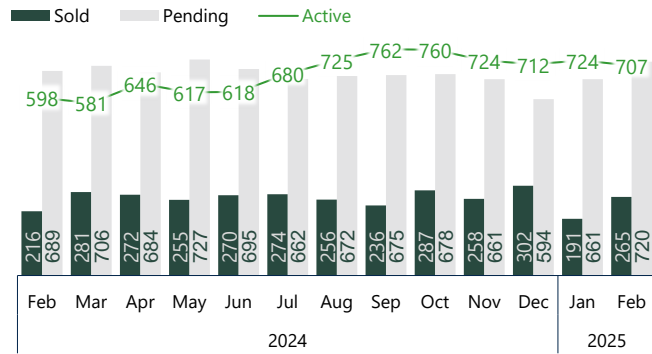


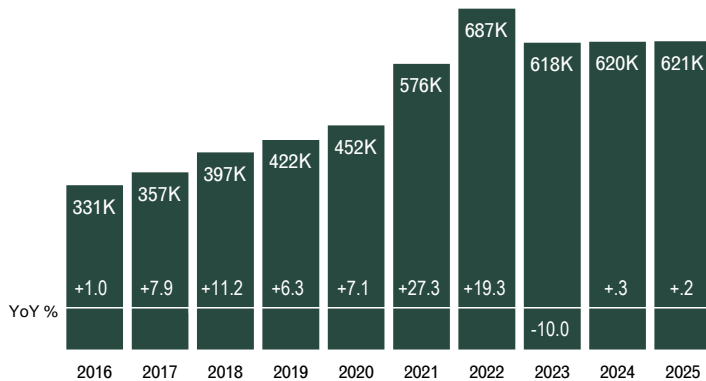
MONTHLY MARKET TRENDS

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

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

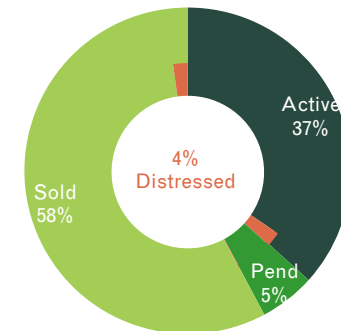
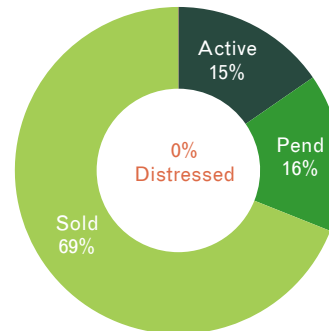
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	22	23	161	69	1.6	395,705	381,510	96.4%	1,402	272.14	-
400 - 499K	217	160	1,140	75	2.3	463,295	448,802	96.9%	1,788	251.06	-
500 - 599K	142	147	702	75	2.4	559,845	548,069	97.9%	2,161	253.64	-
600 - 799K	153	193	688	61	2.7	691,896	685,454	99.1%	2,448	279.96	1
800 - 999K	71	100	246	59	3.5	873,000	877,055	100.5%	2,732	321.00	-
1 - 1.5M	72	63	169	66	5.1	1,208,300	1,207,801	100.0%	3,164	381.74	-
1.5 - 2M	19	20	50	74	4.6	1,682,279	1,681,992	100.0%	3,690	455.87	-
2 - 2.5M	8	9	11	68	8.7	2,379,296	2,289,104	96.2%	4,463	512.93	-
2.5 - 3M	2	5	3	49	8.0	3,060,654	2,802,321	91.6%	5,448	514.34	-
>3M	1	-	1	18	12.0	3,100,000	3,025,000	97.6%	6,065	498.76	-
Totals	707	720	3,171	70	2.7	631,482	621,249	98.4%	2,185	\$284	1

Avg Price \$711,984 \$736,103 \$621,249

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

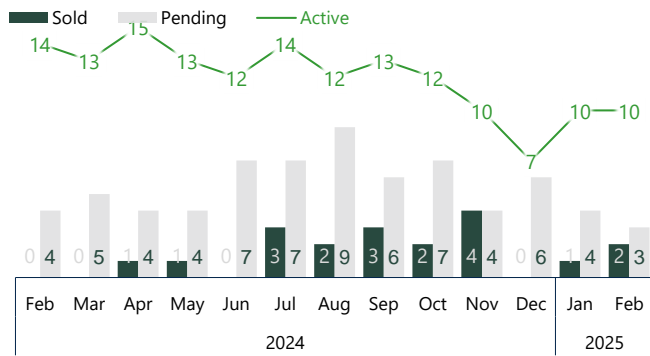


43° NORTH

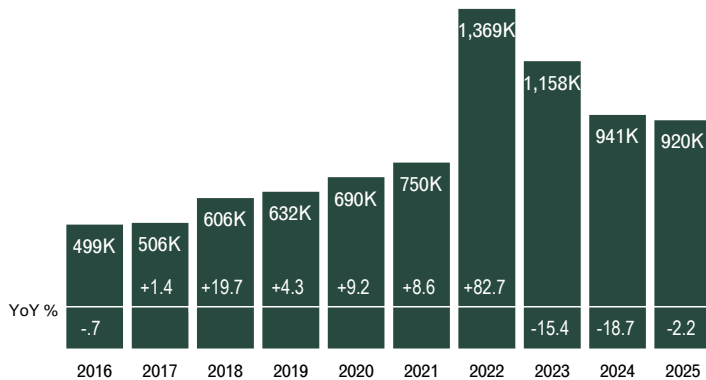
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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Area: 100, No. Boise

February 2025

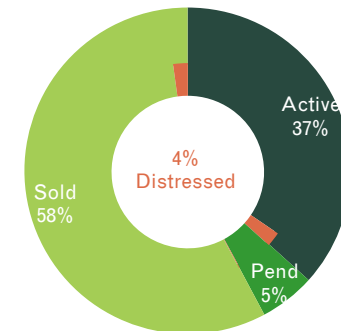
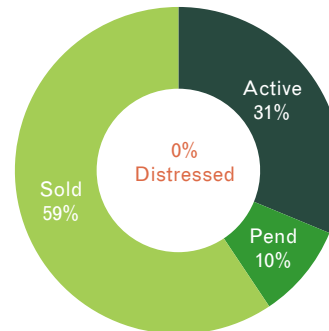
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	2	171	-	499,000	468,250	93.8%	734	637.94	-
500 - 599K	2	-	-	-	-	-	-	-	-	-	-
600 - 799K	2	1	10	129	2.4	678,400	669,570	98.7%	1,778	376.69	-
800 - 999K	4	1	1	-	48.0	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	-	2	115	12.0	1,729,000	1,616,500	93.5%	3,555	454.71	-
2 - 2.5M	-	1	1	126	-	2,450,000	2,475,000	101.0%	3,865	640.36	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	10	3	19	147	6.3	947,253	920,371	97.2%	2,047	\$450	0

