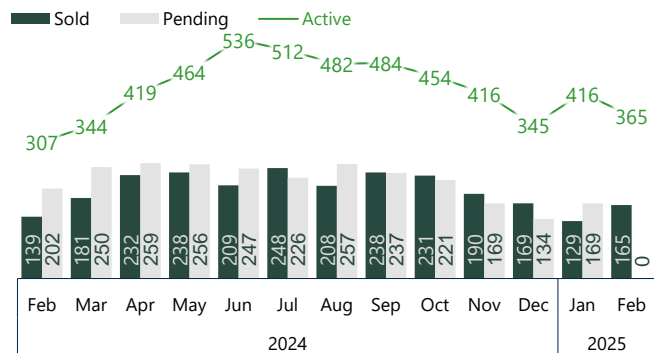


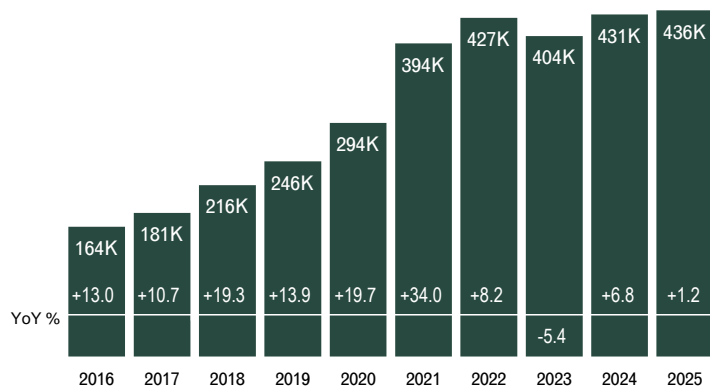
# MONTHLY MARKET TRENDS

## 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

<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: Canyon County

February 2025

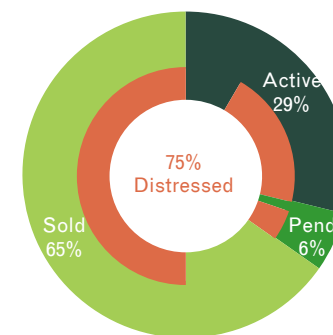
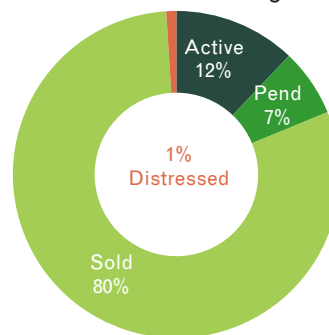
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	1	11	-	114,900	95,000	82.7%	528	179.92	-
100 - 199K	1	2	29	28	0.4	197,614	157,681	79.8%	1,171	134.67	1
200 - 299K	14	11	210	35	0.8	276,494	263,433	95.3%	1,098	239.95	6
300 - 399K	122	97	1,136	33	1.3	361,938	353,063	97.5%	1,432	246.61	18
400 - 499K	96	51	508	39	2.3	455,468	441,566	96.9%	2,062	214.17	3
500 - 599K	55	15	233	44	2.8	562,957	545,235	96.9%	2,369	230.11	1
600 - 799K	46	14	191	58	2.9	702,571	677,272	96.4%	2,608	259.68	1
800 - 999K	17	9	76	50	2.7	939,583	891,943	94.9%	3,184	280.09	-
1 - 1.5M	13	3	35	78	4.5	1,238,173	1,149,561	92.8%	3,571	321.90	-
1.5 - 2M	1	-	4	91	3.0	1,782,250	1,682,500	94.4%	4,834	348.07	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>365</b>	<b>202</b>	<b>2,423</b>	<b>38</b>	<b>1.8</b>	<b>451,375</b>	<b>436,044</b>	<b>96.6%</b>	<b>1,806</b>	<b>\$241</b>	<b>30</b>

