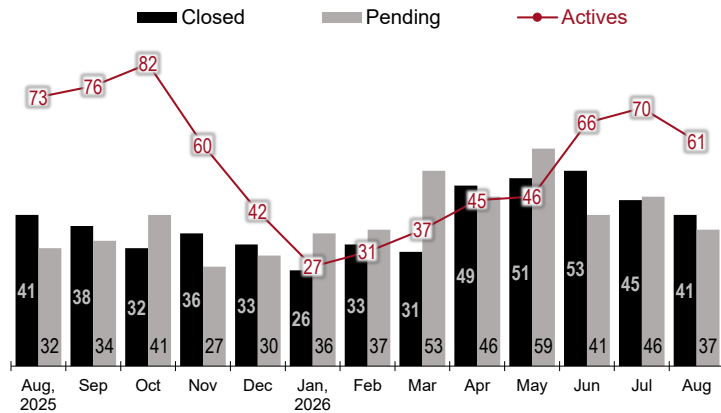
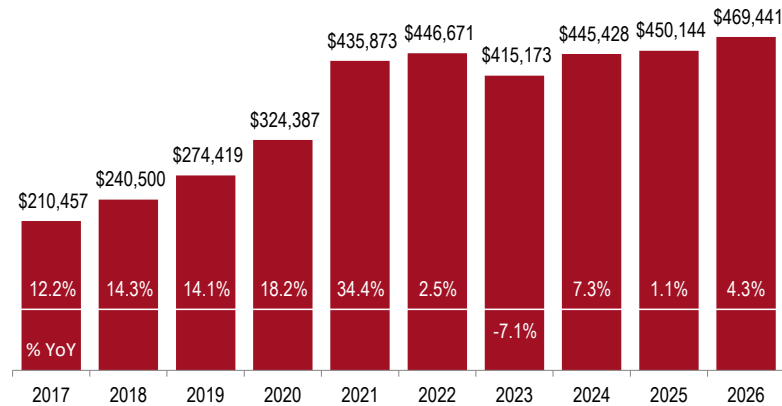


EXISTING MARKET STATISTICS | AUGUST 2026

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

WEST BENCH – 83704

Price in \$1000's	Current to Date		12 Mths Sold	Average based on 12 Month Solds 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	2	–	10	2.4	234,510	228,940	97.6%	779	293.74	97	–
250 - 299K	–	3	16	–	283,768	280,571	98.9%	1,064	263.66	20	–
300 - 349K	4	3	44	1.1	333,093	328,213	98.5%	1,223	268.28	30	2.3%
350 - 399K	6	5	105	0.7	379,800	383,682	101.0%	1,310	292.92	26	–
400 - 499K	26	14	164	1.9	447,426	447,809	100.1%	1,692	264.62	25	0.6%
500 - 599K	6	7	67	1.1	549,672	544,815	99.1%	2,323	234.52	26	–
600 - 799K	10	3	48	2.5	690,714	691,458	100.1%	2,728	253.45	34	–
800 - 999K	5	2	7	8.6	934,271	923,571	98.9%	3,511	263.08	14	–
1 - 1.5 M	2	–	3	8.0	1,224,667	1,224,667	100.0%	4,017	304.85	56	–
1.5 - 2 M	–	–	3	–	1,690,000	1,483,333	87.8%	5,442	272.55	87	–
> 2 M	–	–	–	–	–	–	–	–	–	–	–
Total	61	37	467	1.6							0.4%

Average Price \$550,426 \$483,086 \$469,441 \$478,925 \$469,441 98.0% 1,784 \$263 29

Median Price \$475,000 \$435,900 \$435,000

Report Date:
Sept 4, 2026

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KELLERWILLIAMS
REALTY BOISE