Avg Price \$961,819 \$1,239,967 \$920,371

Current Market Strength

- vs -

2010 Market Distress

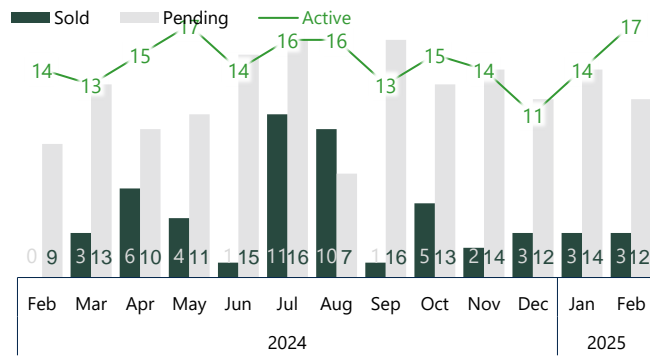


Report Date: Mar 4, 2025

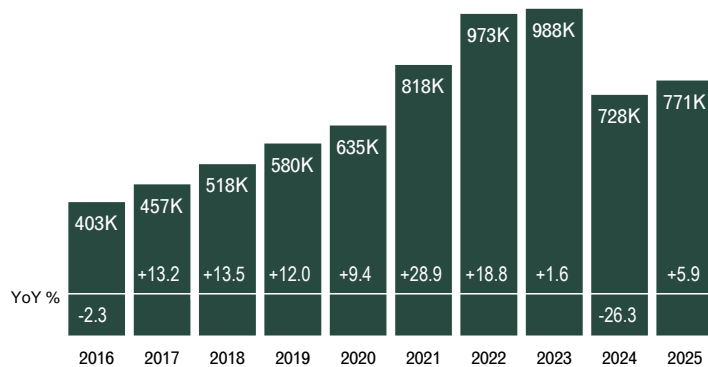
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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Area: 200, NE Boise

February 2025

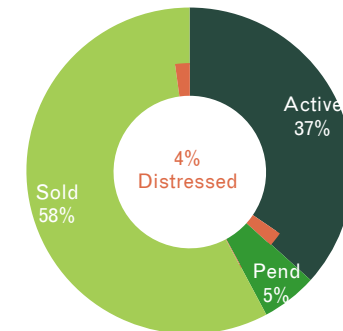
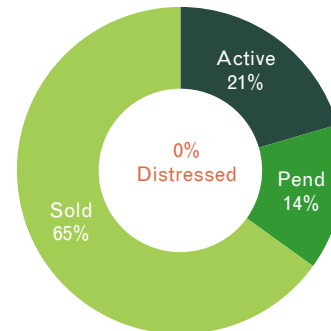
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	1	-	11	74	1.1	363,991	364,000	100.0%	696	523.19	-
400 - 499K	3	1	14	69	2.6	453,471	453,471	100.0%	921	492.18	-
500 - 599K	3	-	4	24	9.0	534,900	534,875	100.0%	1,229	435.21	-
600 - 799K	1	2	9	112	1.3	781,406	776,999	99.4%	2,061	376.98	-
800 - 999K	2	-	5	71	4.8	846,324	841,732	99.5%	2,179	386.36	-
1 - 1.5M	1	2	7	56	1.7	1,231,084	1,226,500	99.6%	2,797	438.53	-
1.5 - 2M	4	3	1	33	48.0	1,690,000	1,690,000	100.0%	3,694	457.50	-
2 - 2.5M	2	2	2	113	12.0	2,519,500	2,350,000	93.3%	4,575	513.66	-
2.5 - 3M	-	2	1	-	-	3,400,000	2,950,000	86.8%	5,150	572.82	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	17	12	54	72	3.8	787,092	770,727	97.9%	1,713	\$450	0

Avg Price \$1,155,815 \$1,595,307 \$770,727

Current Market Strength

- vs -

2010 Market Distress

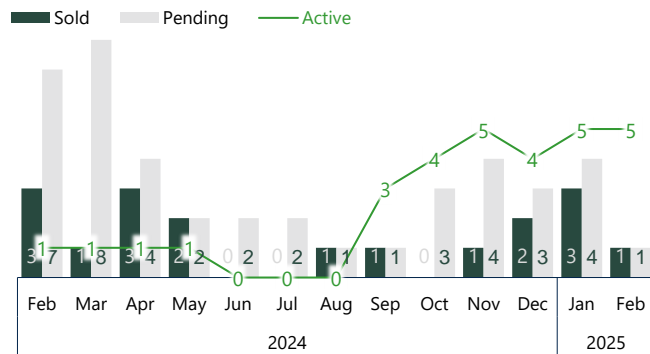


Report Date: Mar 4, 2025

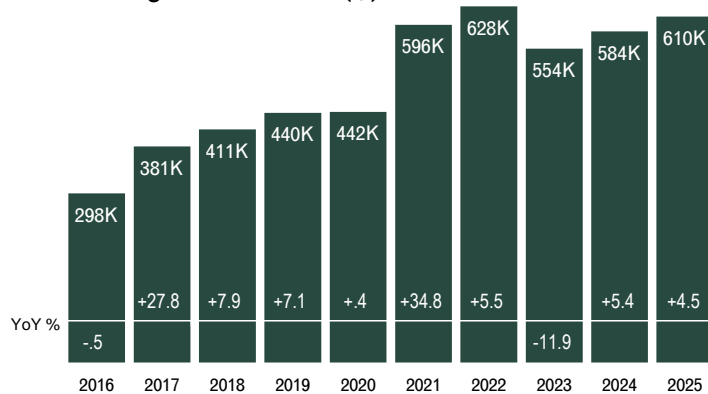
MONTHLY MARKET TRENDS

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

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

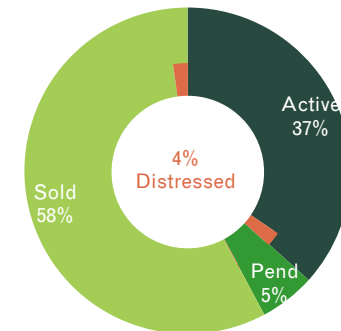
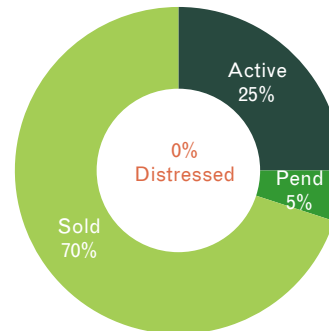
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 03/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	2	1	-	429,450	429,425	100.0%	1,468	292.52	-
500 - 599K	-	1	4	42	-	542,400	543,925	100.3%	1,665	326.78	-
600 - 799K	3	-	8	40	4.5	705,175	688,706	97.7%	2,432	283.20	-
800 - 999K	2	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	5	1	14	35	4.3	619,279	610,300	98.6%	2,075	\$294	0

