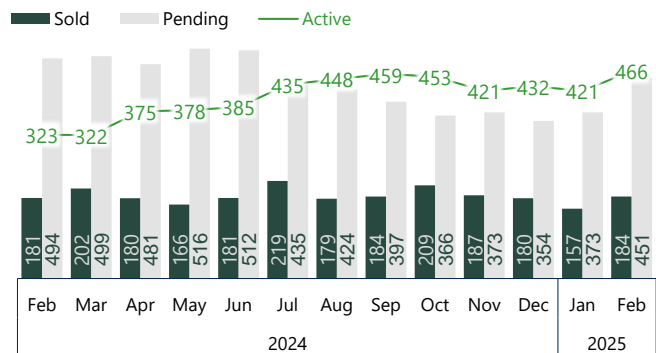


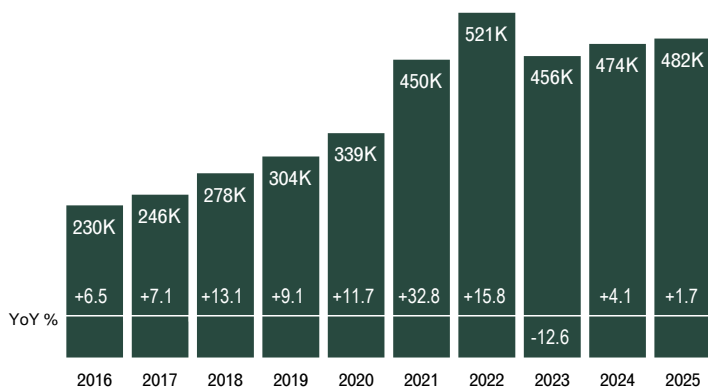
# MONTHLY MARKET TRENDS

## New Construction Homes

### Monthly Trends



### Average Sold Prices (\$)



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

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

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

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

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

**Area:** Canyon County

February 2025

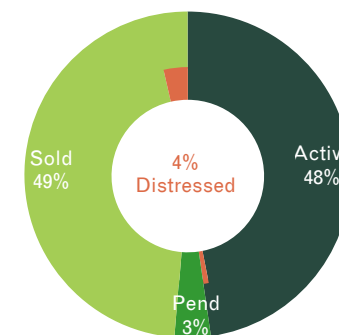
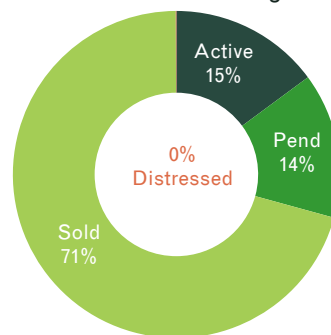
| Price \$1000's | # Active as of 03/04/2025 | # Pend 12 mos. | # Sold       | CDOM Avg  | Months <sup>1</sup> of Supply | Average Prices (12 mth Solds: 03-01-24 to 02-28-25) |                |              |              |              |              |
|----------------|---------------------------|----------------|--------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
|                |                           |                |              |           |                               | Orig Price  | Sold Price     | % Diff.      | Avg Sq Ft    | \$ per SqFt  | # Distressed |
| 0-100K         | -                         | -              | -            | -         | -                             | -   | -              | -            | -            | -            | -            |
| 100 - 199K     | -                         | -              | -            | -         | -                             | -   | -              | -            | -            | -            | -            |
| 200 - 299K     | -                         | -              | -            | -         | -                             | -   | -              | -            | -            | -            | -            |
| 300 - 399K     | 73                        | 107            | 701          | 66        | 1.2                           | 385,163   | 373,360        | 96.9%        | 1,500        | 248.98       | 1            |
| 400 - 499K     | 199                       | 171            | 921          | 69        | 2.6                           | 450,072   | 441,218        | 98.0%        | 2,037        | 216.61       | -            |
| 500 - 599K     | 116                       | 94             | 328          | 60        | 4.2                           | 550,549   | 543,193        | 98.7%        | 2,426        | 223.92       | 1            |
| 600 - 799K     | 41                        | 53             | 160          | 68        | 3.1                           | 683,878   | 672,216        | 98.3%        | 2,647        | 254.00       | -            |
| 800 - 999K     | 17                        | 11             | 47           | 49        | 4.3                           | 906,823   | 898,091        | 99.0%        | 2,764        | 324.95       | -            |
| 1 - 1.5M       | 17                        | 10             | 51           | 87        | 4.0                           | 1,233,574   | 1,202,329      | 97.5%        | 3,225        | 372.80       | -            |
| 1.5 - 2M       | 3                         | 5              | 5            | 41        | 7.2                           | 1,662,626   | 1,638,626      | 98.6%        | 3,667        | 446.86       | -            |
| 2 - 2.5M       | -                         | -              | 1            | 6         | -                             | 2,475,715   | 2,475,715      | 100.0%       | 6,155        | 402.23       | -            |
| 2.5 - 3M       | -                         | -              | -            | -         | -                             | -   | -              | -            | -            | -            | -            |
| >3M            | -                         | -              | -            | -         | -                             | -   | -              | -            | -            | -            | -            |
| <b>Totals</b>  | <b>466</b>                | <b>451</b>     | <b>2,214</b> | <b>67</b> | <b>2.5</b>                    | <b>492,700</b>                                      | <b>482,388</b> | <b>97.9%</b> | <b>2,017</b> | <b>\$239</b> | <b>2</b>     |

