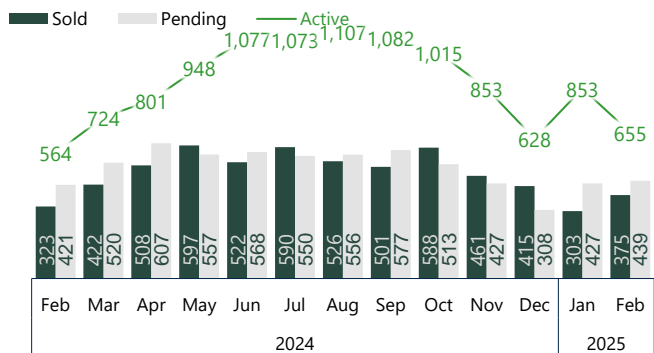


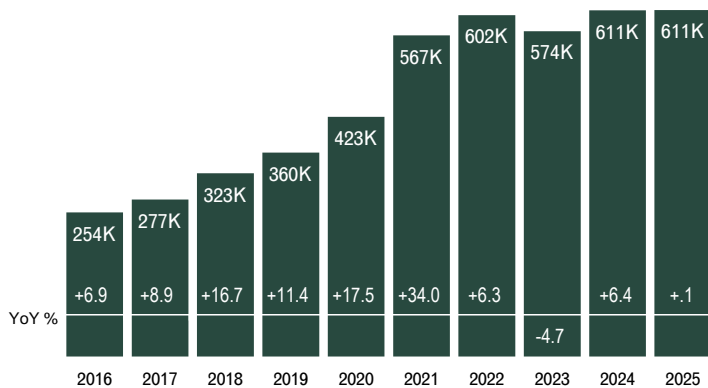
MONTHLY MARKET TRENDS

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

February 2025

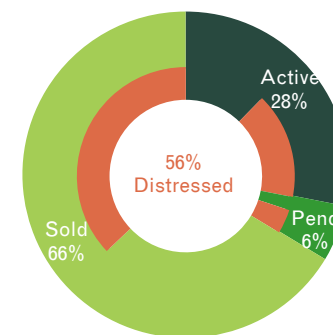
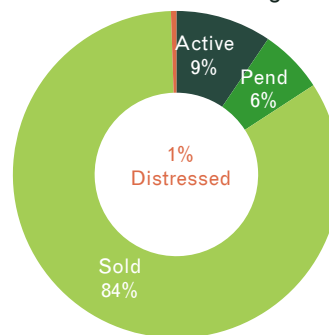
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	103	-	221,633	179,000	80.8%	621	288.40	-
200 - 299K	9	5	108	36	1.0	286,533	265,630	92.7%	959	277.11	1
300 - 399K	67	48	865	29	0.9	377,420	366,776	97.2%	1,264	290.24	16
400 - 499K	121	135	1,646	28	0.9	454,759	444,509	97.7%	1,635	271.85	7
500 - 599K	114	84	1,067	35	1.3	560,712	546,183	97.4%	2,046	266.91	4
600 - 799K	160	93	1,143	36	1.7	703,368	686,317	97.6%	2,431	282.34	4
800 - 999K	71	37	500	41	1.7	909,756	884,186	97.2%	2,872	307.89	4
1 - 1.5M	64	24	326	48	2.4	1,262,797	1,211,993	96.0%	3,447	351.65	1
1.5 - 2M	29	8	81	55	4.3	1,744,075	1,672,720	95.9%	4,037	414.38	-
2 - 2.5M	10	-	30	50	4.0	2,297,372	2,204,723	96.0%	4,844	455.19	-
2.5 - 3M	3	3	10	99	3.6	2,937,555	2,797,500	95.2%	5,081	550.63	-
>3M	7	2	6	53	14.0	3,898,332	3,619,167	92.8%	6,045	598.75	-
Totals	655	439	5,785	34	1.4	628,928	610,875	97.1%	2,069	\$295	37

Avg Price \$778,120 \$644,282 \$610,875

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

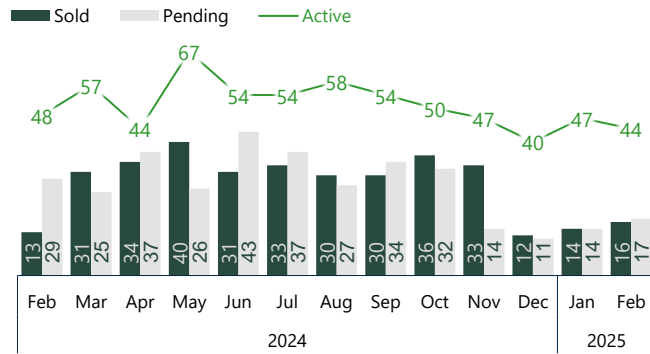


43° NORTH

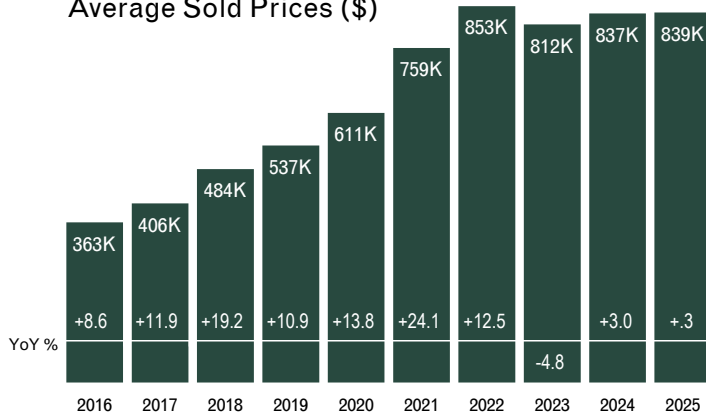
MONTHLY MARKET TRENDS

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: 100, No. Boise

February 2025

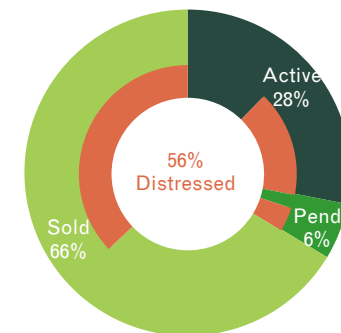
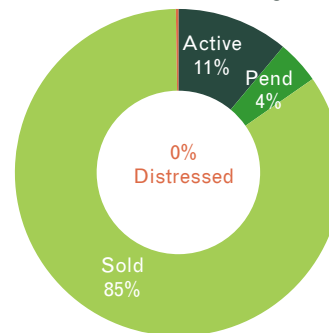
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	4	8	-	341,200	252,125	73.9%	742	339.79	
300 - 399K	3	2	17	43	2.1	384,618	370,373	96.3%	848	436.91	
400 - 499K	5	5	36	32	1.7	475,048	457,644	96.3%	1,075	425.87	
500 - 599K	5	-	55	36	1.1	558,080	541,815	97.1%	1,339	404.64	
600 - 799K	10	5	81	27	1.5	700,853	690,141	98.5%	1,755	393.24	
800 - 999K	3	2	53	45	0.7	901,465	880,294	97.7%	2,405	366.10	
1 - 1.5M	8	1	63	43	1.5	1,262,474	1,223,695	96.9%	2,886	423.96	
1.5 - 2M	4	1	22	35	2.2	1,694,041	1,672,009	98.7%	3,782	442.16	
2 - 2.5M	3	-	3	4	12.0	2,258,333	2,275,000	100.7%	3,924	579.72	
2.5 - 3M	-	-	2	159	-	2,762,500	2,600,000	94.1%	5,277	492.75	
>3M	3	1	-	-	-	-	-	-	-	-	
Totals	44	17	336	37	1.6	861,163	839,401	97.5%	2,044	\$411	1

