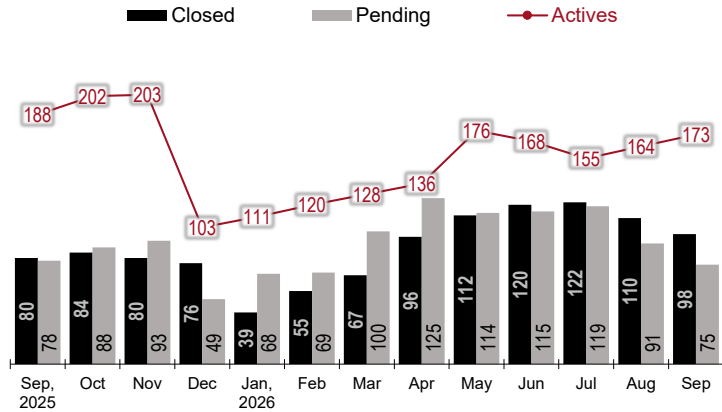
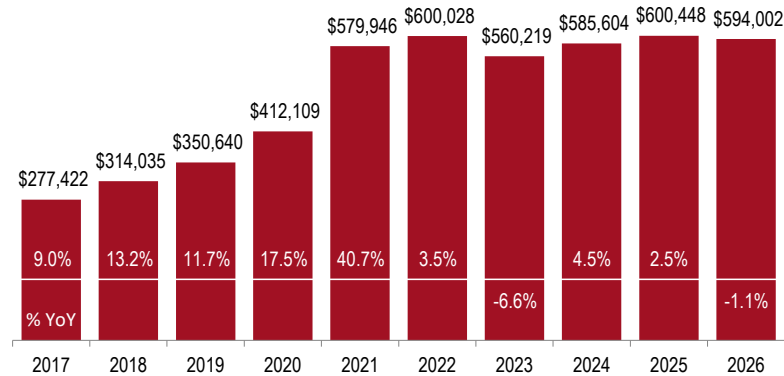


EXISTING MARKET STATISTICS | SEPTEMBER 2026

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

NORTH MERIDIAN – 83646

Price in \$1000's	Current to Date		12 Mths Sold	Average based on 12 Month Solds Oct 1, 2025 - Sep 30, 2026							
	Active	Pending		Months of Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	—	—	\$ —	\$ —	—	—	—	—	—
100 -150K											
150 - 199K											
200 - 249K	—	—	1	—	239,900	234,500	97.7%	1,936	121.13	26	—
250 - 299K	—	—	4	—	297,425	291,100	97.9%	1,095	265.97	68	—
300 - 349K	—	—	6	—	327,398	342,832	104.7%	1,155	296.95	71	—
350 - 399K	8	2	86	1.1	386,279	384,576	99.6%	1,385	277.74	43	1.2%
400 - 499K	40	29	342	1.4	451,927	448,815	99.3%	1,666	269.44	30	0.9%
500 - 599K	40	18	254	1.9	555,682	552,710	99.5%	2,155	256.49	36	0.8%
600 - 799K	50	18	237	2.5	693,852	687,952	99.1%	2,620	262.57	39	0.4%
800 - 999K	15	5	88	2.0	880,816	869,283	98.7%	3,154	275.62	45	1.1%
1 - 1.5 M	10	1	29	4.1	1,170,527	1,135,512	97.0%	3,648	311.31	46	—
1.5 - 2 M	2	1	8	3.0	1,750,600	1,711,875	97.8%	4,572	374.43	22	—
> 2 M	8	1	5	19.2	2,667,780	2,612,580	97.9%	5,471	477.51	69	—
Total	173	75	1,060	2.0							0.8%

Average Price \$769,218 \$625,303 \$594,002 \$608,412 \$594,002 97.6% 2,186 \$272 37

Median Price \$599,900 \$534,900 \$540,000

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.