**Avg Price** \$510,270 \$447,426 \$436,044

### Current Market Strength

- vs -

### 2010 Market Distress

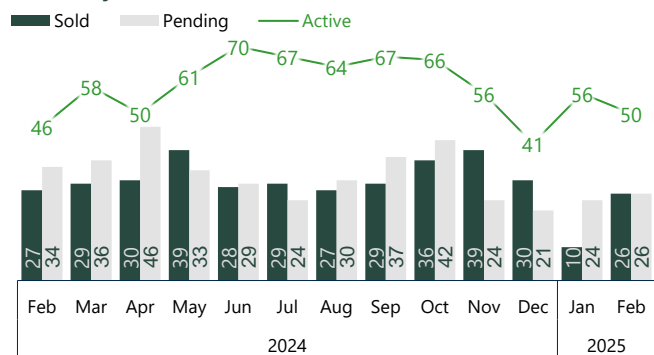


Report Date: Mar 4, 2025

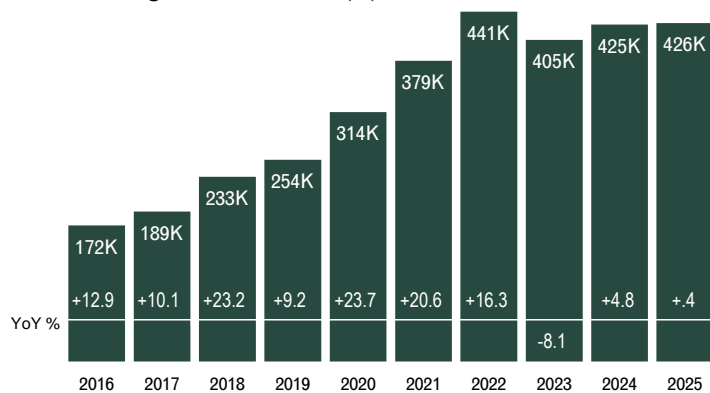
# MONTHLY MARKET TRENDS

## 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

<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

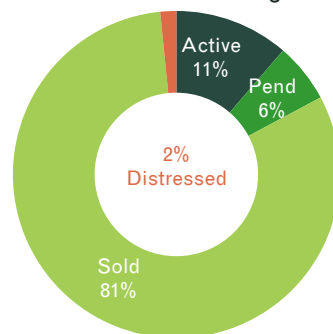
February 2025

Area: 1250, NE Nampa

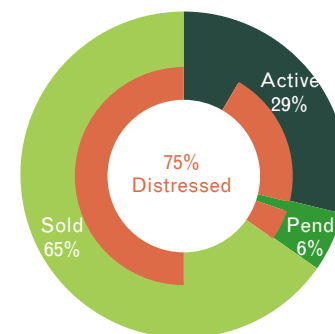
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	1	11	-	114,900	95,000	82.7%	528	179.92	-
100 - 199K	-	-	7	14	-	157,743	152,700	96.8%	1,324	115.37	-
200 - 299K	2	-	38	45	0.6	277,632	266,946	96.2%	1,221	218.58	-
300 - 399K	25	16	164	27	1.8	358,581	352,396	98.3%	1,363	258.49	4
400 - 499K	12	7	74	37	1.9	454,306	442,609	97.4%	1,955	226.37	2
500 - 599K	3	1	35	48	1.0	552,696	541,493	98.0%	2,389	226.64	-
600 - 799K	5	1	21	51	2.9	699,352	678,224	97.0%	2,370	286.17	1
800 - 999K	1	1	15	60	0.8	971,102	904,852	93.2%	3,135	288.67	-
1 - 1.5M	2	-	4	134	6.0	1,209,975	1,112,500	91.9%	3,807	292.26	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>50</b>	<b>26</b>	<b>359</b>	<b>37</b>	<b>1.7</b>	<b>439,087</b>	<b>426,383</b>	<b>97.1%</b>	<b>1,727</b>	<b>\$247</b>	<b>7</b>

**Avg Price** \$466,294 \$422,165 \$426,383

### Current Market Strength



### - vs - 2010 Market Distress

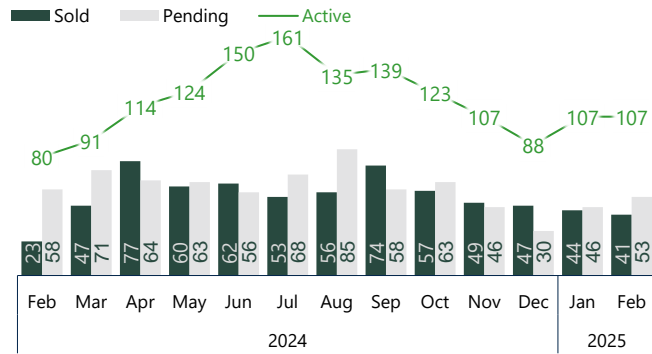


Report Date: Mar 4, 2025

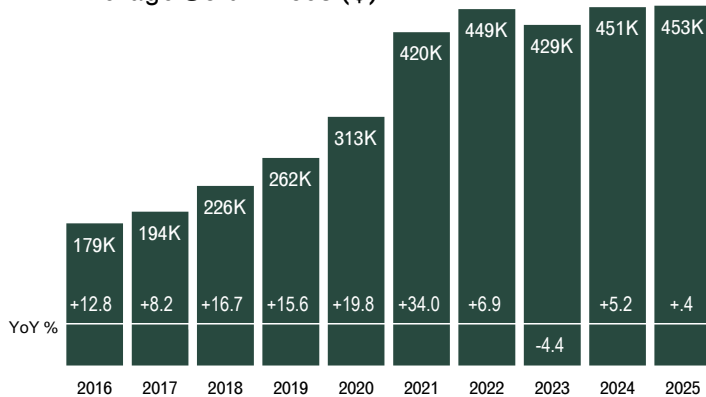
# MONTHLY MARKET TRENDS

## 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

<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

February 2025

Area: 1260, S Nampa

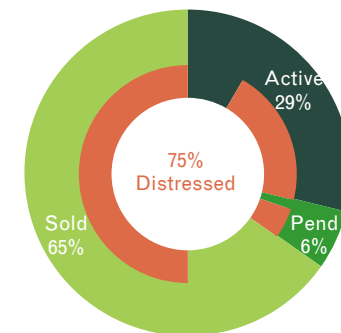
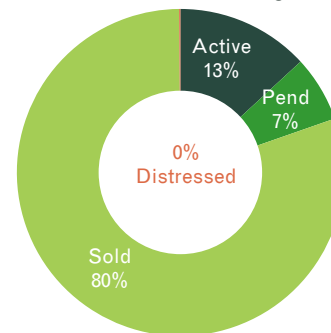
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	3	53	-	201,667	169,167	83.9%	952	177.70	-
200 - 299K	4	4	48	24	1.0	278,512	264,704	95.0%	1,010	262.09	-
300 - 399K	26	16	242	33	1.3	367,262	358,495	97.6%	1,426	251.32	-
400 - 499K	31	18	173	38	2.2	454,674	441,293	97.1%	1,963	224.77	1
500 - 599K	20	3	101	44	2.4	563,619	545,910	96.9%	2,385	228.92	-
600 - 799K	18	8	62	60	3.5	700,470	676,424	96.6%	2,756	245.41	-
800 - 999K	4	3	19	39	2.5	919,015	888,000	96.6%	3,765	235.88	-
1 - 1.5M	4	1	5	68	9.6	1,220,780	1,140,050	93.4%	5,215	218.60	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>107</b>	<b>53</b>	<b>653</b>	<b>39</b>	<b>2.0</b>	<b>467,732</b>	<b>453,232</b>	<b>96.9%</b>	<b>1,907</b>	<b>\$238</b>	<b>1</b>