Avg Price \$1,151,282 \$846,740 \$839,401

Current Market Strength

- vs -

2010 Market Distress

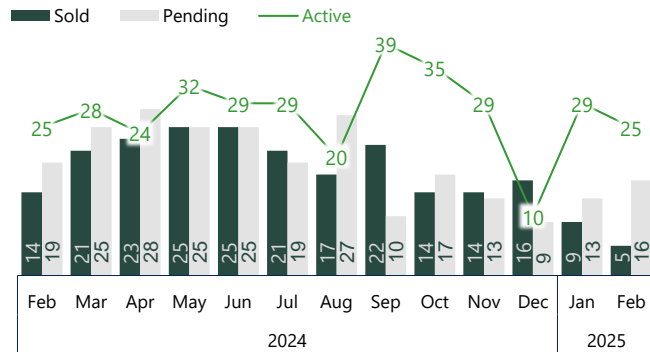


Report Date: Mar 4, 2025

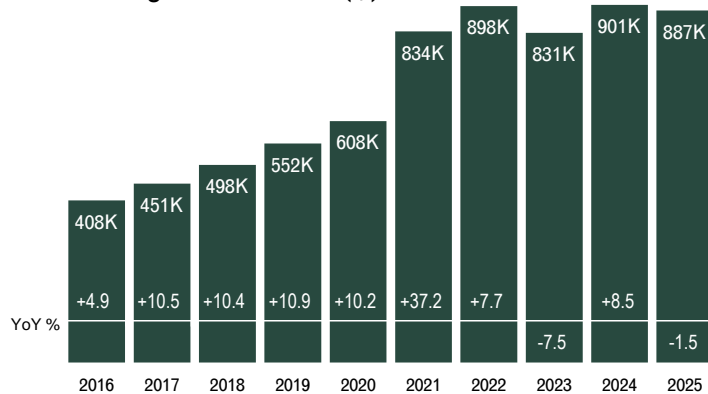
MONTHLY MARKET TRENDS

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

February 2025

Area: 200, NE Boise

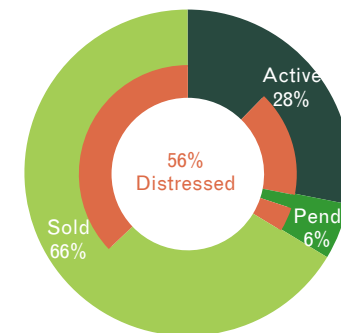
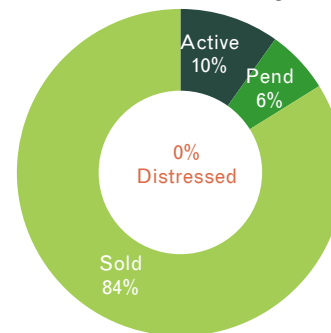
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	3	15	-	344,967	357,667	103.7%	841	425.46	-
400 - 499K	2	-	3	33	8.0	479,267	469,667	98.0%	1,545	304.06	-
500 - 599K	1	1	15	42	0.8	567,225	553,625	97.6%	1,537	360.25	-
600 - 799K	5	8	75	23	0.8	708,880	700,313	98.8%	2,128	329.03	-
800 - 999K	4	4	75	23	0.6	882,572	878,203	99.5%	2,575	341.01	-
1 - 1.5M	6	1	31	43	2.3	1,288,228	1,223,332	95.0%	3,431	356.55	-
1.5 - 2M	6	1	6	46	12.0	1,627,167	1,585,833	97.5%	3,853	411.55	-
2 - 2.5M	-	-	3	43	-	2,433,330	2,263,333	93.0%	4,311	525.05	-
2.5 - 3M	1	-	2	146	6.0	2,937,000	2,775,000	94.5%	5,052	549.29	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	25	16	213	29	1.4	907,099	887,105	97.8%	2,514	\$353	0

Avg Price \$1,192,296 \$832,750 \$887,105

Current Market Strength

- vs -

2010 Market Distress

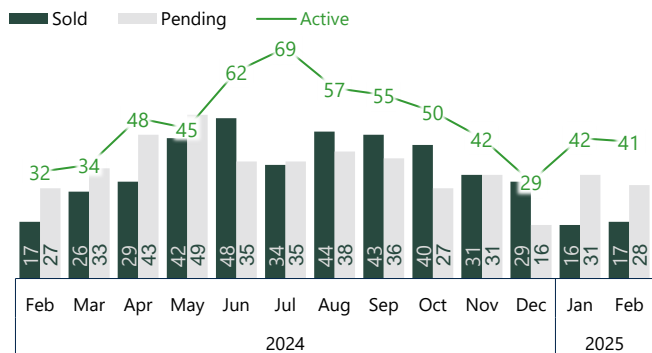


Report Date: Mar 4, 2025

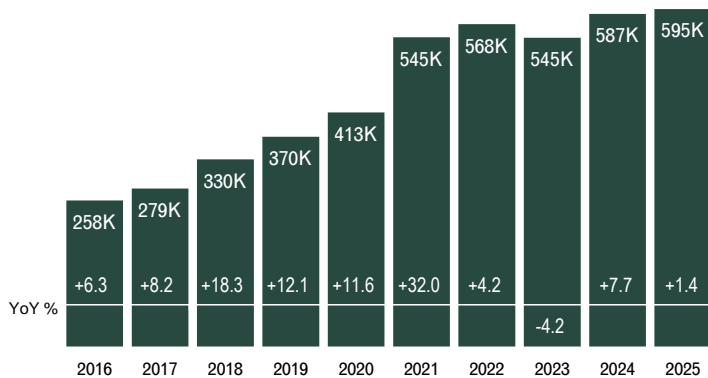
MONTHLY MARKET TRENDS

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: 300, SE Boise

February 2025

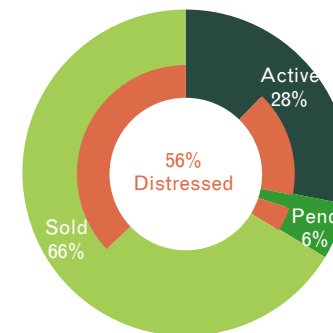
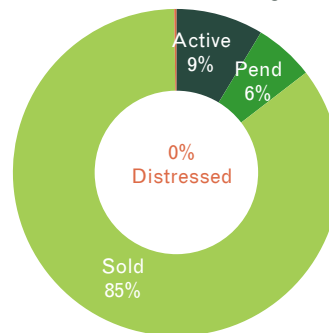
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	2	1	14	69	1.7	295,793	277,129	93.7%	921	300.76	-
300 - 399K	8	5	50	35	1.9	372,810	360,202	96.6%	1,100	327.34	-
400 - 499K	10	5	105	31	1.1	461,825	448,218	97.1%	1,363	328.73	1
500 - 599K	7	7	89	23	0.9	554,342	545,304	98.4%	1,737	313.94	-
600 - 799K	10	8	96	26	1.3	705,105	692,949	98.3%	2,293	302.27	-
800 - 999K	2	-	30	27	0.8	892,237	882,927	99.0%	2,840	310.89	-
1 - 1.5M	1	-	14	33	0.9	1,186,421	1,184,786	99.9%	3,446	343.84	-
1.5 - 2M	-	2	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	-	1	87	12.0	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	41	28	404	31	1.2	609,918	595,007	97.6%	1,843	\$323	1

Avg Price \$606,236 \$620,267 \$595,007

Current Market Strength

- vs -

2010 Market Distress

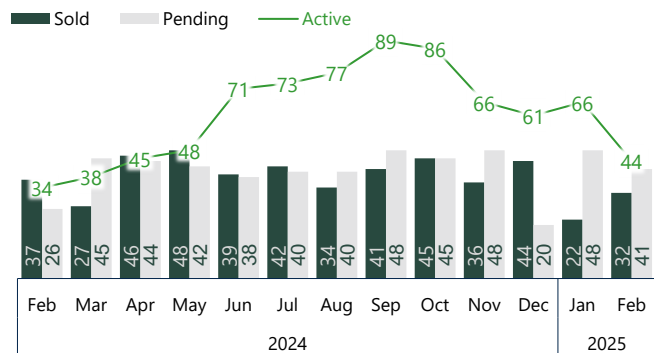


Report Date: Mar 4, 2025

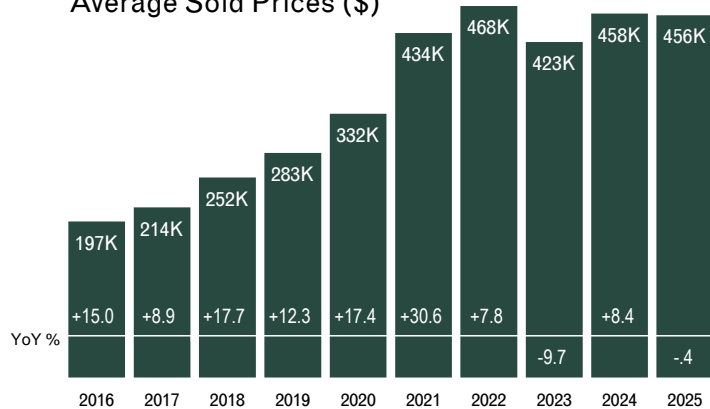
MONTHLY MARKET TRENDS

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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February 2025

