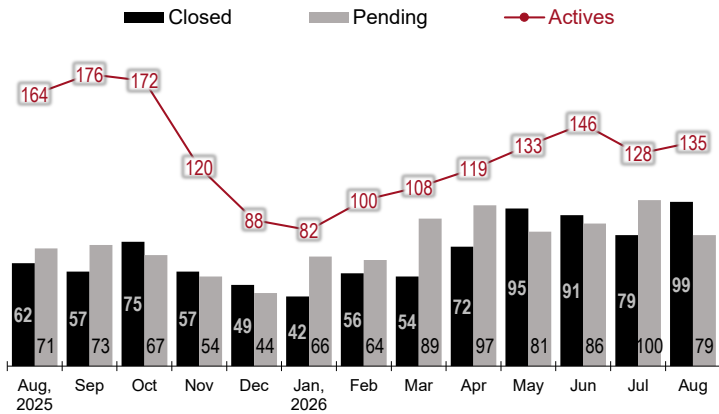
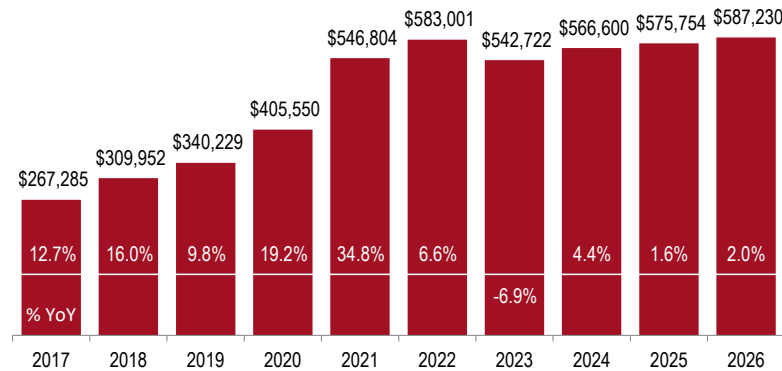


## EXISTING MARKET STATISTICS | AUGUST 2026

### 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 MERIDIAN – 83642

| Price in \$1000's | Current to Date |           | 12 Mths Sold | Average based on 12 Month Solds<br>Sep 1, 2025 - Aug 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               | —         | 7            | 3.4                                                           | 273,536    | 254,271    | 93.0%              | 1,048     | 242.66      | 8    | —            |
| 300 - 349K        | 1               | 1         | 11           | 1.1                                                           | 331,708    | 339,245    | 102.3%             | 1,132     | 299.57      | 7    | —            |
| 350 - 399K        | 7               | 2         | 97           | 0.9                                                           | 385,131    | 385,671    | 100.1%             | 1,371     | 281.23      | 36   | —            |
| 400 - 499K        | 31              | 20        | 266          | 1.4                                                           | 450,406    | 448,778    | 99.6%              | 1,685     | 266.32      | 29   | 0.4%         |
| 500 - 599K        | 37              | 26        | 158          | 2.8                                                           | 554,197    | 551,462    | 99.5%              | 2,164     | 254.80      | 45   | 0.6%         |
| 600 - 799K        | 29              | 19        | 178          | 2.0                                                           | 697,503    | 691,576    | 99.2%              | 2,545     | 271.78      | 46   | —            |
| 800 - 999K        | 16              | 8         | 78           | 2.5                                                           | 887,829    | 878,552    | 99.0%              | 3,074     | 285.82      | 51   | 1.3%         |
| 1 - 1.5 M         | 9               | 3         | 26           | 4.2                                                           | 1,160,702  | 1,125,555  | 97.0%              | 3,566     | 315.61      | 53   | —            |
| 1.5 - 2 M         | 2               | —         | 6            | 4.0                                                           | 1,769,667  | 1,738,633  | 98.2%              | 4,837     | 359.44      | 35   | —            |
| > 2 M             | 1               | —         | 3            | 4.0                                                           | 2,266,600  | 2,216,600  | 97.8%              | 5,752     | 385.34      | 72   | —            |
| <b>Total</b>      | <b>135</b>      | <b>79</b> | <b>830</b>   | <b>2.0</b>                                                    |            |            |                    |           |             |      | <b>0.4%</b>  |

**Average Price** \$669,722 \$618,018 \$587,230 \$601,341 \$587,230 97.7% 2,138 \$275 39

**Median Price** \$559,000 \$589,990 \$520,000

Report Date:  
Sept 4, 2026

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**KELLERWILLIAMS**  
REALTY BOISE