**Avg Price** \$536,777 \$520,347 \$482,388

Current Market Strength

- vs -

2010 Market Distress

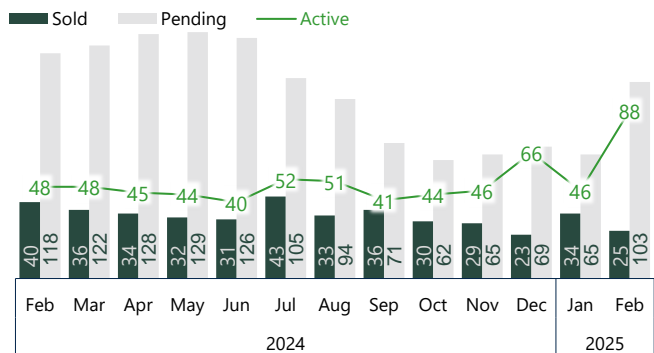


Report Date: Mar 4, 2025

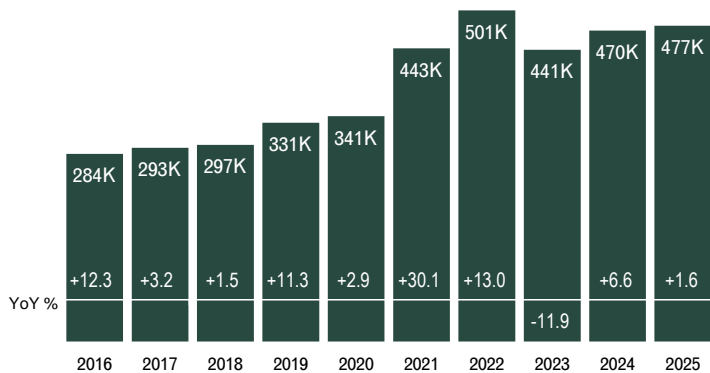
# MONTHLY MARKET TRENDS

## 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

<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: 1250, NE Nampa

February 2025

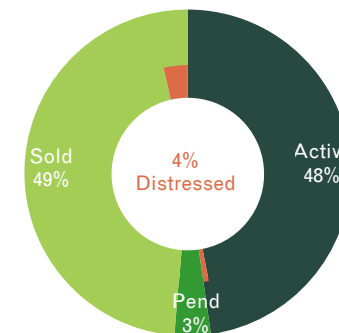
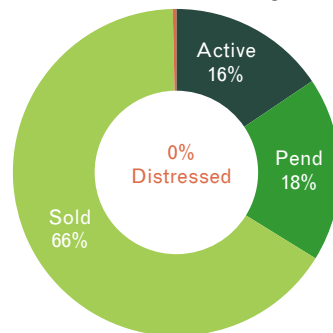
| Price \$1000's | # Active as of 03/04/2025 | # Pend 12 mos. | # Sold     | CDOM Avg  | Months <sup>1</sup> of Supply | Average Prices (12 mth Solds: 03-01-24 to 02-28-25) |                |              |              |              |              |
|----------------|---------------------------|----------------|------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
|                |                           |                |            |           |                               | Orig Price  | Sold Price     | % Diff.      | Avg Sq Ft    | \$ per SqFt  | # Distressed |
| 0-100K         | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 100 - 199K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 200 - 299K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 300 - 399K     | 14                        | 32             | 95         | 65        | 1.8                           | 385,933   | 371,210        | 96.2%        | 1,510        | 245.76       | 1            |
| 400 - 499K     | 43                        | 23             | 179        | 64        | 2.9                           | 450,528   | 444,868        | 98.7%        | 1,922        | 231.42       | -            |
| 500 - 599K     | 23                        | 28             | 60         | 36        | 4.6                           | 547,948   | 540,722        | 98.7%        | 2,355        | 229.61       | 1            |
| 600 - 799K     | 7                         | 18             | 23         | 37        | 3.7                           | 686,970   | 667,997        | 97.2%        | 2,689        | 248.45       | -            |
| 800 - 999K     | 1                         | 2              | 11         | 11        | 1.1                           | 867,806   | 859,779        | 99.1%        | 2,793        | 307.85       | -            |
| 1 - 1.5M       | -                         | -              | 2          | 12        | -                             | 1,145,146   | 1,145,146      | 100.0%       | 3,005        | 381.14       | -            |
| 1.5 - 2M       | -                         | -              | 2          | 24        | -                             | 1,587,500   | 1,575,000      | 99.2%        | 3,594        | 438.29       | -            |
| 2 - 2.5M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 2.5 - 3M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| >3M            | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| <b>Totals</b>  | <b>88</b>                 | <b>103</b>     | <b>372</b> | <b>56</b> | <b>2.8</b>                    | <b>486,550</b>                                      | <b>477,423</b> | <b>98.1%</b> | <b>1,975</b> | <b>\$242</b> | <b>2</b>     |

**Avg Price** \$490,809 \$495,984 \$477,423

Current Market Strength

- vs -

2010 Market Distress

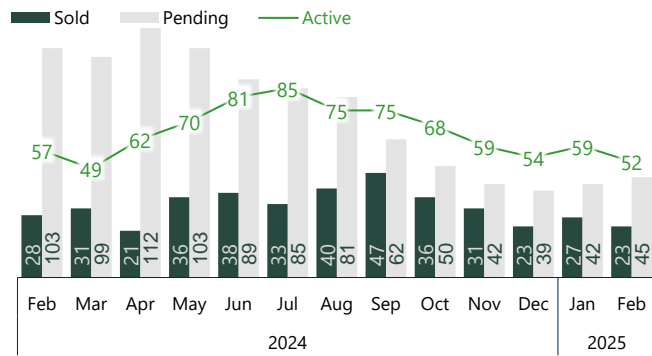


Report Date: Mar 4, 2025

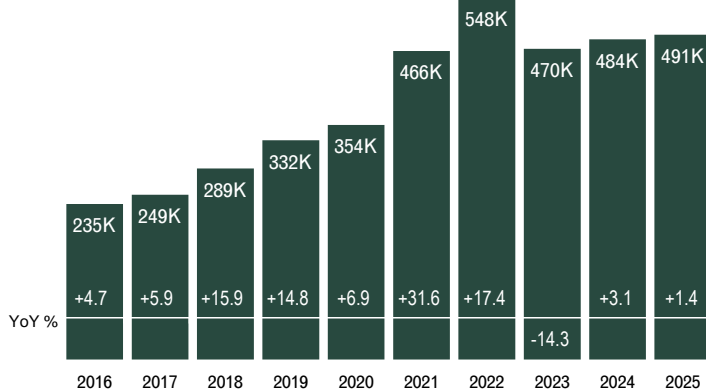
# MONTHLY MARKET TRENDS

## 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

<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: 1260, S Nampa

February 2025

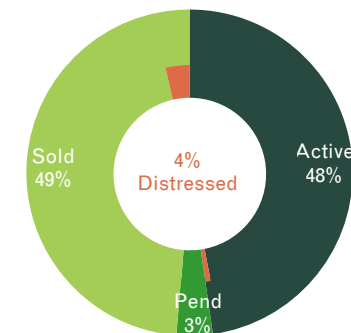
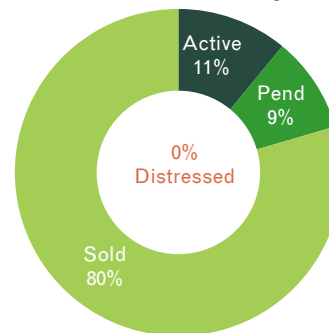
| Price \$1000's | # Active as of 03/04/2025 | # Pend 12 mos. | # Sold     | CDOM Avg  | Months <sup>1</sup> of Supply | Average Prices (12 mth Solds: 03-01-24 to 02-28-25) |                |              |              |              |              |
|----------------|---------------------------|----------------|------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
|                |                           |                |            |           |                               | Orig Price  | Sold Price     | % Diff.      | Avg Sq Ft    | \$ per SqFt  | # Distressed |
| 0-100K         | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 100 - 199K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 200 - 299K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 300 - 399K     | 7                         | 8              | 109        | 55        | 0.8                           | 380,126   | 372,453        | 98.0%        | 1,410        | 264.11       | -            |
| 400 - 499K     | 12                        | 13             | 140        | 75        | 1.0                           | 447,603   | 436,546        | 97.5%        | 1,961        | 222.64       | -            |
| 500 - 599K     | 9                         | 12             | 68         | 58        | 1.6                           | 553,990   | 547,938        | 98.9%        | 2,383        | 229.94       | -            |
| 600 - 799K     | 12                        | 5              | 38         | 77        | 3.8                           | 697,135   | 689,058        | 98.8%        | 2,640        | 260.99       | -            |
| 800 - 999K     | 8                         | 6              | 22         | 52        | 4.4                           | 900,115   | 905,039        | 100.5%       | 2,669        | 339.04       | -            |
| 1 - 1.5M       | 4                         | 1              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 1.5 - 2M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 2 - 2.5M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 2.5 - 3M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| >3M            | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| <b>Totals</b>  | <b>52</b>                 | <b>45</b>      | <b>377</b> | <b>65</b> | <b>1.7</b>                    | <b>498,841</b>                                      | <b>490,898</b> | <b>98.4%</b> | <b>1,988</b> | <b>\$247</b> | <b>0</b>     |