Area: 400, Bench

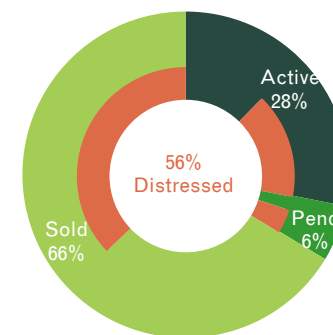
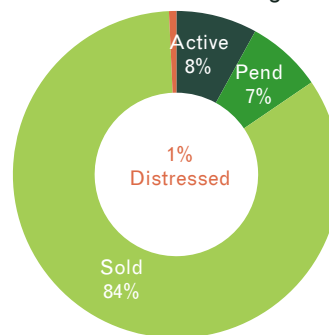
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	4	2	39	32	1.2	286,397	267,482	93.4%	1,007	265.57	1
300 - 399K	8	9	151	29	0.6	375,805	362,477	96.5%	1,166	310.86	3
400 - 499K	9	18	149	29	0.7	446,295	437,302	98.0%	1,499	291.64	-
500 - 599K	12	7	64	31	2.3	556,245	539,870	97.1%	1,873	288.31	-
600 - 799K	5	3	38	23	1.6	664,131	658,147	99.1%	2,356	279.36	-
800 - 999K	4	1	14	28	3.4	913,864	885,343	96.9%	2,645	334.77	-
1 - 1.5M	1	-	3	8	4.0	1,432,967	1,415,800	98.8%	4,164	340.04	-
1.5 - 2M	-	-	2	119	-	1,750,000	1,725,000	98.6%	4,530	380.84	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	1	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	44	41	460	29	1.1	469,225	456,473	97.3%	1,536	\$297	4

Avg Price \$581,231 \$529,307 \$456,473

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

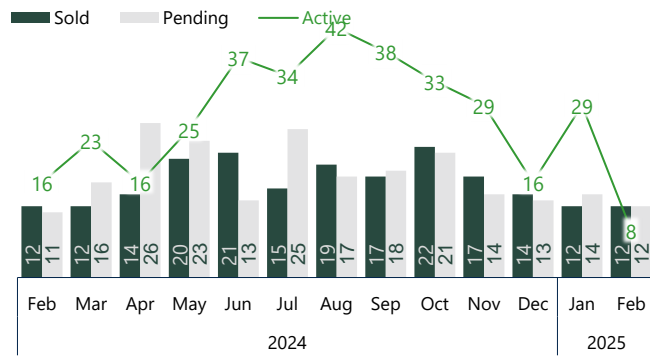


43° NORTH

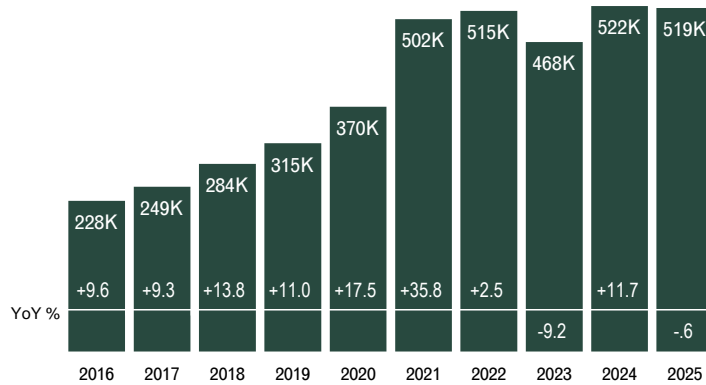
MONTHLY MARKET TRENDS

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: 500, SW Boise

February 2025

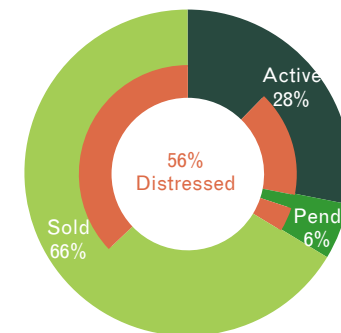
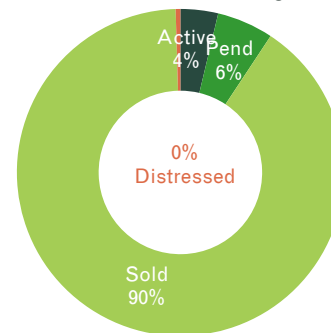
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	2	17	-	302,450	277,500	91.8%	949	292.57	-
300 - 399K	3	2	28	29	1.3	391,289	372,609	95.2%	1,289	289.18	-
400 - 499K	1	5	77	27	0.2	454,147	446,851	98.4%	1,623	275.35	-
500 - 599K	3	3	41	34	0.9	558,367	543,959	97.4%	2,179	249.67	1
600 - 799K	-	1	41	28	-	696,227	679,032	97.5%	2,543	267.05	-
800 - 999K	-	-	4	74	-	955,250	935,000	97.9%	3,361	278.17	-
1 - 1.5M	1	1	1	9	12.0	1,450,000	1,450,000	100.0%	3,780	383.60	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	8	12	194	30	0.5	532,163	519,217	97.6%	1,926	\$270	1

Avg Price \$567,613 \$557,716 \$519,217

Current Market Strength

- vs -

2010 Market Distress

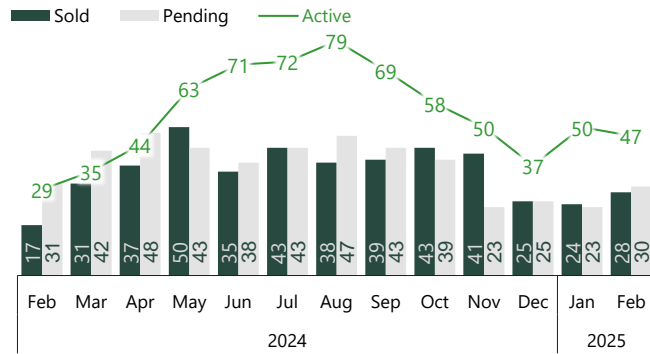


Report Date: Mar 4, 2025

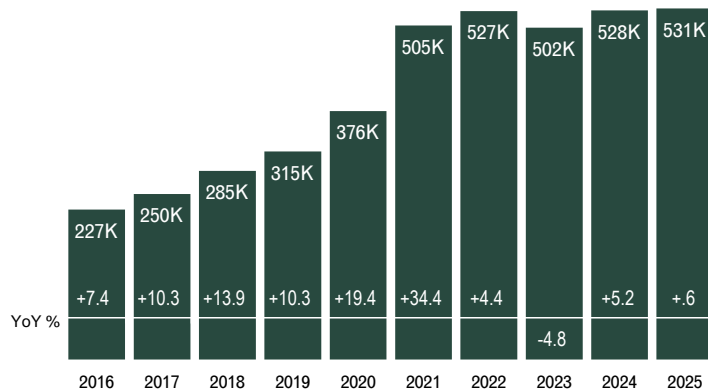
MONTHLY MARKET TRENDS

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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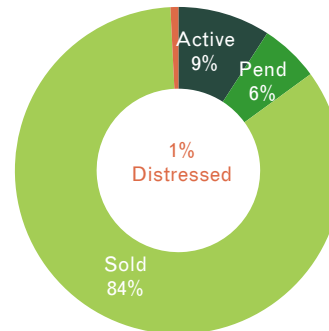
February 2025

