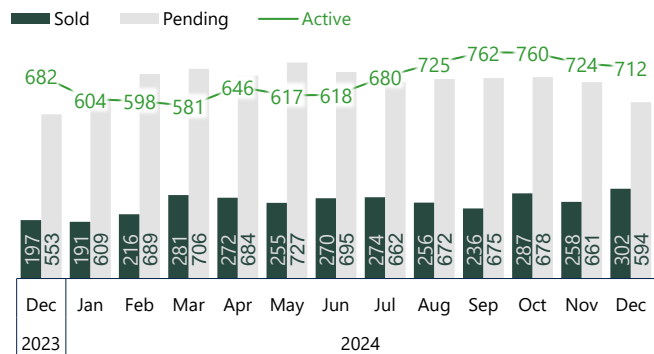


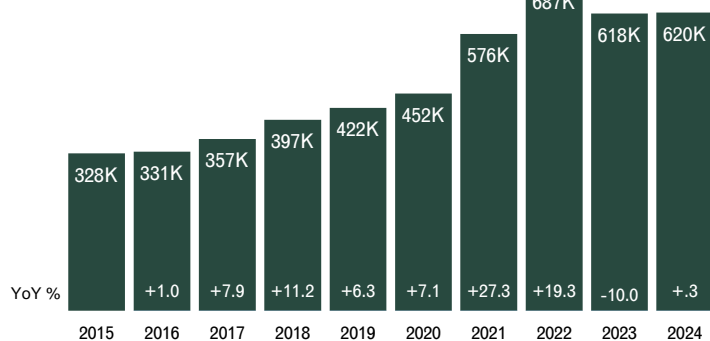
# MONTHLY MARKET TRENDS

## 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

December 2024

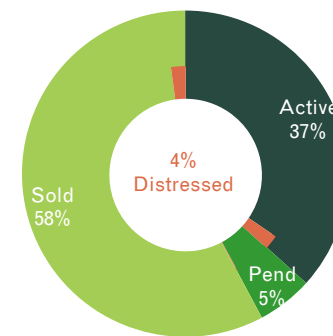
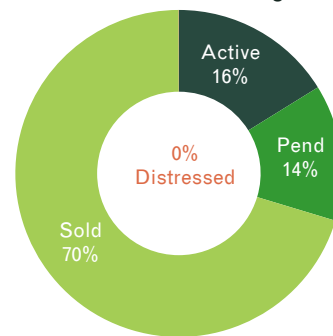
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	24	24	166	70	1.7	394,728	380,877	96.5%	1,383	275.36	-
400 - 499K	211	154	1,091	75	2.3	463,877	449,407	96.9%	1,788	251.35	-
500 - 599K	142	109	694	76	2.5	559,245	547,944	98.0%	2,170	252.56	-
600 - 799K	167	170	684	62	2.9	690,853	685,636	99.2%	2,478	276.66	1
800 - 999K	78	71	234	59	4.0	876,586	876,809	100.0%	2,773	316.21	-
1 - 1.5M	70	44	164	61	5.1	1,208,405	1,206,631	99.9%	3,173	380.24	-
1.5 - 2M	10	13	48	71	2.5	1,659,226	1,663,560	100.3%	3,683	451.74	-
2 - 2.5M	5	8	10	76	6.0	2,312,336	2,249,814	97.3%	4,307	522.34	-
2.5 - 3M	3	1	3	49	12.0	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>712</b>	<b>594</b>	<b>3,095</b>	<b>70</b>	<b>2.8</b>	<b>630,249</b>	<b>620,232</b>	<b>98.4%</b>	<b>2,195</b>	<b>\$283</b>	<b>1</b>

**Avg Price** \$701,774 \$702,847 \$620,232

### Current Market Strength

- VS -

### 2010 Market Distress

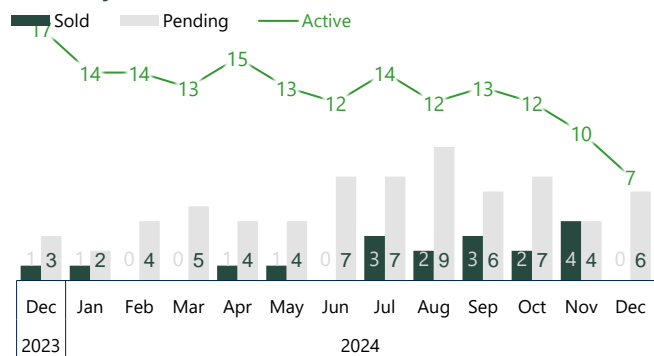


Report Date: Jan 4, 2025

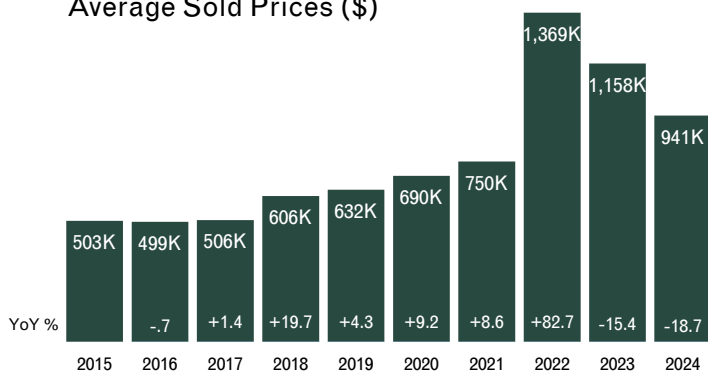
# MONTHLY MARKET TRENDS

## 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

December 2024

Area: 100, No. Boise

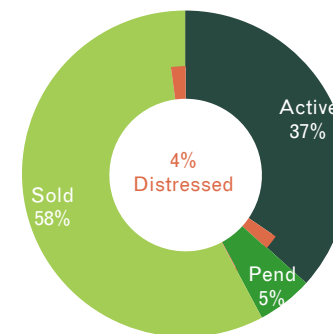
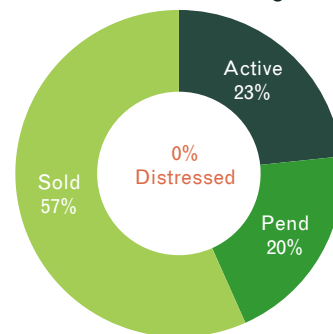
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
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	3	4	7	90	5.1	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	-	-	2	115	-	1,729,000	1,616,500	93.5%	3,555	454.71	-
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>7</b>	<b>6</b>	<b>17</b>	<b>131</b>	<b>4.9</b>	<b>977,829</b>	<b>941,332</b>	<b>96.3%</b>	<b>2,077</b>	<b>\$453</b>	<b>0</b>

