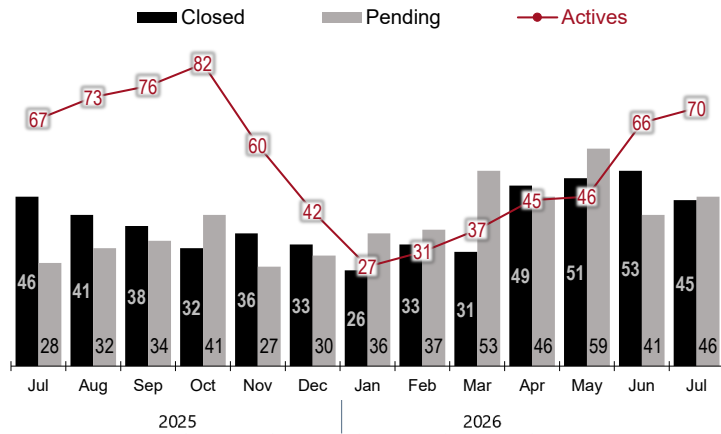
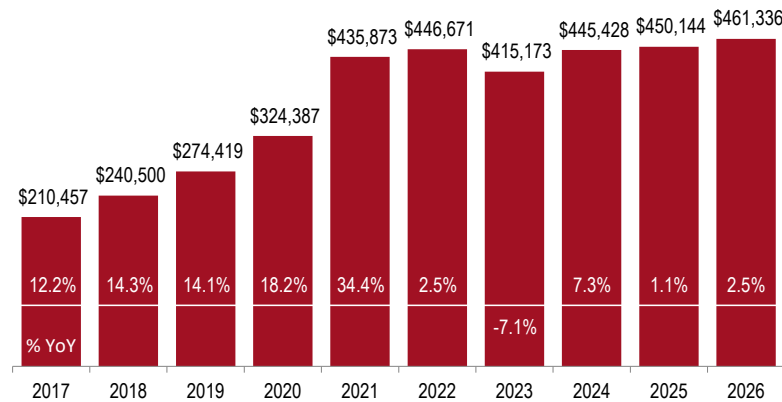


EXISTING MARKET STATISTICS | JULY 2026

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

WEST BENCH – 83704

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	2	1	10	2.4	233,500	226,790	97.1%	754	300.86	94	–
250 - 299K	1	2	19	0.6	283,478	280,055	98.8%	1,048	267.16	22	–
300 - 349K	2	2	45	0.5	333,175	327,698	98.4%	1,221	268.48	30	2.2%
350 - 399K	7	7	107	0.8	379,308	383,030	101.0%	1,301	294.39	26	–
400 - 499K	30	16	163	2.2	445,357	445,280	100.0%	1,668	267.01	23	0.6%
500 - 599K	8	10	63	1.5	549,429	544,662	99.1%	2,260	241.01	24	–
600 - 799K	13	5	49	3.2	691,002	690,734	100.0%	2,731	252.91	35	–
800 - 999K	4	1	8	6.0	929,862	920,000	98.9%	3,487	263.85	14	–
1 - 1.5 M	3	–	2	18.0	1,212,000	1,212,000	100.0%	3,723	325.54	10	–
1.5 - 2 M	–	2	1	–	1,899,999	1,600,000	84.2%	6,556	244.05	193	–
> 2 M											
Total	70	46	467	1.8							0.4%

Average Price	\$555,712	\$531,941	\$461,336	\$469,478	\$461,336	98.3%	1,738	\$265	28
Median Price	\$486,450	\$459,950	\$425,000						

Report Date:
August 4, 2026

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KELLERWILLIAMS
REALTY BOISE