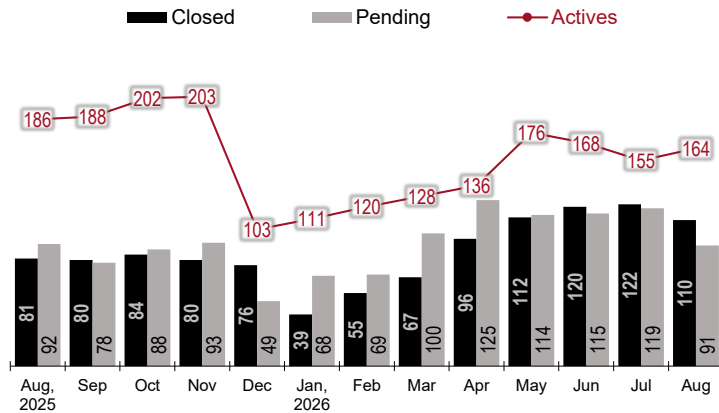
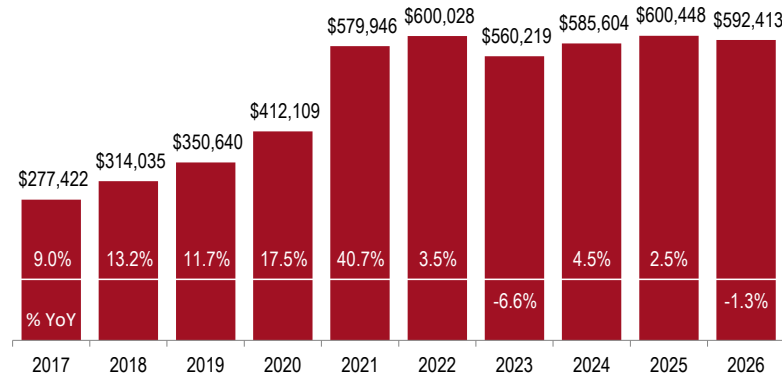


EXISTING MARKET STATISTICS | AUGUST 2026

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

NORTH MERIDIAN – 83646

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds Sep 1, 2025 - Aug 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											
200 - 249K	—	—	1	—	239,900	234,500	97.7%	1,936	121.13	26	—
250 - 299K	—	—	4	—	297,425	291,100	97.9%	1,095	265.97	68	—
300 - 349K	—	—	7	—	324,913	337,427	103.9%	1,123	300.39	62	—
350 - 399K	4	4	85	0.6	386,377	384,282	99.5%	1,395	275.48	43	1.2%
400 - 499K	42	28	338	1.5	451,586	448,241	99.3%	1,661	269.86	32	0.9%
500 - 599K	43	28	245	2.1	554,719	551,450	99.4%	2,135	258.34	39	0.8%
600 - 799K	42	17	241	2.1	694,306	688,103	99.1%	2,618	262.82	38	0.4%
800 - 999K	17	8	82	2.5	883,877	872,206	98.7%	3,170	275.12	48	—
1 - 1.5 M	5	5	23	2.6	1,163,934	1,130,645	97.1%	3,572	316.55	41	—
1.5 - 2 M	4	1	9	5.3	1,768,322	1,710,555	96.7%	4,524	378.11	28	—
> 2 M	7	—	6	14.0	2,589,650	2,485,483	96.0%	5,479	453.68	82	—
Total	164	91	1,041	1.9							0.7%

Average Price \$773,048 \$613,643 \$592,413 \$606,811 \$592,413 97.6% 2,175 \$272 38

Median Price \$598,250 \$565,000 \$535,000

KELLERWILLIAMS
REALTY BOISE

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Report Date:
Sept 4, 2026

The information provided is derived from the Intermountain MLS. It is deemed reliable but not guaranteed.