**Avg Price** \$1,607,071 \$944,100 \$941,332

### Current Market Strength

- vs -

### 2010 Market Distress

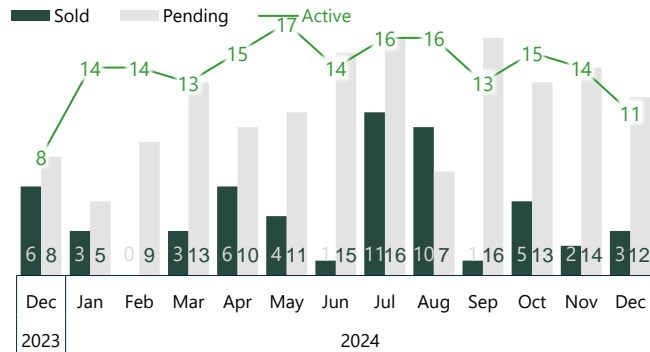


Report Date: Jan 4, 2025

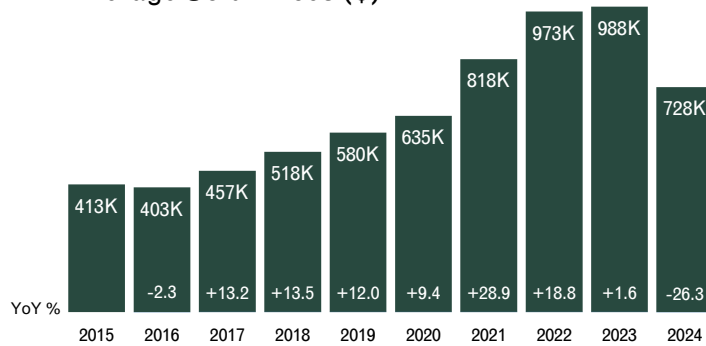
# MONTHLY MARKET TRENDS

## 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

December 2024

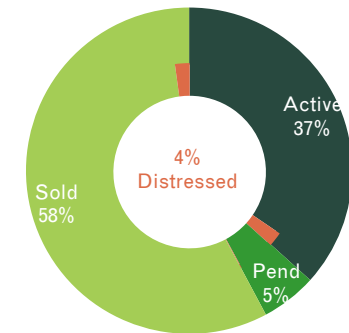
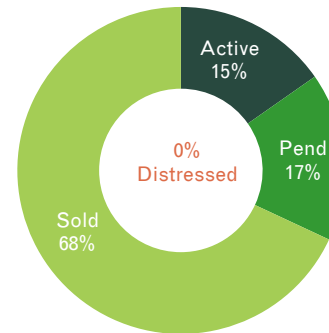
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	-	13	68	0.9	363,746	365,677	100.5%	697	524.82	-
400 - 499K	1	1	11	64	1.1	450,809	450,809	100.0%	899	501.71	-
500 - 599K	-	-	4	24	-	534,900	534,875	100.0%	1,229	435.21	-
600 - 799K	1	3	7	134	1.7	783,229	781,257	99.7%	2,119	368.67	-
800 - 999K	1	-	5	71	2.4	846,324	841,732	99.5%	2,179	386.36	-
1 - 1.5M	1	3	6	61	2.0	1,187,043	1,198,950	101.0%	2,745	436.72	-
1.5 - 2M	3	2	1	33	36.0	1,690,000	1,690,000	100.0%	3,694	457.50	-
2 - 2.5M	1	3	1	163	12.0	2,390,000	2,300,000	96.2%	4,380	525.11	-
2.5 - 3M	2	-	1	-	24.0	3,400,000	2,950,000	86.8%	5,150	572.82	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>11</b>	<b>12</b>	<b>49</b>	<b>72</b>	<b>2.7</b>	<b>737,626</b>	<b>727,824</b>	<b>98.7%</b>	<b>1,618</b>	<b>\$450</b>	<b>0</b>

**Avg Price** \$1,542,892 \$1,368,640 \$727,824

### Current Market Strength

- VS -

### 2010 Market Distress

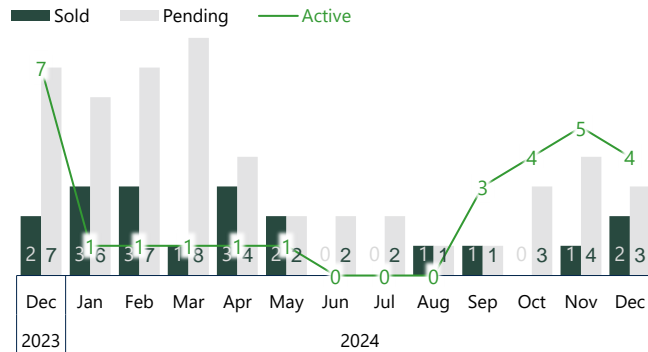


Report Date: Jan 4, 2025

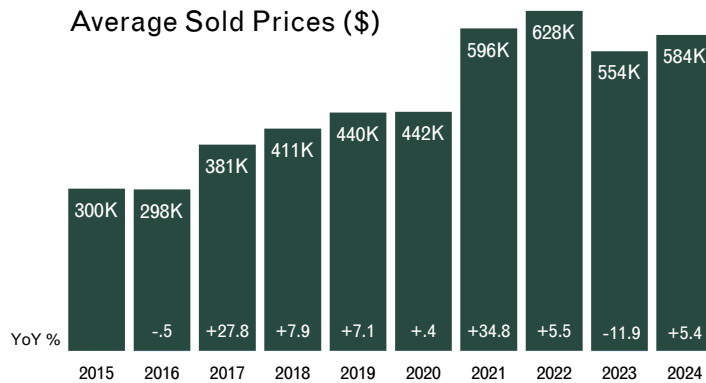
# MONTHLY MARKET TRENDS

## 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

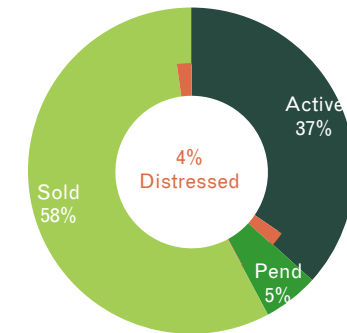
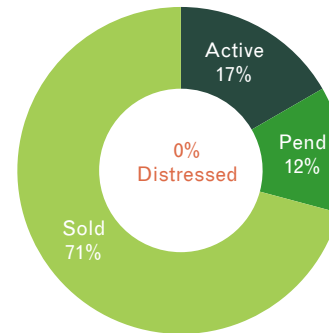
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	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	-	1	5	39	-	559,900	561,120	100.2%	1,911	293.69	-
600 - 799K	2	2	8	12	3.0	688,925	681,818	99.0%	2,497	273.05	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	1	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>4</b>	<b>3</b>	<b>17</b>	<b>38</b>	<b>2.8</b>	<b>594,982</b>	<b>583,876</b>	<b>98.1%</b>	<b>2,080</b>	<b>\$281</b>	<b>0</b>
<b>Avg Price</b>	<b>\$838,725</b>	<b>\$621,633</b>	<b>\$583,876</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

