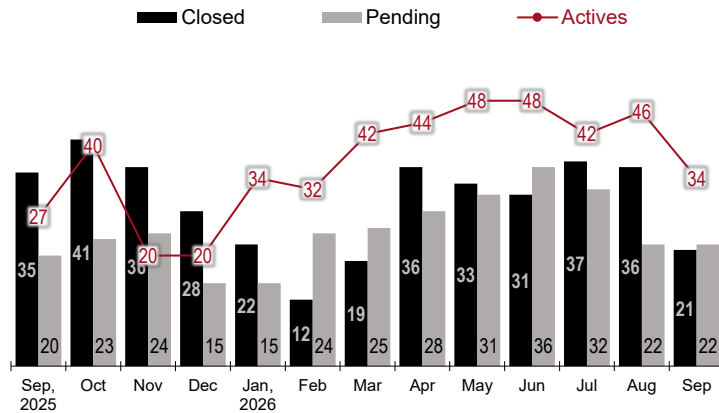


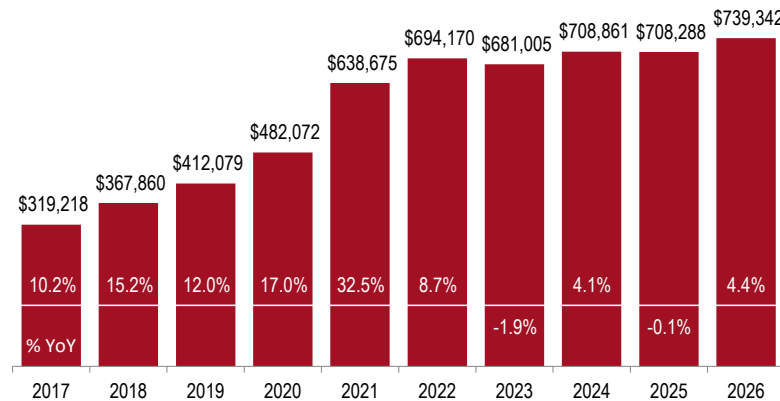
EXISTING MARKET STATISTICS | SEPTEMBER 2026

BARBER VALLEY & S MICRON – 83716

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							
	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	1	—	1	12.0	189,999	180,000	94.7%	1,341	134.23	241	—
200 - 249K	—	—	—	—	—	—	—	—	—	—	—
250 - 299K	—	—	3	—	286,967	292,000	101.8%	1,202	242.86	37	—
300 - 349K	1	—	—	—	—	—	—	—	—	—	—
350 - 399K	6	—	11	6.5	372,891	360,591	96.7%	1,246	289.34	78	—
400 - 499K	3	4	59	0.6	461,062	459,351	99.6%	1,348	340.72	30	—
500 - 599K	2	8	50	0.5	546,928	544,873	99.6%	1,720	316.85	33	—
600 - 799K	12	6	96	1.5	708,600	707,471	99.8%	2,299	307.76	36	—
800 - 999K	4	2	59	0.8	893,850	894,439	100.1%	2,667	335.38	16	—
1 - 1.5 M	1	—	26	0.5	1,238,727	1,256,000	101.4%	3,082	407.57	19	—
1.5 - 2 M	2	1	14	1.7	1,692,000	1,652,643	97.7%	3,873	426.75	81	—
> 2 M	2	1	—	—	—	—	—	—	—	—	—
Total	34	22	319	1.3							—

Average Price \$856,000 \$754,818 \$739,342 \$747,326 \$739,342 98.9% 2,184 \$339 33

Median Price \$637,000 \$599,900 \$682,000

KELLER WILLIAMS
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.