



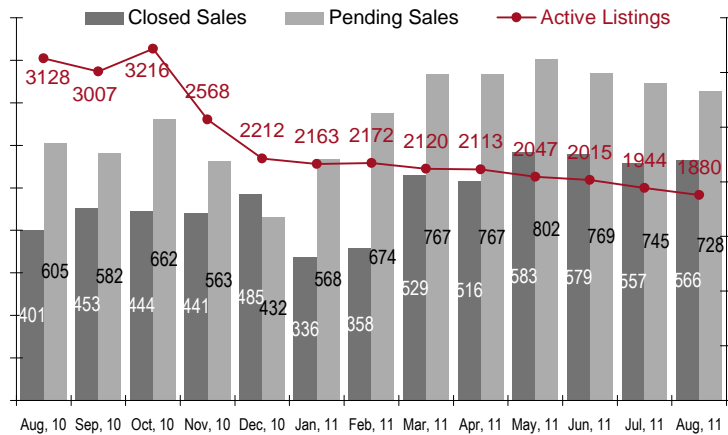
# Market Dynamics

## Existing Home Market Statistics

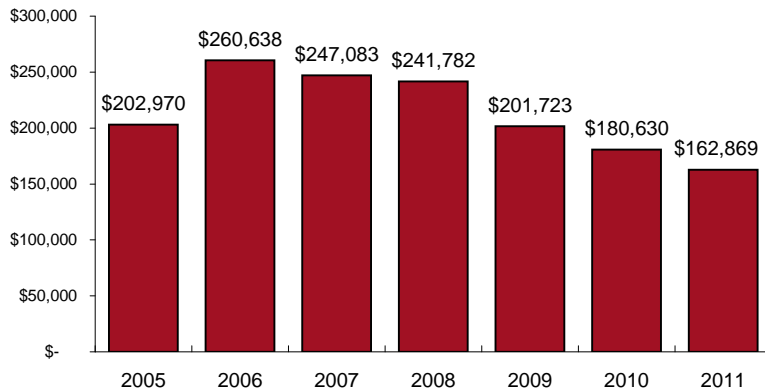
Area: Ada County

Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price

Age: <1 yr - 50+ years

Report Date: September 6, 2011

The information provided is derived from the Intermountain MLS. it is deemed reliable but not guaranteed.

	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
<b>0 - 100K</b>	339	210	1423	2.9	76,924	75,054	97.6%	1,280	58.65	80.5%
<b>100 -150K</b>	497	234	1957	3.0	124,825	122,500	98.1%	1,676	73.11	62.5%
<b>150 - 199K</b>	373	114	1085	4.1	172,495	168,433	97.6%	2,138	78.78	49.1%
<b>200 - 249K</b>	208	64	541	4.6	226,761	220,796	97.4%	2,505	88.16	41.2%
<b>250 - 299K</b>	163	37	346	5.7	275,881	267,007	96.8%	2,825	94.53	33.8%
<b>300 - 349K</b>	90	28	164	6.6	326,681	314,782	96.4%	3,076	102.35	25.6%
<b>350 - 399K</b>	63	14	118	6.4	380,391	365,125	96.0%	3,294	110.83	16.9%
<b>400 - 499K</b>	47	8	120	4.7	452,384	434,465	96.0%	3,717	116.87	28.3%
<b>500 - 599K</b>	33	12	56	7.1	554,706	527,284	95.1%	4,339	121.52	19.6%
<b>600 - 799K</b>	33	3	37	10.7	710,280	659,948	92.9%	4,861	135.76	21.6%
<b>800 - 999K</b>	15	3	17	10.6	910,974	835,797	91.7%	5,542	150.81	11.8%
<b>&gt;1M</b>	19	1	0	0.0	0	0		0		0.0%
<b>Total</b>	1880	728	5864	3.8						57.3%
<b>Average Price</b>	\$216,065	\$ 166,187	\$ 167,717	-	\$167,717	\$162,869	97.1%	1,978	\$ 82.32	