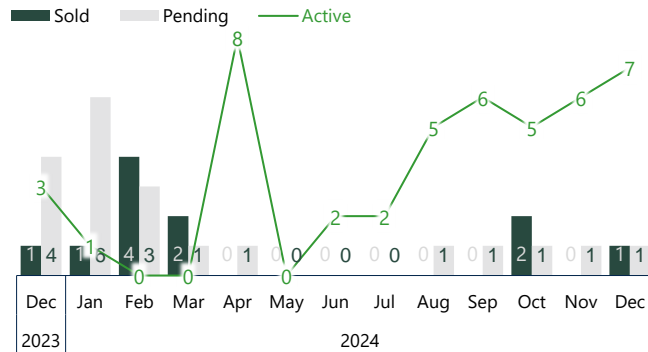


Report Date: Jan 4, 2025

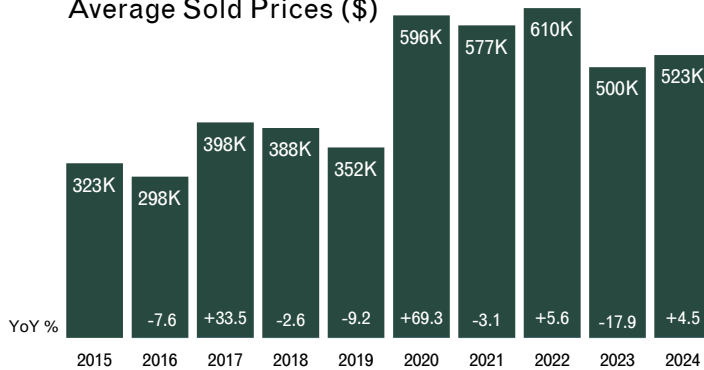
# MONTHLY MARKET TRENDS

## 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

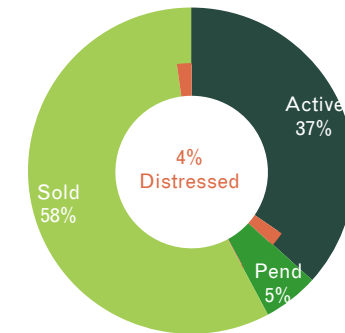
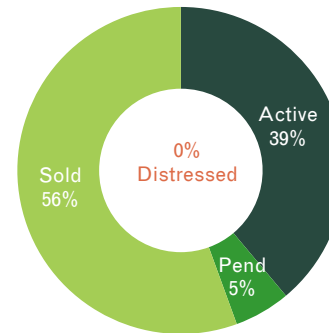
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	-	-	-	-	-	-	-	-	-	-	
400 - 499K	-	-	3	20	-	448,267	448,267	100.0%	982	456.48	-
500 - 599K	3	-	6	73	6.0	564,950	543,667	96.2%	1,671	325.29	-
600 - 799K	4	1	1	64	48.0	634,900	621,000	97.8%	2,036	305.01	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>7</b>	<b>1</b>	<b>10</b>	<b>56</b>	<b>8.4</b>	<b>536,940</b>	<b>522,780</b>	<b>97.4%</b>	<b>1,501</b>	<b>\$348</b>	<b>0</b>
<b>Avg Price</b>	<b>\$627,649</b>	<b>\$637,900</b>	<b>\$522,780</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

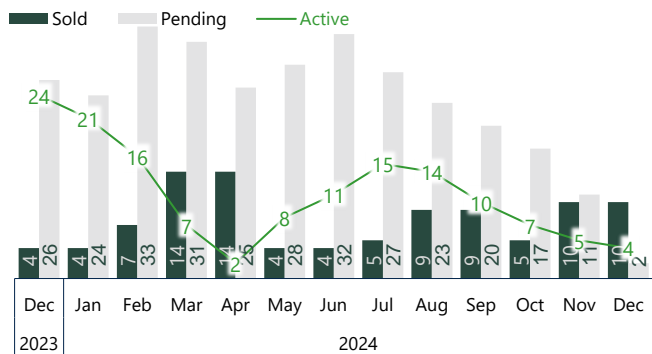


Report Date: Jan 4, 2025

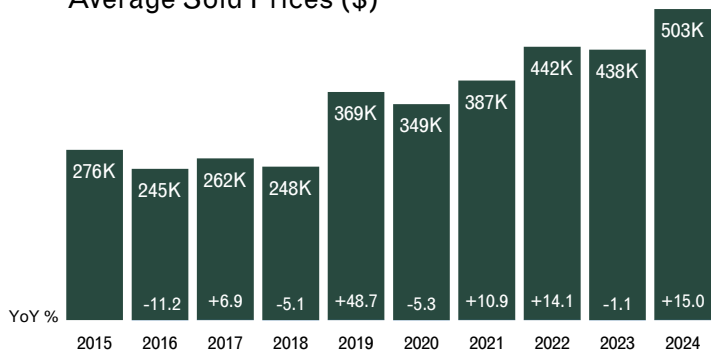
# MONTHLY MARKET TRENDS

## 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  
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Area: 500, SW Boise

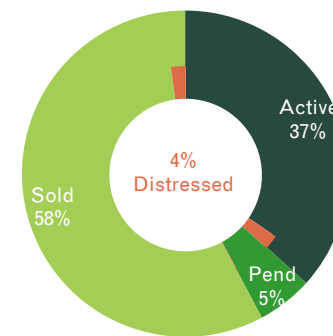
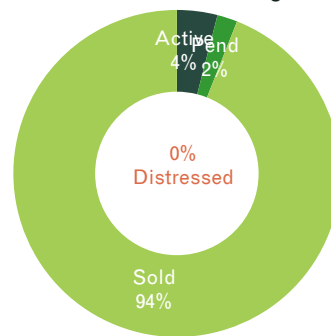
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	-	-	3	-	-	389,729	384,384	98.6%	1,024	375.38	-
400 - 499K	2	2	35	30	0.7	445,891	440,629	98.8%	1,514	290.98	-
500 - 599K	1	-	54	88	0.2	556,113	542,835	97.6%	2,196	247.21	-
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>4</b>	<b>2</b>	<b>94</b>	<b>65</b>	<b>0.5</b>	<b>513,876</b>	<b>502,959</b>	<b>97.9%</b>	<b>1,916</b>	<b>\$263</b>	<b>0</b>
<b>Avg Price</b>	<b>\$604,992</b>	<b>\$489,757</b>	<b>\$502,959</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

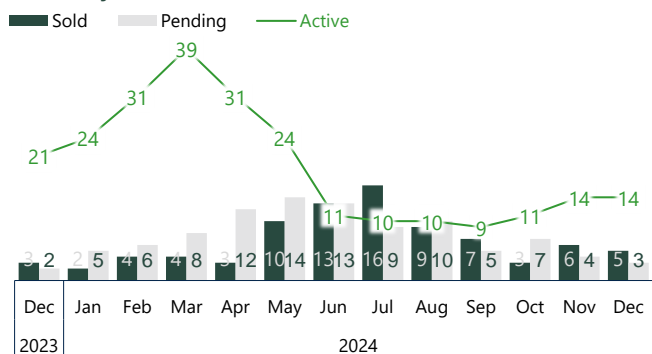


Report Date: Jan 4, 2025

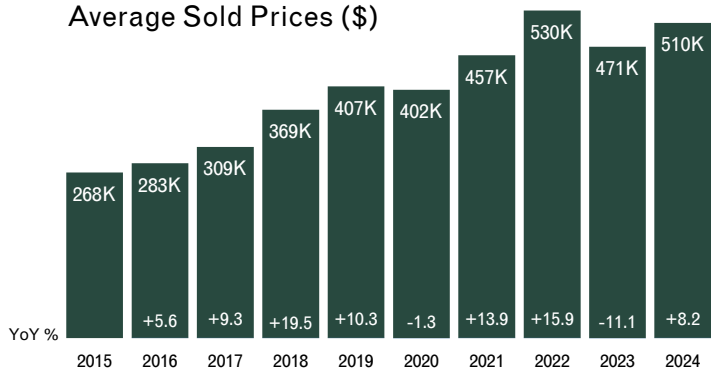
# MONTHLY MARKET TRENDS

## 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

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**Area:** 550, SW Boise/Meridian

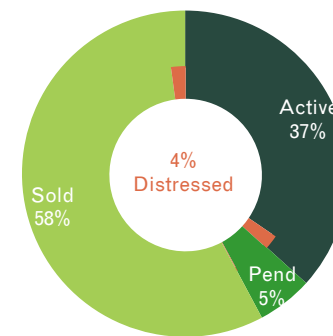
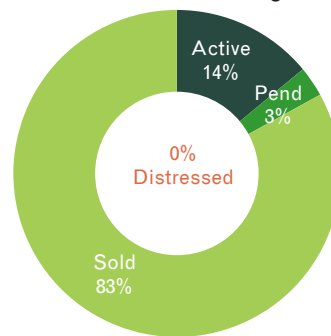
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	-	-	8	190	-	447,740	392,481	87.7%	1,529	256.63	-
400 - 499K	8	-	50	97	1.9	482,790	460,551	95.4%	1,780	258.75	-
500 - 599K	3	2	7	79	5.1	560,180	551,484	98.4%	2,018	273.22	-
600 - 799K	3	1	16	47	2.3	670,239	659,879	98.5%	2,435	271.00	-
800 - 999K	-	-	2	76	-	906,400	867,450	95.7%	2,722	318.68	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>14</b>	<b>3</b>	<b>83</b>	<b>94</b>	<b>2.0</b>	<b>532,281</b>	<b>509,889</b>	<b>95.8%</b>	<b>1,925</b>	<b>\$265</b>	<b>0</b>
<b>Avg Price</b>	\$529,301	\$582,610	\$509,889								

