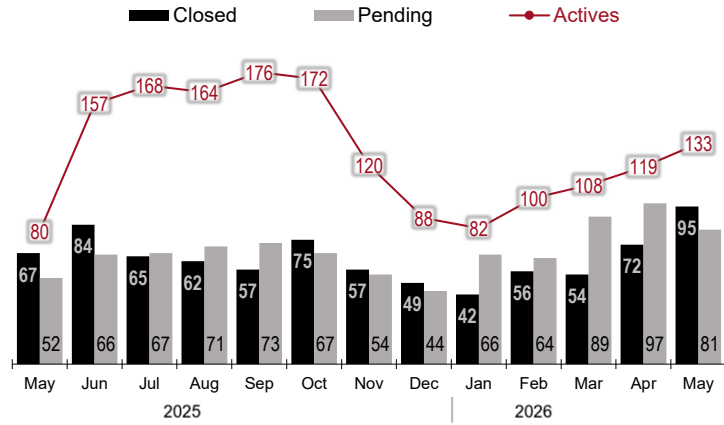


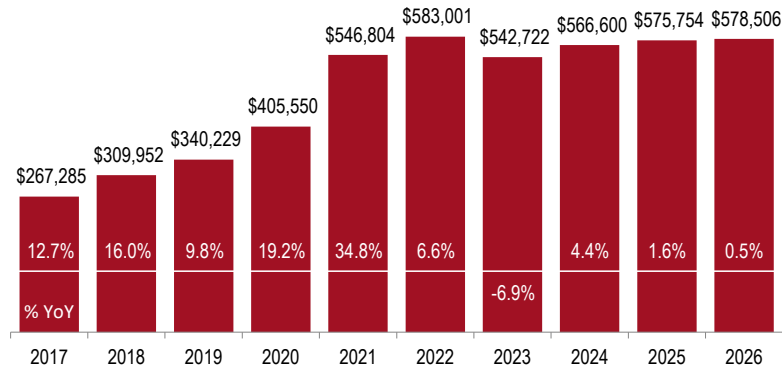
EXISTING MARKET STATISTICS | MAY 2026

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 Jun 1, 2025 - May 31, 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	-	8	3.0	275,594	259,363	94.1%	994	260.96	12	-
300 - 349K	-	2	11	-	331,263	336,526	101.6%	1,193	282.00	12	-
350 - 399K	1	7	93	0.1	384,906	385,566	100.2%	1,377	279.95	33	-
400 - 499K	27	23	253	1.3	450,184	448,173	99.6%	1,697	264.14	29	0.4%
500 - 599K	28	15	145	2.3	556,826	552,805	99.3%	2,177	253.89	47	0.7%
600 - 799K	30	17	164	2.2	703,842	696,548	99.0%	2,627	265.11	48	-
800 - 999K	35	12	63	6.7	886,938	877,677	99.0%	3,061	286.76	53	1.6%
1 - 1.5 M	5	3	26	2.3	1,148,998	1,111,146	96.7%	3,791	293.11	74	-
1.5 - 2 M	3	2	4	9.0	1,773,250	1,731,250	97.6%	5,049	342.89	47	-
> 2 M	2	-	2	12.0	2,250,000	2,175,000	96.7%	6,097	356.73	38	-
Total	133	81	769	2.1							0.4%

Average Price \$743,947 \$638,148 \$578,506 \$593,498 \$578,506 97.5% 2,144 \$270 40

Median Price \$634,900 \$569,900 \$515,000

Report Date:
June 4, 2026

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**KELLERWILLIAMS
REALTY BOISE**