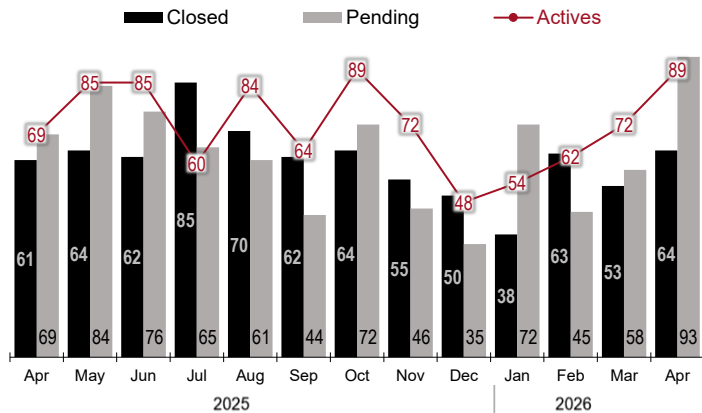


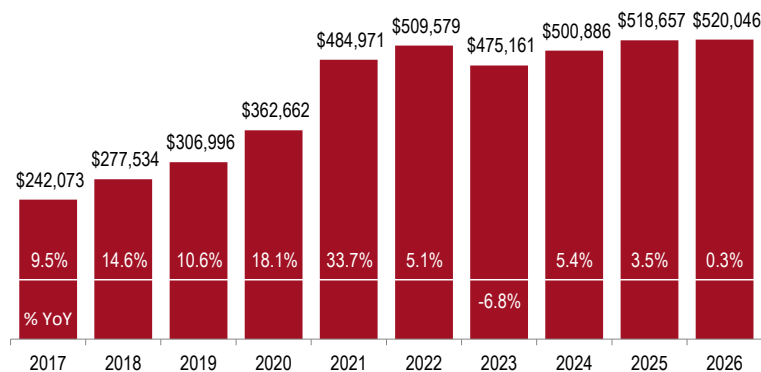
EXISTING MARKET STATISTICS | APRIL 2026

SOUTH BOISE – 83709

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	-	-	1	-	199,000	556,500	279.6%	2,016	276.04	21	-
200 -249K	-	-	-	-	-	-	-	-	-	-	-
250 -299K	-	2	3	-	285,333	283,500	99.4%	1,143	248.10	68	-
300 -349K	4	4	25	1.9	330,091	326,008	98.8%	1,118	291.68	40	-
350 -399K	3	11	87	0.4	384,824	384,871	100.0%	1,350	285.09	30	-
400 -499K	17	29	284	0.7	452,259	448,854	99.2%	1,748	256.84	35	-
500 -599K	30	22	180	2.0	549,742	545,123	99.2%	2,188	249.15	37	-
600 -799K	23	17	119	2.3	683,773	674,547	98.7%	2,550	264.55	35	-
800 -999K	7	8	20	4.2	880,625	875,400	99.4%	3,145	278.39	41	-
1 - 1.5 M	5	-	10	6.0	1,198,970	1,131,867	94.4%	4,552	248.68	53	-
1.5 - 2 M	-	-	1	-	1,985,000	1,898,000	95.6%	5,704	332.75	62	-
> 2 M	-	-	-	-	-	-	-	-	-	-	-
Total	89	93	730	1.5							

Average Price \$632,957 \$543,164 \$520,046 \$535,369 \$520,046 97.1% 1,998 \$260 36

Median Price \$579,900 \$500,000 \$485,000

KELLERWILLIAMS
REALTY BOISE

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Report Date:
May 4, 2026