### Current Market Strength

- VS -

### 2010 Market Distress

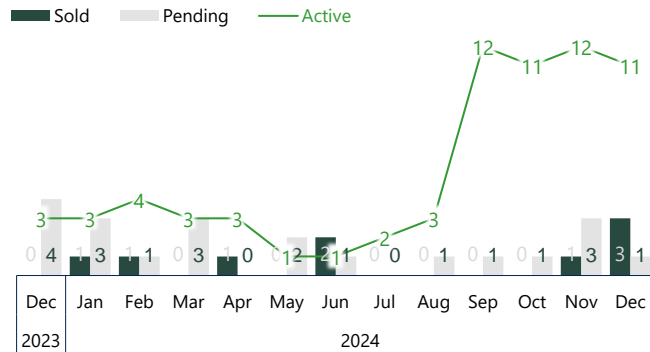


Report Date: Jan 4, 2025

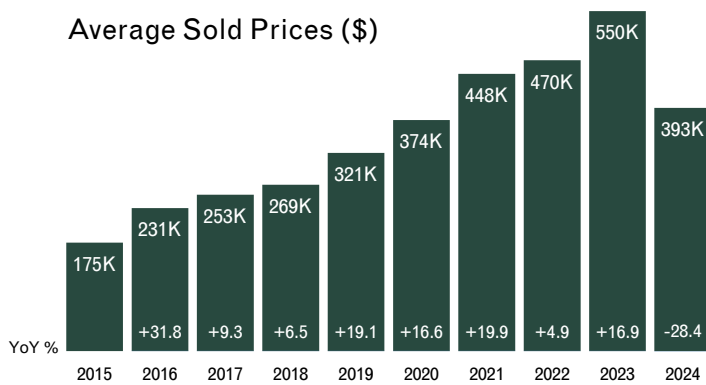
# MONTHLY MARKET TRENDS

## 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

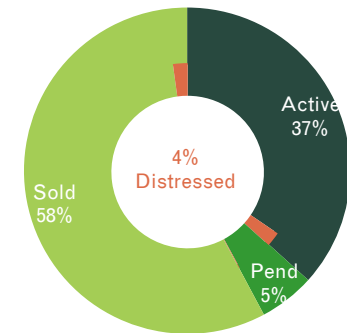
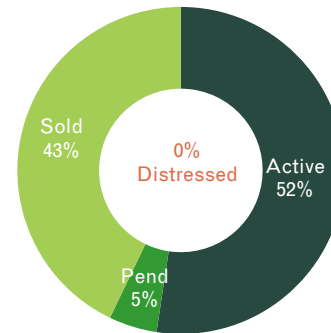
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> 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	8	60	-	333,938	331,425	99.2%	966	343.00	-
400 - 499K	8	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	3	-	-	-	-	-	-	-	-	-	-
800 - 999K	-	-	1	61	-	910,000	890,000	97.8%	2,686	331.35	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>11</b>	<b>1</b>	<b>9</b>	<b>60</b>	<b>14.7</b>	<b>397,944</b>	<b>393,489</b>	<b>98.9%</b>	<b>1,157</b>	<b>\$340</b>	<b>0</b>
<b>Avg Price</b>	<b>\$519,082</b>	<b>\$329,900</b>	<b>\$393,489</b>								

### Current Market Strength

- VS -

### 2010 Market Distress



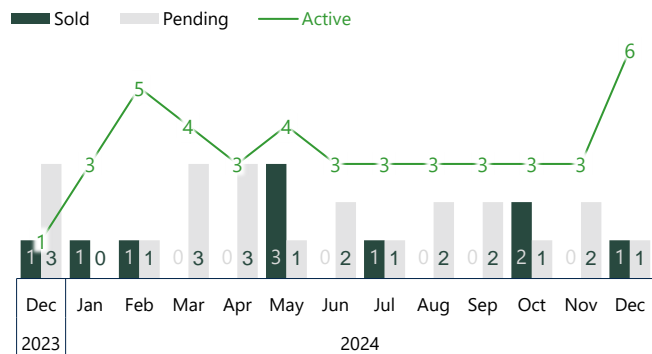
Report Date: Jan 4, 2025



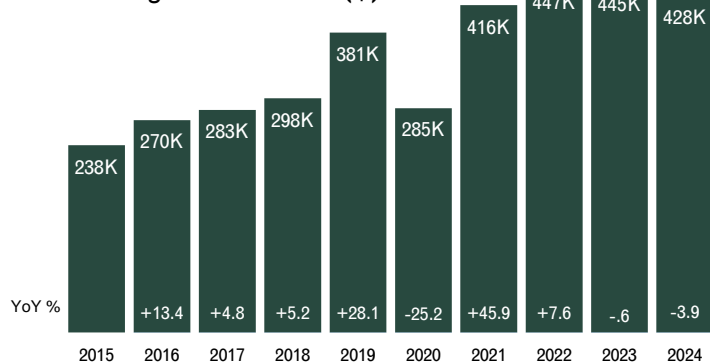
# MONTHLY MARKET TRENDS

## 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

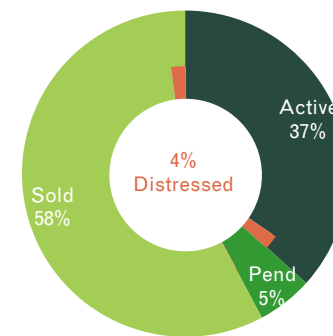
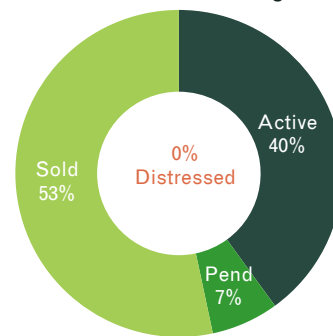
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	1	-	1	67	12.0	365,000	365,000	100.0%	1,120	325.89	-
400 - 499K	5	1	7	28	8.6	443,900	436,600	98.4%	1,811	241.04	-
500 - 599K	-	-	-	-	-	-	-	-	-	-	-
600 - 799K	-	-	-	-	-	-	-	-	-	-	-
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>8</b>	<b>33</b>	<b>9.0</b>	<b>434,038</b>	<b>427,650</b>	<b>98.5%</b>	<b>1,725</b>	<b>\$248</b>	<b>0</b>
<b>Avg Price</b>	<b>\$421,567</b>	<b>\$449,900</b>	<b>\$427,650</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

