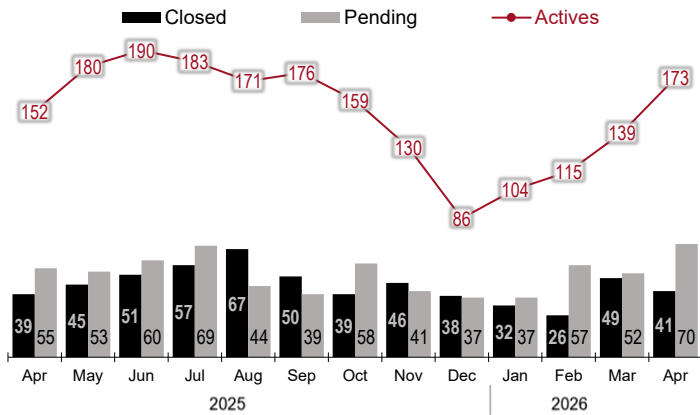


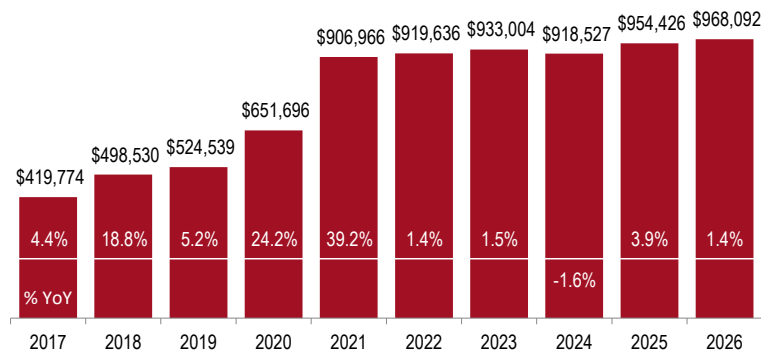
EXISTING MARKET STATISTICS | APRIL 2026

EAGLE – 83616

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF
 Minimum: 1bed, 1bath, \$2K ask price
 Age: New, Under Const, To Be Built
 Age: <1 yr - 81+ yrs

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds May 1, 2025 - Apr 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	-	-	2	-	292,450	286,000	97.8%	918	311.72	13	-
300 - 349K	1	-	10	1.2	319,900	310,100	96.9%	935	331.84	51	-
350 - 399K	-	-	7	-	385,443	381,700	99.0%	1,279	298.47	25	-
400 - 499K	7	5	41	2.0	460,710	452,539	98.2%	1,570	288.28	46	-
500 - 599K	16	10	58	3.3	560,822	554,501	98.9%	1,910	290.32	36	-
600 - 799K	37	16	130	3.4	696,265	689,424	99.0%	2,379	289.79	51	-
800 - 999K	30	13	84	4.3	906,173	893,479	98.6%	2,755	324.31	53	-
1 - 1.5 M	36	16	140	3.1	1,219,775	1,194,287	97.9%	3,430	348.21	60	-
1.5 - 2 M	22	5	46	5.7	1,740,663	1,705,418	98.0%	3,964	430.27	43	-
> 2 M	24	5	23	12.5	2,566,752	2,450,043	95.5%	5,056	484.57	78	-
Total	173	70	541	3.8							

Average Price \$ 1,316,467 \$ 1,073,081 \$ 968,092 \$ 1,007,297 \$ 968,092 96.1% 2,800 \$346 52

Median Price \$ 995,000 \$ 887,500 \$ 840,000

KELLERWILLIAMS
REALTY BOISE

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Report Date:
May 4, 2026