Avg Price \$779,280 \$599,000 \$610,300

Current Market Strength

- vs -

2010 Market Distress

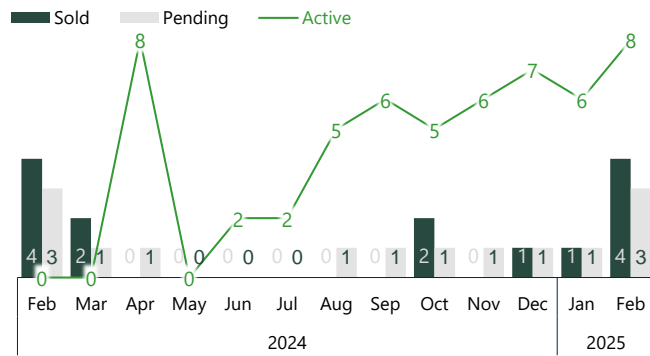


Report Date: Mar 4, 2025

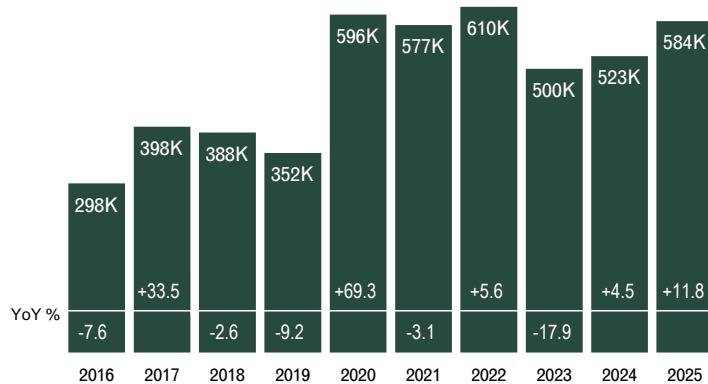
MONTHLY MARKET TRENDS

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: 400, Bench

February 2025

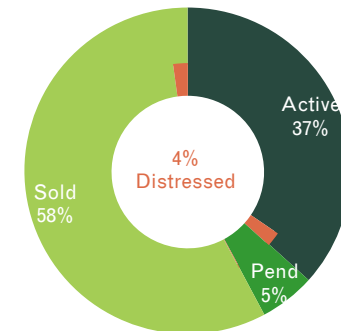
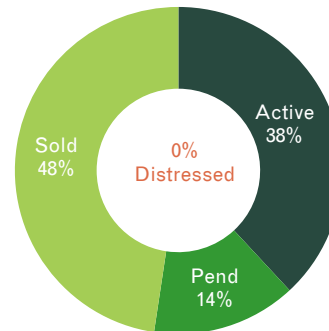
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	1	7	46	-	569,971	554,143	97.2%	1,628	340.35	-
600 - 799K	5	2	3	69	20.0	668,233	655,133	98.0%	2,029	322.83	-
800 - 999K	2	-	-	-	-	-	-	-	-	-	-
1 - 1.5M	1	-	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	8	3	10	53	9.6	599,450	584,440	97.5%	1,749	\$334	0

Avg Price \$851,845 \$632,277 \$584,440

Current Market Strength

- vs -

2010 Market Distress

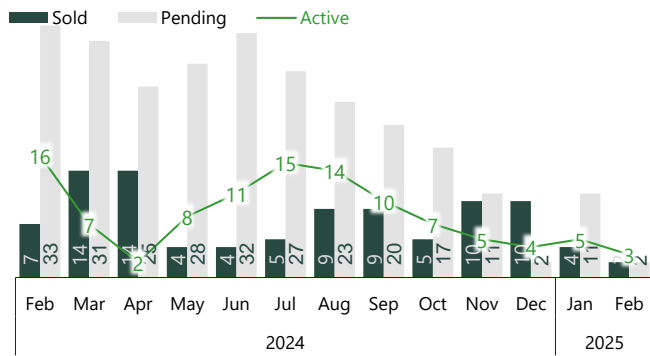


Report Date: Mar 4, 2025

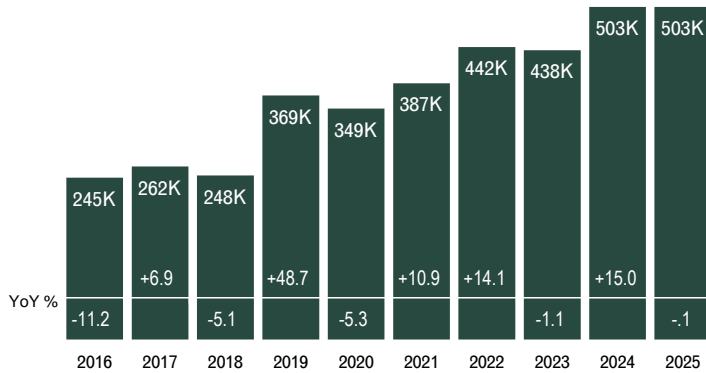
MONTHLY MARKET TRENDS

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

¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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Area: 500, SW Boise

February 2025

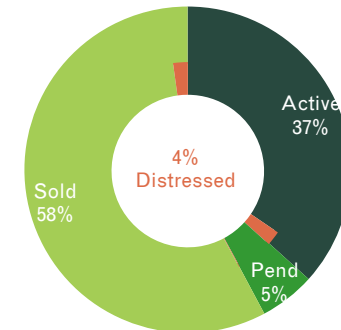
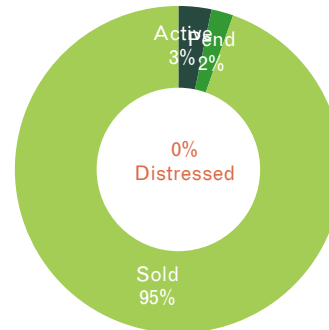
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	3	-	-	389,729	384,384	98.6%	1,024	375.38	-
400 - 499K	1	-	33	41	0.4	453,679	445,035	98.1%	1,542	288.59	-
500 - 599K	-	1	49	95	-	554,309	540,839	97.6%	2,187	247.25	-
600 - 799K	1	1	2	164	6.0	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	-	-	-	-	-	-	-	-	-	-	-
Totals	3	2	87	73	0.4	514,950	502,647	97.6%	1,915	\$263	0

Avg Price \$694,993 \$637,490 \$502,647

Current Market Strength

- vs -

2010 Market Distress

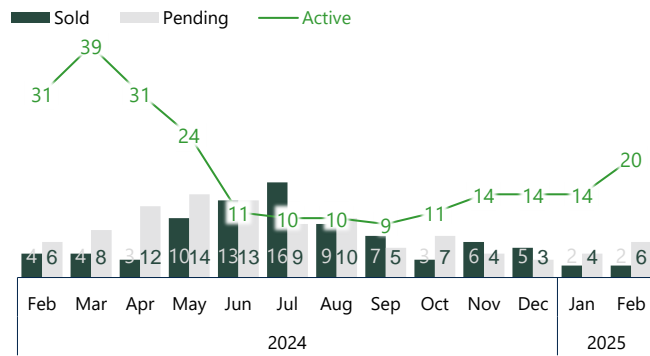


Report Date: Mar 4, 2025

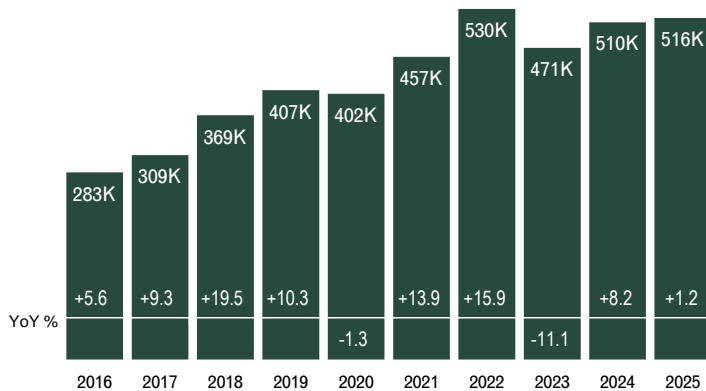
MONTHLY MARKET TRENDS

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

February 2025

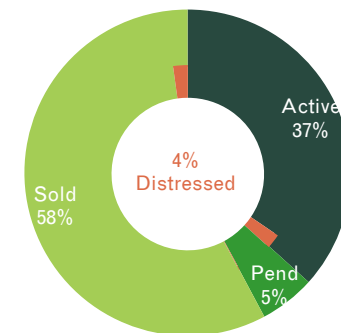
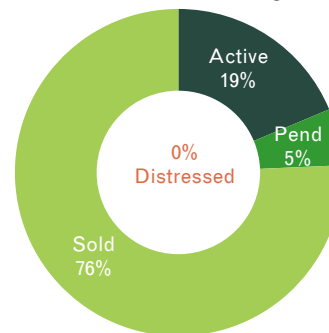
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	
100 - 199K	-	-	-	-	-	-	-	-	-	-	
200 - 299K	-	-	-	-	-	-	-	-	-	-	
300 - 399K	-	-	8	190	-	447,740	392,481	87.7%	1,529	256.63	-
400 - 499K	14	2	44	94	3.8	481,195	457,808	95.1%	1,753	261.20	-
500 - 599K	4	-	9	71	5.3	555,138	545,042	98.2%	2,027	268.85	-
600 - 799K	2	4	18	46	1.3	669,940	660,638	98.6%	2,462	268.36	-
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	-	-	-	-	-	-	-	-	-	-	-
Totals	20	6	81	90	3.0	538,549	516,236	95.9%	1,943	\$266	0

