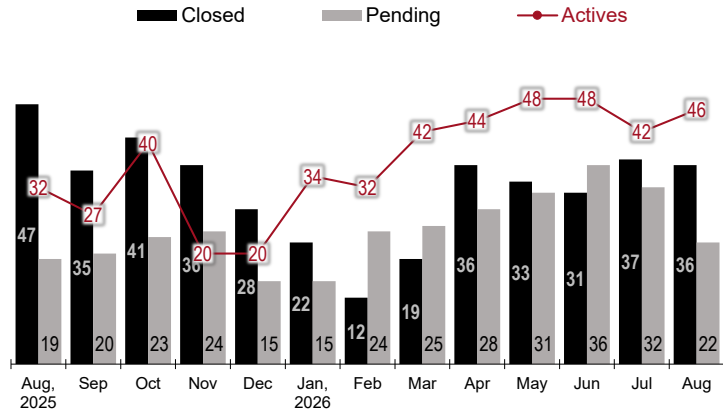


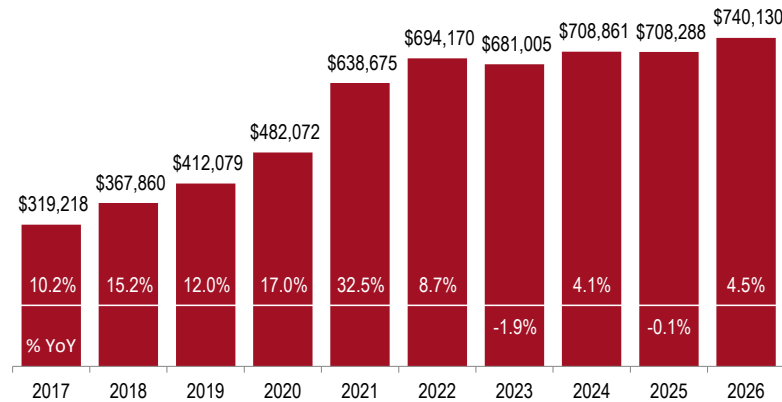
EXISTING MARKET STATISTICS | AUGUST 2026

BARBER VALLEY & S MICRON – 83716

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	—	—	—	—	—	—	—	—	—	—	—
150 - 199K	1	—	1	12.0	189,999	180,000	94.7%	1,341	134.23	241	—
200 - 249K	—	—	—	—	—	—	—	—	—	—	—
250 - 299K	—	—	4	—	281,475	285,250	101.3%	1,333	213.99	29	—
300 - 349K	1	—	1	12.0	339,999	315,000	92.6%	1,377	228.76	66	—
350 - 399K	6	—	12	6.0	373,067	361,792	97.0%	1,246	290.27	72	—
400 - 499K	8	6	56	1.7	460,262	458,015	99.5%	1,342	341.36	34	—
500 - 599K	7	4	53	1.6	549,213	547,105	99.6%	1,759	311.02	36	—
600 - 799K	12	7	98	1.5	711,348	710,063	99.8%	2,302	308.42	37	—
800 - 999K	4	2	57	0.8	893,723	893,279	100.0%	2,658	336.12	17	—
1 - 1.5 M	1	2	26	0.5	1,232,919	1,251,962	101.5%	3,101	403.75	16	—
1.5 - 2 M	4	—	14	3.4	1,683,429	1,645,429	97.7%	3,842	428.23	86	—
> 2 M	2	1	1	24.0	2,399,900	2,349,000	97.9%	4,473	525.15	9	—
Total	46	22	323	1.7							—

Average Price \$809,646 \$732,668 \$740,130 \$749,087 \$740,130 98.8% 2,190 \$338 35

Median Price \$604,900 \$652,400 \$682,000

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.