**Avg Price** \$636,912 \$570,333 \$490,898

### Current Market Strength

- vs -

### 2010 Market Distress



Report Date: Mar 4, 2025

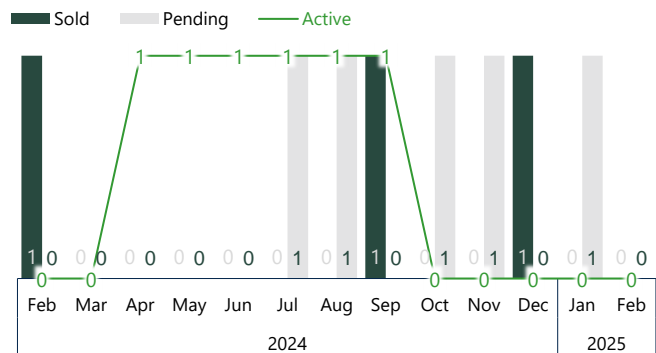


43° NORTH

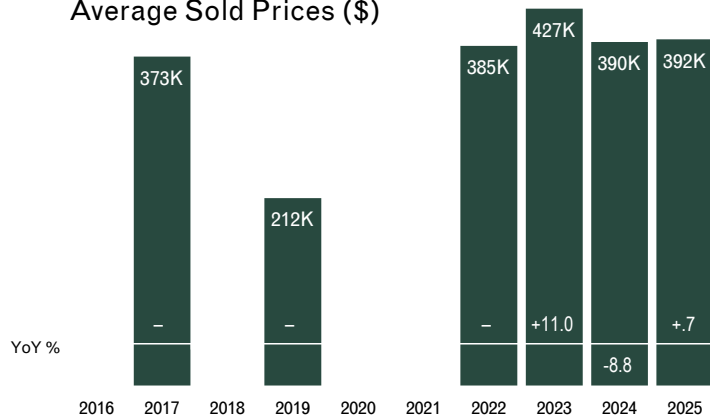
# MONTHLY MARKET TRENDS

## 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

<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

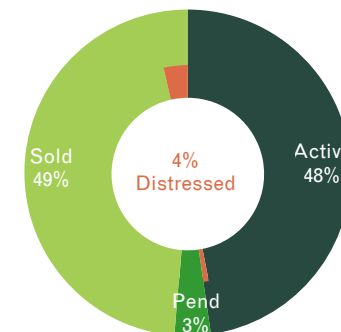
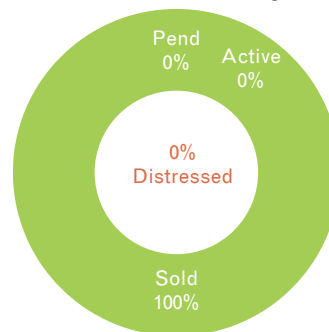
February 2025

| Price \$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       | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| 200 - 299K       | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| 300 - 399K       | -                         | -              | 2         | 95         | -                             | 407,200   | 392,450      | 96.4%        | 1,463        | 268.25      | -            |
| 400 - 499K       | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| 500 - 599K       | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| 600 - 799K       | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| 800 - 999K       | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| 1 - 1.5M         | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| 1.5 - 2M         | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| 2 - 2.5M         | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| 2.5 - 3M         | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| >3M              | -                         | -              | -         | -          | -                             | -   | -            | -            | -            | -           | -            |
| <b>Totals</b>    |                           | <b>2</b>       | <b>95</b> | <b>0.0</b> | <b>407,200</b>                | <b>392,450</b>                                      | <b>96.4%</b> | <b>1,463</b> | <b>\$268</b> | <b>0</b>    |              |
| <b>Avg Price</b> |                           |                |           |            |                               | <b>\$392,450</b>                                    |              |              |              |             |              |