Avg Price \$507,287 \$601,571 \$516,236

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

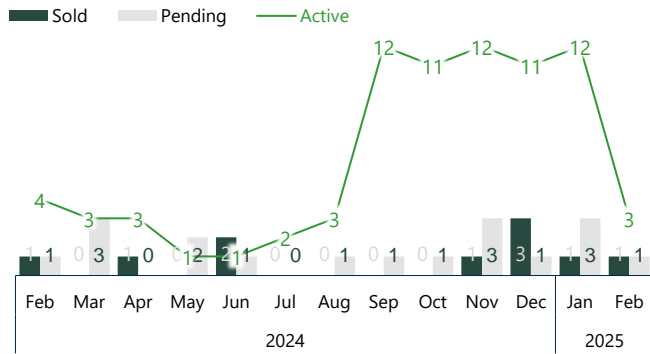


43° NORTH

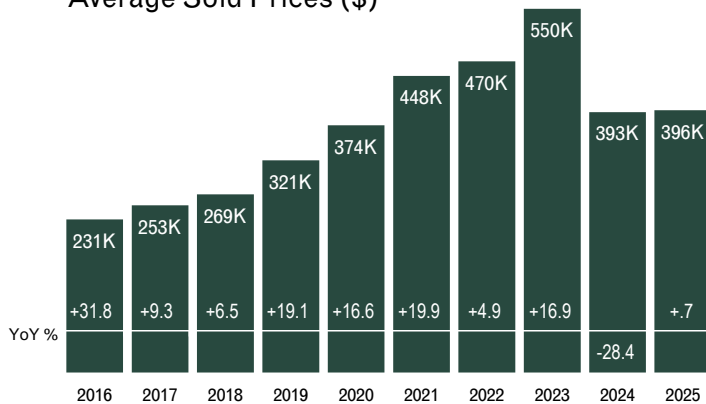
MONTHLY MARKET TRENDS

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

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

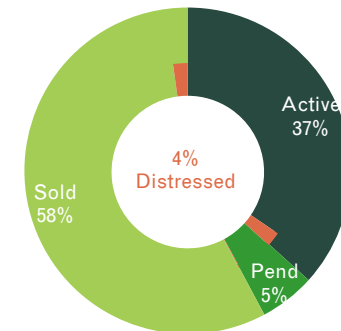
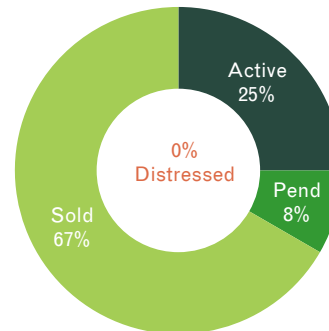
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	7	55	-	328,771	325,900	99.1%	991	328.72	-
400 - 499K	-	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	1	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-
Totals	3	1	8	56	4.5	401,425	396,413	98.8%	1,203	\$329	0

Avg Price \$634,267 \$589,900 \$396,413

Current Market Strength

- vs -

2010 Market Distress

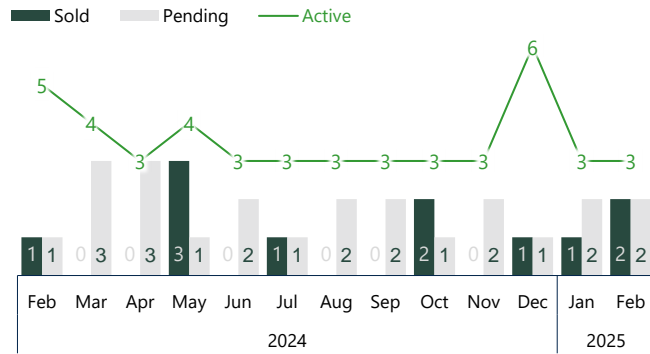


Report Date: Mar 4, 2025

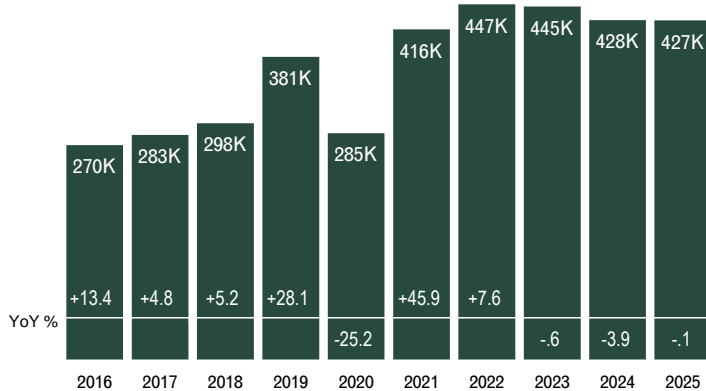
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



Area: 650, W Boise/Meridian

February 2025

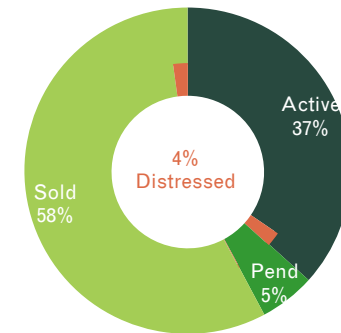
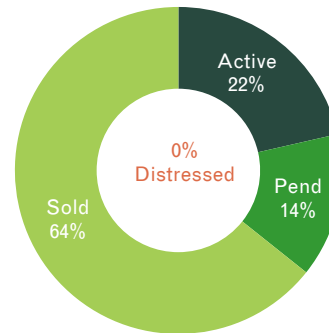
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	2	107	-	409,950	394,950	96.3%	1,664	237.42	-
400 - 499K	3	2	7	28	5.1	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	-	-	-	-	-	-	-	-	-	-	-
Totals	3	2	9	46	4.0	436,356	427,345	97.9%	1,778	\$240	0

Avg Price \$423,233 \$429,900 \$427,345

Current Market Strength

- vs -

2010 Market Distress



Home Ages: New Const, Under Const, To Be Built (excl Actives)

Criteria: Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse

Minimum: 1bed, 1bath, \$2K asking price

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

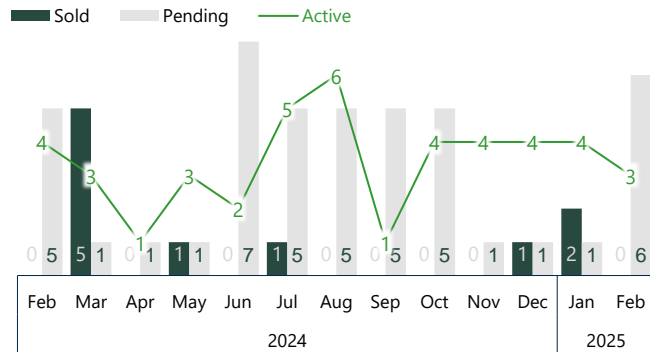
Data provided herein is derived from the Intermountain MLS and believed to be accurate and reliable, but cannot be warranted by Better Homes and Gardens Real Estate 43 North