Area: 550, SW Boise/Meridian

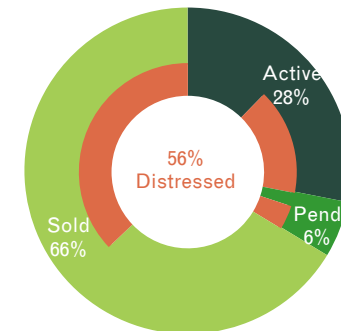
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 03/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	4	57	3.0	286,500	264,725	92.4%	995	266.06	-
300 - 399K	6	2	57	33	1.3	385,892	376,010	97.4%	1,298	289.71	3
400 - 499K	14	11	170	28	1.0	452,997	445,107	98.3%	1,726	257.93	1
500 - 599K	10	8	95	35	1.3	558,096	546,057	97.8%	2,238	243.98	-
600 - 799K	12	7	79	29	1.8	696,222	682,763	98.1%	2,570	265.72	-
800 - 999K	4	2	23	61	2.1	915,596	865,943	94.6%	3,029	285.91	-
1 - 1.5M	-	-	5	34	-	1,205,380	1,184,800	98.3%	4,911	241.27	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	47	30	433	32	1.3	543,320	530,748	97.7%	2,035	\$261	4

Avg Price \$554,142 \$558,350 \$530,748

Current Market Strength



- vs - 2010 Market Distress



Report Date: Mar 4, 2025

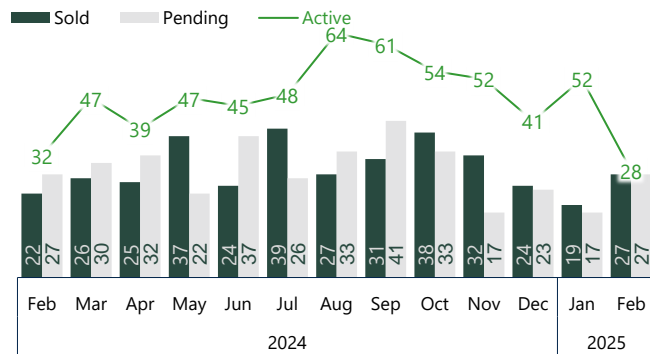


43° NORTH

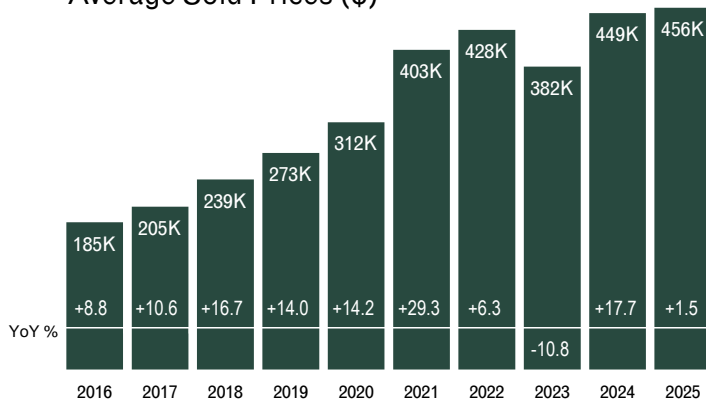
MONTHLY MARKET TRENDS

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

February 2025

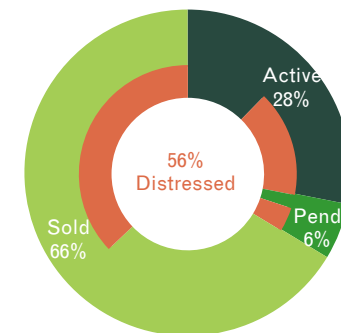
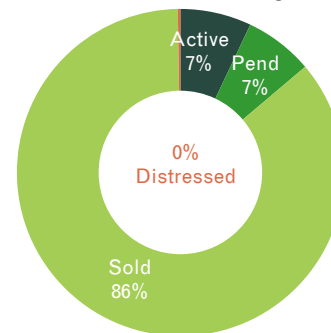
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	3	103	-	221,633	179,000	80.8%	621	288.40	-
200 - 299K	1	2	21	27	0.6	265,542	256,886	96.7%	890	288.74	-
300 - 399K	13	7	115	30	1.4	370,740	361,826	97.6%	1,310	276.23	1
400 - 499K	3	12	110	26	0.3	452,605	440,480	97.3%	1,672	263.52	-
500 - 599K	6	3	53	29	1.4	558,331	544,698	97.6%	2,314	235.42	-
600 - 799K	3	2	29	39	1.2	711,686	680,059	95.6%	2,733	248.85	-
800 - 999K	2	-	7	49	3.4	912,541	858,857	94.1%	2,603	329.91	-
1 - 1.5M	-	1	4	153	-	1,331,580	1,317,925	99.0%	4,264	309.08	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	28	27	342	31	1.0	469,613	455,757	97.0%	1,732	\$263	1

Avg Price \$483,910 \$467,811 \$455,757

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

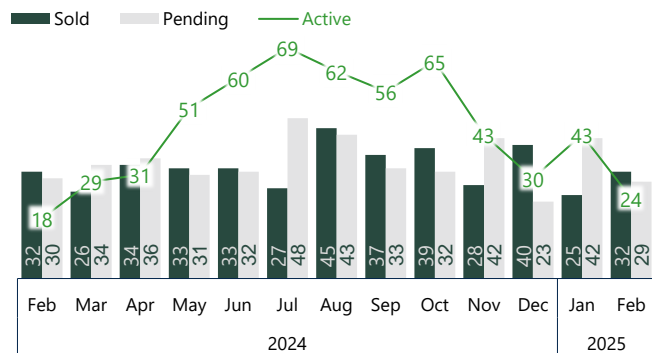


43° NORTH

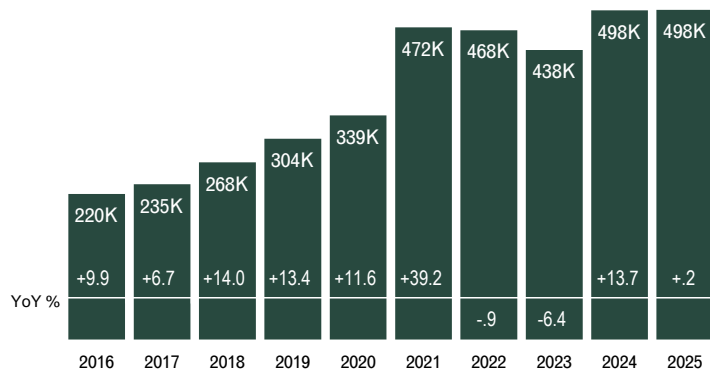
MONTHLY MARKET TRENDS

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

February 2025

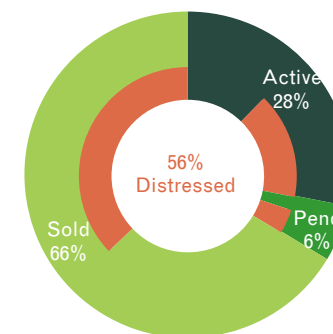
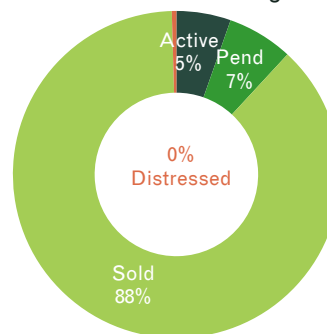
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per Sq Ft	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	1	15	-	289,000	289,000	100.0%	1,001	288.71	-
300 - 399K	1	3	87	18	0.1	370,341	365,955	98.8%	1,268	288.52	2
400 - 499K	9	8	152	26	0.7	454,279	442,960	97.5%	1,667	265.66	-
500 - 599K	5	7	88	36	0.7	565,153	551,320	97.6%	2,309	238.80	-
600 - 799K	6	6	50	28	1.4	698,744	677,813	97.0%	2,701	250.98	-
800 - 999K	-	3	11	29	-	922,809	906,981	98.3%	3,656	248.07	-
1 - 1.5M	3	2	1	16	36.0	1,274,000	1,240,000	97.3%	3,420	362.57	-
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	24	29	391	27	0.7	510,319	498,403	97.7%	1,922	\$259	2

