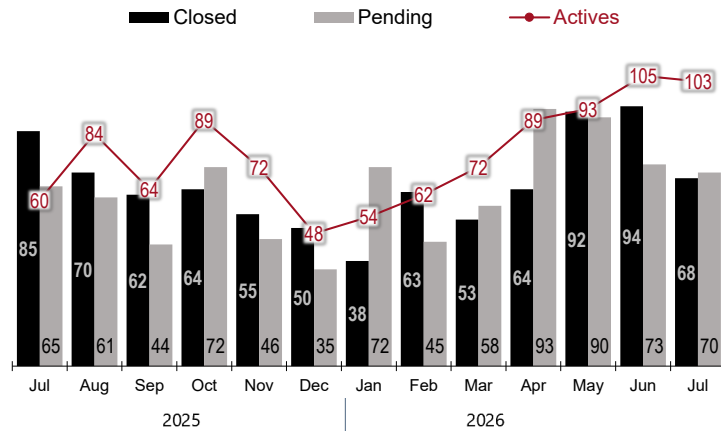
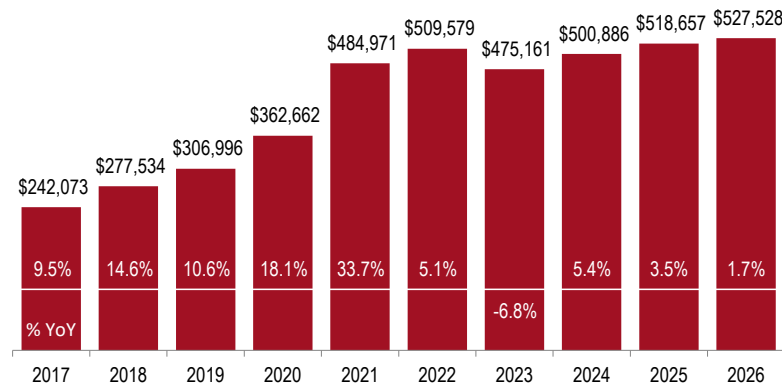


EXISTING MARKET STATISTICS | JULY 2026

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

SOUTH BOISE – 83709

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											
250 - 299K	2	4	5	4.8	285,990	281,190	98.3%	995	282.60	62	–
300 - 349K	5	2	30	2.0	329,659	328,110	99.5%	1,129	290.58	37	–
350 - 399K	9	5	86	1.3	385,249	384,530	99.8%	1,339	287.08	31	–
400 - 499K	36	18	286	1.5	452,038	449,361	99.4%	1,721	261.06	29	0.3%
500 - 599K	24	20	195	1.5	551,526	548,492	99.4%	2,156	254.37	33	–
600 - 799K	17	18	131	1.6	683,228	676,431	99.0%	2,517	268.69	34	–
800 - 999K	6	2	27	2.7	884,673	885,481	100.1%	3,211	275.74	35	–
1 - 1.5 M	4	1	12	4.0	1,201,225	1,130,723	94.1%	4,274	264.54	63	–
1.5 - 2 M			1		1,985,000	1,898,000	95.6%	5,704	332.75	62	–
> 2 M											
Total	103	70	773	1.6							0.1%

Average Price \$566,594 \$547,536 \$527,528 \$541,352 \$527,528 97.4% 1,993 \$265 32

Median Price \$499,900 \$552,450 \$493,000

Report Date:
August 4, 2026

© 2011 - 2026
All Rights Reserved

KELLERWILLIAMS
REALTY BOISE