Report Date: Mar 4, 2025

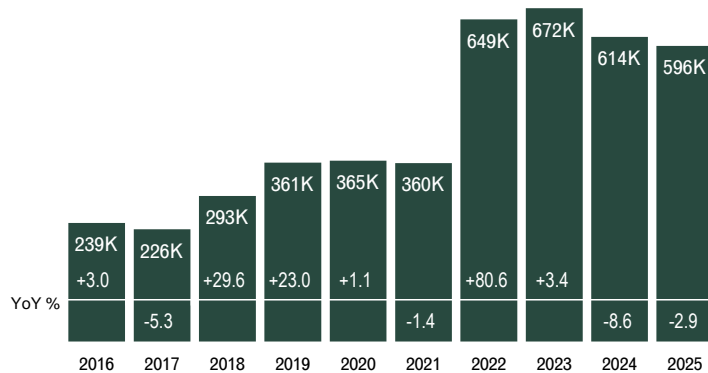
MONTHLY MARKET TRENDS

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: 700, Garden City

February 2025

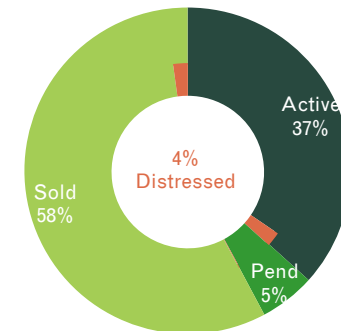
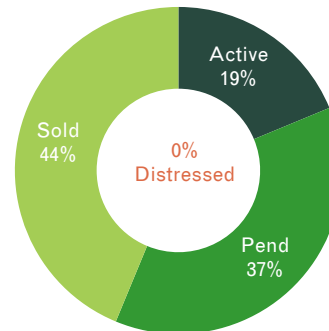
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
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100 - 199K	-	-	-	-	-	-	-	-	-	-	-
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300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	1	-	-	-	-	-	-	-	-	-	-
500 - 599K	-	-	5	93	-	583,920	561,960	96.2%	1,556	361.20	-
600 - 799K	-	-	2	198	-	724,900	681,200	94.0%	2,019	337.39	-
800 - 999K	2	4	-	-	-	-	-	-	-	-	-
1 - 1.5M	-	1	-	-	-	-	-	-	-	-	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	1	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	3	6	7	123	5.1	624,200	596,029	95.5%	1,688	\$353	0

Avg Price \$741,600 \$1,336,217 \$596,029

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

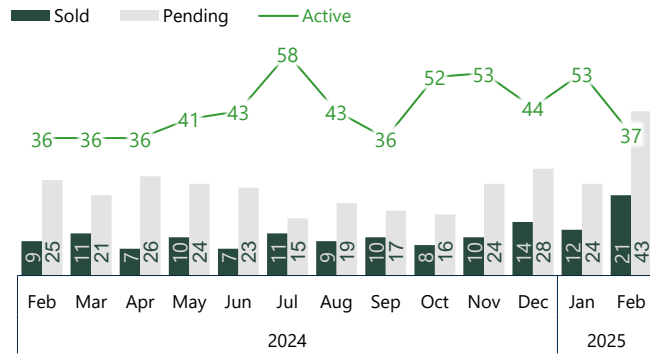


43° NORTH

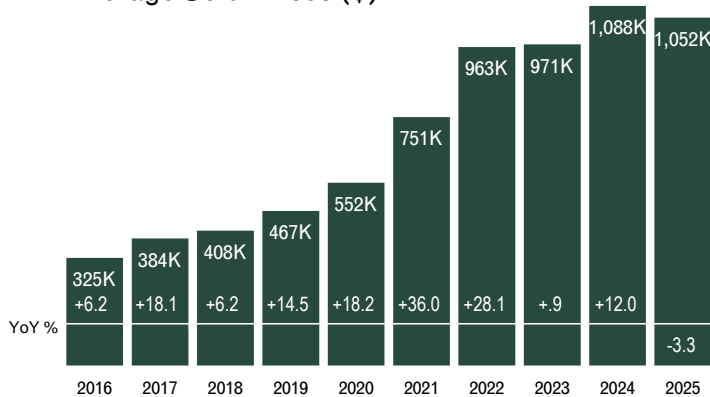
MONTHLY MARKET TRENDS

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

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

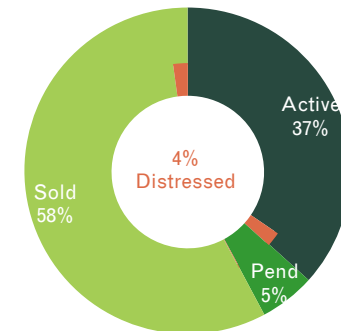
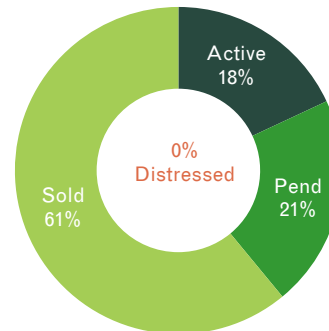
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
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100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	-	1	18	204	-	529,186	444,669	84.0%	1,746	254.65	-
500 - 599K	5	4	15	96	4.0	569,313	554,843	97.5%	1,924	288.44	-
600 - 799K	4	5	13	18	3.7	709,685	704,241	99.2%	2,059	341.97	-
800 - 999K	11	2	18	46	7.3	869,696	876,088	100.7%	2,470	354.75	-
1 - 1.5M	14	15	35	71	4.8	1,279,371	1,266,752	99.0%	3,476	364.45	-
1.5 - 2M	2	10	22	75	1.1	1,690,203	1,681,331	99.5%	3,477	483.58	-
2 - 2.5M	-	4	4	45	-	2,274,180	2,237,771	98.4%	4,645	481.76	-
2.5 - 3M	-	2	-	-	-	-	-	-	-	-	-
>3M	1	-	-	-	-	-	-	-	-	-	-
Totals	37	43	125	84	3.6	1,072,037	1,052,225	98.2%	2,786	\$378	0