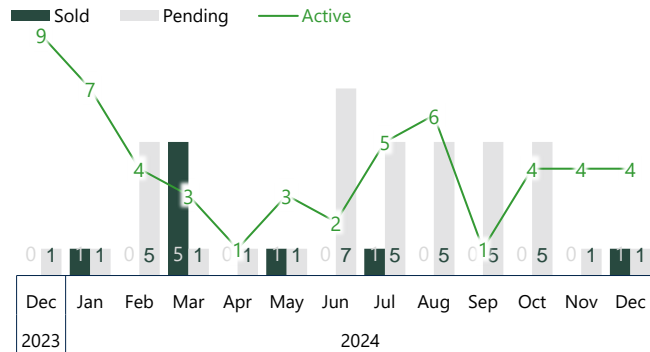


Report Date: Jan 4, 2025

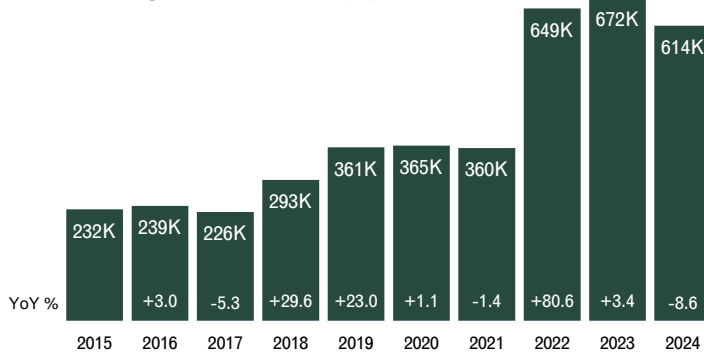
# MONTHLY MARKET TRENDS

## 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

December 2024

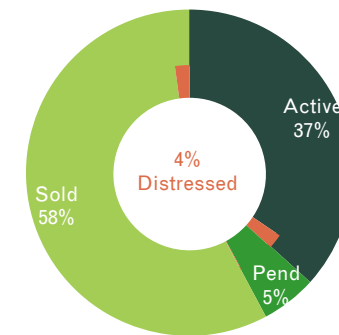
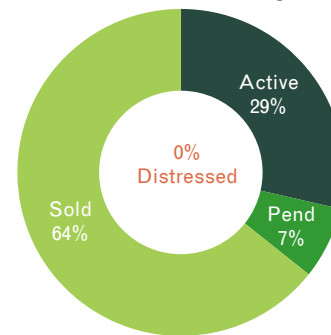
Area: 700, Garden City

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	-	-	-	-	-	-	-	-	-	-	
400 - 499K	-	-	-	-	-	-	-	-	-	-	
500 - 599K	-	-	6	137	-	586,583	559,950	95.5%	1,547	362.08	-
600 - 799K	-	-	2	198	-	724,900	681,200	94.0%	2,019	337.39	-
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	1	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>4</b>	<b>1</b>	<b>9</b>	<b>135</b>	<b>5.3</b>	<b>641,299</b>	<b>613,833</b>	<b>95.7%</b>	<b>1,731</b>	<b>\$355</b>	<b>0</b>
<b>Avg Price</b>	<b>\$1,537,225</b>	<b>\$975,000</b>	<b>\$613,833</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

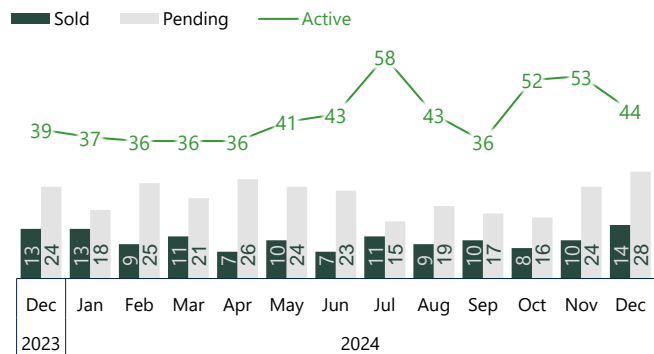


Report Date: Jan 4, 2025

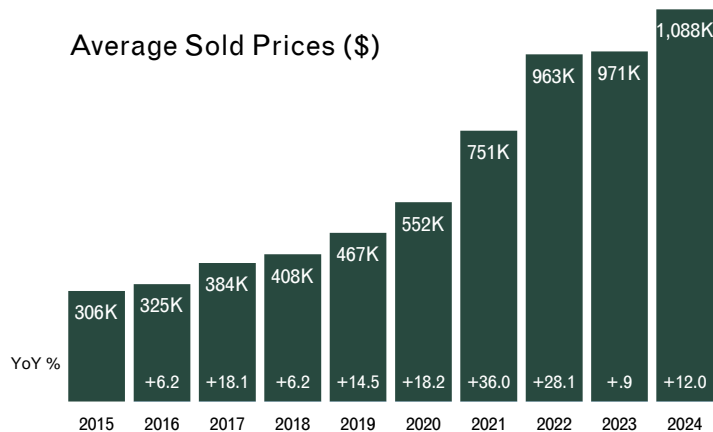
# MONTHLY MARKET TRENDS

## 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

December 2024

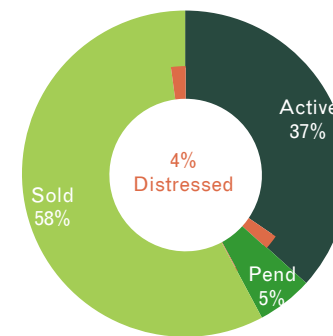
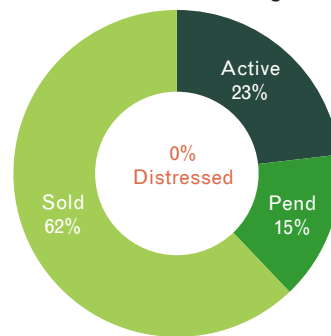
Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	4	3	13	184	3.7	530,160	449,598	84.8%	1,716	262.05	-
500 - 599K	8	4	12	81	8.0	574,227	566,643	98.7%	2,089	271.21	-
600 - 799K	4	2	11	15	4.4	684,887	683,543	99.8%	2,038	335.47	-
800 - 999K	7	1	20	38	4.2	871,645	877,404	100.7%	2,469	355.41	-
1 - 1.5M	16	9	36	69	5.3	1,275,680	1,264,588	99.1%	3,412	370.59	-
1.5 - 2M	3	6	22	64	1.6	1,661,402	1,655,891	99.7%	3,487	474.88	-
2 - 2.5M	1	2	4	62	3.0	2,174,205	2,167,271	99.7%	4,333	500.21	-
2.5 - 3M	-	1	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>44</b>	<b>28</b>	<b>118</b>	<b>72</b>	<b>4.5</b>	<b>1,101,030</b>	<b>1,087,588</b>	<b>98.8%</b>	<b>2,848</b>	<b>\$382</b>	<b>0</b>