### Current Market Strength

- vs -

### 2010 Market Distress

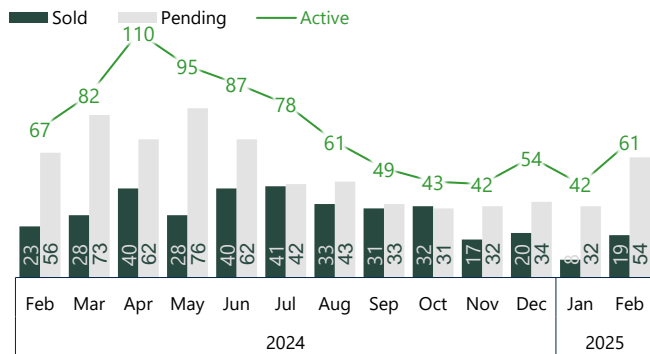


Report Date: Mar 4, 2025

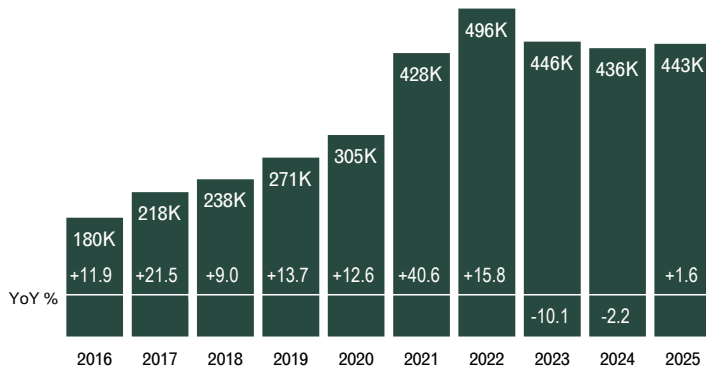
# MONTHLY MARKET TRENDS

## 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

<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

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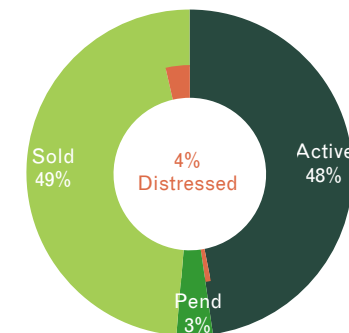
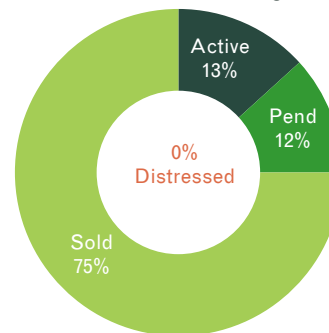
| Price \$1000's | # Active as of 03/04/2025 | # Pend 12 mos. | # Sold     | CDOM Avg  | Months <sup>1</sup> of Supply | Average Prices (12 mth Solds: 03-01-24 to 02-28-25) |                |              |              |              |              |
|----------------|---------------------------|----------------|------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
|                |                           |                |            |           |                               | Orig Price  | Sold Price     | % Diff.      | Avg Sq Ft    | \$ per SqFt  | # Distressed |
| 0-100K         | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 100 - 199K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 200 - 299K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 300 - 399K     | 4                         | 17             | 150        | 92        | 0.3                           | 387,369   | 373,321        | 96.4%        | 1,534        | 243.38       | -            |
| 400 - 499K     | 36                        | 23             | 173        | 74        | 2.5                           | 446,905   | 437,789        | 98.0%        | 2,212        | 197.87       | -            |
| 500 - 599K     | 17                        | 9              | 13         | 51        | 15.7                          | 539,469   | 535,227        | 99.2%        | 3,108        | 172.23       | -            |
| 600 - 799K     | -                         | 1              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 800 - 999K     | 1                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 1 - 1.5M       | 3                         | 1              | 5          | 180       | 7.2                           | 1,341,038   | 1,298,340      | 96.8%        | 3,171        | 409.47       | -            |
| 1.5 - 2M       | -                         | 3              | 3          | 52        | -                             | 1,712,711   | 1,681,044      | 98.2%        | 3,716        | 452.38       | -            |
| 2 - 2.5M       | -                         | -              | 1          | 6         | -                             | 2,475,715   | 2,475,715      | 100.0%       | 6,155        | 402.23       | -            |
| 2.5 - 3M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| >3M            | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| <b>Totals</b>  | <b>61</b>                 | <b>54</b>      | <b>345</b> | <b>82</b> | <b>2.1</b>                    | <b>454,354</b>                                      | <b>442,621</b> | <b>97.4%</b> | <b>1,990</b> | <b>\$222</b> | <b>0</b>     |

**Avg Price** \$524,791 | \$532,363 | \$442,621

Current Market Strength

- vs -

2010 Market Distress

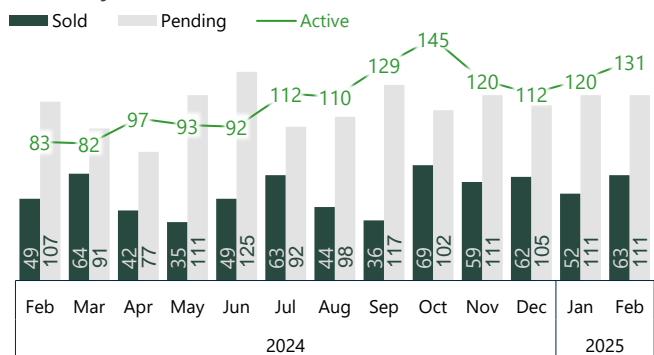


Report Date: Mar 4, 2025

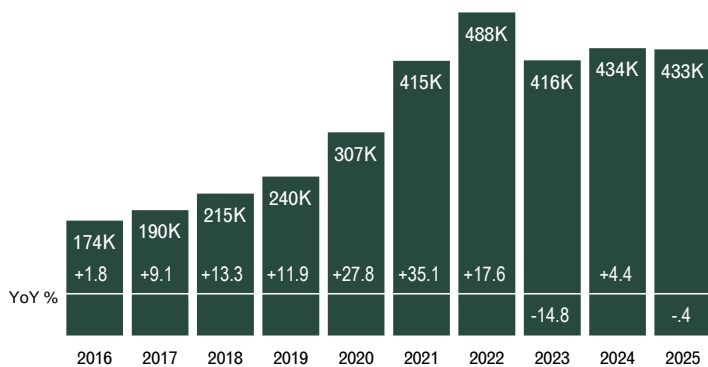
# MONTHLY MARKET TRENDS

## 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

<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

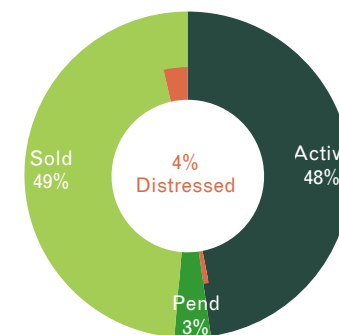
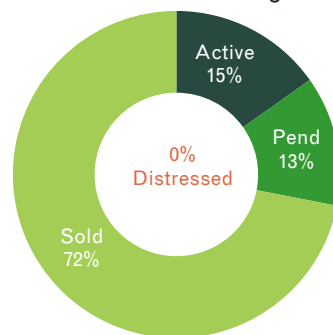
| Price \$1000's | # Active as of 03/04/2025 | # Pend 12 mos. | # Sold     | CDOM Avg  | Months <sup>1</sup> of Supply | Average Prices (12 mth Solds: 03-01-24 to 02-28-25) |                |              |              |              |              |
|----------------|---------------------------|----------------|------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
|                |                           |                |            |           |                               | Orig Price  | Sold Price     | % Diff.      | Avg Sq Ft    | \$ per SqFt  | # Distressed |
| 0-100K         | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 100 - 199K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 200 - 299K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 300 - 399K     | 18                        | 28             | 241        | 53        | 0.9                           | 385,296   | 374,921        | 97.3%        | 1,497        | 250.49       | -            |
| 400 - 499K     | 63                        | 65             | 291        | 62        | 2.6                           | 448,374   | 439,741        | 98.1%        | 2,078        | 211.62       | -            |
| 500 - 599K     | 45                        | 17             | 67         | 67        | 8.1                           | 540,166   | 537,051        | 99.4%        | 2,520        | 213.10       | -            |
| 600 - 799K     | 5                         | 1              | 20         | 48        | 3.0                           | 667,478   | 654,398        | 98.0%        | 2,736        | 239.15       | -            |
| 800 - 999K     | -                         | -              | 1          | 192       | -                             | 950,000   | 800,000        | 84.2%        | 3,130        | 255.59       | -            |
| 1 - 1.5M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 1.5 - 2M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 2 - 2.5M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 2.5 - 3M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| >3M            | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| <b>Totals</b>  | <b>131</b>                | <b>111</b>     | <b>620</b> | <b>59</b> | <b>2.5</b>                    | <b>441,651</b>                                      | <b>432,566</b> | <b>97.9%</b> | <b>1,923</b> | <b>\$225</b> | <b>0</b>     |

