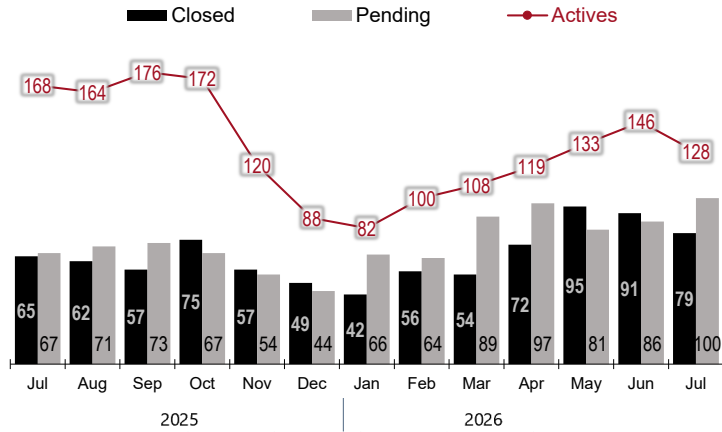


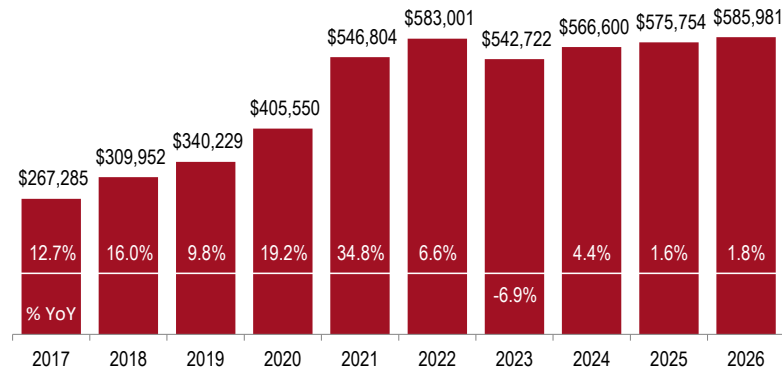
EXISTING MARKET STATISTICS | JULY 2026

SOUTH MERIDIAN – 83642

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	Average based on 12 Month Solds Aug 1, 2025 - Jul 31, 2026							
	Active	Pending		Sold	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	1	—	7	1.7	273,536	254,271	93.0%	1,048	242.66	8	—
300 - 349K	1	—	12	1.0	331,149	338,474	102.2%	1,175	287.96	7	—
350 - 399K	4	11	93	0.5	384,004	384,916	100.2%	1,367	281.52	34	—
400 - 499K	27	26	259	1.3	449,645	447,898	99.6%	1,693	264.55	28	0.4%
500 - 599K	39	21	149	3.1	556,346	553,501	99.5%	2,189	252.88	46	0.7%
600 - 799K	21	25	165	1.5	701,983	695,412	99.1%	2,570	270.54	46	—
800 - 999K	23	14	71	3.9	891,148	881,284	98.9%	3,061	287.91	51	1.4%
1 - 1.5 M	9	2	29	3.7	1,154,867	1,119,686	97.0%	3,769	297.08	58	—
1.5 - 2 M	2	—	6	4.0	1,769,667	1,738,633	98.2%	4,837	359.44	35	—
> 2 M	1	1	2	6.0	2,250,000	2,175,000	96.7%	6,097	356.73	38	—
Total	128	100	793	1.9							0.4%

Average Price \$700,531 \$615,801 \$585,981 \$599,382 \$585,981 97.8% 2,150 \$273 39

Median Price \$579,950 \$562,450 \$519,900

Report Date:
August 4, 2026

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KELLERWILLIAMS
REALTY BOISE