**Avg Price** \$528,520 \$487,095 \$453,232

Current Market Strength

- vs -

2010 Market Distress

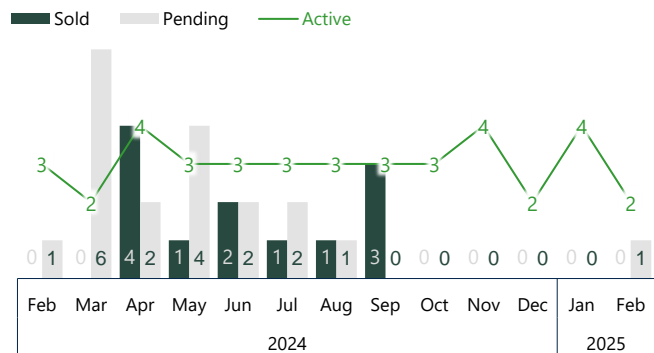


Report Date: Mar 4, 2025

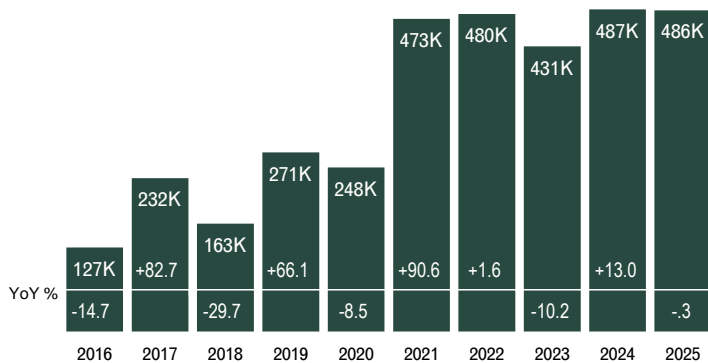
# MONTHLY MARKET TRENDS

## 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

<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: 1265, Melba

February 2025

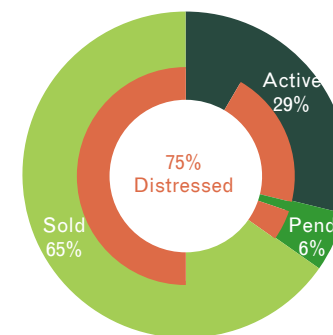
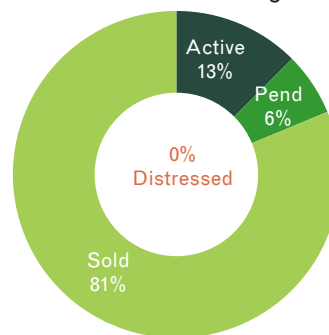
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	1	199	-	289,900	250,000	86.2%	909	275.03	-
300 - 399K	-	-	5	11	-	341,560	341,860	100.1%	1,589	215.11	-
400 - 499K	2	-	2	35	12.0	489,945	440,000	89.8%	1,884	233.55	-
500 - 599K	-	-	2	65	-	554,950	524,950	94.6%	1,801	291.56	-
600 - 799K	-	1	2	156	-	824,450	737,450	89.4%	2,364	312.02	-
800 - 999K	-	-	1	19	-	985,000	950,000	96.4%	3,356	283.08	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>2</b>	<b>1</b>	<b>13</b>	<b>60</b>	<b>1.8</b>	<b>517,030</b>	<b>485,700</b>	<b>93.9%</b>	<b>1,870</b>	<b>\$260</b>	<b>0</b>