Avg Price \$1,112,106 \$1,340,997 \$1,052,225

Current Market Strength

- vs -

2010 Market Distress

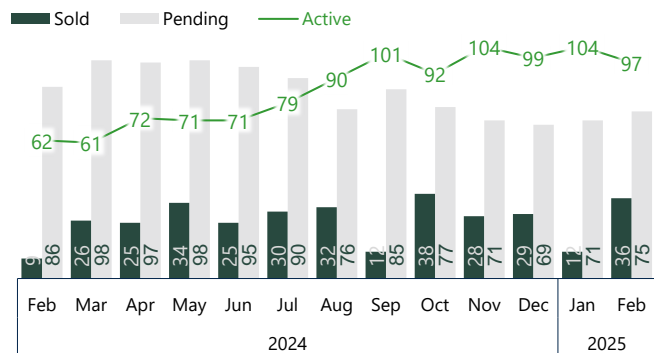


Report Date: Mar 4, 2025

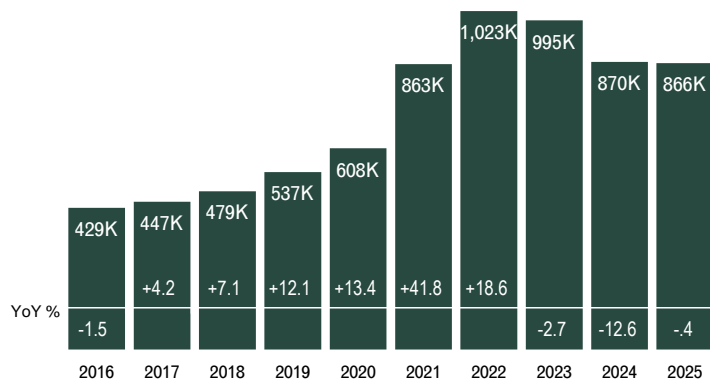
MONTHLY MARKET TRENDS

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: 900, Eagle

February 2025

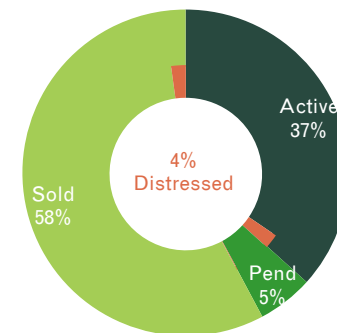
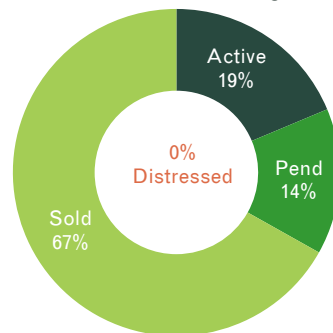
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
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0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	6	53	-	416,817	391,600	94.0%	1,795	218.12	-
400 - 499K	8	8	44	95	2.2	464,168	446,622	96.2%	1,895	235.74	-
500 - 599K	17	1	57	94	3.6	558,637	554,939	99.3%	1,841	301.49	-
600 - 799K	11	20	80	50	1.7	707,774	695,300	98.2%	2,119	328.20	-
800 - 999K	9	14	55	84	2.0	913,445	905,456	99.1%	2,444	370.43	-
1 - 1.5M	37	24	81	57	5.5	1,196,058	1,207,247	100.9%	3,026	398.91	-
1.5 - 2M	8	5	20	50	4.8	1,691,808	1,680,367	99.3%	3,815	440.49	-
2 - 2.5M	5	2	2	102	30.0	2,570,000	2,295,000	89.3%	3,858	594.87	-
2.5 - 3M	2	-	2	74	12.0	2,890,981	2,728,481	94.4%	5,598	487.45	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	97	75	347	70	3.4	873,968	865,988	99.1%	2,430	\$356	0

Avg Price \$1,062,844 \$991,919 \$865,988

Current Market Strength

- vs -

2010 Market Distress

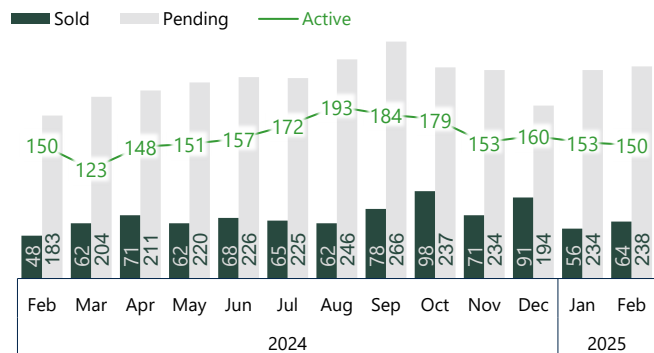


Report Date: Mar 4, 2025

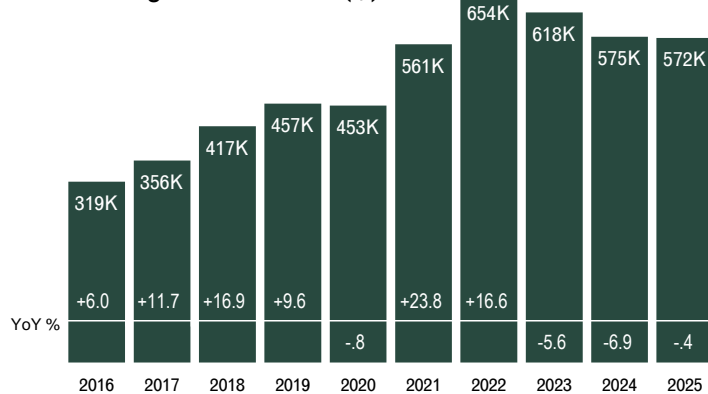
MONTHLY MARKET TRENDS

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: 950, Star

February 2025

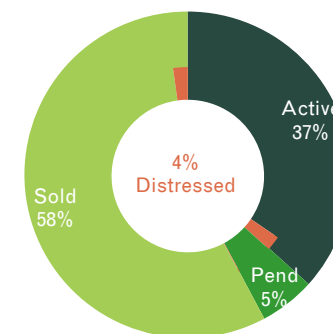
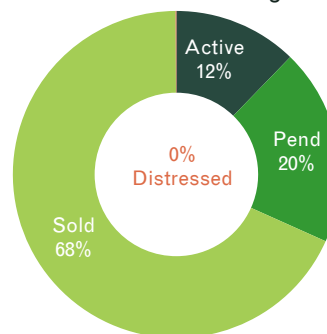
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 03/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	5	3	41	88	1.5	400,962	380,764	95.0%	1,517	251.04	-
400 - 499K	22	45	297	75	0.9	467,128	455,202	97.4%	1,847	246.44	-
500 - 599K	43	61	234	61	2.2	557,176	547,675	98.3%	2,283	239.87	-
600 - 799K	44	78	193	62	2.7	682,351	675,918	99.1%	2,609	259.05	1
800 - 999K	17	35	47	72	4.3	885,465	879,229	99.3%	2,926	300.51	-
1 - 1.5M	15	14	21	57	8.6	1,144,840	1,125,169	98.3%	3,368	334.04	-
1.5 - 2M	3	2	2	81	18.0	1,501,074	1,775,912	118.3%	4,627	383.86	-
2 - 2.5M	1	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	150	238	835	68	2.2	581,928	572,357	98.4%	2,235	\$256	1

Avg Price \$711,204 \$671,739 \$572,357

Current Market Strength

- vs -

2010 Market Distress

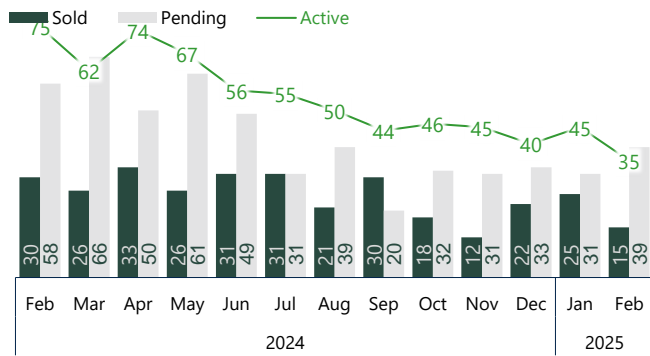


Report Date: Mar 4, 2025

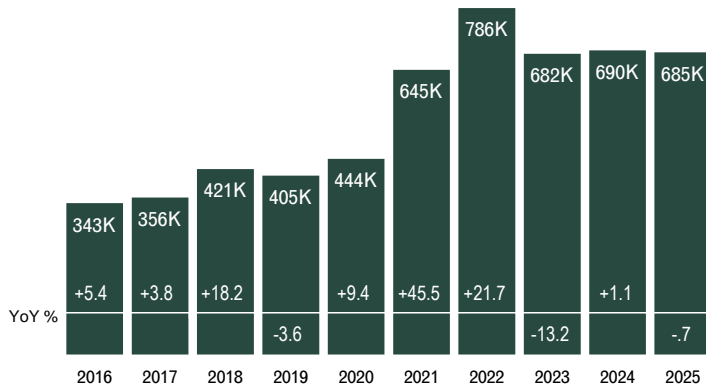
MONTHLY MARKET TRENDS

New Construction Homes

Monthly Trends



Average Sold Prices (\$)



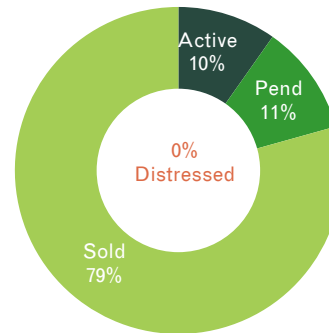
Area: 1000, SE Meridian February 2025

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)					
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400 - 499K	4	2	24	66	2.0	489,552	468,739	95.7%	1,708	274.46	-
500 - 599K	14	8	87	91	1.9	575,683	556,578	96.7%	2,016	276.06	-
600 - 799K	8	19	118	56	0.8	687,616	684,771	99.6%	2,466	277.66	-
800 - 999K	8	9	40	45	2.4	862,463	864,980	100.3%	2,938	294.40	-
1 - 1.5M	1	1	13	75	0.9	1,230,726	1,200,481	97.5%	3,212	373.74	-
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	-	-	-	-	-	-	-	-	-	-	-
Totals	35	39	284	69	1.5	694,790	685,005	98.6%	2,376	\$288	0
Avg Price	\$655,256	\$702,122	\$685,005								

