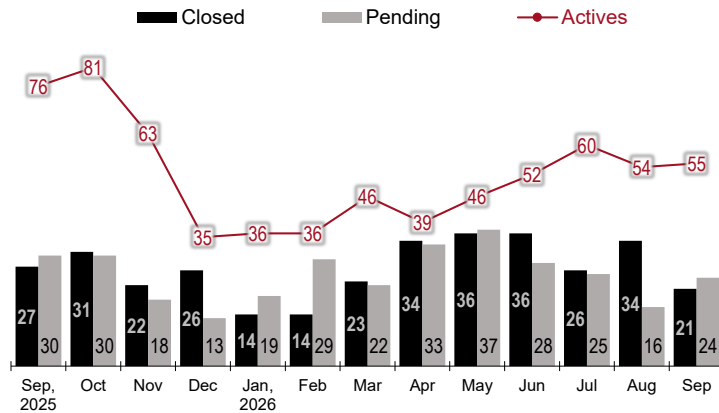


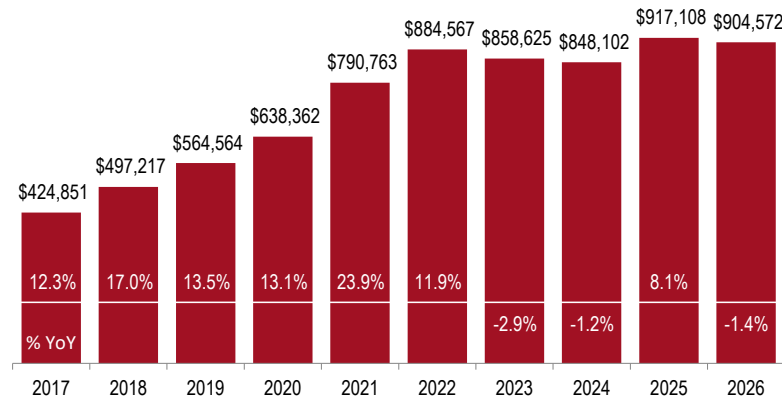
EXISTING MARKET STATISTICS | SEPTEMBER 2026

NORTH BOISE – 83702

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	Average based on 12 Month Solds Oct 1, 2025 - Sep 30, 2026							
	Active	Pending	Sold	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											
250 - 299K	—	—	3	—	299,300	294,333	98.3%	653	450.51	42	—
300 - 349K	—	—	5	—	330,840	317,460	96.0%	725	437.76	35	—
350 - 399K	4	1	13	3.7	381,154	371,215	97.4%	844	439.71	20	—
400 - 499K	1	2	20	0.6	460,280	454,013	98.6%	1,095	414.79	61	—
500 - 599K	8	3	33	2.9	555,424	557,645	100.4%	1,411	395.17	42	—
600 - 799K	10	4	104	1.2	697,309	693,256	99.4%	1,741	398.17	33	1.0%
800 - 999K	7	5	54	1.6	911,325	912,170	100.1%	2,295	397.42	29	—
1 - 1.5 M	13	1	53	2.9	1,280,372	1,268,601	99.1%	3,068	413.50	33	—
1.5 - 2 M	6	5	21	3.4	1,667,572	1,640,245	98.4%	3,444	476.27	48	—
> 2 M	6	3	11	6.5	2,640,991	2,630,364	99.6%	5,282	497.99	62	—
Total	55	24	317	2.1							0.3%

Average Price \$ 1,224,136 \$ 1,213,054 \$904,572 \$922,924 \$904,572 98.0% 2,155 \$420 37

Median Price \$865,000 \$932,450 \$770,000

KELLERWILLIAMS
REALTY BOISE

Report Date:
Oct 5, 2026

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