**Avg Price** \$479,937 \$443,858 \$432,566

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025

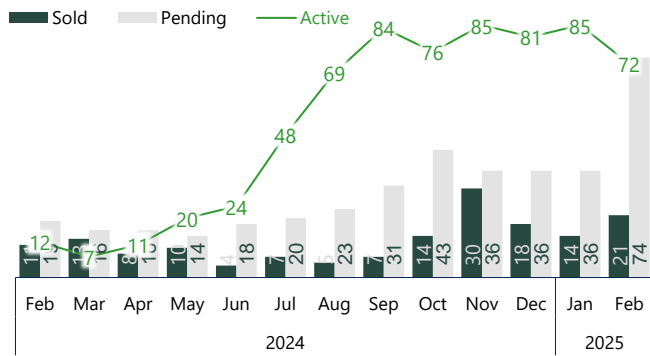


43° NORTH

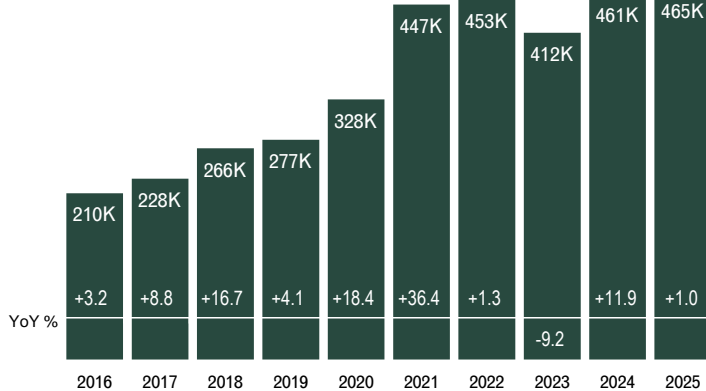
# MONTHLY MARKET TRENDS

## 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

<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

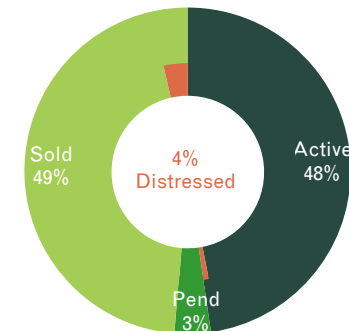
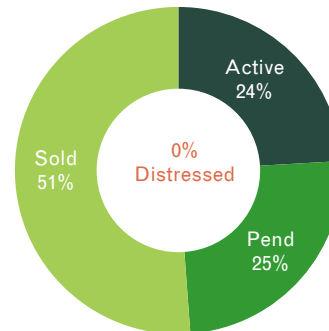
| Price \$1000's | # Active as of 03/04/2025 | # Pend 12 mos. | # Sold     | CDOM Avg  | Months <sup>1</sup> of Supply | Average Prices (12 mth Solds: 03-01-24 to 02-28-25) |                |              |              |              |              |
|----------------|---------------------------|----------------|------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
|                |                           |                |            |           |                               | Orig Price  | Sold Price     | % Diff.      | Avg Sq Ft    | \$ per SqFt  | # Distressed |
| 0-100K         | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 100 - 199K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 200 - 299K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 300 - 399K     | 26                        | 20             | 80         | 79        | 3.9                           | 386,242   | 372,684        | 96.5%        | 1,548        | 240.79       | -            |
| 400 - 499K     | 25                        | 26             | 38         | 61        | 7.9                           | 457,462   | 442,737        | 96.8%        | 2,130        | 207.85       | -            |
| 500 - 599K     | 11                        | 14             | 15         | 48        | 8.8                           | 565,951   | 548,965        | 97.0%        | 2,481        | 221.29       | -            |
| 600 - 799K     | 8                         | 12             | 14         | 50        | 6.9                           | 685,078   | 671,940        | 98.1%        | 2,946        | 228.09       | -            |
| 800 - 999K     | -                         | 1              | 2          | 56        | -                             | 939,495   | 971,170        | 103.4%       | 3,189        | 304.54       | -            |
| 1 - 1.5M       | 2                         | 1              | 4          | 39        | 6.0                           | 1,254,175   | 1,243,500      | 99.1%        | 3,309        | 375.82       | -            |
| 1.5 - 2M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 2 - 2.5M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 2.5 - 3M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| >3M            | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| <b>Totals</b>  | <b>72</b>                 | <b>74</b>      | <b>153</b> | <b>67</b> | <b>5.6</b>                    | <b>478,817</b>                                      | <b>465,338</b> | <b>97.2%</b> | <b>1,979</b> | <b>\$235</b> | <b>0</b>     |