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

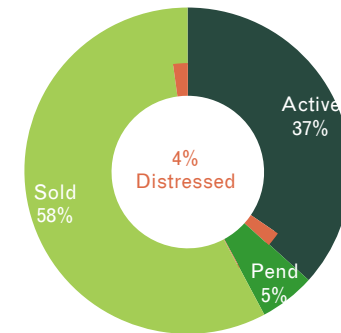
¹ Months of Supply = Active Listings / Avg # Solds each month over past 12 months
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Current Market Strength



- vs -

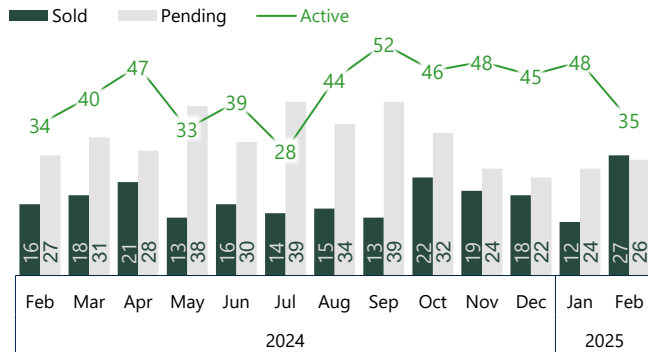
2010 Market Distress



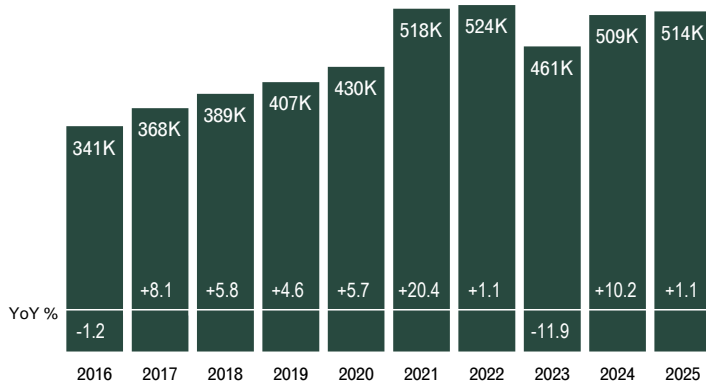
MONTHLY MARKET TRENDS

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
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Area: 1010, SW Meridian

February 2025

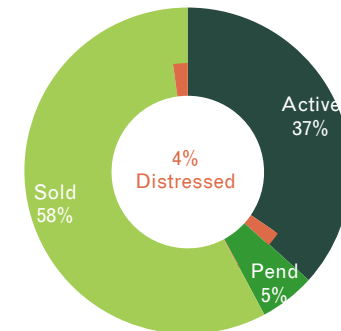
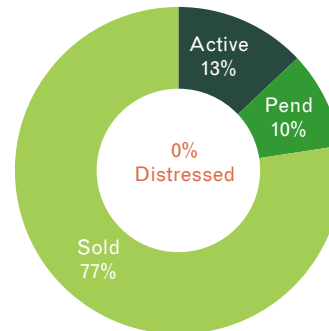
Price	# Active	# Pend	# Sold	CDOM	Months ¹	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
\$1000's	as of 03/04/2025		12 mos.	Avg	of Supply						
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	1	8	49	-	408,044	394,695	96.7%	1,346	293.24	-
400 - 499K	15	10	132	60	1.4	449,635	440,286	97.9%	1,678	262.35	-
500 - 599K	7	8	33	72	2.5	546,859	538,057	98.4%	2,187	246.01	-
600 - 799K	10	3	18	63	6.7	678,555	667,971	98.4%	2,770	241.16	-
800 - 999K	3	4	15	38	2.4	845,928	884,104	104.5%	2,569	344.16	-
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	-	-	-	-	-	-	-	-	-	-	-
Totals	35	26	209	59	2.0	519,074	514,213	99.1%	1,927	\$267	0

Avg Price \$570,120 \$576,729 \$514,213

Current Market Strength

- vs -

2010 Market Distress

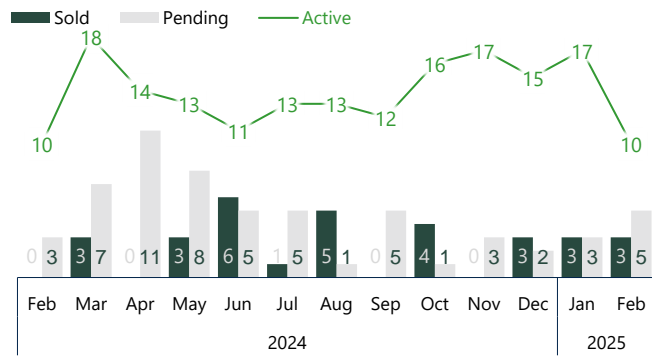


Report Date: Mar 4, 2025

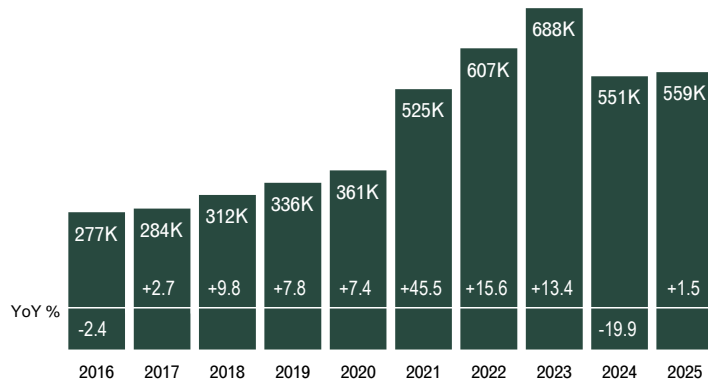
MONTHLY MARKET TRENDS

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

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: 1020, NE Meridian

February 2025

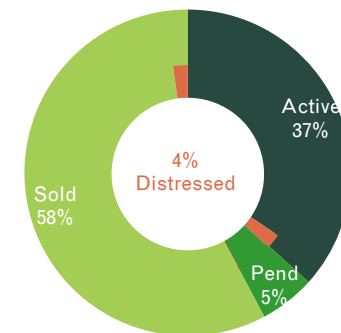
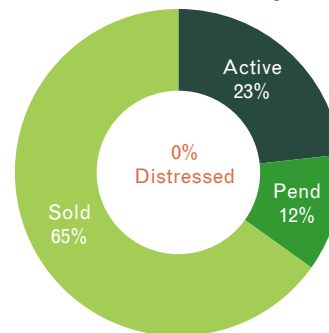
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	-	-	-	-	-	-	-	-	-	-	-
400 - 499K	5	3	22	131	2.7	442,553	437,645	98.9%	1,689	259.18	-
500 - 599K	4	-	3	263	16.0	556,567	556,567	100.0%	1,811	307.27	-
600 - 799K	1	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	-
Totals	10	5	28	137	4.3	566,095	559,025	98.8%	1,880	\$297	0

