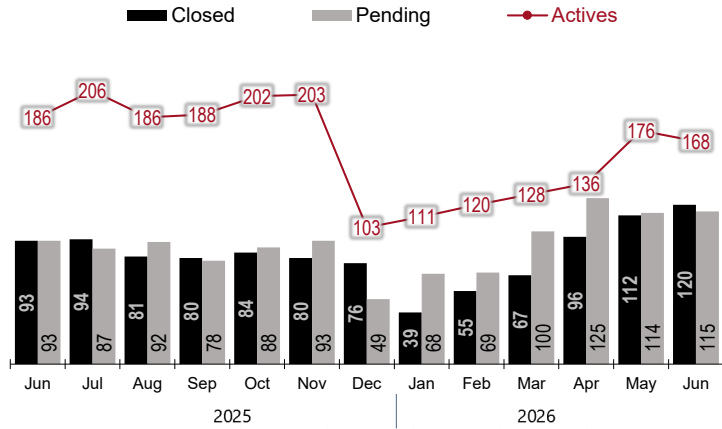
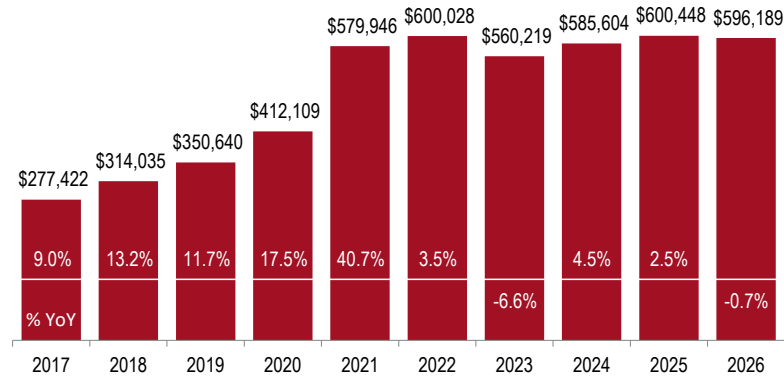


EXISTING MARKET STATISTICS | JUNE 2026

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

NORTH MERIDIAN – 83646

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds Jul 1, 2025 - Jun 30, 2026							
	Active	Pending		Sold	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	–	–	1	–	239,900	234,500	97.7%	1,936	121.13	26	–
250 - 299K	1	–	4	3.0	296,200	290,600	98.1%	1,095	265.33	64	–
300 - 349K	1	1	7	1.7	324,913	337,427	103.9%	1,123	300.39	62	–
350 - 399K	4	9	80	0.6	387,335	384,924	99.4%	1,420	271.10	45	–
400 - 499K	24	34	323	0.9	453,196	449,483	99.2%	1,681	267.42	34	0.9%
500 - 599K	46	25	232	2.4	554,657	551,664	99.5%	2,132	258.79	40	0.4%
600 - 799K	43	37	225	2.3	690,306	683,634	99.0%	2,572	265.81	38	0.4%
800 - 999K	30	8	63	5.7	887,947	873,943	98.4%	3,183	274.58	55	–
1 - 1.5 M	12	1	27	5.3	1,176,500	1,138,327	96.8%	3,592	316.94	39	–
1.5 - 2 M	3	–	11	3.3	1,773,545	1,710,909	96.5%	4,499	380.32	33	–
> 2 M	4	–	7	6.9	2,676,843	2,587,557	96.7%	5,813	445.17	71	–
Total	168	115	980	2.1							0.5%

Average Price \$787,148 \$582,276 \$596,189 \$611,550 \$596,189 97.5% 2,175 \$274 39

Median Price \$629,900 \$560,000 \$535,000

Report Date:
July 6, 2026

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KELLERWILLIAMS
REALTY BOISE