



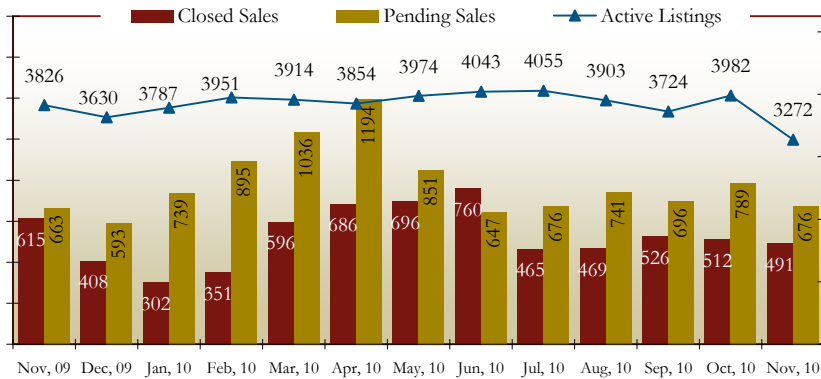
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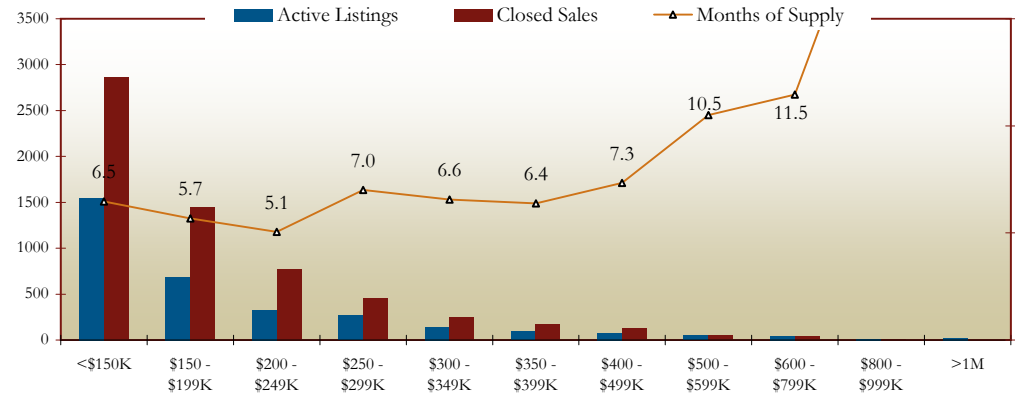
## Market Statistics

**Report Date:** November, 2010 **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 12/06/10	Pending Sales as of 12/06/10	Closed Sales <sup>1</sup>				Months <sup>2</sup> of Supply	Average based on Closed Sales <sup>1</sup>				
			30 Days	90 Days	6 Mths	12 Mths		List Price	Sold Price	Difference	Sq Ft	Price per SqFt
<\$150K	1548	339	241	748	1,499	2,869	6.5	117,887	114,597	97.2%	1,470	77.96
\$150 - \$199K	686	131	100	320	693	1,450	5.7	174,834	171,279	98.0%	2,032	84.27
\$200 - \$249K	327	57	60	168	377	777	5.1	229,643	223,805	97.5%	2,388	93.71
\$250 - \$299K	267	49	36	123	258	457	7.0	276,899	270,052	97.5%	2,688	100.47
\$300 - \$349K	140	33	22	61	134	256	6.6	331,769	322,259	97.1%	2,990	107.76
\$350 - \$399K	94	28	14	42	90	177	6.4	385,208	372,336	96.7%	3,261	114.19
\$400 - \$499K	80	26	6	33	68	131	7.3	465,333	449,228	96.5%	3,586	125.29
\$500 - \$599K	49	5	5	14	38	56	10.5	576,691	548,354	95.1%	4,090	134.07
\$600 - \$799K	42	4	6	12	25	44	11.5	748,606	697,944	93.2%	5,561	125.52
\$800 - \$999K	13	4	1	2	5	7	22.3	958,730	841,725	87.8%	5,692	147.89
>1M	26	0	0	0	0	1	312.0	1,090,000	1,050,000	96.3%	5,458	192.38
<b>Total</b>	<b>3272</b>	<b>676</b>	<b>491</b>	<b>1,523</b>	<b>3,187</b>	<b>6,225</b>	<b>6.3</b>	<b>189,897</b>	<b>184,459</b>	<b>97.1%</b>	<b>2,019</b>	<b>\$91.37</b>
<b>Average Price</b>	\$204,234	\$189,962				184,459	-					
<b>Median Price</b>	\$156,000	\$149,900				155,000	-					

<sup>1</sup> Closed Sales from 12-01-09 to 11-30-10

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