Avg Price \$510,397 \$575,292 \$559,025

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

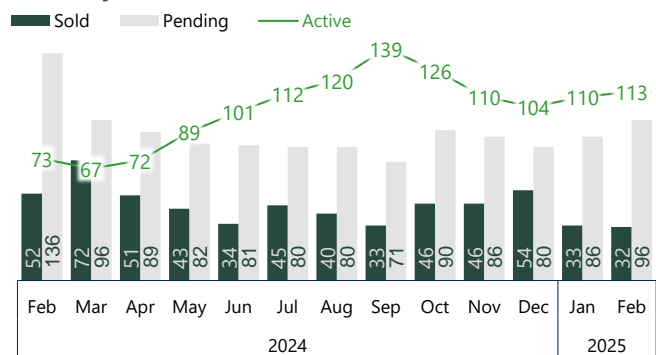


43° NORTH

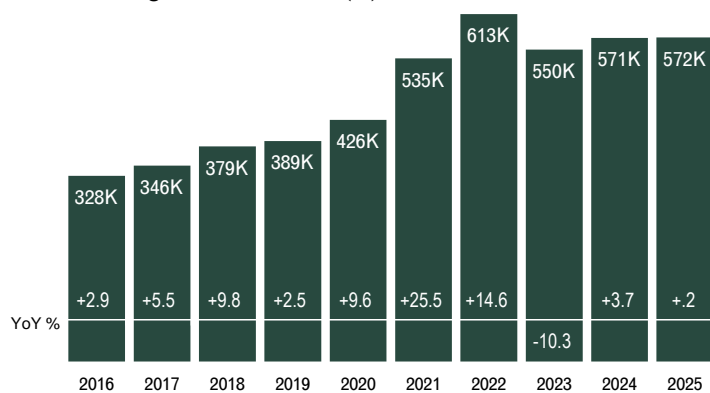
MONTHLY MARKET TRENDS

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

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: 1030, NW Meridian

February 2025

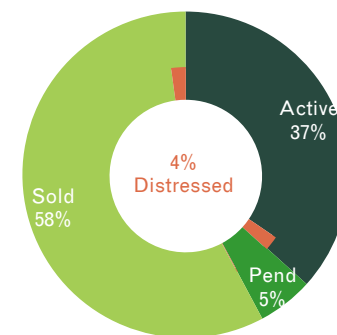
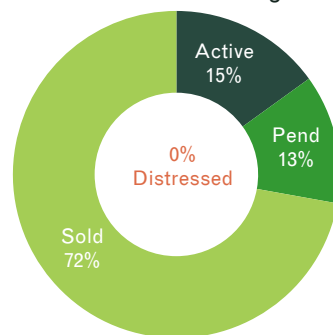
Price \$1000's	# Active as of 03/04/2025	# Pend	# Sold 12 mos.	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	4	2	7	89	6.9	420,834	390,381	92.8%	1,640	238.08	-
400 - 499K	57	36	250	81	2.7	465,145	449,679	96.7%	1,822	246.81	-
500 - 599K	17	23	112	82	1.8	563,719	550,492	97.7%	2,206	249.53	-
600 - 799K	27	23	125	52	2.6	699,251	694,673	99.3%	2,523	275.32	-
800 - 999K	6	12	40	47	1.8	845,536	851,866	100.7%	3,022	281.92	-
1 - 1.5M	2	-	5	103	4.8	1,247,156	1,292,765	103.7%	3,246	398.21	-
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	-	-	-	-	-	-	-	-	-	-	-
Totals	113	96	542	72	2.5	581,867	571,608	98.2%	2,177	\$263	0

Avg Price \$563,321 \$596,365 \$571,608

Current Market Strength

- vs -

2010 Market Distress

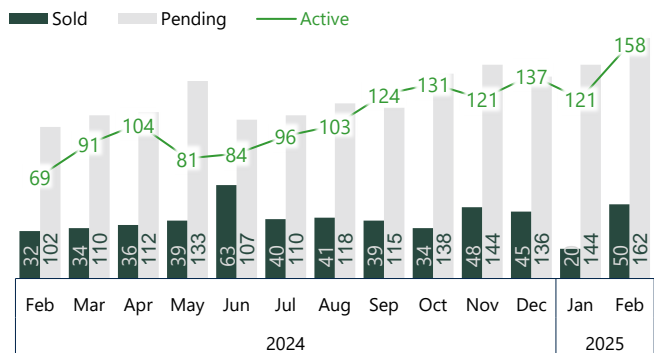


Report Date: Mar 4, 2025

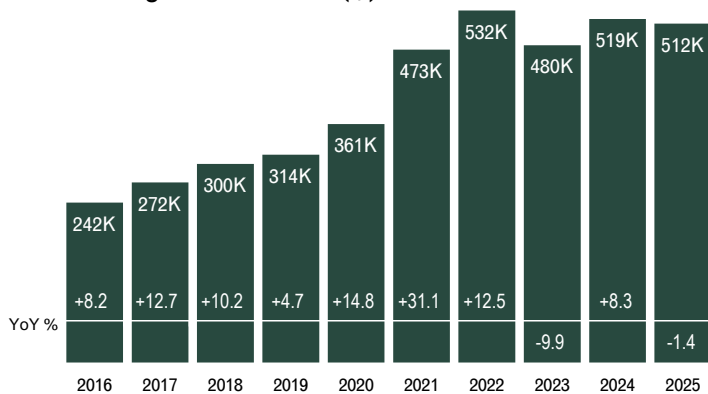
MONTHLY MARKET TRENDS

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

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: 1100, Kuna

February 2025

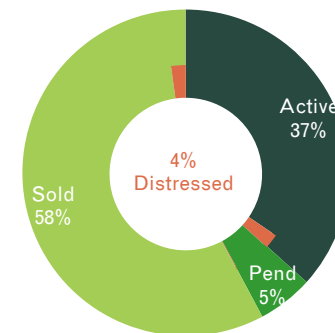
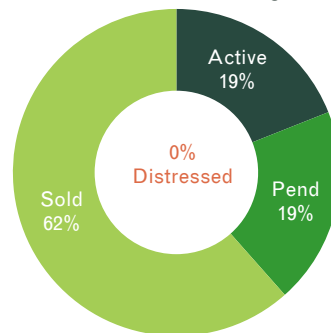
Price \$1000's	# Active as of 03/04/2025	# Pend 12 mos.	# Sold	CDOM Avg	Months ¹ of Supply	Average Prices (12 mth Solds: 03-01-24 to 02-28-25)					
						Orig Price	Sold Price	% Diff.	Avg Sq Ft	\$ per SqFt	# Distressed
0-100K	-	-	-	-	-	-	-	-	-	-	-
100 - 199K	-	-	-	-	-	-	-	-	-	-	-
200 - 299K	-	-	-	-	-	-	-	-	-	-	-
300 - 399K	12	16	68	47	2.1	392,378	385,350	98.2%	1,430	269.38	-
400 - 499K	84	50	251	65	4.0	457,728	443,580	96.9%	1,838	241.31	-
500 - 599K	26	38	83	62	3.8	553,455	538,809	97.4%	2,320	232.23	-
600 - 799K	31	34	87	77	4.3	688,604	684,634	99.4%	2,399	285.35	-
800 - 999K	4	18	22	36	2.2	835,261	871,560	104.3%	2,613	333.55	-
1 - 1.5M	1	6	1	195	12.0	1,328,800	1,328,800	100.0%	3,432	387.18	-
1.5 - 2M	-	-	-	-	-	-	-	-	-	-	-
2 - 2.5M	-	-	-	-	-	-	-	-	-	-	-
2.5 - 3M	-	-	-	-	-	-	-	-	-	-	-
>3M	-	-	-	-	-	-	-	-	-	-	-
Totals	158	162	512	63	3.7	521,721	512,363	98.2%	1,994	\$257	0

Avg Price \$526,548 \$591,650 \$512,363

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025