**Avg Price** \$455,000 \$689,990 \$485,700

### Current Market Strength

- vs -

### 2010 Market Distress

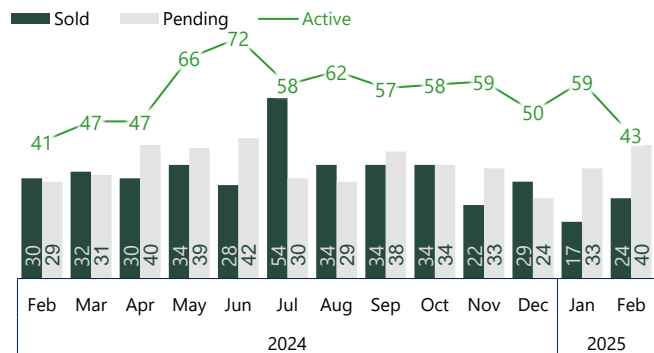


Report Date: Mar 4, 2025

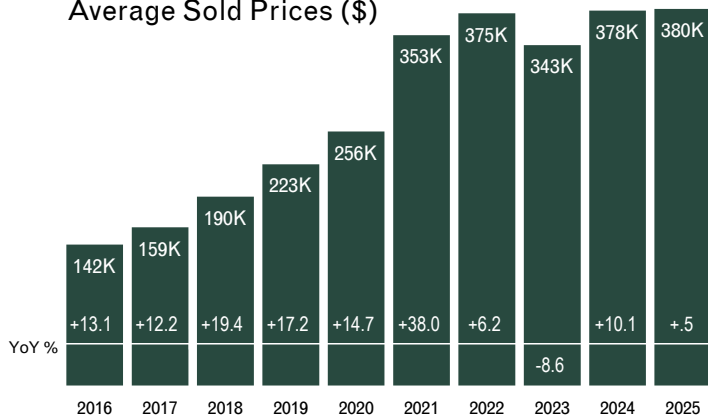
# MONTHLY MARKET TRENDS

## 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

<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:** 1270, NW Nampa

February 2025

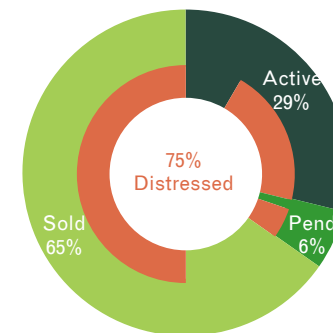
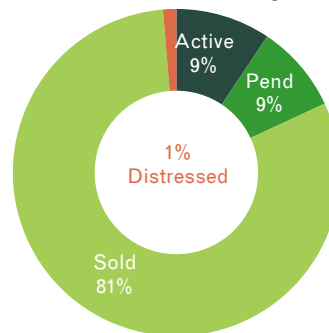
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	5	26	-	237,760	183,980	77.4%	1,020	180.41	1
200 - 299K	3	2	44	35	0.8	273,113	264,834	97.0%	1,107	239.30	2
300 - 399K	14	27	225	28	0.7	356,828	348,740	97.7%	1,410	247.29	3
400 - 499K	20	8	75	40	3.2	448,340	436,426	97.3%	2,109	206.92	-
500 - 599K	1	2	6	31	2.0	543,767	530,483	97.6%	2,603	203.78	-
600 - 799K	5	1	11	44	5.5	697,026	685,573	98.4%	2,467	277.94	-
800 - 999K	-	-	1	7	-	824,999	825,000	100.0%	2,977	277.12	-
1 - 1.5M	-	-	1	5	-	1,349,000	1,385,000	102.7%	3,293	420.59	-
1.5 - 2M	-	-	2	130	-	1,935,000	1,865,000	96.4%	5,451	342.14	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>43</b>	<b>40</b>	<b>370</b>	<b>32</b>	<b>1.4</b>	<b>389,437</b>	<b>379,555</b>	<b>97.5%</b>	<b>1,592</b>	<b>\$238</b>	<b>6</b>

**Avg Price** \$427,960 \$389,902 \$379,555

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

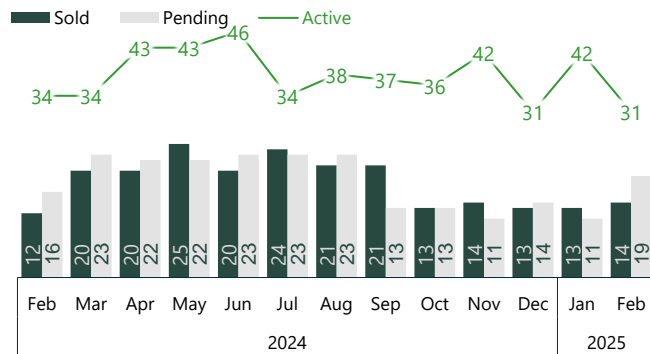


43° NORTH

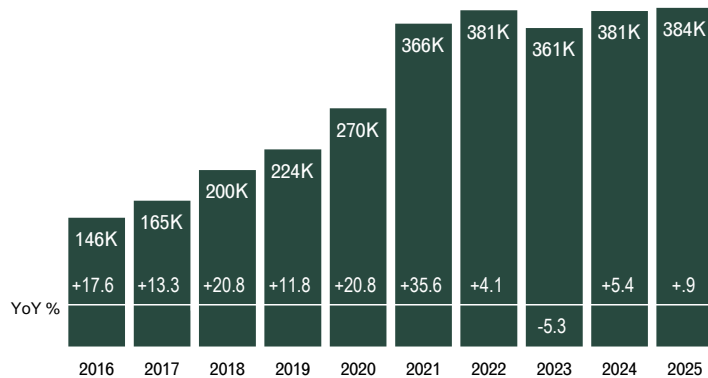
# MONTHLY MARKET TRENDS

## 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

<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: 1275, NW Caldwell

February 2025

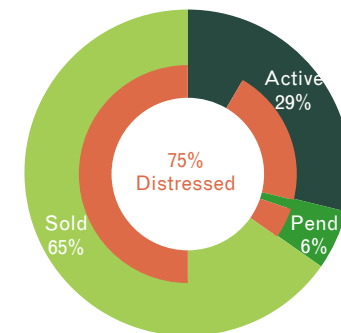
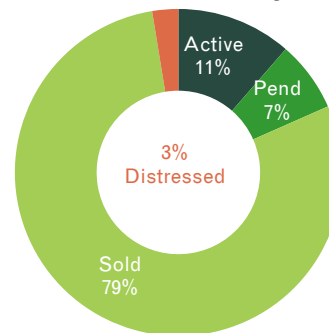
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	4	49	-	198,475	153,850	77.5%	1,185	129.83	-
200 - 299K	-	-	17	19	-	261,806	248,876	95.1%	886	280.75	1
300 - 399K	9	10	124	32	0.9	362,799	354,544	97.7%	1,476	240.13	5
400 - 499K	9	7	51	36	2.1	450,839	435,407	96.6%	2,252	193.38	-
500 - 599K	8	2	12	37	8.0	554,949	542,074	97.7%	2,428	223.29	1
600 - 799K	3	-	5	87	7.2	677,540	650,400	96.0%	2,470	263.28	-
800 - 999K	1	-	2	57	6.0	974,950	885,000	90.8%	3,521	251.35	-
1 - 1.5M	1	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>31</b>	<b>19</b>	<b>215</b>	<b>34</b>	<b>1.7</b>	<b>396,379</b>	<b>383,918</b>	<b>96.9%</b>	<b>1,703</b>	<b>\$225</b>	<b>7</b>

