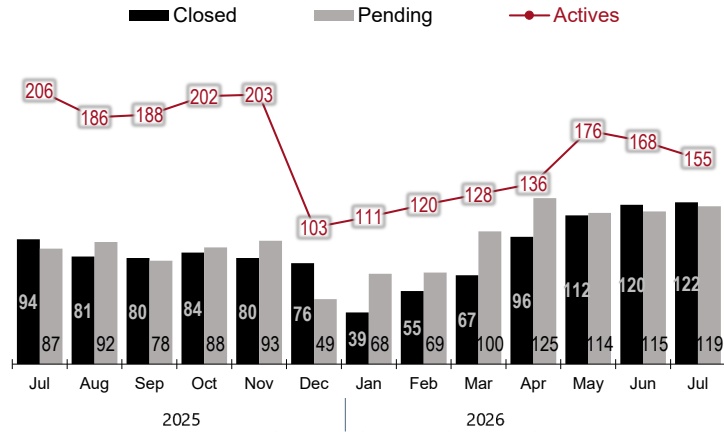
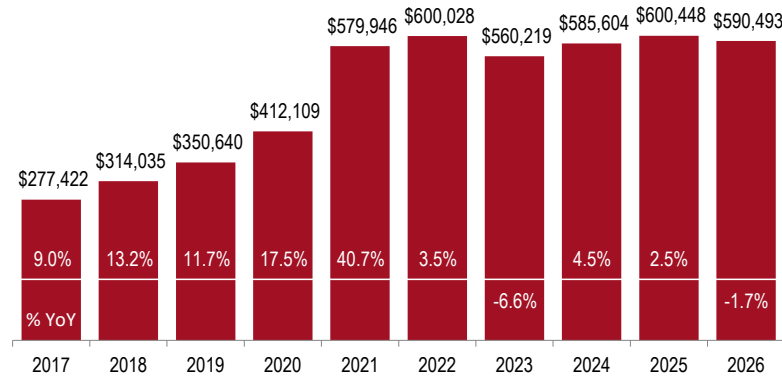


EXISTING MARKET STATISTICS | JULY 2026

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

NORTH MERIDIAN – 83646

Price in \$1000's	Current to Date		12 Mths Sold	Average based on 12 Month Solds Aug 1, 2025 - Jul 31, 2026							
	Active	Pending		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	1	1	4	3.0	296,200	290,600	98.1%	1,095	265.33	64	—
300 - 349K	—	—	7	—	324,913	337,427	103.9%	1,123	300.39	62	—
350 - 399K	3	5	84	0.4	386,355	384,308	99.5%	1,403	273.98	43	—
400 - 499K	33	27	335	1.2	452,540	448,732	99.2%	1,666	269.40	34	0.9%
500 - 599K	44	35	233	2.3	554,376	551,806	99.5%	2,137	258.26	41	0.4%
600 - 799K	40	31	235	2.0	693,019	686,834	99.1%	2,596	264.60	38	0.4%
800 - 999K	16	15	72	2.7	882,645	868,643	98.4%	3,187	272.57	49	—
1 - 1.5 M	9	4	24	4.5	1,164,395	1,129,368	97.0%	3,577	315.72	41	—
1.5 - 2 M	3	1	9	4.0	1,785,000	1,721,667	96.5%	4,546	378.75	21	—
> 2 M	6	—	6	12.0	2,589,650	2,485,483	96.0%	5,479	453.68	82	—
Total	155	119	1,010	1.8							0.5%

Average Price \$791,439 \$628,885 \$590,493 \$604,831 \$590,493 97.6% 2,165 \$273 39

Median Price \$599,000 \$585,000 \$535,000

Report Date:
August 4, 2026

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KELLERWILLIAMS
REALTY BOISE