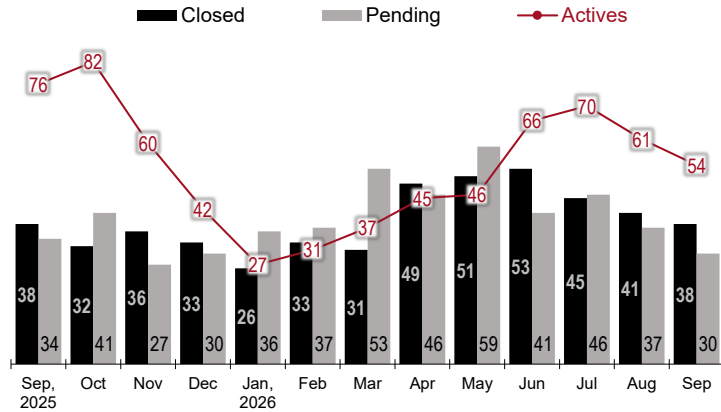
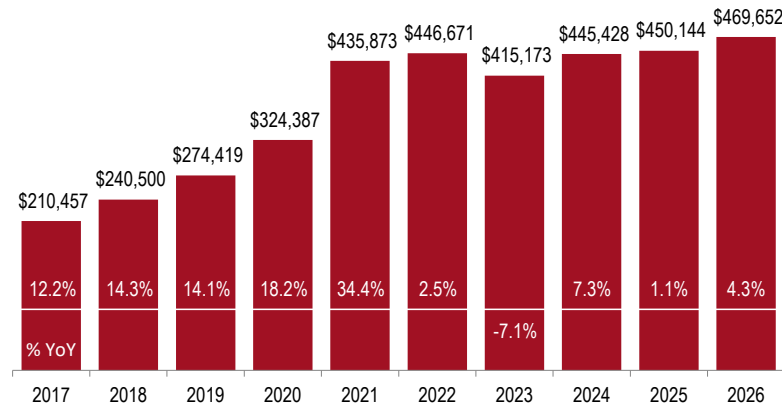


EXISTING MARKET STATISTICS | SEPTEMBER 2026

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

WEST BENCH – 83704

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	1	2	9	1.3	232,800	229,378	98.5%	776	295.72	97	–
250 - 299K	–	–	17	–	284,422	281,362	98.9%	1,076	261.57	19	–
300 - 349K	5	3	44	1.4	333,363	328,302	98.5%	1,209	271.59	32	2.3%
350 - 399K	7	4	100	0.8	380,921	382,651	100.5%	1,295	295.52	25	–
400 - 499K	20	14	173	1.4	447,249	447,923	100.2%	1,669	268.30	25	0.6%
500 - 599K	8	5	65	1.5	549,469	545,144	99.2%	2,319	235.11	26	–
600 - 799K	7	2	45	1.9	690,277	689,000	99.8%	2,693	255.89	35	–
800 - 999K	4	–	9	5.3	926,100	909,444	98.2%	3,491	260.52	31	–
1 - 1.5 M	2	–	3	8.0	1,224,667	1,224,667	100.0%	4,017	304.85	56	–
1.5 - 2 M	–	–	3	–	1,690,000	1,483,333	87.8%	5,442	272.55	87	–
> 2 M	–	–	–	–	–	–	–	–	–	–	–
Total	54	30	468	1.4							0.4%

Average Price \$546,079 \$446,990 \$469,652 \$479,508 \$469,652 97.9% 1,770 \$265 29

Median Price \$467,000 \$433,150 \$434,250

KELLERWILLIAMS
REALTY BOISE

Report Date:
Oct 5, 2026

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