**Avg Price** \$1,063,241 \$1,263,416 \$1,087,588

### Current Market Strength

- vs -

### 2010 Market Distress

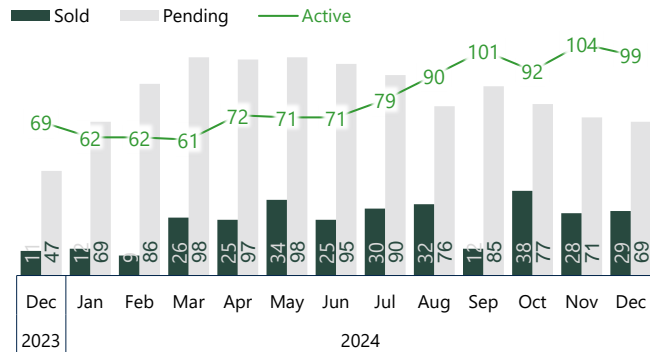


Report Date: Jan 4, 2025

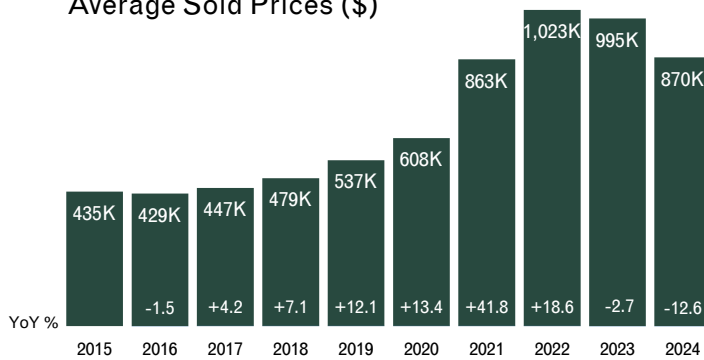
# MONTHLY MARKET TRENDS

## 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

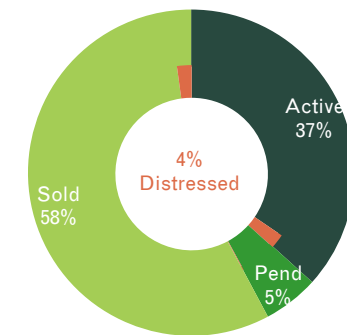
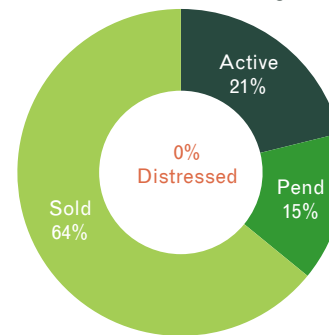
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	-	1	3	62	-	424,400	391,633	92.3%	1,785	219.40	-
400 - 499K	6	14	33	112	2.2	475,548	454,142	95.5%	1,861	244.02	-
500 - 599K	10	3	57	88	2.1	556,600	553,831	99.5%	1,792	308.99	-
600 - 799K	33	16	68	52	5.8	704,694	694,399	98.5%	2,107	329.53	-
800 - 999K	16	11	50	101	3.8	927,054	911,803	98.4%	2,492	365.83	-
1 - 1.5M	31	17	68	52	5.5	1,201,022	1,206,432	100.5%	3,031	398.08	-
1.5 - 2M	2	5	17	54	1.4	1,683,115	1,662,861	98.8%	3,781	439.76	-
2 - 2.5M	1	2	2	102	6.0	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>99</b>	<b>69</b>	<b>300</b>	<b>74</b>	<b>4.0</b>	<b>880,563</b>	<b>869,641</b>	<b>98.8%</b>	<b>2,420</b>	<b>\$359</b>	<b>0</b>
<b>Avg Price</b>	<b>\$887,496</b>	<b>\$933,933</b>	<b>\$869,641</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

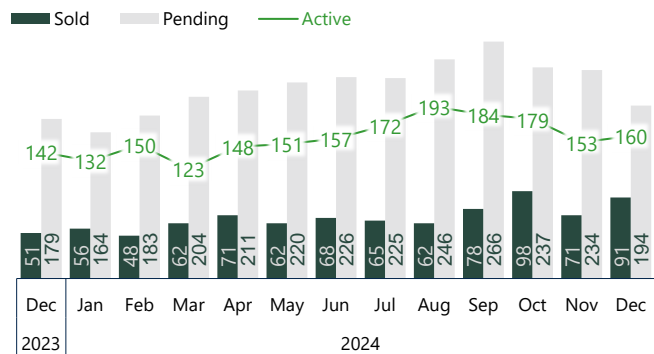


Report Date: Jan 4, 2025

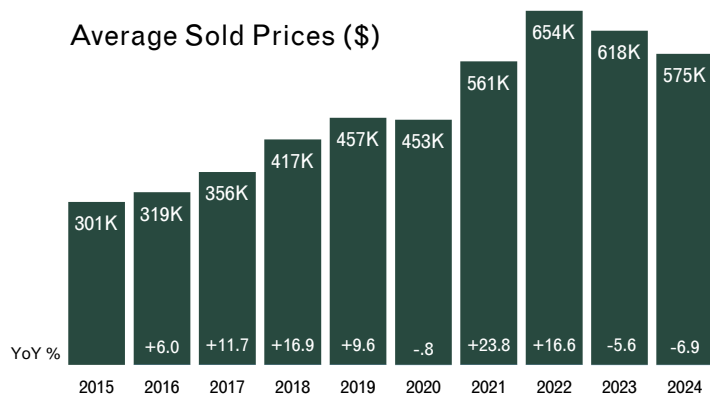
# MONTHLY MARKET TRENDS

## 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

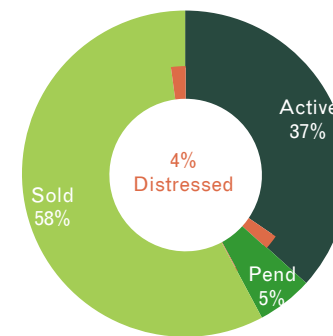
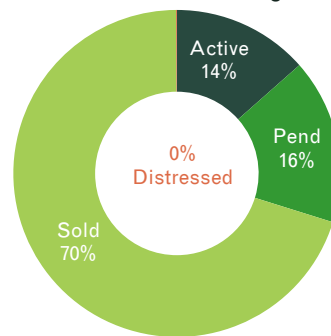
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	6	1	48	74	1.5	398,717	381,159	95.6%	1,521	250.59	-
400 - 499K	25	43	298	74	1.0	467,464	454,628	97.3%	1,859	244.57	-
500 - 599K	48	51	219	63	2.6	555,434	546,937	98.5%	2,306	237.20	-
600 - 799K	42	69	194	66	2.6	680,678	675,067	99.2%	2,612	258.44	1
800 - 999K	18	21	45	76	4.8	888,500	878,522	98.9%	2,974	295.43	-
1 - 1.5M	18	9	25	58	8.6	1,171,869	1,159,519	98.9%	3,317	349.52	-
1.5 - 2M	2	-	3	54	8.0	1,462,615	1,733,835	118.5%	4,442	390.36	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>160</b>	<b>194</b>	<b>832</b>	<b>69</b>	<b>2.3</b>	<b>583,896</b>	<b>574,808</b>	<b>98.4%</b>	<b>2,246</b>	<b>\$256</b>	<b>1</b>
<b>Avg Price</b>	<b>\$710,277</b>	<b>\$641,938</b>	<b>\$574,808</b>								

### Current Market Strength

- vs -

### 2010 Market Distress

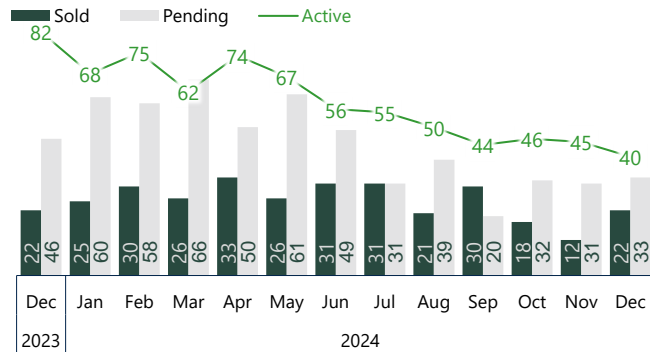


Report Date: Jan 4, 2025

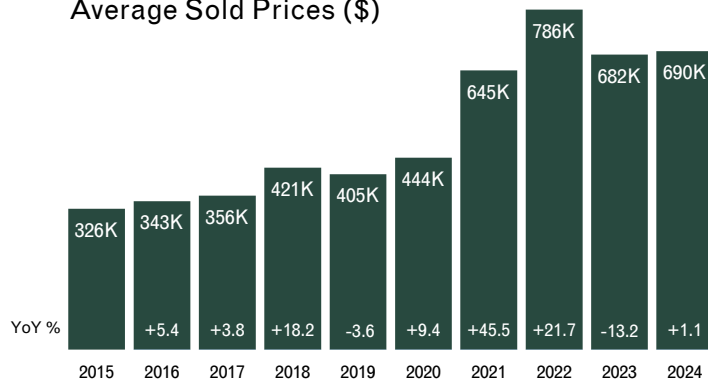
# MONTHLY MARKET TRENDS

## 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

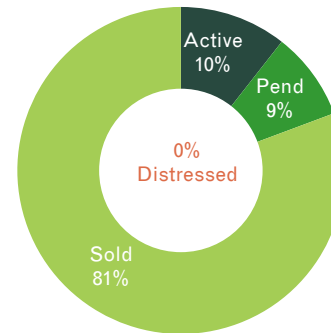
<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
 Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Area: 1000, SE Meridian

