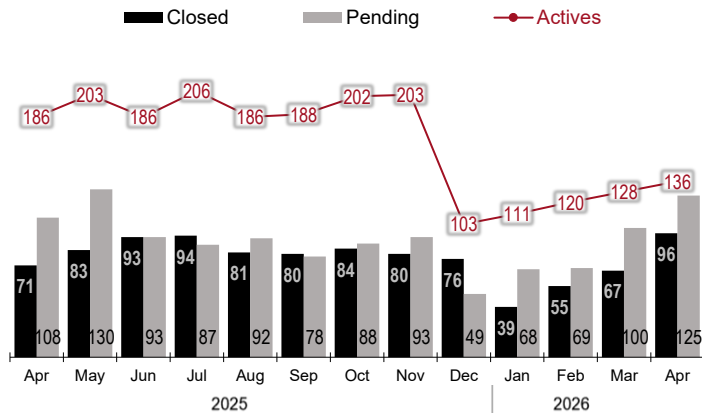


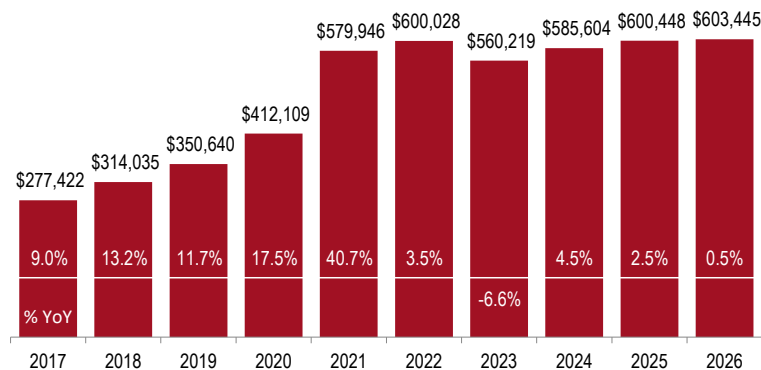
EXISTING MARKET STATISTICS | APRIL 2026

NORTH MERIDIAN – 83646

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 | - | - | 1 | - | 239,900 | 234,500 | 97.7% | 1,936 | 121.13 | 26 | - |
| 250 - 299K | - | - | 4 | - | 296,200 | 290,600 | 98.1% | 1,095 | 265.33 | 64 | - |
| 300 - 349K | 1 | - | 8 | 1.5 | 322,411 | 334,124 | 103.6% | 1,095 | 305.03 | 55 | - |
| 350 - 399K | 6 | 9 | 69 | 1.0 | 386,687 | 383,635 | 99.2% | 1,434 | 267.49 | 40 | - |
| 400 - 499K | 21 | 25 | 309 | 0.8 | 452,699 | 449,072 | 99.2% | 1,681 | 267.16 | 34 | - |
| 500 - 599K | 34 | 35 | 201 | 2.0 | 556,338 | 551,431 | 99.1% | 2,142 | 257.48 | 45 | - |
| 600 - 799K | 48 | 35 | 220 | 2.6 | 691,917 | 685,035 | 99.0% | 2,569 | 266.65 | 36 | - |
| 800 - 999K | 16 | 15 | 59 | 3.3 | 897,254 | 882,503 | 98.4% | 3,134 | 281.57 | 52 | - |
| 1 - 1.5 M | 6 | 3 | 33 | 2.2 | 1,181,311 | 1,142,371 | 96.7% | 3,593 | 317.90 | 35 | - |
| 1.5 - 2 M | 3 | 2 | 10 | 3.6 | 1,749,800 | 1,704,500 | 97.4% | 4,456 | 382.48 | 31 | - |
| > 2 M | 1 | 1 | 7 | 1.7 | 2,676,843 | 2,587,557 | 96.7% | 5,813 | 445.17 | 71 | - |
| Total | 136 | 125 | 921 | 1.8 | | | | | | | |

Average Price \$700,607 \$645,033 \$603,445 \$620,256 \$603,445 97.3% 2,191 \$275 39

Median Price \$622,400 \$585,000 \$538,900

KELLERWILLIAMS
REALTY BOISE

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Report Date:
May 4, 2026