**Avg Price** \$487,515 \$502,628 \$465,338

Current Market Strength

- vs -

2010 Market Distress

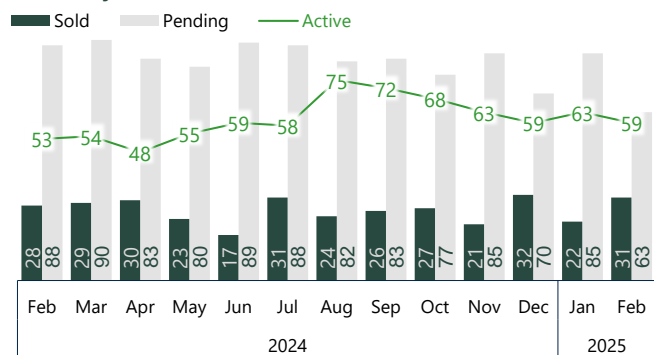


Report Date: Mar 4, 2025

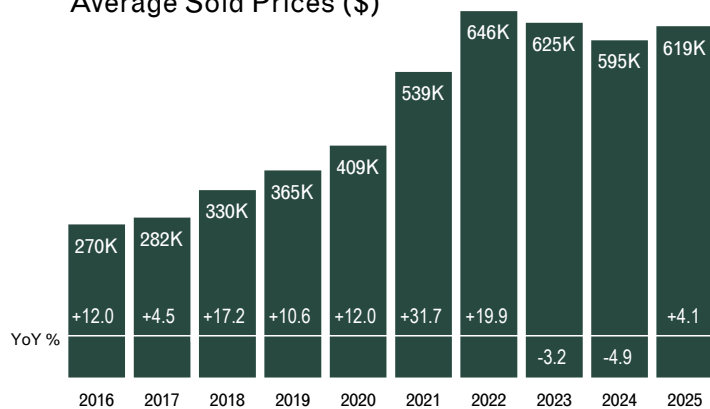
# MONTHLY MARKET TRENDS

## 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

<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: 1285, Middleton

February 2025

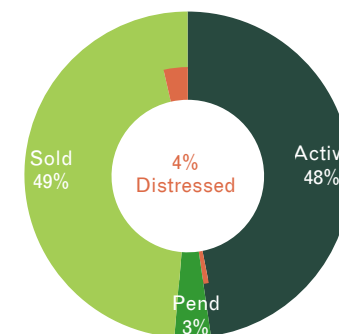
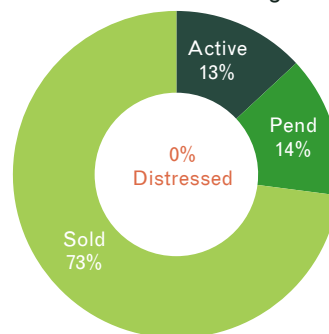
| Price \$1000's | # Active as of 03/04/2025 | # Pend 12 mos. | # Sold     | CDOM Avg  | Months <sup>1</sup> of Supply | Average Prices (12 mth Solds: 03-01-24 to 02-28-25) |                |              |              |              |              |
|----------------|---------------------------|----------------|------------|-----------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
|                |                           |                |            |           |                               | Orig Price  | Sold Price     | % Diff.      | Avg Sq Ft    | \$ per SqFt  | # Distressed |
| 0-100K         | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 100 - 199K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 200 - 299K     | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 300 - 399K     | 3                         | 2              | 21         | 57        | 1.7                           | 389,219   | 374,856        | 96.3%        | 1,538        | 243.78       | -            |
| 400 - 499K     | 18                        | 21             | 95         | 88        | 2.3                           | 461,333   | 451,295        | 97.8%        | 1,902        | 237.26       | -            |
| 500 - 599K     | 11                        | 14             | 104        | 73        | 1.3                           | 556,332   | 545,987        | 98.1%        | 2,349        | 232.47       | -            |
| 600 - 799K     | 9                         | 15             | 58         | 58        | 1.9                           | 675,063   | 665,888        | 98.6%        | 2,570        | 259.10       | -            |
| 800 - 999K     | 7                         | 2              | 11         | 69        | 7.6                           | 949,389   | 918,136        | 96.7%        | 2,813        | 326.42       | -            |
| 1 - 1.5M       | 8                         | 7              | 40         | 84        | 2.4                           | 1,222,502   | 1,189,070      | 97.3%        | 3,235        | 367.62       | -            |
| 1.5 - 2M       | 3                         | 2              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 2 - 2.5M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| 2.5 - 3M       | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| >3M            | -                         | -              | -          | -         | -                             | -   | -              | -            | -            | -            | -            |
| <b>Totals</b>  | <b>59</b>                 | <b>63</b>      | <b>329</b> | <b>75</b> | <b>2.2</b>                    | <b>633,300</b>                                      | <b>619,488</b> | <b>97.8%</b> | <b>2,330</b> | <b>\$266</b> | <b>0</b>     |

**Avg Price** \$722,434 \$667,701 \$619,488

### Current Market Strength

- vs -

### 2010 Market Distress



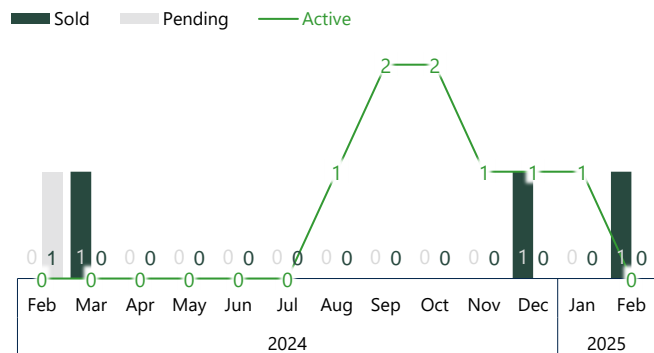
Report Date: Mar 4, 2025



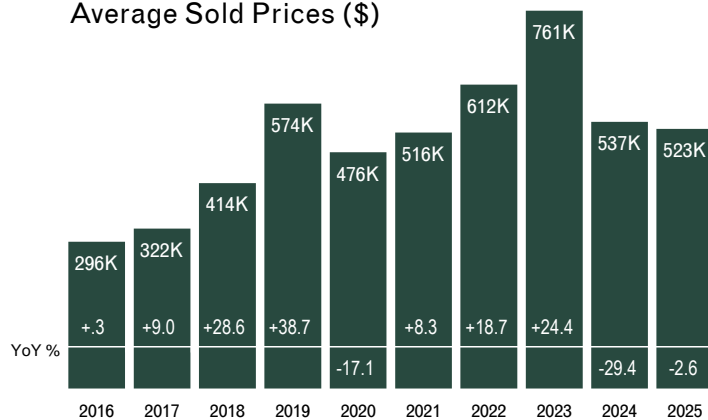
# MONTHLY MARKET TRENDS

## 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

<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

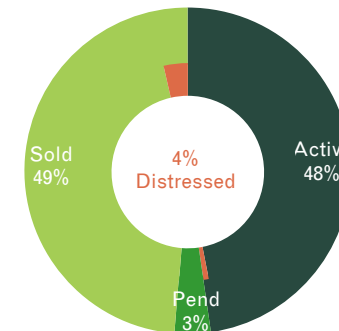
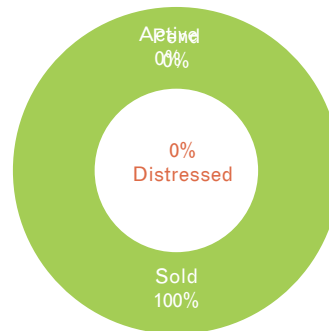
February 2025

| Price \$1000's   | # Active as of 03/04/2025 | # Pend | # 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       | -                         | -      | -              | -          | -                             | -   | -              | -            | -            | -            | -             |
| 300 - 399K       | -                         | -      | 1              | 89         | -                             | 339,900   | 324,900        | 95.6%        | 1,284        | 253.04       | -             |
| 400 - 499K       | -                         | -      | 1              | 147        | -                             | 495,000   | 495,000        | 100.0%       | 1,380        | 358.70       | -             |
| 500 - 599K       | -                         | -      | -              | -          | -                             | -   | -              | -            | -            | -            | -             |
| 600 - 799K       | -                         | -      | 1              | 117        | -                             | 795,000   | 750,000        | 94.3%        | 2,539        | 295.39       | -             |
| 800 - 999K       | -                         | -      | -              | -          | -                             | -   | -              | -            | -            | -            | -             |
| 1 - 1.5M         | -                         | -      | -              | -          | -                             | -   | -              | -            | -            | -            | -             |
| 1.5 - 2M         | -                         | -      | -              | -          | -                             | -   | -              | -            | -            | -            | -             |
| 2 - 2.5M         | -                         | -      | -              | -          | -                             | -   | -              | -            | -            | -            | -             |
| 2.5 - 3M         | -                         | -      | -              | -          | -                             | -   | -              | -            | -            | -            | -             |
| >3M              | -                         | -      | -              | -          | -                             | -   | -              | -            | -            | -            | -             |
| <b>Totals</b>    |                           |        | <b>3</b>       | <b>118</b> | <b>0.0</b>                    | <b>543,300</b>                                      | <b>523,300</b> | <b>96.3%</b> | <b>1,734</b> | <b>\$302</b> | <b>0</b>      |
| <b>Avg Price</b> |                           |        |                |            |                               |   |                |              |              |              |               |
|                  |                           |        |                |            |                               |   |                |              |              |              |               |

