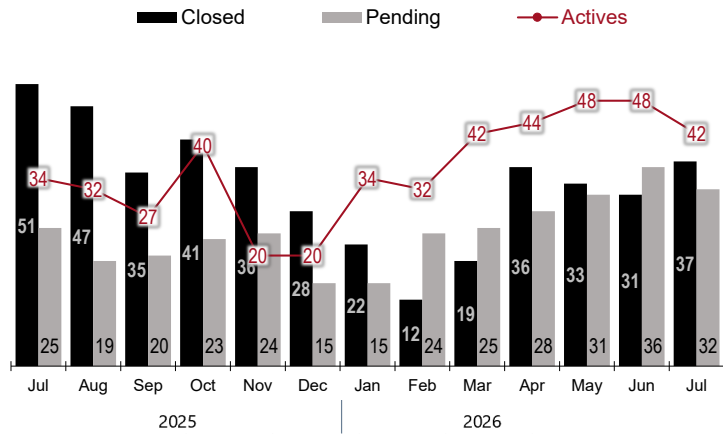


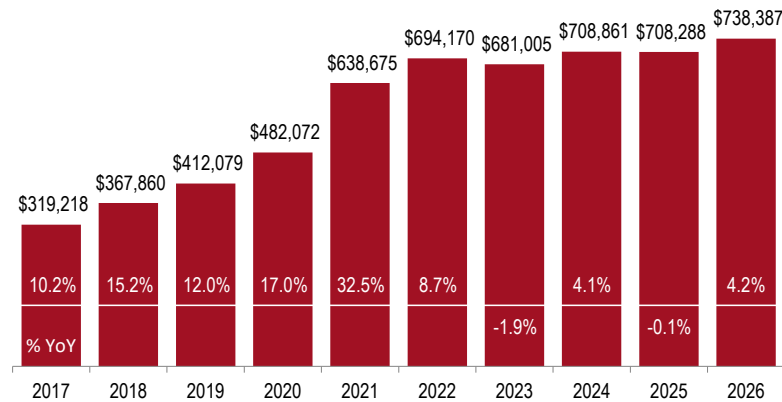
EXISTING MARKET STATISTICS | JULY 2026

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: <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	—	1	12.0	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	1	—	3	4.0	287,967	293,000	101.7%	1,329	220.41	18	—
300 - 349K	—	—	1	—	339,999	315,000	92.6%	1,377	228.76	66	—
350 - 399K	3	—	15	2.4	370,447	360,893	97.4%	1,210	298.23	62	—
400 - 499K	12	6	52	2.8	459,243	457,287	99.6%	1,351	338.60	33	—
500 - 599K	6	5	51	1.4	548,459	546,516	99.6%	1,766	309.39	33	—
600 - 799K	12	10	95	1.5	707,847	705,848	99.7%	2,291	308.15	37	—
800 - 999K	—	8	55	—	894,588	895,160	100.1%	2,681	333.87	17	—
1 - 1.5 M	1	2	25	0.5	1,239,596	1,261,600	101.8%	3,086	408.79	16	—
1.5 - 2 M	5	1	14	4.3	1,683,429	1,641,893	97.5%	3,894	421.65	86	—
> 2 M	1	—	1	12.0	2,399,900	2,349,000	97.9%	4,473	525.15	9	—
Total	42	32	314	1.6							—

Average Price \$776,217 \$749,141 \$738,387 \$747,755 \$738,387 98.7% 2,188 \$337 34

Median Price \$582,000 \$714,750 \$679,500

Report Date:
August 4, 2026

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KELLERWILLIAMS
REALTY BOISE