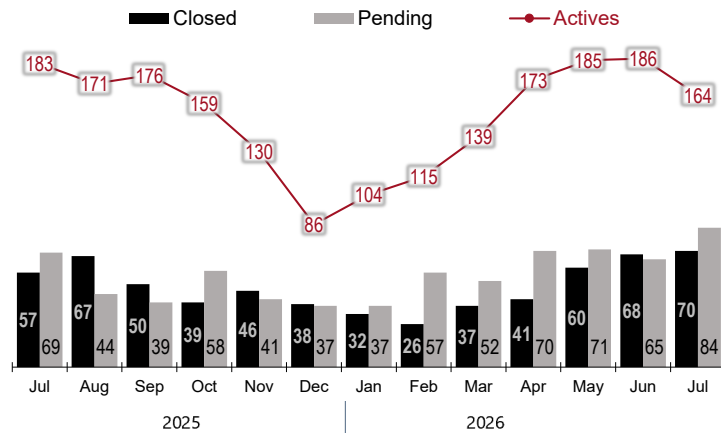


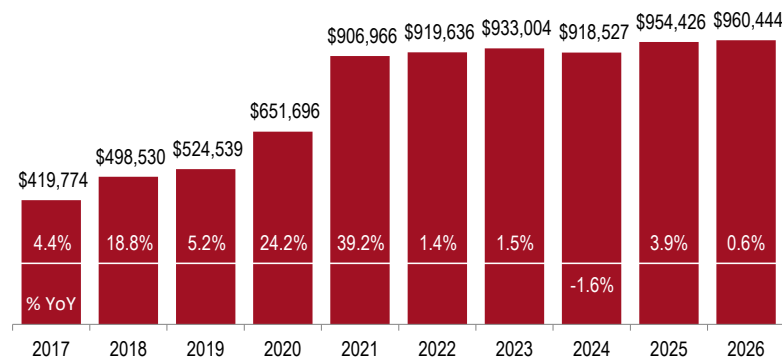
EXISTING MARKET STATISTICS | JULY 2026

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: <1 yr - 81+ yrs

Price in \$1000's	Current to Date		12 Mths Sold	Average based on 12 Month Solds Aug 1, 2025 - Jul 31, 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	—	292,450	286,000	97.8%	918	311.72	13	—
300 - 349K	1	3	9	1.3	323,778	314,000	97.0%	926	338.97	85	—
350 - 399K	—	1	7	—	384,786	384,114	99.8%	1,262	304.30	24	—
400 - 499K	4	2	46	1.0	459,181	452,337	98.5%	1,520	297.59	41	—
500 - 599K	15	12	84	2.1	560,860	554,667	98.9%	1,918	289.24	38	—
600 - 799K	40	24	141	3.4	700,428	693,624	99.0%	2,382	291.22	49	—
800 - 999K	34	10	87	4.7	916,987	903,608	98.5%	2,772	325.99	58	1.1%
1 - 1.5 M	34	12	131	3.1	1,217,021	1,188,654	97.7%	3,436	345.98	79	0.8%
1.5 - 2 M	17	12	53	3.8	1,761,969	1,718,428	97.5%	3,942	435.93	61	—
> 2 M	19	8	26	8.8	2,663,080	2,543,412	95.5%	5,028	505.80	68	—
Total	164	84	586	3.4							0.3%

Average Price \$ 1,297,556 \$ 1,104,865 \$960,444 \$ 1,002,040 \$960,444 95.8% 2,759 \$348 57

Median Price \$949,000 \$809,900 \$800,000

Report Date:
August 4, 2026

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KELLERWILLIAMS
REALTY BOISE