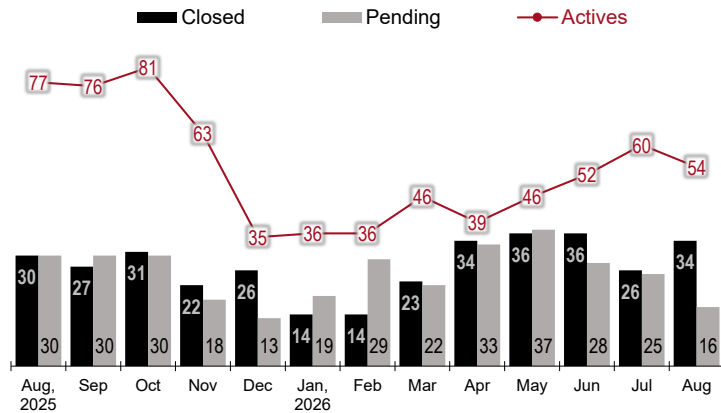
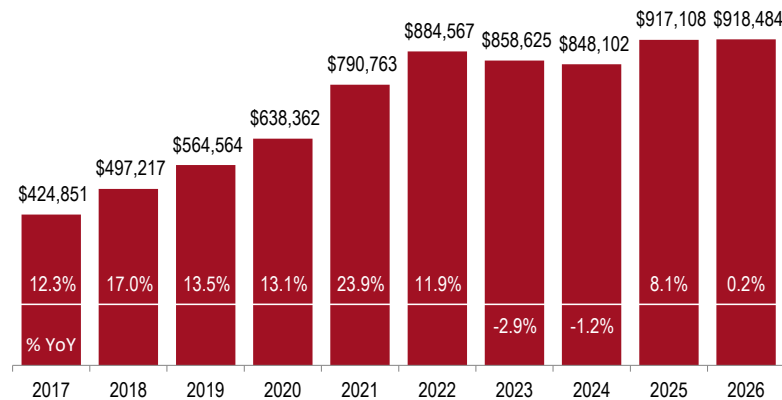


EXISTING MARKET STATISTICS | AUGUST 2026

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 BOISE – 83702

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											
250 - 299K	1	—	3	4.0	299,300	294,333	98.3%	653	450.51	42	—
300 - 349K	1	—	6	2.0	330,700	317,883	96.1%	723	439.77	29	—
350 - 399K	3	—	13	2.8	381,154	371,215	97.4%	844	439.71	20	—
400 - 499K	7	1	19	4.4	458,195	448,961	98.0%	1,073	418.25	63	—
500 - 599K	6	3	31	2.3	556,552	558,703	100.4%	1,438	388.53	37	—
600 - 799K	10	8	102	1.2	701,403	697,064	99.4%	1,771	393.61	32	1.0%
800 - 999K	7	1	55	1.5	915,845	916,369	100.1%	2,305	397.60	29	—
1 - 1.5 M	9	2	60	1.8	1,272,043	1,258,864	99.0%	3,063	410.99	38	—
1.5 - 2 M	3	1	22	1.6	1,681,996	1,642,609	97.7%	3,458	475.05	56	—
> 2 M	7	—	12	7.0	2,586,742	2,502,833	96.8%	5,119	488.96	67	—
Total	54	16	323	2.0							0.3%

Average Price \$ 1,140,733 \$796,238 \$918,484 \$942,171 \$918,484 97.5% 2,201 \$417 37

Median Price \$798,501 \$671,000 \$778,500

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.