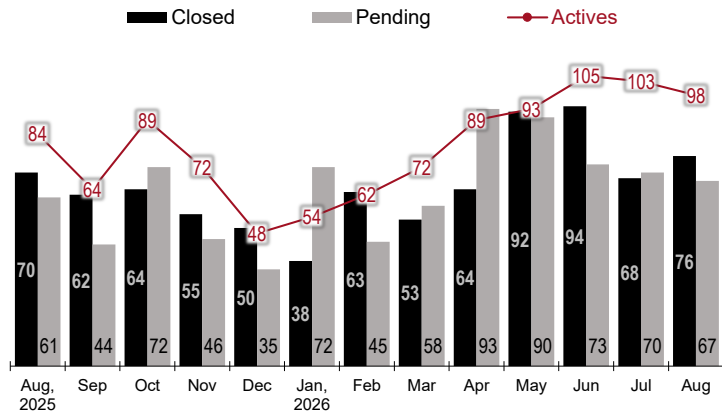
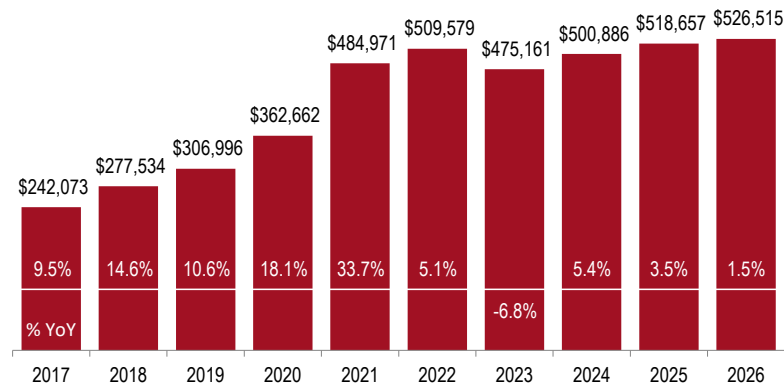


EXISTING MARKET STATISTICS | AUGUST 2026

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

SOUTH BOISE – 83709

Price in \$1000's	Current to Date		12 Mths Sold	Average based on 12 Month Solds Sep 1, 2025 - Aug 31, 2026							
	Active	Pending		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	—	2	7	—	295,536	290,893	98.4%	982	296.14	45	—
300 - 349K	4	4	32	1.5	330,927	329,131	99.5%	1,148	286.64	36	—
350 - 399K	10	9	85	1.4	385,389	384,887	99.9%	1,349	285.37	32	—
400 - 499K	28	26	282	1.2	451,178	448,682	99.4%	1,697	264.37	26	0.4%
500 - 599K	27	16	198	1.6	552,717	549,770	99.5%	2,162	254.31	33	—
600 - 799K	20	7	137	1.8	684,008	677,416	99.0%	2,532	267.55	34	—
800 - 999K	5	2	25	2.4	880,411	880,920	100.1%	3,170	277.93	40	—
1 - 1.5 M	4	1	13	3.7	1,185,746	1,127,667	95.1%	4,115	274.04	61	—
1.5 - 2 M											
> 2 M											
Total	98	67	779	1.5							0.1%

Average Price \$584,591 \$504,570 \$526,515 \$540,233 \$526,515 97.5% 1,983 \$266 31

Median Price \$539,500 \$479,990 \$495,000

Report Date:
Sept 4, 2026

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KELLERWILLIAMS
REALTY BOISE