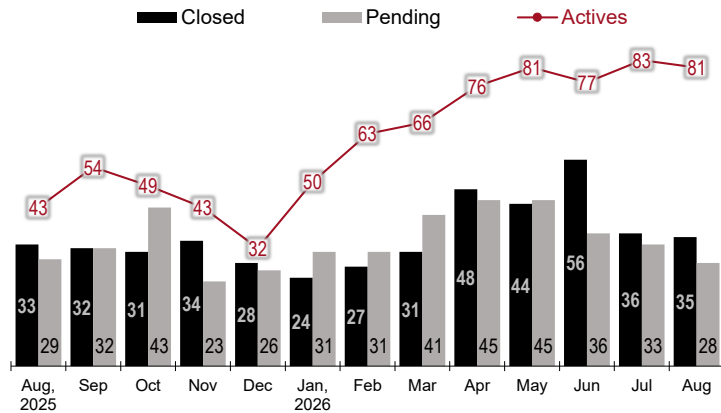


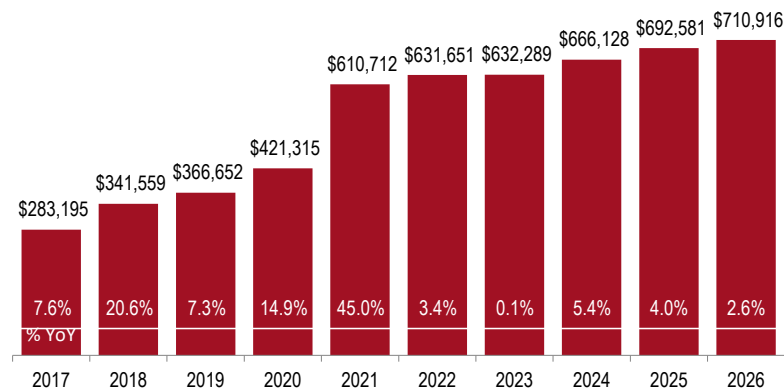
EXISTING MARKET STATISTICS | AUGUST 2026

NW BOISE & GARDEN CITY – 83714

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

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	—	—	1	—	149,000	346,500	232.6%	1,066	325.05	27	—
150 - 199K											
200 - 249K											
250 - 299K	—	—	1	—	299,000	315,500	105.5%	1,186	266.02	4	—
300 - 349K	1	—	7	1.7	337,194	333,852	99.0%	1,214	274.97	34	—
350 - 399K	2	3	25	1.0	386,487	382,764	99.0%	1,201	318.72	38	—
400 - 499K	14	8	102	1.6	456,399	452,521	99.2%	1,453	311.34	33	—
500 - 599K	13	3	63	2.5	554,247	549,741	99.2%	1,837	299.28	35	—
600 - 799K	26	6	112	2.8	697,038	689,841	99.0%	2,304	299.46	45	—
800 - 999K	10	4	46	2.6	923,489	915,757	99.2%	2,839	322.52	45	—
1 - 1.5 M	10	3	56	2.1	1,177,336	1,158,400	98.4%	3,172	365.21	50	—
1.5 - 2 M	4	—	10	4.8	1,693,600	1,714,993	101.3%	3,622	473.44	68	—
> 2 M	1	1	4	3.0	2,242,500	2,198,750	98.0%	4,820	456.20	55	—
Total	81	28	427	2.3							—

Average Price \$808,801 \$716,068 \$710,916 \$729,642 \$710,916 97.4% 2,170 \$328 41

Median Price \$689,900 \$574,500 \$630,000

Report Date:
Sept 4, 2026

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KELLERWILLIAMS
REALTY BOISE