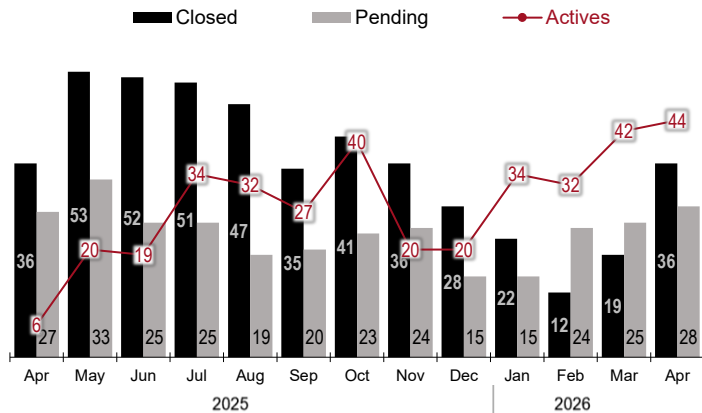


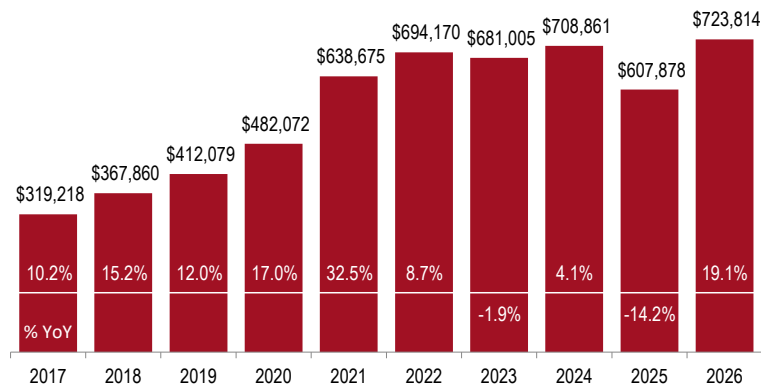
EXISTING MARKET STATISTICS | APRIL 2026

BARBER VALLEY & S MICRON – 83716

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	-	189,999	180,000	94.7%	1,341	134.23	241	-
200 - 249K	-	-	1	-	249,900	249,900	100.0%	634	394.16	41	-
250 - 299K	-	-	3	-	287,967	293,000	101.7%	1,329	220.41	18	-
300 - 349K	-	-	4	-	333,722	323,750	97.0%	1,340	241.56	50	-
350 - 399K	1	2	14	0.9	376,499	369,700	98.2%	1,203	307.22	79	-
400 - 499K	5	4	57	1.1	461,523	459,948	99.7%	1,377	334.06	33	-
500 - 599K	6	4	48	1.5	545,683	540,615	99.1%	1,785	302.92	37	-
600 - 799K	16	8	94	2.0	708,442	705,126	99.5%	2,296	307.12	34	-
800 - 999K	3	4	58	0.6	890,899	889,652	99.9%	2,673	332.81	18	-
1 - 1.5 M	4	6	26	1.8	1,230,053	1,242,412	101.0%	3,257	381.40	18	-
1.5 - 2 M	6	-	10	7.2	1,742,800	1,696,950	97.4%	3,963	428.24	84	-
> 2 M	3	-	1	36.0	2,399,900	2,349,000	97.9%	4,473	525.15	9	-
Total	44	28	317	1.7							

Average Price \$988,878 \$756,216 \$723,814 \$736,389 \$723,814 98.3% 2,183 \$332 34

Median Price \$676,995 \$687,950 \$670,000

KELLERWILLIAMS
REALTY BOISE

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Report Date:
May 4, 2026