**Avg Price** \$506,395 \$418,994 \$383,918

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

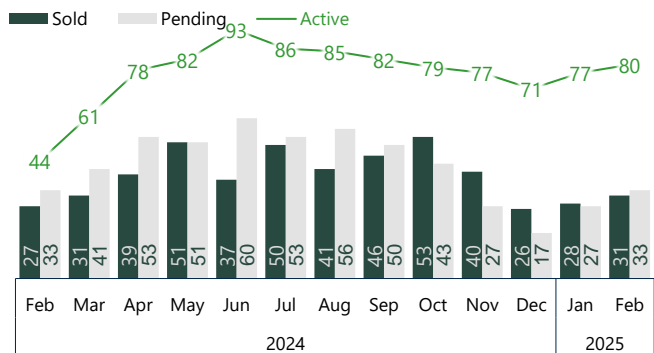


43° NORTH

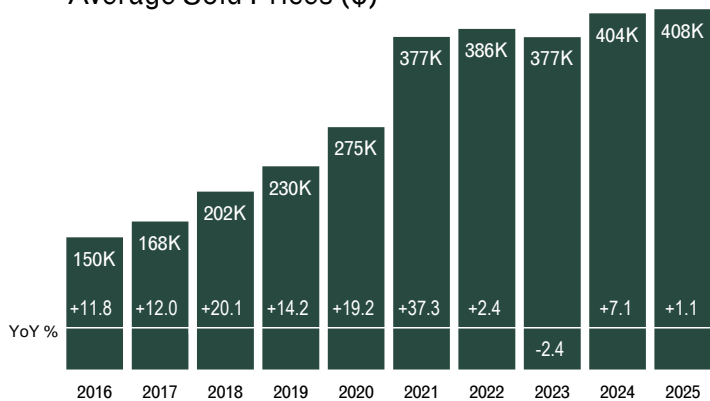
# MONTHLY MARKET TRENDS

## 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

<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: 1280, SW Caldwell

February 2025

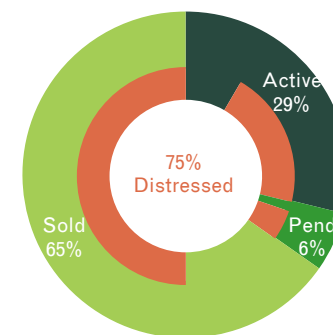
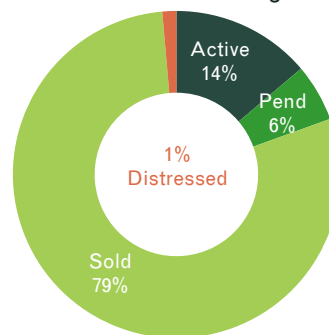
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	1	-	5	12	2.4	219,980	153,328	69.7%	1,270	120.73	-
200 - 299K	3	2	37	34	1.0	279,692	263,162	94.1%	1,140	230.93	3
300 - 399K	34	18	269	34	1.5	361,200	351,054	97.2%	1,481	237.08	5
400 - 499K	16	7	71	31	2.7	454,955	445,772	98.0%	2,192	203.35	-
500 - 599K	14	4	31	36	5.4	565,506	548,877	97.1%	2,486	220.75	-
600 - 799K	7	2	34	34	2.5	681,705	661,417	97.0%	2,700	244.98	-
800 - 999K	5	-	9	49	6.7	909,289	883,033	97.1%	2,834	311.54	-
1 - 1.5M	-	-	3	56	-	1,214,000	1,142,333	94.1%	3,330	343.08	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>80</b>	<b>33</b>	<b>459</b>	<b>34</b>	<b>2.1</b>	<b>421,454</b>	<b>408,420</b>	<b>96.9%</b>	<b>1,758</b>	<b>\$232</b>	<b>8</b>