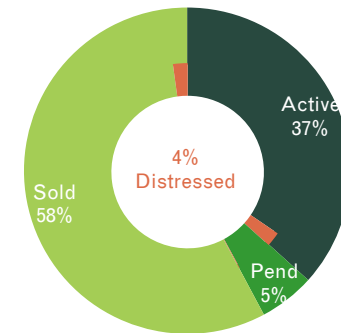
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	3	3	24	60	1.5	491,810	470,414	95.6%	1,706	275.69	-
500 - 599K	16	6	88	93	2.2	573,567	555,290	96.8%	2,023	274.51	-
600 - 799K	12	15	137	55	1.1	693,416	692,418	99.9%	2,538	272.84	-
800 - 999K	8	7	40	41	2.4	861,000	865,069	100.5%	2,972	291.11	-
1 - 1.5M	1	2	14	48	0.9	1,227,453	1,203,933	98.1%	3,344	360.06	-
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>40</b>	<b>33</b>	<b>305</b>	<b>66</b>	<b>1.6</b>	<b>697,540</b>	<b>689,625</b>	<b>98.9%</b>	<b>2,427</b>	<b>\$284</b>	<b>0</b>
<b>Avg Price</b>	<b>\$656,498</b>	<b>\$718,114</b>	<b>\$689,625</b>								

### Current Market Strength



### - VS - 2010 Market Distress

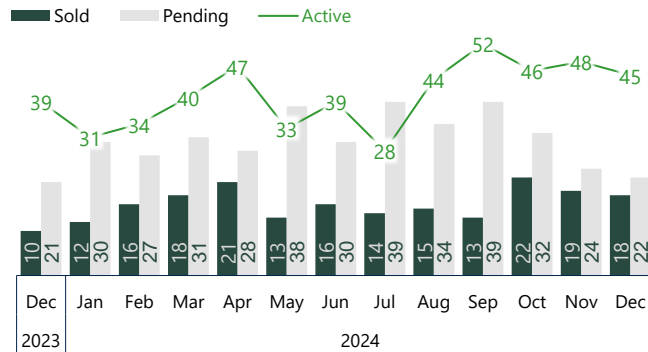


Report Date: Jan 4, 2025

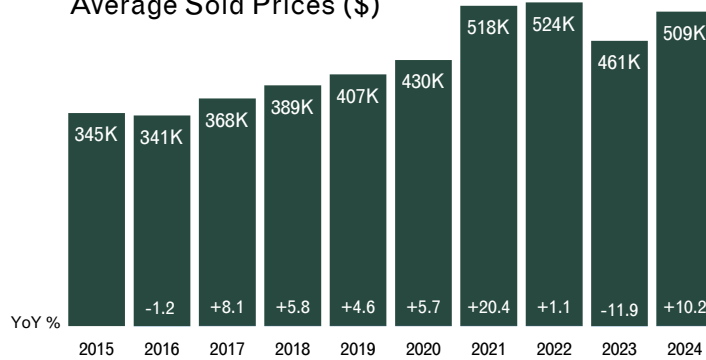
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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<sup>1</sup> Months of Supply = Active Listings / Avg # Solds each month over past 12 months  
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**Area:** 1010, SW Meridian

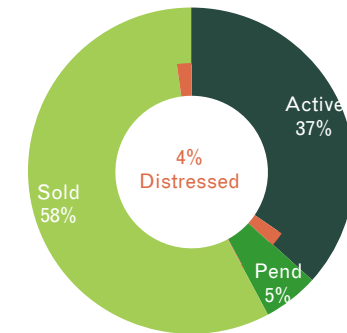
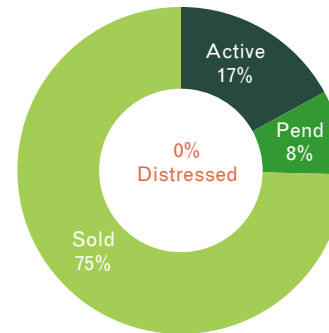
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> 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	1	10	67	2.4	402,318	395,279	98.3%	1,305	302.83	-
400 - 499K	23	11	123	62	2.2	449,417	439,388	97.8%	1,695	259.17	-
500 - 599K	5	4	32	61	1.9	546,331	539,110	98.7%	2,229	241.92	-
600 - 799K	7	2	18	72	4.7	682,128	667,411	97.8%	2,742	243.44	-
800 - 999K	8	4	11	7	8.7	839,521	887,953	105.8%	2,599	341.66	-
1 - 1.5M	-	-	3	9	-	973,667	1,051,417	108.0%	3,269	321.60	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>45</b>	<b>22</b>	<b>197</b>	<b>59</b>	<b>2.7</b>	<b>513,797</b>	<b>508,549</b>	<b>99.0%</b>	<b>1,932</b>	<b>\$263</b>	<b>0</b>
<b>Avg Price</b>	<b>\$570,739</b>	<b>\$561,472</b>	<b>\$508,549</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

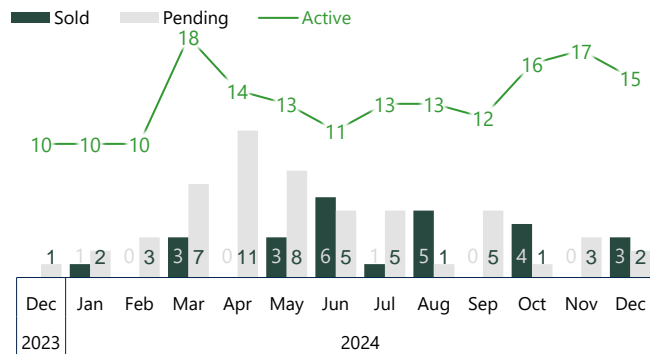


Report Date: Jan 4, 2025

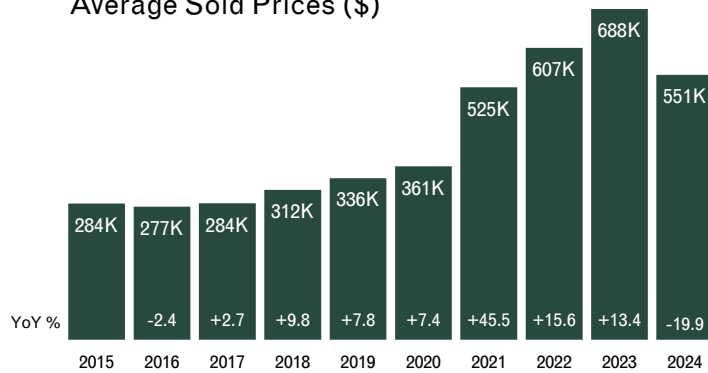
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
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 Minimum: 1bed, 1bath, \$2K asking price

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**Area:** 1020, NE Meridian

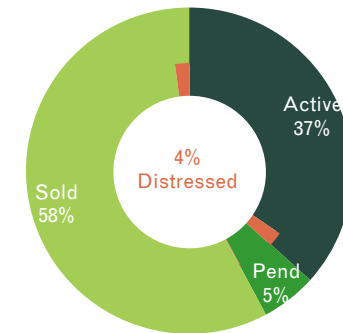
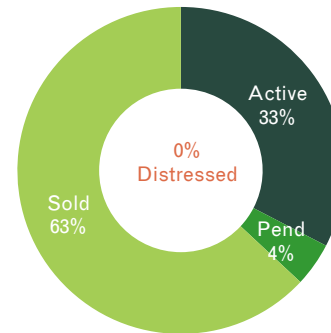
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> 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	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	8	-	25	115	3.8	449,049	443,011	98.7%	1,702	260.33	-
500 - 599K	5	2	1	295	60.0	549,900	549,900	100.0%	1,750	314.23	-
600 - 799K	1	-	2	79	6.0	672,400	664,900	98.9%	2,000	332.45	-
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>15</b>	<b>2</b>	<b>29</b>	<b>116</b>	<b>6.2</b>	<b>559,342</b>	<b>551,034</b>	<b>98.5%</b>	<b>1,874</b>	<b>\$294</b>	<b>0</b>
<b>Avg Price</b>	\$528,903	\$559,900	\$551,034								