Avg Price \$619,187 \$594,548 \$498,403

Current Market Strength

- vs -

2010 Market Distress

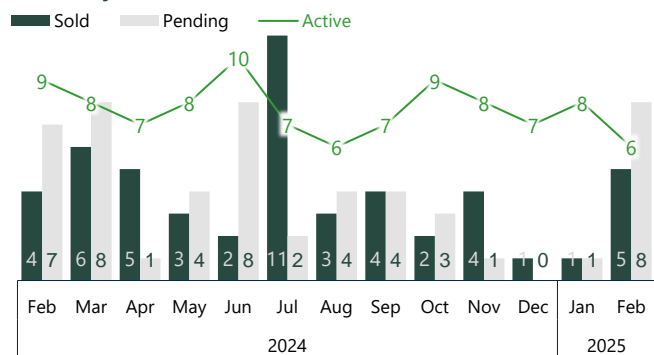


Report Date: Mar 4, 2025

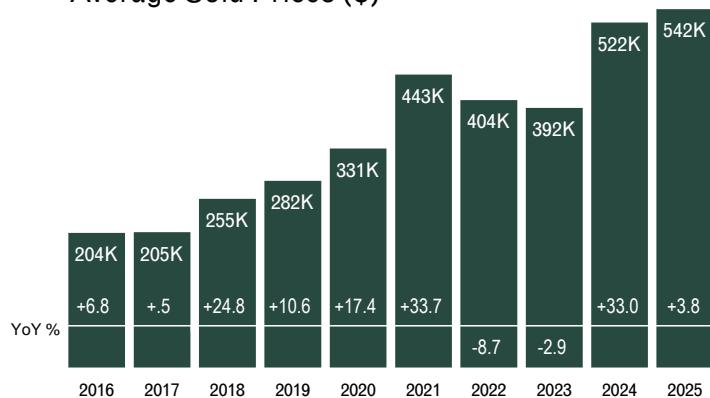
MONTHLY MARKET TRENDS

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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Area: 700, Garden City

February 2025

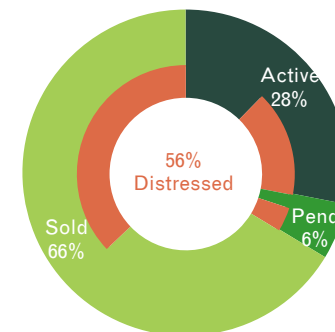
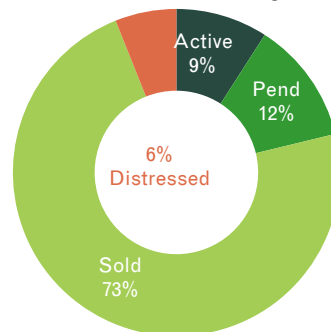
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	3	64	-	294,667	243,300	82.6%	1,294	188.07	-
300 - 399K	-	1	9	19	-	374,222	364,256	97.3%	1,299	280.51	-
400 - 499K	2	3	18	17	1.3	456,294	449,078	98.4%	1,426	314.96	-
500 - 599K	-	1	4	42	-	556,250	549,750	98.8%	1,695	324.29	1
600 - 799K	2	2	10	41	2.4	712,880	688,630	96.6%	2,275	302.72	2
800 - 999K	1	-	1	-	12.0	975,000	975,000	100.0%	3,033	321.46	1
1 - 1.5M	1	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	6	8	48	27	1.5	555,085	541,706	97.6%	1,692	\$320	4

Avg Price \$747,150 \$612,375 \$541,706

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

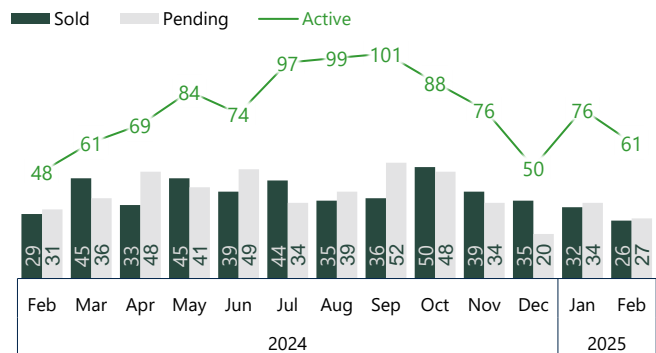


43° NORTH

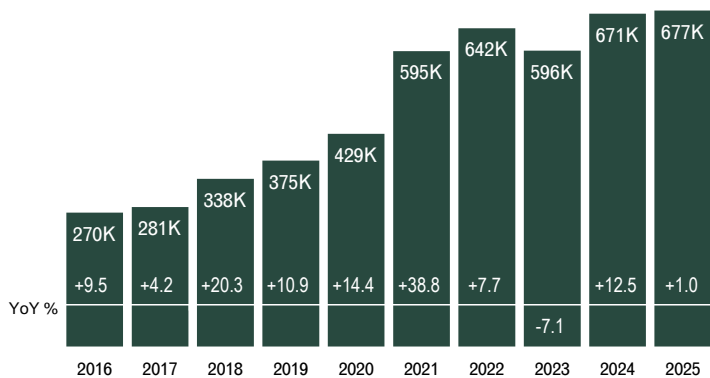
MONTHLY MARKET TRENDS

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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Area: 800, NW Boise/Garden City

February 2025

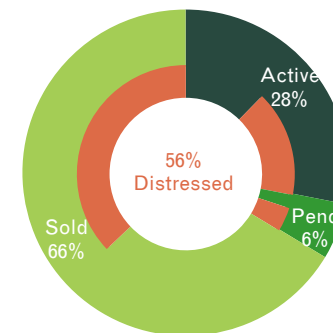
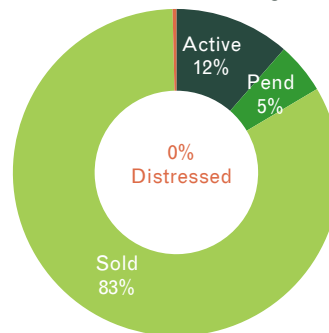
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	1	-	7	38	1.7	267,826	241,529	90.2%	781	309.20	-
300 - 399K	4	-	39	36	1.2	377,656	369,149	97.7%	1,232	299.61	-
400 - 499K	8	10	115	28	0.8	459,161	449,219	97.8%	1,427	314.72	2
500 - 599K	8	3	70	32	1.4	556,292	546,965	98.3%	1,820	300.47	-
600 - 799K	13	6	92	34	1.7	705,708	687,118	97.4%	2,304	298.29	-
800 - 999K	10	5	64	33	1.9	912,486	883,698	96.8%	2,779	317.96	-
1 - 1.5M	12	2	43	37	3.3	1,205,736	1,174,478	97.4%	3,452	340.27	-
1.5 - 2M	3	1	11	69	3.3	1,685,118	1,618,086	96.0%	3,944	410.27	-
2 - 2.5M	-	-	3	49	-	2,248,000	2,193,000	97.6%	5,522	397.11	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	2	-	-	-	-	-	-	-	-	-	-
Totals	61	27	444	33	1.6	695,492	677,224	97.4%	2,124	\$319	2