**Avg Price** \$466,302 \$414,116 \$408,420

Current Market Strength

- vs -

2010 Market Distress

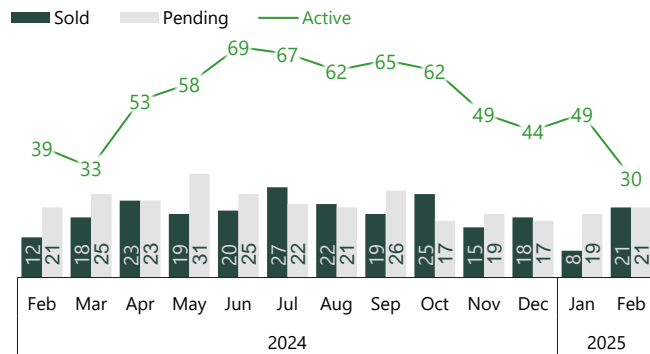


Report Date: Mar 4, 2025

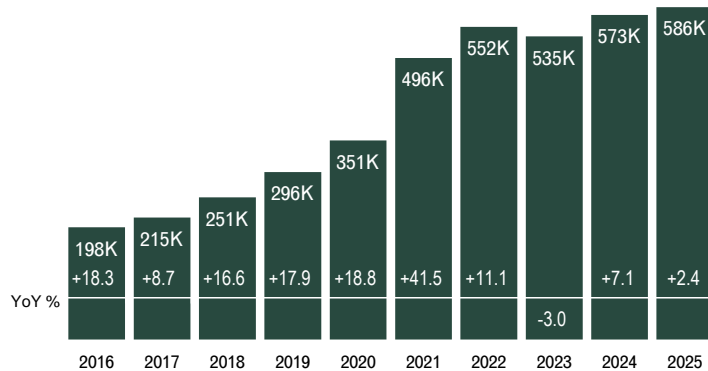
# MONTHLY MARKET TRENDS

## 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

<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

February 2025

Area: 1285, Middleton

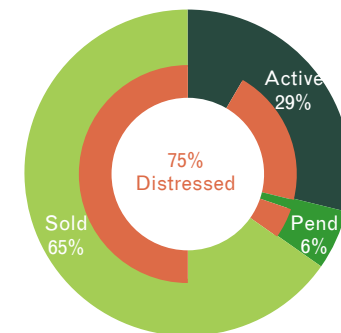
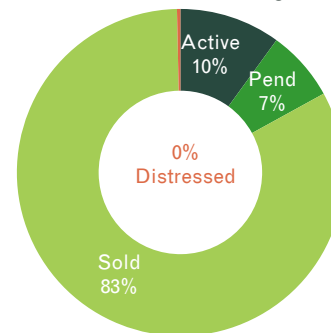
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	1	3	58	-	298,466	245,933	82.4%	1,049	234.52	-
300 - 399K	3	7	74	49	0.5	367,341	354,625	96.5%	1,387	255.72	1
400 - 499K	4	3	46	52	1.0	466,710	447,540	95.9%	2,122	210.93	-
500 - 599K	5	3	37	48	1.6	569,559	545,077	95.7%	2,215	246.07	-
600 - 799K	8	1	39	61	2.5	721,684	698,199	96.7%	2,605	268.03	-
800 - 999K	4	4	26	53	1.8	942,580	894,061	94.9%	2,956	302.42	-
1 - 1.5M	5	2	21	79	2.9	1,250,059	1,151,067	92.1%	3,222	357.28	-
1.5 - 2M	1	-	2	52	6.0	1,629,500	1,500,000	92.1%	4,217	355.75	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>30</b>	<b>21</b>	<b>248</b>	<b>54</b>	<b>1.5</b>	<b>616,064</b>	<b>586,220</b>	<b>95.2%</b>	<b>2,177</b>	<b>\$269</b>	<b>1</b>

**Avg Price** \$790,436 \$589,585 \$586,220

Current Market Strength

- vs -

2010 Market Distress



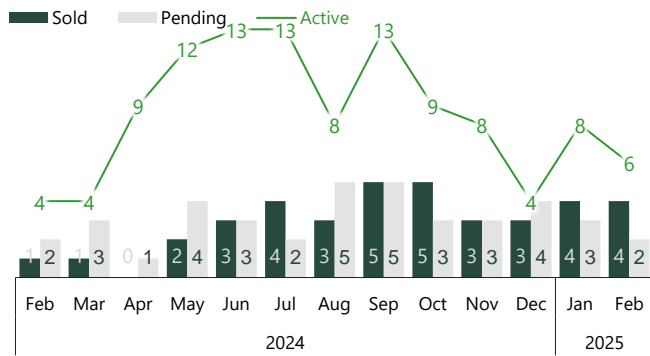
Report Date: Mar 4, 2025



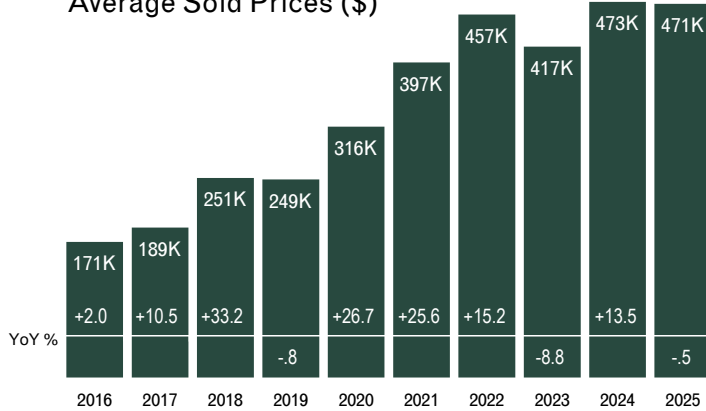
# MONTHLY MARKET TRENDS

## 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

<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:** 1290, Canyon Other

February 2025

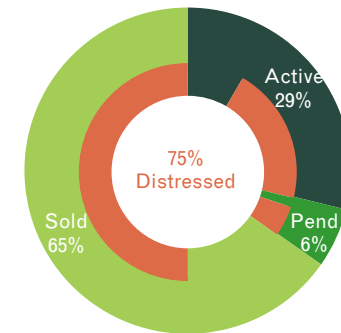
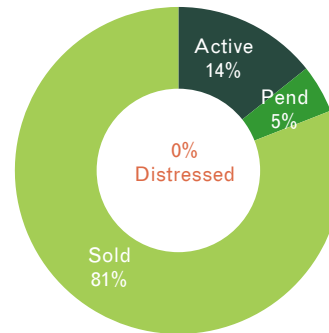
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	1	11	-	114,999	114,900	99.9%	636	180.66	-
200 - 299K	-	-	3	41	-	277,967	270,833	97.4%	1,036	261.34	-
300 - 399K	4	1	14	35	3.4	366,493	355,678	97.0%	1,356	262.34	-
400 - 499K	-	-	4	73	-	469,725	436,500	92.9%	1,925	226.78	-
500 - 599K	2	-	4	39	6.0	570,750	550,000	96.4%	2,103	261.53	-
600 - 799K	-	-	5	69	-	680,360	665,400	97.8%	2,506	265.50	-
800 - 999K	-	1	2	82	-	1,000,000	865,000	86.5%	2,641	327.53	-
1 - 1.5M	-	-	1	11	-	1,150,000	1,100,000	95.7%	2,752	399.71	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>6</b>	<b>2</b>	<b>34</b>	<b>47</b>	<b>2.1</b>	<b>493,926</b>	<b>470,879</b>	<b>95.3%</b>	<b>1,747</b>	<b>\$270</b>	<b>0</b>