### Current Market Strength

- VS -

### 2010 Market Distress



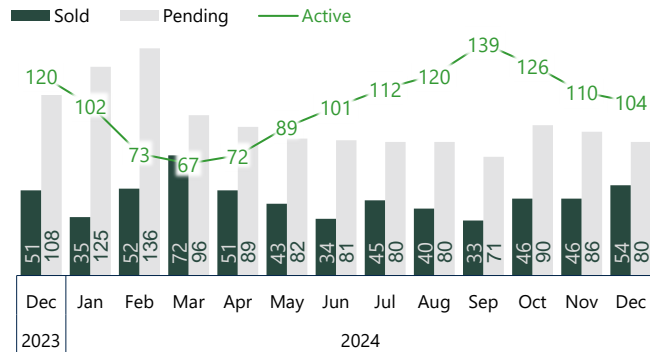
Report Date: Jan 4, 2025



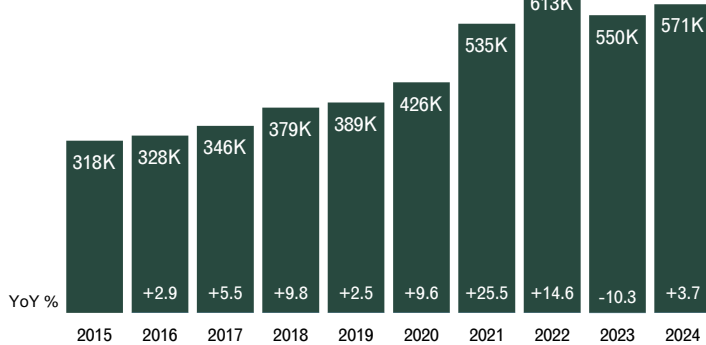
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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**Area:** 1030, NW Meridian

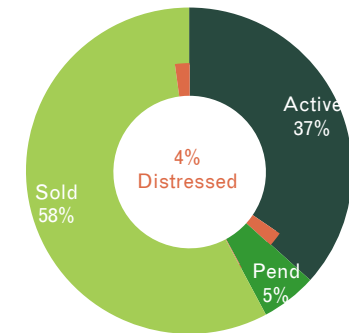
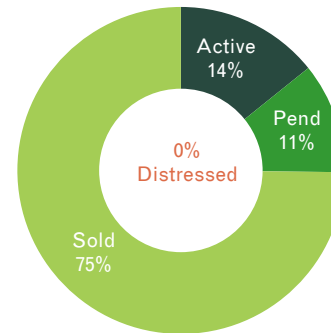
December 2024

Price \$1000's	# Active as of 01/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 01-01-24 to 12-31-24)					
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300 - 399K	1	1	14	111	0.9	416,769	388,614	93.2%	1,589	244.57	-
400 - 499K	53	34	240	79	2.7	462,659	447,805	96.8%	1,793	249.68	-
500 - 599K	16	17	117	82	1.6	561,821	550,217	97.9%	2,185	251.80	-
600 - 799K	24	18	129	57	2.2	696,504	692,263	99.4%	2,545	272.03	-
800 - 999K	9	10	37	38	2.9	844,894	846,944	100.2%	3,128	270.78	-
1 - 1.5M	1	-	7	74	1.7	1,184,435	1,221,336	103.1%	3,291	371.08	-
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>104</b>	<b>80</b>	<b>547</b>	<b>72</b>	<b>2.3</b>	<b>580,524</b>	<b>570,582</b>	<b>98.3%</b>	<b>2,173</b>	<b>\$263</b>	<b>0</b>
<b>Avg Price</b>	<b>\$568,142</b>	<b>\$582,284</b>	<b>\$570,582</b>								

### Current Market Strength

- VS -

### 2010 Market Distress

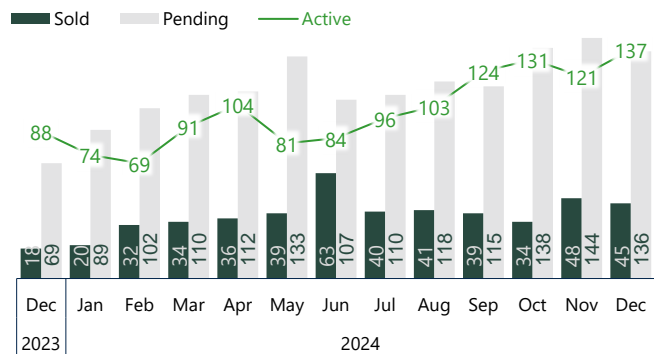


Report Date: Jan 4, 2025

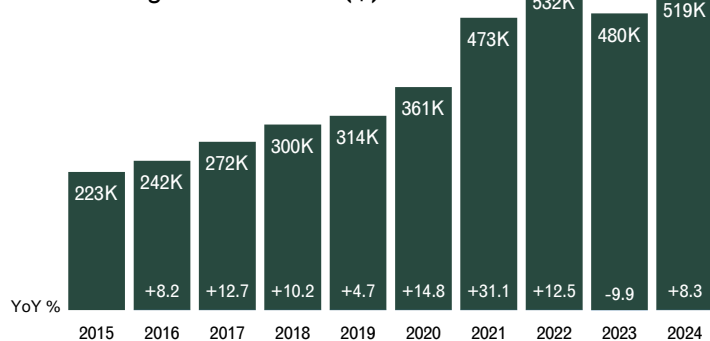
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



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Area: 1100, Kuna

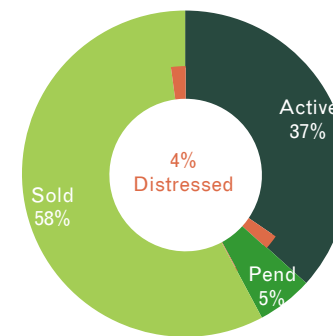
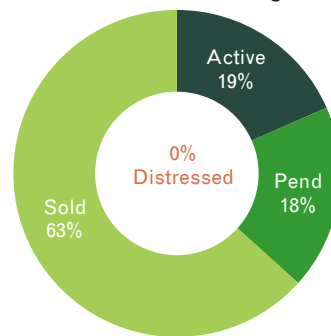
December 2024

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100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	13	19	57	43	2.7	390,597	384,185	98.4%	1,426	269.40	-
400 - 499K	65	42	224	70	3.5	461,475	446,862	96.8%	1,863	239.92	-
500 - 599K	26	19	85	66	3.7	554,765	538,776	97.1%	2,345	229.73	-
600 - 799K	28	37	82	78	4.1	689,308	685,960	99.5%	2,375	288.79	-
800 - 999K	5	15	21	39	2.9	845,358	868,551	102.7%	2,584	336.16	-
1 - 1.5M	-	4	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>137</b>	<b>136</b>	<b>471</b>	<b>66</b>	<b>3.5</b>	<b>529,585</b>	<b>519,398</b>	<b>98.1%</b>	<b>2,023</b>	<b>\$257</b>	<b>0</b>
<b>Avg Price</b>	<b>\$527,170</b>	<b>\$590,531</b>	<b>\$519,398</b>								

### Current Market Strength

- VS -

### 2010 Market Distress



Report Date: Jan 4, 2025