Avg Price \$885,446 \$714,040 \$677,224

Current Market Strength

- vs -

2010 Market Distress

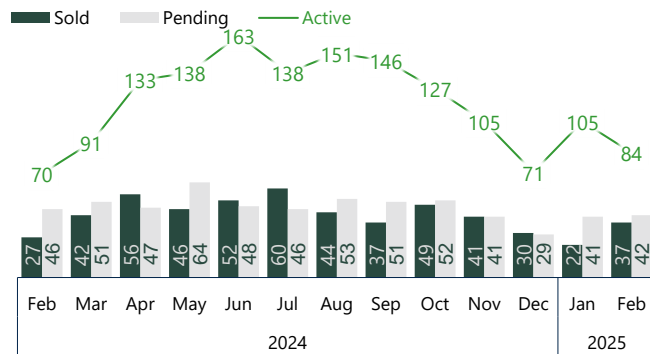


Report Date: Mar 4, 2025

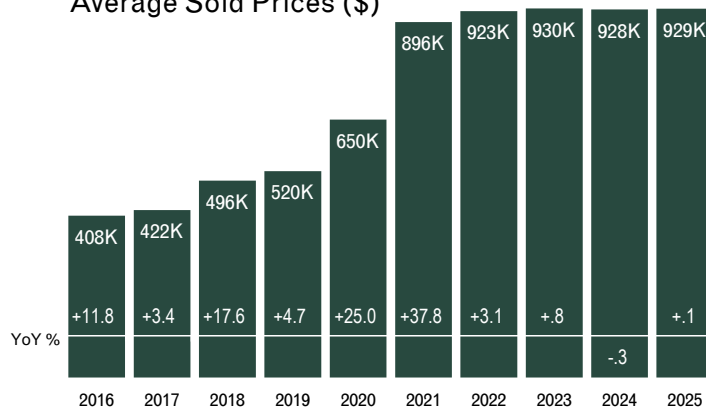
MONTHLY MARKET TRENDS

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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Area: 900, Eagle

February 2025

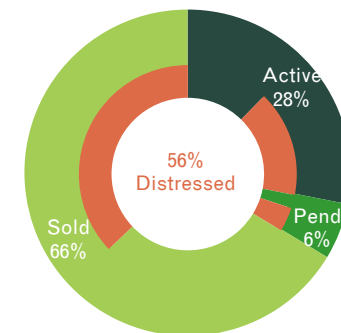
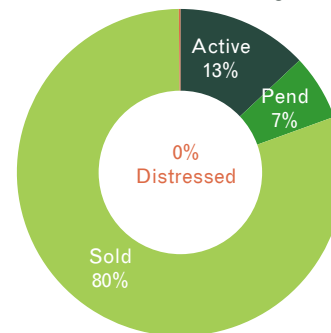
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	2	30	-	302,450	288,450	95.4%	960	300.47	-
300 - 399K	2	1	8	46	3.0	365,288	343,488	94.0%	1,135	302.70	-
400 - 499K	7	3	40	38	2.1	479,695	458,862	95.7%	1,576	291.18	-
500 - 599K	3	-	81	42	0.4	565,739	547,344	96.7%	1,924	284.42	-
600 - 799K	15	11	146	43	1.2	716,179	688,756	96.2%	2,373	290.30	-
800 - 999K	19	9	92	50	2.5	934,430	902,177	96.5%	2,876	313.70	-
1 - 1.5M	18	13	97	58	2.2	1,275,610	1,204,562	94.4%	3,493	344.89	1
1.5 - 2M	11	3	27	59	4.9	1,826,259	1,720,502	94.2%	4,244	405.38	-
2 - 2.5M	6	-	17	53	4.2	2,295,245	2,191,334	95.5%	4,902	447.01	-
2.5 - 3M	1	2	5	59	2.4	3,035,310	2,900,000	95.5%	5,108	567.69	-
>3M	2	-	5	40	4.8	3,887,998	3,693,000	95.0%	6,147	600.82	-
Totals	84	42	520	48	1.9	972,593	929,013	95.5%	2,757	\$337	1

Avg Price \$1,218,222 \$1,059,491 \$929,013

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

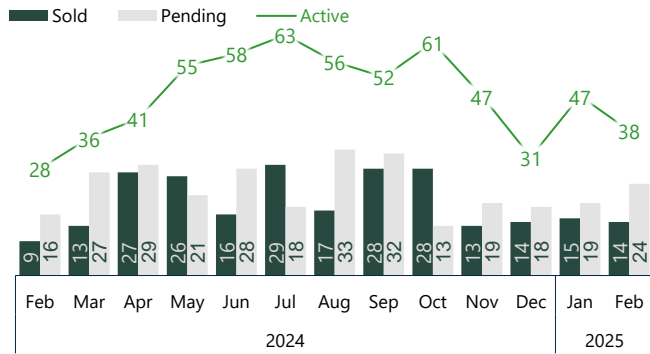


43° NORTH

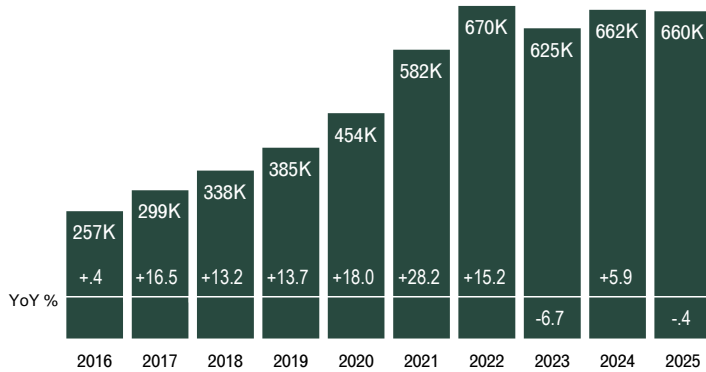
MONTHLY MARKET TRENDS

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: 950, Star

February 2025

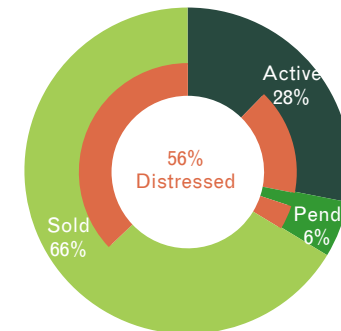
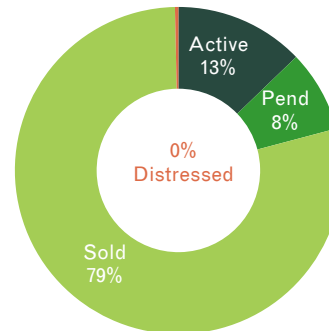
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	-	-	362,500	262,500	72.4%	1,354	193.87	-
300 - 399K	2	2	16	35	1.5	381,563	369,731	96.9%	1,355	272.81	-
400 - 499K	3	6	62	36	0.6	460,852	447,584	97.1%	1,860	240.65	-
500 - 599K	7	5	51	36	1.6	565,980	547,379	96.7%	2,277	240.42	-
600 - 799K	15	7	54	44	3.3	726,111	709,150	97.7%	2,587	274.12	1
800 - 999K	7	4	24	53	3.5	946,054	896,806	94.8%	2,891	310.26	-
1 - 1.5M	4	-	23	51	2.1	1,284,705	1,220,169	95.0%	3,691	330.54	-
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	38	24	234	41	1.9	685,610	659,829	96.2%	2,404	\$274	1

Avg Price \$722,691 \$614,127 \$659,829

Current Market Strength

- vs -

2010 Market Distress

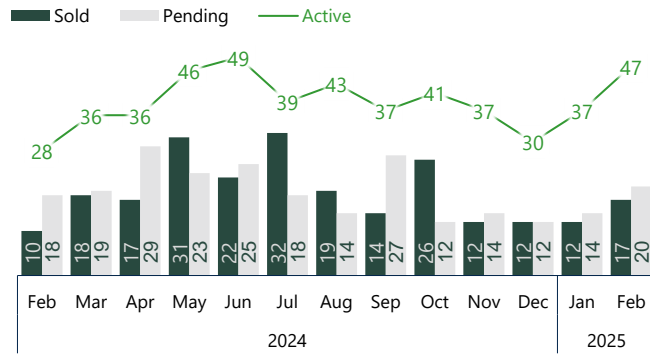


Report Date: Mar 4, 2025

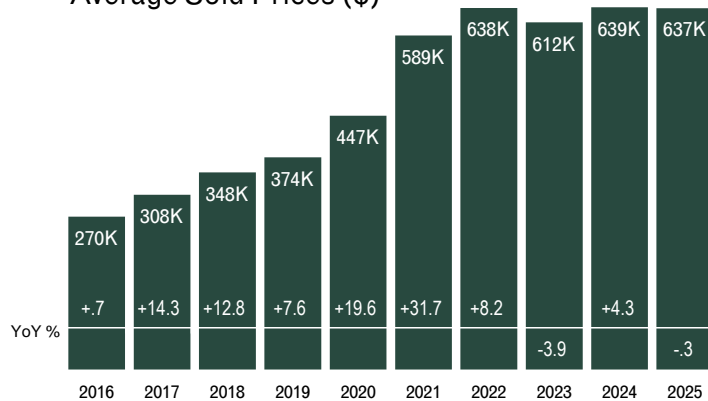
MONTHLY MARKET TRENDS

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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Area: 1000, SE Meridian