**Avg Price** \$420,298 \$625,000 \$470,879

Current Market Strength

- vs -

2010 Market Distress

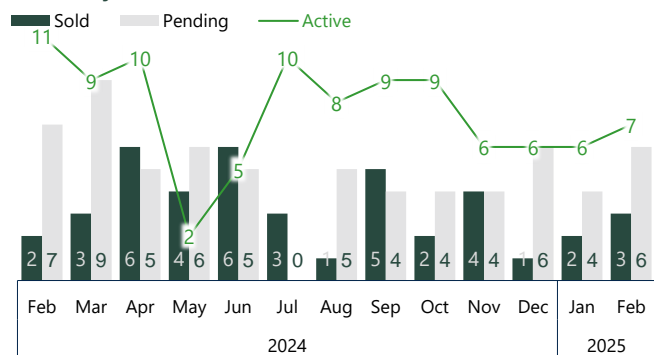


Report Date: Mar 4, 2025

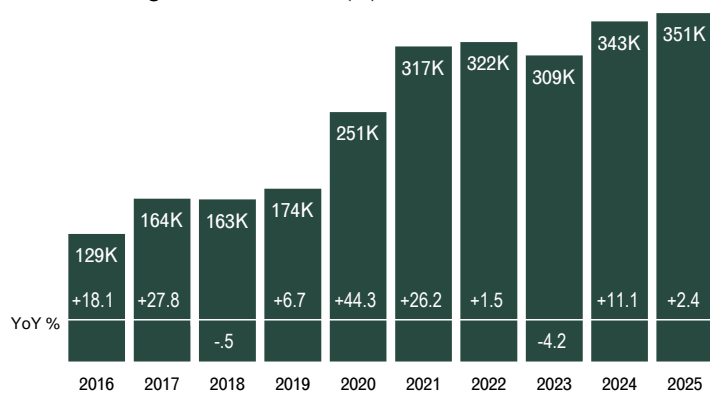
# MONTHLY MARKET TRENDS

## 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

<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

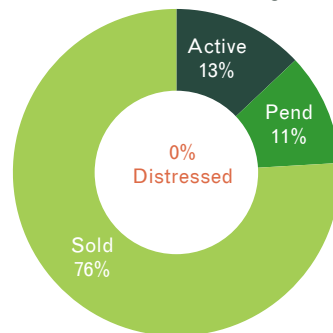
February 2025

Area: 1292, Parma

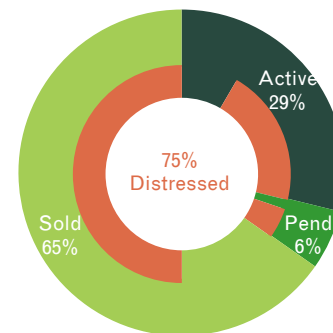
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months <sup>1</sup> of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Dis-tressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	2	4	38	-	206,000	144,875	70.3%	1,252	115.71	-
200 - 299K	2	2	14	52	1.7	276,193	261,529	94.7%	1,219	214.63	-
300 - 399K	3	2	9	68	4.0	388,511	357,722	92.1%	1,636	218.66	-
400 - 499K	1	-	9	56	1.3	472,683	444,322	94.0%	2,146	207.07	-
500 - 599K	1	-	2	120	6.0	584,950	549,950	94.0%	2,339	235.17	-
600 - 799K	-	-	3	97	-	674,333	613,333	91.0%	2,247	273.00	-
800 - 999K	-	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>7</b>	<b>6</b>	<b>41</b>	<b>62</b>	<b>2.0</b>	<b>381,325</b>	<b>351,200</b>	<b>92.1%</b>	<b>1,647</b>	<b>\$213</b>	<b>0</b>

