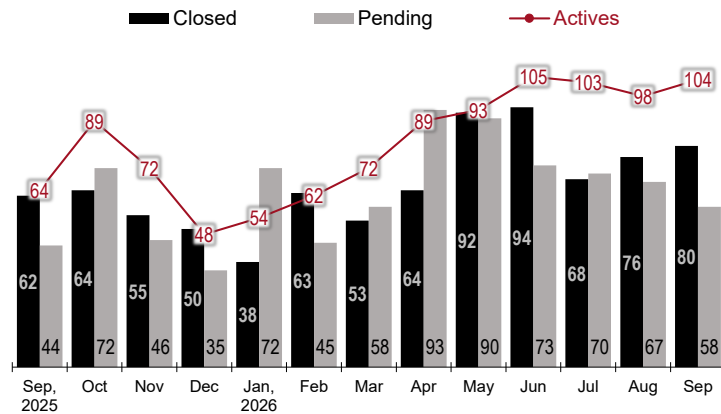
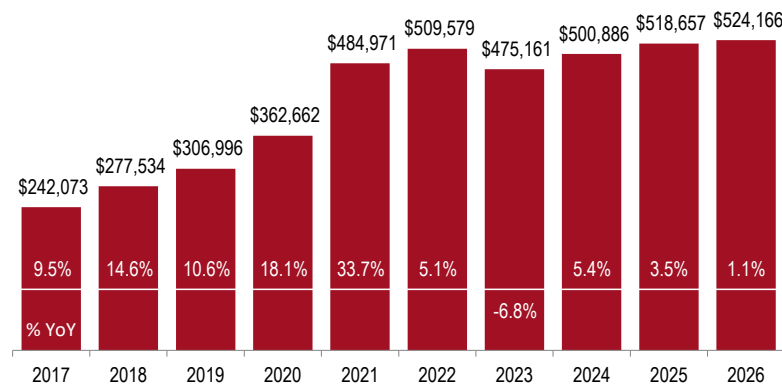


EXISTING MARKET STATISTICS | SEPTEMBER 2026

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

SOUTH BOISE – 83709

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	8	–	294,331	290,269	98.6%	969	299.59	41	–
300 - 349K	4	–	35	1.4	329,975	328,400	99.5%	1,155	284.31	35	–
350 - 399K	12	9	89	1.6	386,287	385,976	99.9%	1,330	290.20	30	–
400 - 499K	26	18	297	1.1	451,348	449,181	99.5%	1,670	269.05	25	0.3%
500 - 599K	33	17	192	2.1	552,074	549,039	99.5%	2,173	252.63	32	–
600 - 799K	21	10	136	1.9	681,773	674,101	98.9%	2,527	266.71	33	–
800 - 999K	3	1	25	1.4	877,411	877,320	100.0%	3,140	279.37	43	–
1 - 1.5 M	5	1	15	4.0	1,194,307	1,143,971	95.8%	4,049	282.53	53	–
1.5 - 2 M											
> 2 M											
Total	104	58	797	1.6							0.1%

Average Price \$584,561 \$535,263 \$524,166 \$537,036 \$524,166 97.6% 1,961 \$267 30

Median Price \$532,400 \$512,450 \$489,000

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.