February 2025

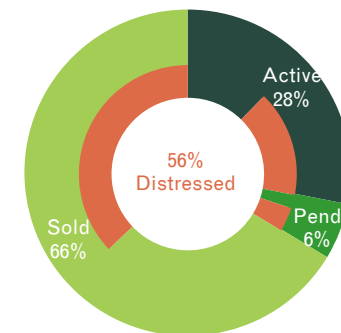
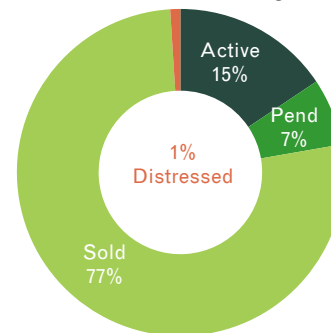
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	6	30	-	398,932	386,450	96.9%	1,355	285.27	1
400 - 499K	3	1	61	22	0.6	456,111	445,380	97.6%	1,746	255.14	-
500 - 599K	7	6	55	38	1.5	561,388	542,355	96.6%	2,228	243.41	-
600 - 799K	24	8	66	44	4.4	704,862	689,439	97.8%	2,655	259.69	-
800 - 999K	11	3	29	64	4.6	900,703	866,575	96.2%	3,287	263.61	2
1 - 1.5M	1	1	13	52	0.9	1,236,869	1,176,207	95.1%	3,835	306.73	-
1.5 - 2M	1	-	1	28	12.0	1,997,000	1,945,000	97.4%	5,132	378.99	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	47	20	231	39	2.4	657,187	637,168	97.0%	2,436	\$262	3

Avg Price \$743,581 \$687,535 \$637,168

Current Market Strength

- vs -

2010 Market Distress

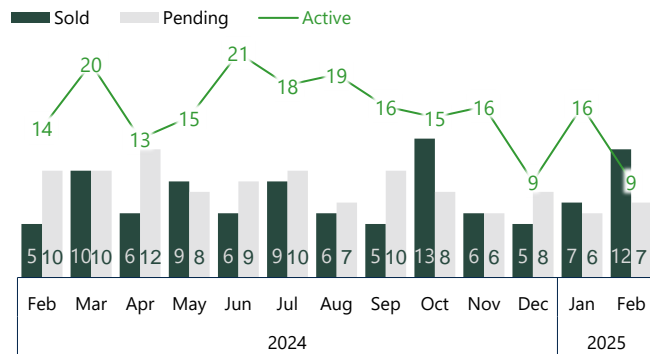


Report Date: Mar 4, 2025

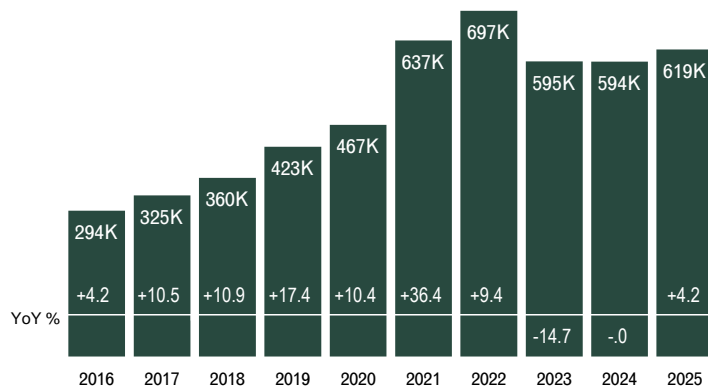
MONTHLY MARKET TRENDS

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

February 2025

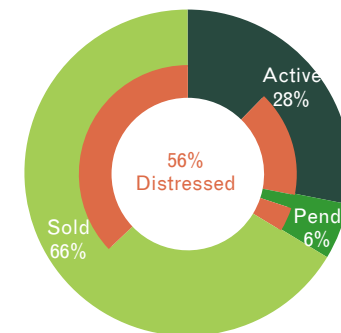
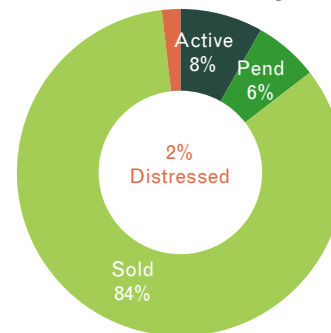
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 03/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	12	22	-	386,775	369,350	95.5%	1,500	246.18	1
400 - 499K	2	2	25	28	1.0	464,387	451,166	97.2%	1,776	254.03	-
500 - 599K	1	3	19	63	0.6	580,921	552,921	95.2%	2,393	231.09	1
600 - 799K	1	1	19	60	0.6	717,142	695,758	97.0%	2,891	240.65	-
800 - 999K	2	-	9	42	2.7	890,400	866,378	97.3%	3,281	264.04	-
1 - 1.5M	2	-	7	63	3.4	1,196,857	1,174,700	98.1%	3,654	321.48	-
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	7	92	45	1.2	639,171	619,093	96.9%	2,413	\$257	2

Avg Price \$937,354 \$530,668 \$619,093

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

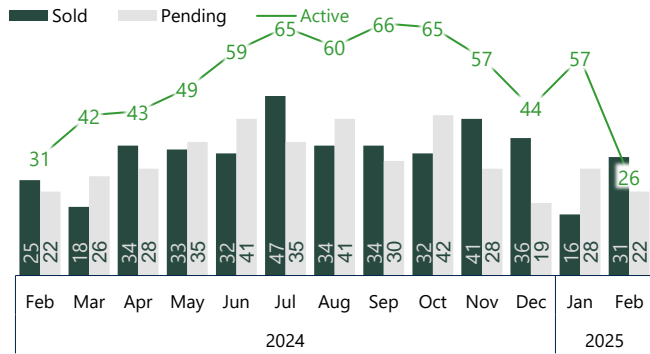


43° NORTH

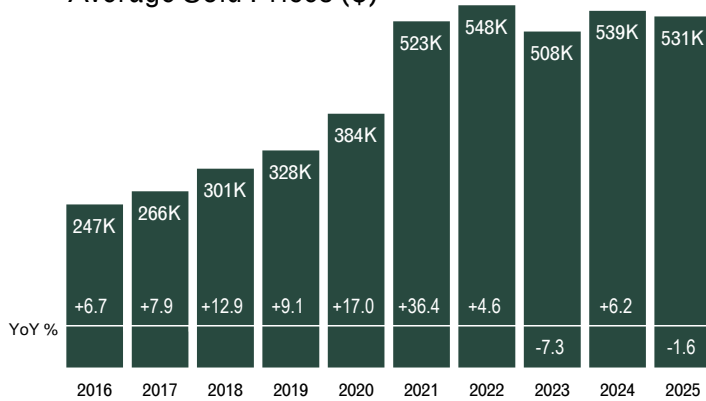
MONTHLY MARKET TRENDS

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: 1020, NE Meridian

February 2025

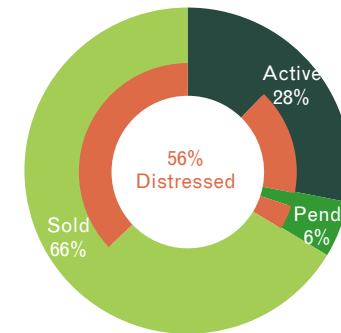
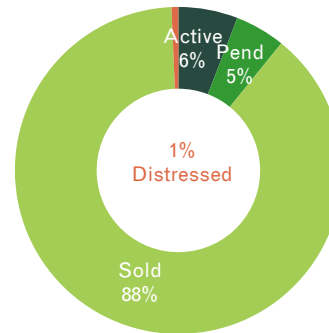
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	6	10	-	279,133	278,008	99.6%	961	289.34	-
300 - 399K	1	2	51	21	0.2	383,848	374,608	97.6%	1,323	283.12	-
400 - 499K	5	10	145	23	0.4	445,893	439,675	98.6%	1,626	270.39	2
500 - 599K	12	6	89	36	1.6	559,474	547,496	97.9%	2,072	264.22	1
600 - 799K	6	4	77	43	0.9	682,072	668,520	98.0%	2,687	248.83	-
800 - 999K	-	-	18	22	-	865,304	848,139	98.0%	3,289	257.91	-
1 - 1.5M	1	-	5	36	2.4	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	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	26	22	392	30	0.8	541,027	530,650	98.1%	2,006	\$264	3