**Avg Price** \$369,686 \$258,950 \$351,200

### Current Market Strength



### - vs - 2010 Market Distress



Report Date: Mar 4, 2025

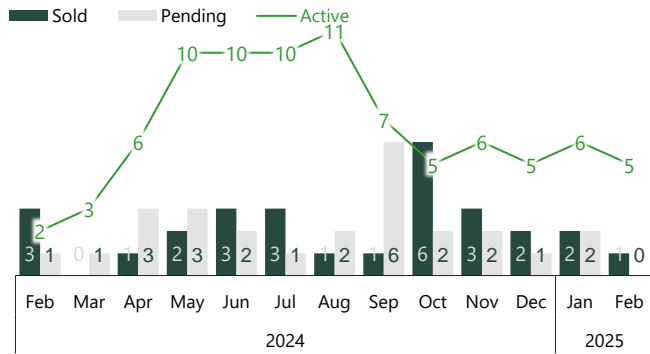


43° NORTH

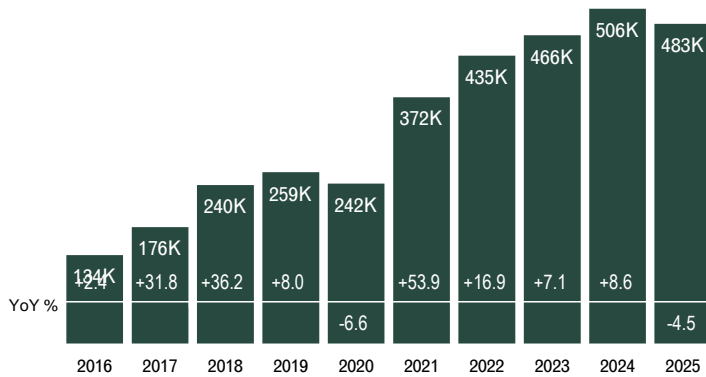
# MONTHLY MARKET TRENDS

## 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

<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

February 2025

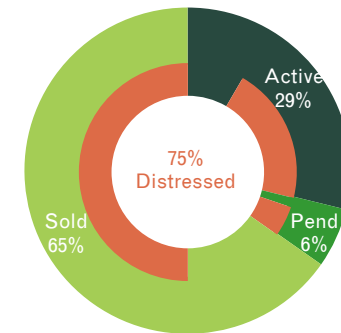
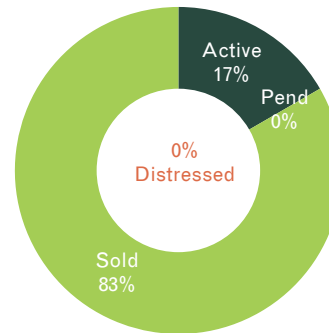
Area: 1293, Wilder

Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	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	-	-	5	24	-	288,600	277,800	96.3%	1,103	251.90	-
300 - 399K	2	-	8	28	3.0	351,637	351,550	100.0%	1,525	230.60	-
400 - 499K	1	-	1	94	12.0	525,000	478,500	91.1%	2,350	203.62	-
500 - 599K	1	-	2	49	6.0	617,450	577,450	93.5%	2,586	223.34	-
600 - 799K	-	-	8	97	-	743,525	671,238	90.3%	2,268	295.98	-
800 - 999K	1	-	1	74	12.0	929,900	875,000	94.1%	2,440	358.61	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>5</b>	<b>0</b>	<b>25</b>	<b>55</b>	<b>2.4</b>	<b>515,764</b>	<b>483,188</b>	<b>93.7%</b>	<b>1,833</b>	<b>\$264</b>	<b>0</b>
<b>Avg Price</b>	<b>\$509,960</b>	<b>\$0</b>	<b>\$483,188</b>								

### Current Market Strength

- vs -

### 2010 Market Distress



Report Date: Mar 4, 2025

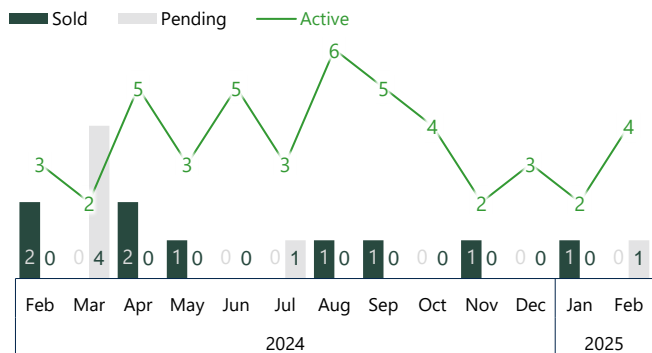


43° NORTH

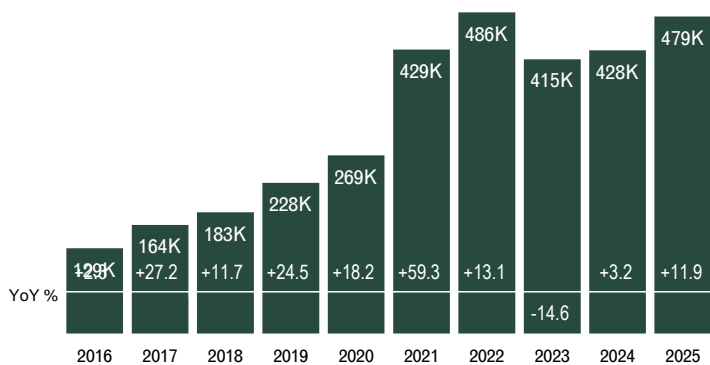
# MONTHLY MARKET TRENDS

## 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

<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: 1294, Greenleaf

February 2025

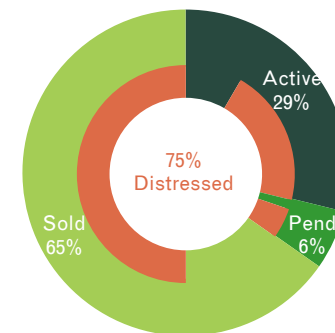
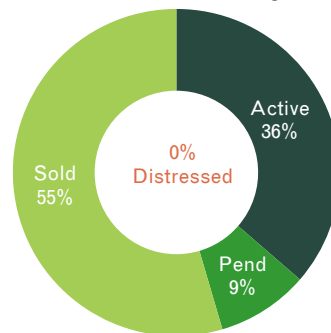
Price	# Active	# Pend	# Sold	CDOM	Months <sup>1</sup>	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 03/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	2	-	2	11	12.0	354,250	352,000	99.4%	1,210	290.91	-
400 - 499K	-	1	2	97	-	537,000	470,500	87.6%	1,818	258.80	-
500 - 599K	-	-	1	3	-	575,000	575,000	100.0%	1,948	295.17	-
600 - 799K	-	-	1	-	-	675,000	655,000	97.0%	2,469	265.29	-
800 - 999K	1	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	1	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>36</b>	<b>8.0</b>	<b>505,417</b>	<b>479,167</b>	<b>94.8%</b>	<b>1,746</b>	<b>\$275</b>	<b>0</b>

Avg Price \$673,750 \$489,900 \$479,167

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025