### Current Market Strength

- vs -

### 2010 Market Distress

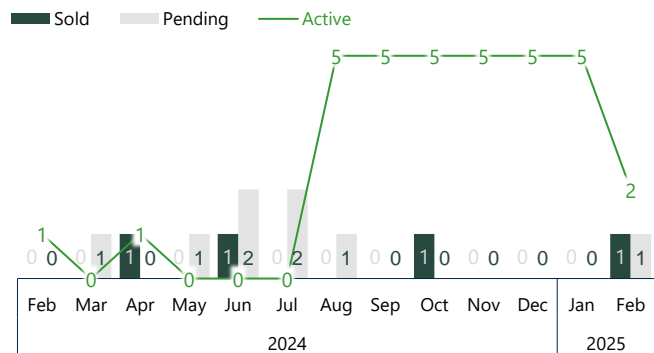


Report Date: Mar 4, 2025

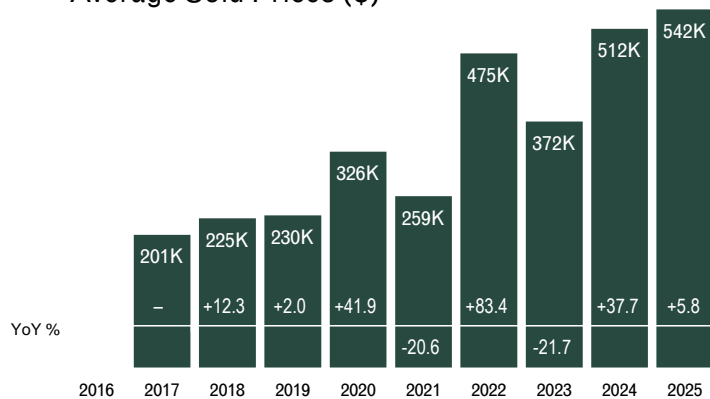
# MONTHLY MARKET TRENDS

## 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

<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: 1292, Parma

February 2025

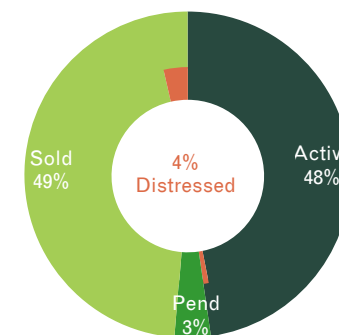
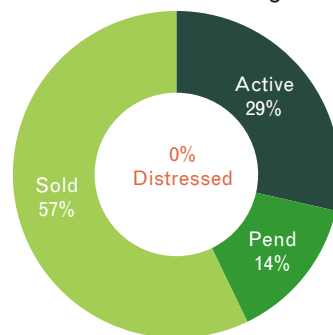
| Price \$1000's | # Active as of 03/04/2025 | # Pend 12 mos. | # Sold   | CDOM Avg   | Months <sup>1</sup> of Supply | Average Prices (12 mth Solds: 03-01-24 to 02-28-25) |                |               |              |              |              |
|----------------|---------------------------|----------------|----------|------------|-------------------------------|---|----------------|---------------|--------------|--------------|--------------|
|                |                           |                |          |            |                               | Orig Price  | Sold Price     | % Diff.       | Avg Sq Ft    | \$ per SqFt  | # Distressed |
| 0-100K         | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| 100 - 199K     | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| 200 - 299K     | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| 300 - 399K     | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| 400 - 499K     | 2                         | -              | 1        | 29         | 24.0                          | 428,000   | 429,600        | 100.4%        | 1,535        | 279.87       | -            |
| 500 - 599K     | -                         | -              | 1        | 8          | -                             | 480,000   | 506,600        | 105.5%        | 1,600        | 316.63       | -            |
| 600 - 799K     | -                         | 1              | 2        | 282        | -                             | 612,500   | 615,000        | 100.4%        | 2,023        | 304.08       | -            |
| 800 - 999K     | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| 1 - 1.5M       | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| 1.5 - 2M       | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| 2 - 2.5M       | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| 2.5 - 3M       | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| >3M            | -                         | -              | -        | -          | -                             | -   | -              | -             | -            | -            | -            |
| <b>Totals</b>  | <b>2</b>                  | <b>1</b>       | <b>4</b> | <b>150</b> | <b>6.0</b>                    | <b>533,250</b>                                      | <b>541,550</b> | <b>101.6%</b> | <b>1,795</b> | <b>\$302</b> | <b>0</b>     |