Avg Price \$631,022 \$505,018 \$530,650

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

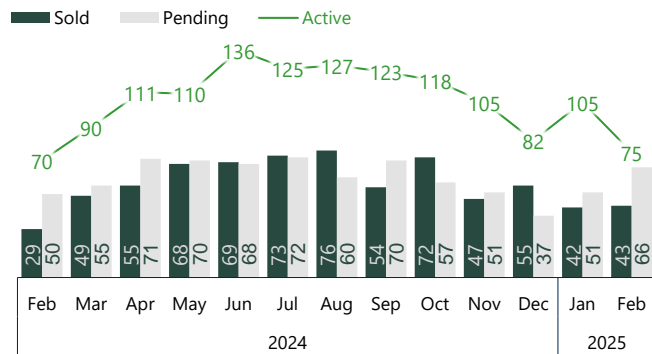


43° NORTH

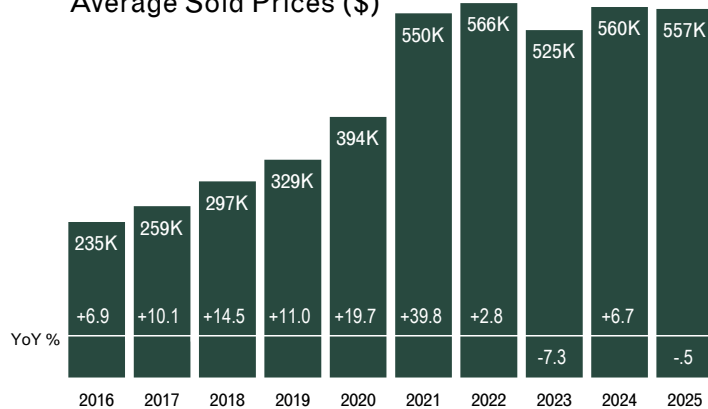
MONTHLY MARKET TRENDS

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

February 2025

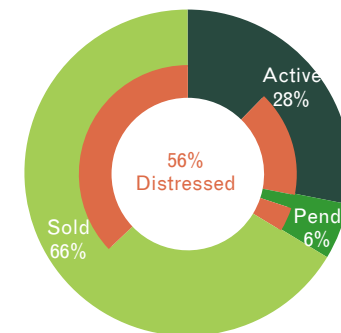
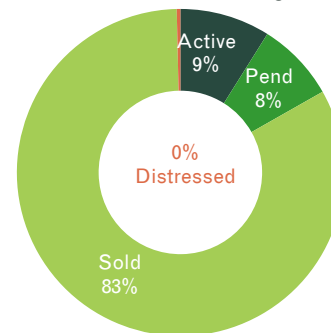
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	2	71	-	292,450	282,450	96.6%	959	294.68	-
300 - 399K	4	4	107	29	0.4	386,060	372,918	96.6%	1,345	277.27	2
400 - 499K	20	25	230	29	1.0	458,305	447,090	97.6%	1,719	260.07	-
500 - 599K	19	19	149	34	1.5	561,158	546,370	97.4%	2,113	258.62	-
600 - 799K	25	12	151	44	2.0	706,612	690,475	97.7%	2,580	267.64	1
800 - 999K	1	4	43	41	0.3	917,267	888,986	96.9%	3,316	268.09	-
1 - 1.5M	4	1	9	58	5.3	1,277,422	1,226,000	96.0%	3,651	335.84	-
1.5 - 2M	2	-	2	31	12.0	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	75	66	696	35	1.3	572,933	557,314	97.3%	2,075	\$269	3

Avg Price \$632,373 \$603,940 \$557,314

Current Market Strength

- vs -

2010 Market Distress

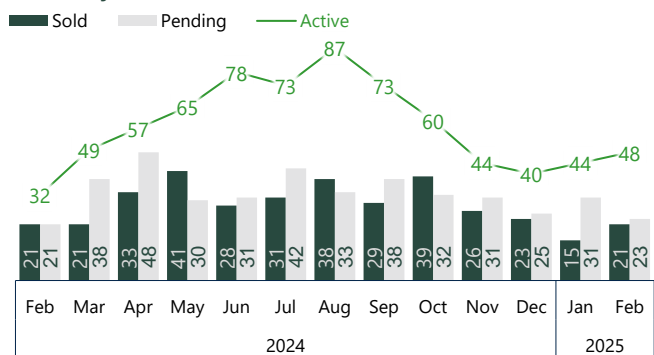


Report Date: Mar 4, 2025

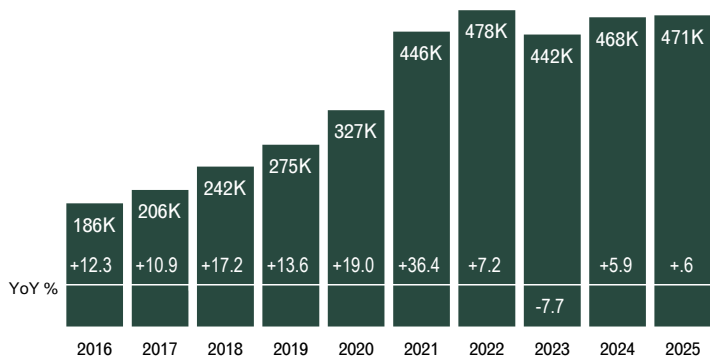
MONTHLY MARKET TRENDS

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: 1100, Kuna

February 2025

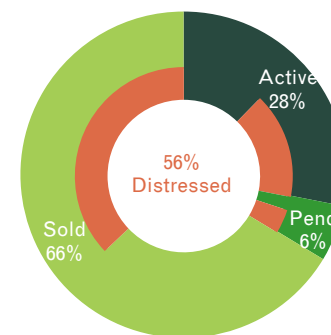
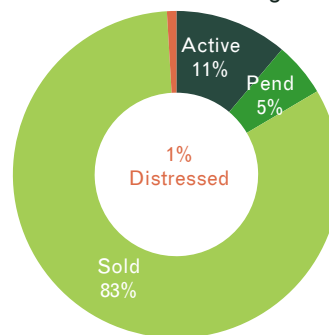
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 03/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	2	9	-	334,000	288,750	86.5%	1,255	230.17	-
300 - 399K	12	5	109	27	1.3	373,010	364,564	97.7%	1,340	272.14	3
400 - 499K	18	11	148	32	1.5	445,369	437,969	98.3%	1,863	235.10	1
500 - 599K	8	5	49	48	2.0	565,900	547,285	96.7%	2,268	241.33	-
600 - 799K	8	2	39	56	2.5	686,499	658,933	96.0%	2,517	261.79	-
800 - 999K	1	-	3	127	4.0	909,633	856,000	94.1%	3,335	256.65	-
1 - 1.5M	1	-	4	42	3.0	1,422,975	1,311,750	92.2%	3,827	342.74	-
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	48	23	355	36	1.6	483,983	470,560	97.2%	1,866	\$252	4

Avg Price \$505,669 \$473,254 \$470,560

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025