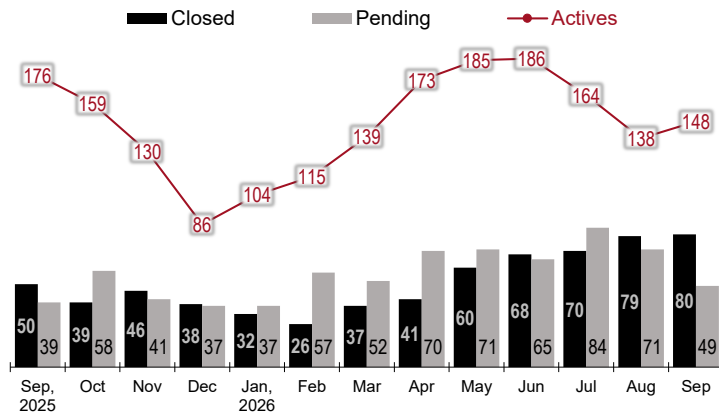


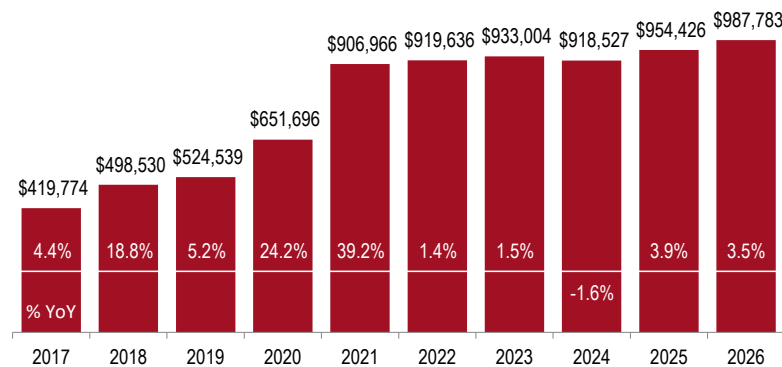
EXISTING MARKET STATISTICS | SEPTEMBER 2026

EAGLE – 83616

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF
Minimum: 1bed, 1bath, \$2K ask price Age: <1 yr - 81+ yrs

Price in \$1000's	Current to Date		12 Mths Sold	Average based on 12 Month Solds Oct 1, 2025 - Sep 30, 2026							% Distressed
	Active	Pending		Months of Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	
0 - 100K	—	—	—	—	\$ —	\$ —	—	—	—	—	—
100 - 150K											
150 - 199K											
200 - 249K											
250 - 299K	—	—	2	—	292,450	286,000	97.8%	918	311.72	13	—
300 - 349K	4	1	10	4.8	319,760	313,240	98.0%	938	333.87	85	—
350 - 399K	2	—	7	3.4	386,357	382,867	99.1%	1,289	297.13	25	—
400 - 499K	7	4	39	2.2	461,450	454,692	98.5%	1,565	290.55	38	—
500 - 599K	14	5	87	1.9	560,223	554,264	98.9%	1,875	295.67	36	—
600 - 799K	35	8	166	2.5	699,457	692,780	99.0%	2,364	293.10	47	—
800 - 999K	28	10	92	3.7	911,172	899,996	98.8%	2,738	328.70	51	1.1%
1 - 1.5 M	30	14	130	2.8	1,213,556	1,183,596	97.5%	3,379	350.31	59	0.8%
1.5 - 2 M	9	3	64	1.7	1,750,184	1,709,245	97.7%	3,955	432.14	60	—
> 2 M	19	4	31	7.4	2,889,002	2,804,148	97.1%	5,350	524.09	63	—
Total	148	49	628	2.8							0.3%

Average Price \$ 1,246,862 \$ 1,008,636 \$987,783

Median Price \$925,000 \$919,900 \$800,000

\$ 1,026,320 \$987,783 96.2% 2,782 \$355 50

KELLERWILLIAMS
REALTY BOISE

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Report Date:
Oct 5, 2026

The information provided is derived from the Intermountain MLS. It is deemed reliable but not guaranteed.