**Avg Price** \$451,950 \$649,900 \$541,550

### Current Market Strength

- vs -

### 2010 Market Distress

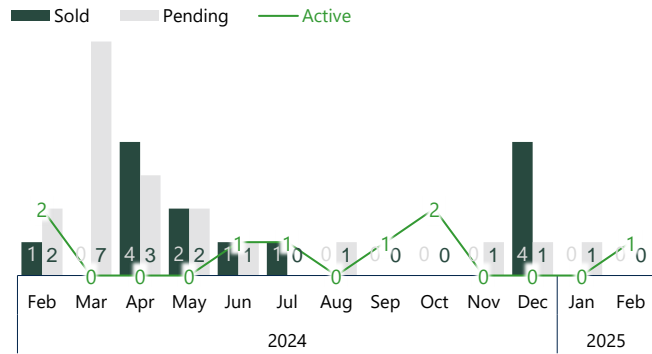


Report Date: Mar 4, 2025

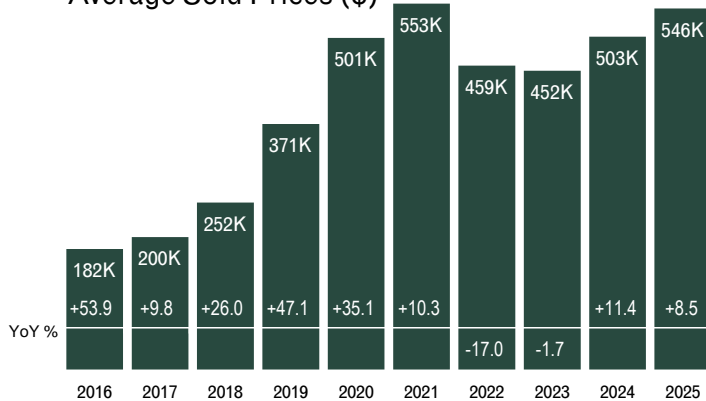
# MONTHLY MARKET TRENDS

## 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

<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: 1293, Wilder

February 2025

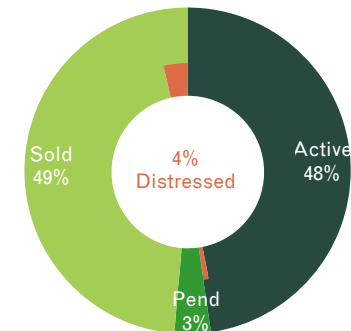
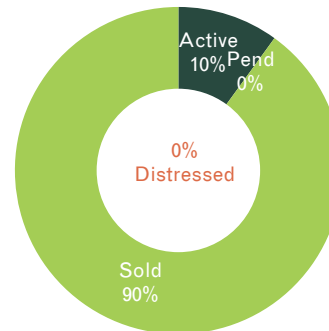
| Price \$1000's | # Active as of 03/04/2025 | # Pend 12 mos. | # Sold   | CDOM Avg   | Months <sup>1</sup> of Supply | Average Prices (12 mth Solds: 03-01-24 to 02-28-25) |                |              |              |              |              |
|----------------|---------------------------|----------------|----------|------------|-------------------------------|---|----------------|--------------|--------------|--------------|--------------|
|                |                           |                |          |            |                               | Orig Price  | Sold Price     | % Diff.      | Avg Sq Ft    | \$ per SqFt  | # Distressed |
| 0-100K         | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            |              |
| 100 - 199K     | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            |              |
| 200 - 299K     | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            |              |
| 300 - 399K     | 1                         | -              | 2        | 10         | 6.0                           | 356,500   | 356,250        | 99.9%        | 1,433        | 248.69       | -            |
| 400 - 499K     | -                         | -              | 3        | -          | -                             | 427,572   | 430,122        | 100.6%       | 1,800        | 238.96       | -            |
| 500 - 599K     | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            | -            |
| 600 - 799K     | -                         | -              | 4        | 341        | -                             | 753,700   | 727,450        | 96.5%        | 2,416        | 301.10       | -            |
| 800 - 999K     | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            | -            |
| 1 - 1.5M       | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            | -            |
| 1.5 - 2M       | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            | -            |
| 2 - 2.5M       | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            | -            |
| 2.5 - 3M       | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            | -            |
| >3M            | -                         | -              | -        | -          | -                             | -   | -              | -            | -            | -            | -            |
| <b>Totals</b>  | <b>1</b>                  | <b>9</b>       | <b>9</b> | <b>154</b> | <b>1.3</b>                    | <b>556,724</b>                                      | <b>545,852</b> | <b>98.0%</b> | <b>1,992</b> | <b>\$274</b> | <b>0</b>     |

**Avg Price** \$315,000

Current Market Strength

- vs -

2010 Market Distress



Report Date: Mar 4, 2025



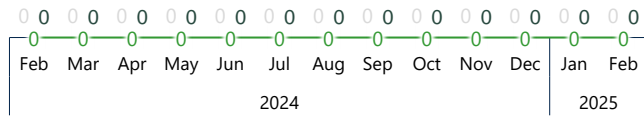
43° NORTH

# MONTHLY MARKET TRENDS

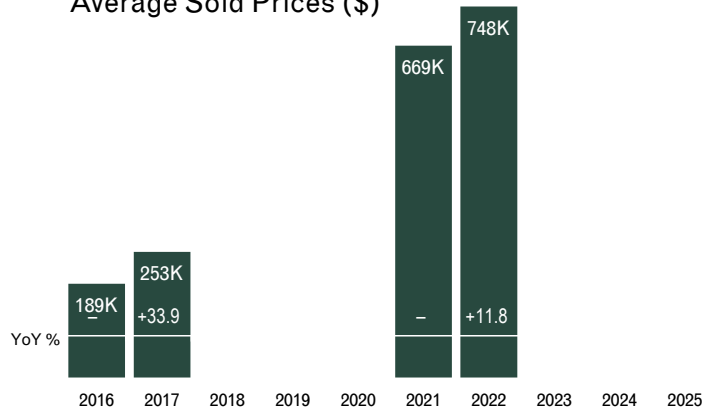
## New Construction Homes

### Monthly Trends

■ Sold 
 ■ Pending 
 — Active



### Average Sold Prices (\$)



**Home Ages:** New Const, Under Const, To Be Built (excl Actives)  
**Criteria:** Single Family (SF), SF Acreage (<2 Acr), Condo/Townhouse  
 Minimum: 1bed, 1bath, \$2K asking price

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

Area: 1294, Greenleaf

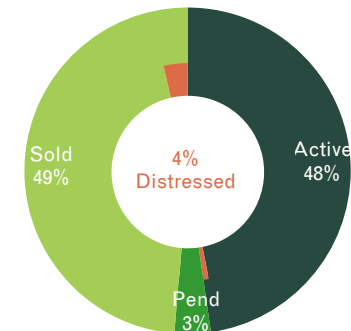
February 2025

| Price      | # Active         | # Pend | # Sold  | CDOM | Months <sup>1</sup><br>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 |
| \$1000's   | as of 03/04/2025 |        | 12 mos. | Avg  |                                  |   |            |         |           |             |               |
| 0-100K     | -                | -      | -       | -    | -                                | -   | -          | -       | -         | -           | -             |
| 100 - 199K |                  |        |         |      |                                  |   |            |         |           |             |               |
| 200 - 299K |                  |        |         |      |                                  |   |            |         |           |             |               |
| 300 - 399K |                  |        |         |      |                                  |   |            |         |           |             |               |
| 400 - 499K |                  |        |         |      |                                  |   |            |         |           |             |               |
| 500 - 599K |                  |        |         |      |                                  |   |            |         |           |             |               |
| 600 - 799K |                  |        |         |      |                                  |   |            |         |           |             |               |
| 800 - 999K |                  |        |         |      |                                  |   |            |         |           |             |               |
| 1 - 1.5M   |                  |        |         |      |                                  |   |            |         |           |             |               |
| 1.5 - 2M   |                  |        |         |      |                                  |   |            |         |           |             |               |
| 2 - 2.5M   |                  |        |         |      |                                  |   |            |         |           |             |               |
| 2.5 - 3M   |                  |        |         |      |                                  |   |            |         |           |             |               |
| >3M        |                  |        |         |      |                                  |   |            |         |           |             |               |

Totals  
Avg Price

Current Market Strength - vs - 2010 Market Distress

0%  
Distressed



Report Date: Mar 4, 2025