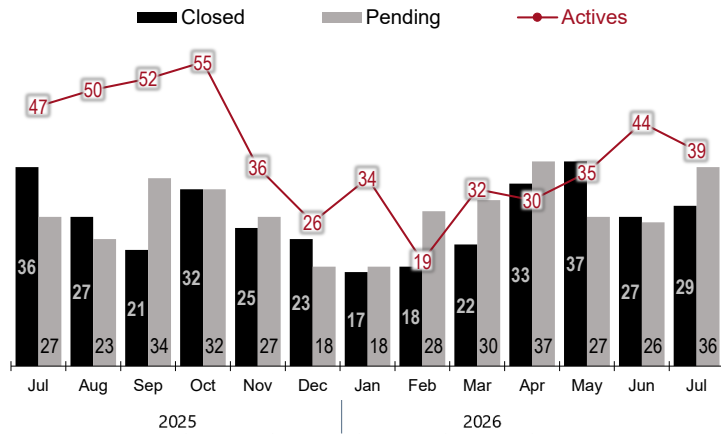


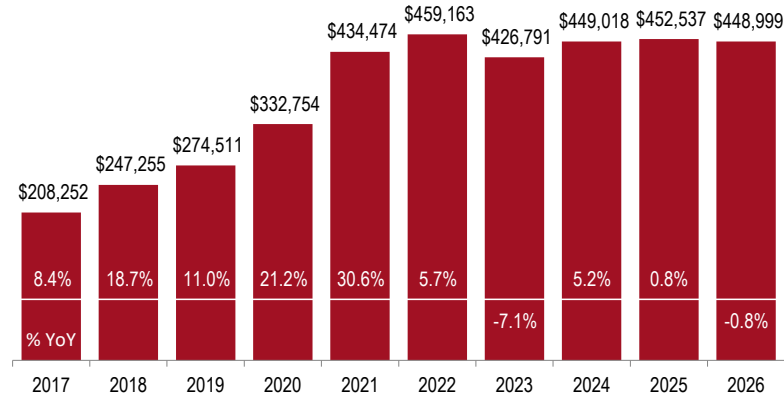
EXISTING MARKET STATISTICS | JULY 2026

CENTRAL BENCH – 83705

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 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	—	—	1	—	170,000	185,000	108.8%	1,008	183.53	1	100.0%
200 - 249K	—	—	5	—	233,560	226,390	96.9%	968	233.78	68	—
250 - 299K	1	1	18	0.7	275,077	270,044	98.2%	995	271.33	53	—
300 - 349K	4	1	34	1.4	338,132	336,261	99.4%	1,082	310.79	37	—
350 - 399K	5	9	74	0.8	380,081	379,485	99.8%	1,196	317.40	36	—
400 - 499K	12	13	96	1.5	449,421	449,354	100.0%	1,501	299.37	26	1.0%
500 - 599K	8	8	51	1.9	544,055	542,416	99.7%	1,910	284.02	31	—
600 - 799K	4	4	27	1.8	681,761	683,307	100.2%	2,490	274.43	30	—
800 - 999K	—	—	4	—	857,425	849,450	99.1%	2,950	287.92	47	—
1 - 1.5 M	2	—	1	24.0	1,298,000	1,298,000	100.0%	4,086	317.67	2	—
1.5 - 2 M	1	—	—	—	—	—	—	—	—	—	—
> 2 M	2	—	—	—	—	—	—	—	—	—	—
Total	39	36	311	1.5							0.6%

Average Price \$696,351 \$471,340 \$448,999 \$455,991 \$448,999 98.5% 1,523 \$295 33

Median Price \$480,000 \$439,900 \$431,000

Report Date:
August 4, 2026

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KELLERWILLIAMS
REALTY BOISE