

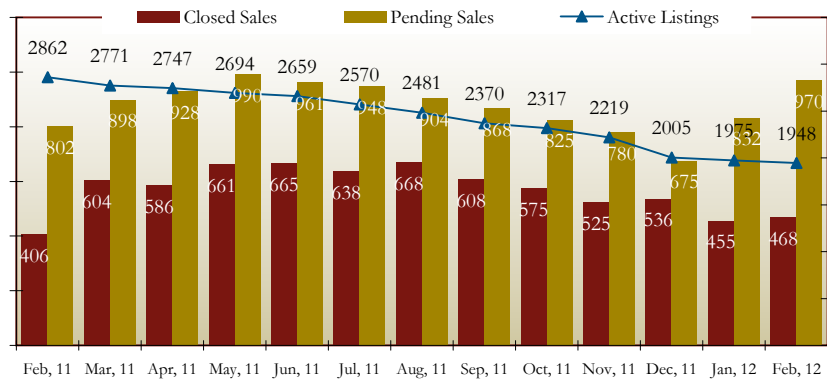


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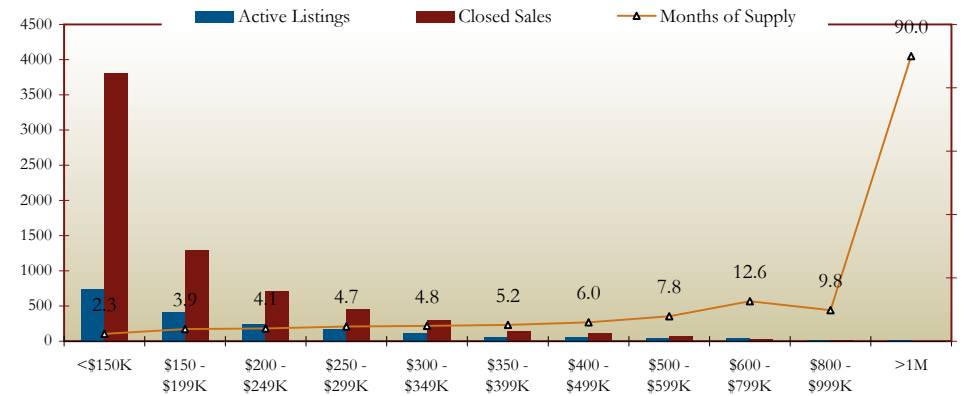
Market Statistics

Report Date: February, 2012 **Area:** Ada County
Report Criteria: Single Family, Single Family Acreage (max 2 Acr), Condo, Townhouse
 Minimum: 1bed, 1bath, \$2000 asking price **Age:** All Ages

Inventory Trends



Inventory Analysis



Price in 1000's	Active Listings as of 3/06/12	Pending Sales as of 3/06/12	Closed Sales ¹				Months ² of Supply	Average based on Closed Sales ¹				
			30 Days	90 Days	6 Mths	12 Mths		List Price	Sold Price	Difference	Sq Ft	Price per SqFt
<\$150K	747	472	241	803	1725	3815	2.3	105,703	104,101	98.5%	1,493	69.72
\$150 - \$199K	420	202	95	267	580	1298	3.9	174,444	171,639	98.4%	2,108	81.41
\$200 - \$249K	242	119	57	155	335	716	4.1	228,077	223,110	97.8%	2,393	93.24
\$250 - \$299K	179	68	31	89	209	461	4.7	277,940	272,394	98.0%	2,716	100.28
\$300 - \$349K	118	42	21	66	144	295	4.8	330,079	322,855	97.8%	2,919	110.60
\$350 - \$399K	64	25	13	34	71	149	5.2	380,591	373,192	98.1%	3,277	113.87
\$400 - \$499K	61	25	6	17	44	123	6.0	459,795	446,767	97.2%	3,623	123.32
\$500 - \$599K	49	10	2	17	35	75	7.8	564,884	545,846	96.6%	4,299	126.98
\$600 - \$799K	40	7	0	7	15	38	12.6	725,794	694,601	95.7%	4,180	166.16
\$800 - \$999K	13	0	2	4	6	16	9.8	918,671	861,341	93.8%	5,670	151.90
>1M	15	0	0	0	2	2	90.0	1,372,450	1,225,000	89.3%	4,976	246.18
Total	1948	970	468	1459	3166	6988	3.3	173,988	170,452	98.0%	1,970	\$86.50
Average Price	\$227,796	\$181,138										
Median Price	\$175,000	\$154,900										

¹ Closed Sales from 3-01-11 to 2-29-12

² Months of Supply = Active Listings / Average # closed sales each month over past 12 months.