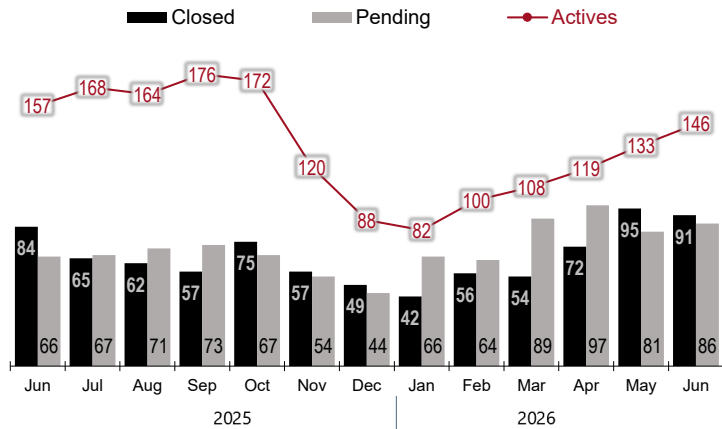
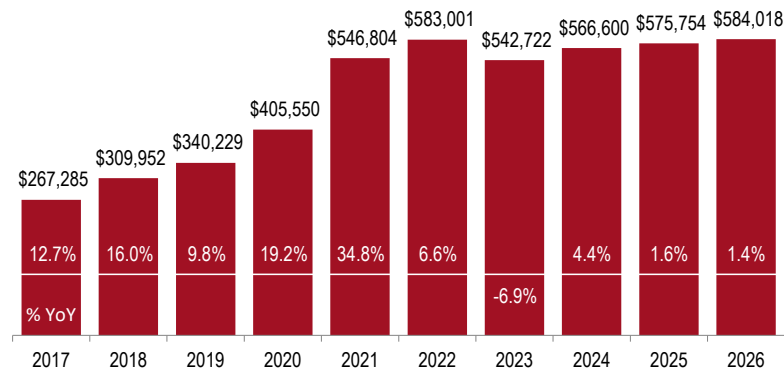


EXISTING MARKET STATISTICS | JUNE 2026

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 Jul 1, 2025 - Jun 30, 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	1	—	7	1.7	273,536	254,271	93.0%	1,048	242.66	8	—
300 - 349K	—	—	11	—	330,354	338,345	102.4%	1,174	288.27	7	—
350 - 399K	7	6	97	0.9	384,693	385,425	100.2%	1,378	279.62	33	—
400 - 499K	36	26	251	1.7	450,600	448,839	99.6%	1,702	263.74	29	0.4%
500 - 599K	35	16	149	2.8	555,829	552,834	99.5%	2,176	254.00	47	0.7%
600 - 799K	26	23	159	2.0	701,714	694,854	99.0%	2,603	266.90	48	—
800 - 999K	32	11	67	5.7	884,698	876,258	99.0%	3,072	285.24	54	1.5%
1 - 1.5 M	4	4	29	1.7	1,159,377	1,119,821	96.6%	3,774	296.71	68	—
1.5 - 2 M	3	—	6	6.0	1,769,667	1,738,633	98.2%	4,837	359.44	35	—
> 2 M	2	—	2	12.0	2,250,000	2,175,000	96.7%	6,097	356.73	38	—
Total	146	86	778	2.3							0.4%

Average Price \$709,701 \$619,007 \$584,018 \$598,614 \$584,018 97.6% 2,154 \$271 40

Median Price \$592,450 \$572,000 \$516,750

Report Date:
July 6, 2026

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KELLERWILLIAMS
REALTY BOISE