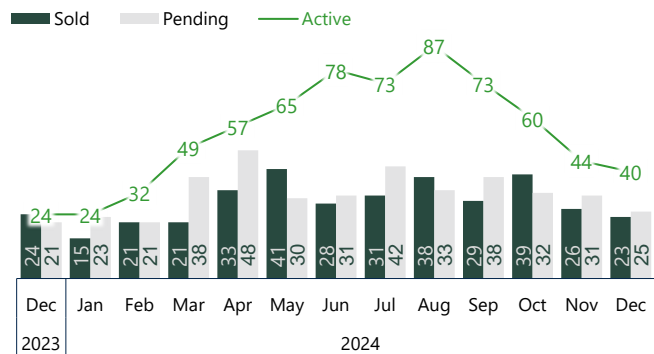


Report Date: Jan 4, 2025

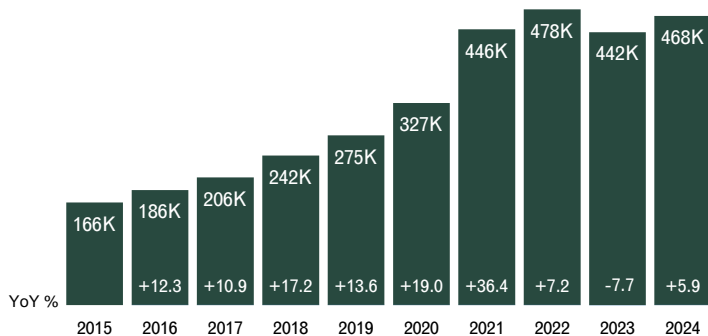
MONTHLY MARKET TRENDS

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

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December 2024

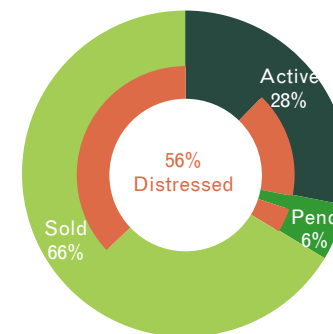
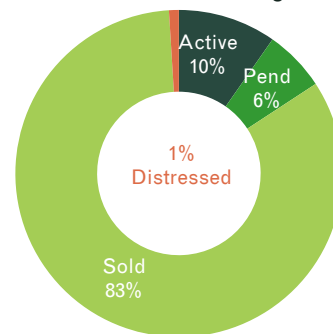
Area: 1100, Kuna

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	22	-	331,950	272,000	81.9%	1,069	254.44	-
300 - 399K	5	7	108	26	0.6	372,258	364,550	97.9%	1,336	272.86	3
400 - 499K	18	12	147	31	1.5	447,332	438,900	98.1%	1,870	234.68	1
500 - 599K	10	4	40	40	3.0	562,035	548,479	97.6%	2,249	243.83	-
600 - 799K	7	2	38	55	2.2	688,602	661,536	96.1%	2,579	256.52	-
800 - 999K	-	-	4	126	-	924,725	854,500	92.4%	3,516	243.03	-
1 - 1.5M	-	-	3	53	-	1,431,633	1,283,333	89.6%	3,718	345.20	-
1.5 - 2M	-	-	1	15	-	1,650,000	1,584,000	96.0%	3,577	442.83	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	40	25	343	34	1.4	480,810	467,531	97.2%	1,860	\$251	4
Avg Price	\$503,661	\$467,559	\$467,531								

Current Market Strength

- vs -

2010 Market Distress



Report Date: Jan 4, 2025