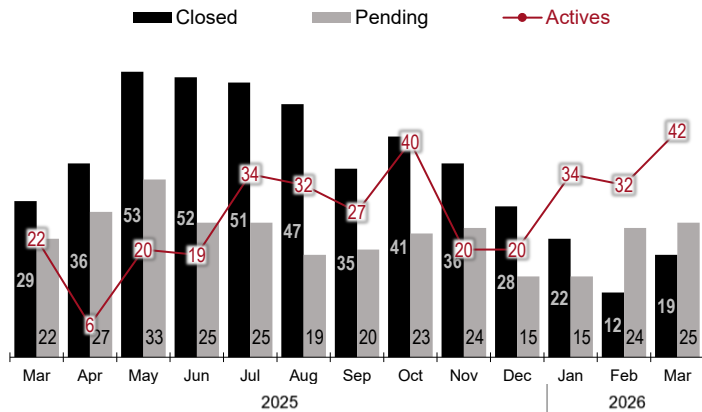


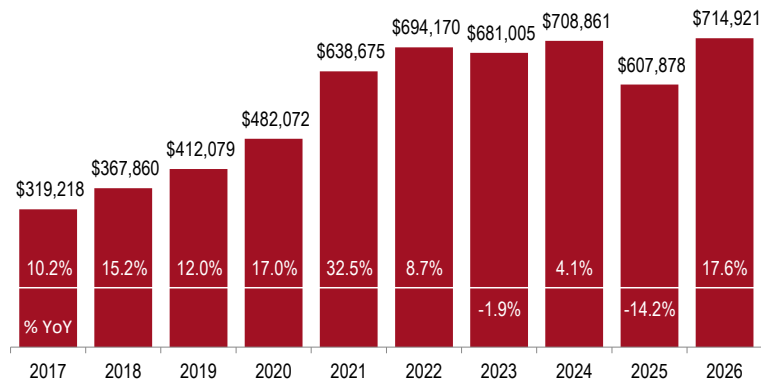
EXISTING MARKET STATISTICS | MARCH 2026

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	Average based on 12 Month Solds Apr 1, 2025 - Mar 31, 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	-	-	4	-	280,975	267,000	95.0%	1,091	244.79	68	-
300 - 349K	-	-	4	-	333,722	323,750	97.0%	1,340	241.56	50	-
350 - 399K	2	1	17	1.4	380,287	377,106	99.2%	1,230	306.56	64	-
400 - 499K	4	4	56	0.9	461,734	459,099	99.4%	1,388	330.67	38	-
500 - 599K	10	4	45	2.7	545,309	539,987	99.0%	1,811	298.10	36	-
600 - 799K	15	10	90	2.0	705,692	700,666	99.3%	2,305	303.94	32	-
800 - 999K	2	4	57	0.4	886,478	884,224	99.7%	2,676	330.45	19	-
1 - 1.5 M	2	2	24	1.0	1,219,183	1,234,738	101.3%	3,294	374.80	18	-
1.5 - 2 M	5	-	10	6.0	1,742,800	1,696,950	97.4%	3,963	428.24	84	-
> 2 M	2	-	1	24.0	2,399,900	2,349,000	97.9%	4,473	525.15	9	-
Total	42	25	310	1.6							-

Average Price \$876,627 \$706,612 \$714,921 \$728,815 \$714,921 98.1% 2,178 \$328 35

Median Price \$656,250 \$698,600 \$660,000

KELLERWILLIAMS
REALTY BOISE

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Report Date:
Apr 4, 2026