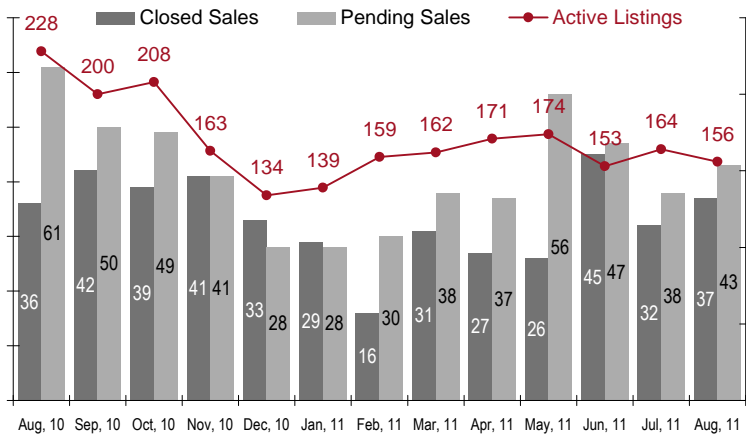
# Market Dynamics

## Existing Home Market Statistics

Area: 100, N Boise

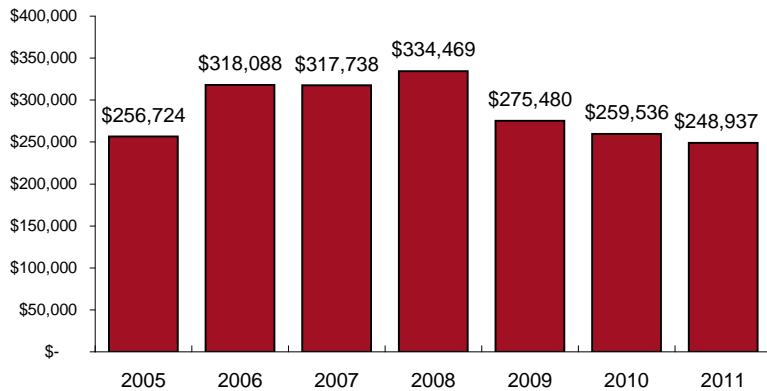
Report Month: August, 2011

### Market Trends



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	13	2	35	4.5	72,740	72,019	99.0%	1,049	68.63	65.7%
100 - 150K	24	10	88	3.3	127,405	123,634	97.0%	1,306	94.69	51.1%
150 - 199K	25	6	60	5.0	176,328	171,062	97.0%	1,665	102.75	43.3%
200 - 249K	22	11	51	5.2	232,352	227,217	97.8%	1,919	118.43	25.5%
250 - 299K	20	5	41	5.9	280,935	268,550	95.6%	2,146	125.15	12.2%
300 - 349K	11	3	23	5.7	325,383	315,774	97.0%	2,477	127.50	17.4%
350 - 399K	7	0	31	2.7	380,803	365,837	96.1%	2,692	135.88	3.2%
400 - 499K	7	2	33	2.5	453,176	434,656	95.9%	3,117	139.44	9.1%
500 - 599K	9	2	12	9.0	552,650	539,650	97.6%	3,381	159.64	8.3%
600 - 799K	6	1	11	6.5	714,464	666,763	93.3%	3,765	177.09	9.1%
800 - 999K	4	1	5	9.6	868,542	793,919	91.4%	4,373	181.54	0.0%
>1M	8	0	0	0.0	0	0		0		0.0%
<b>Total</b>	156	43	390	4.8						31.3%
<b>Average Price</b>	\$347,333	\$ 251,082	\$ 258,667	-	\$258,667	\$248,937	96.2%	2,017	\$ 123.40	

### Average Sold Price: Historical



### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price    **Age:** <1 yr - 50+ years

Report Date: September 6, 2011

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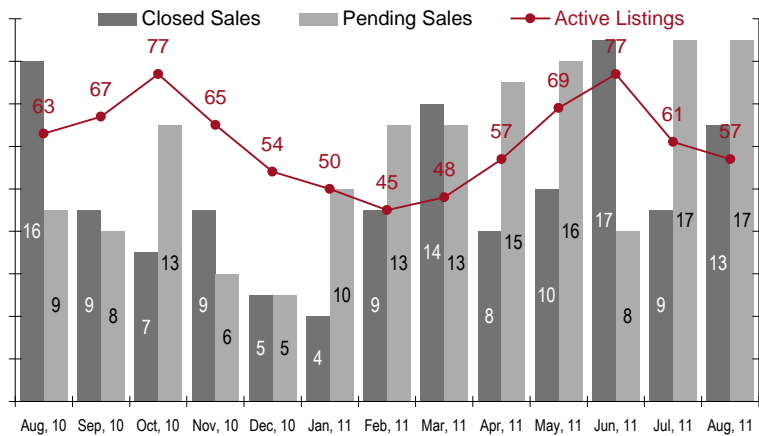
# Market Dynamics

## Existing Home Market Statistics

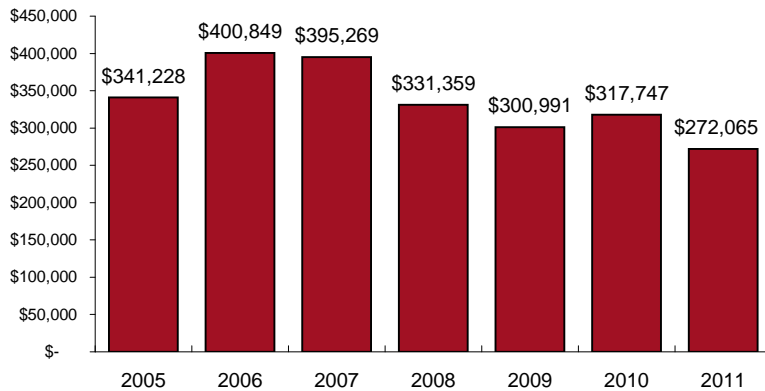
Area: 200, NE Boise

Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	0	0	1	0.0	89,250	89,250	100.0%	1,345	66.36	0.0%
100 - 150K	4	0	14	3.4	131,200	130,654	99.6%	1,446	90.38	64.3%
150 - 199K	3	1	16	2.3	174,538	168,113	96.3%	1,575	106.71	43.8%
200 - 249K	11	4	28	4.7	226,914	217,318	95.8%	1,959	110.92	14.3%
250 - 299K	11	3	23	5.7	279,247	266,170	95.3%	2,258	117.87	13.0%
300 - 349K	6	2	14	5.1	328,593	308,046	93.7%	2,916	105.63	7.1%
350 - 399K	9	2	4	27.0	393,950	380,563	96.6%	3,597	105.81	0.0%
400 - 499K	3	0	6	6.0	457,280	447,000	97.8%	3,351	133.38	33.3%
500 - 599K	1	1	3	4.0	551,000	526,500	95.6%	3,410	154.42	0.0%
600 - 799K	3	2	1	36.0	648,900	600,000	92.5%	3,893	154.12	0.0%
800 - 999K	2	1	4	6.0	914,633	845,500	92.4%	5,050	167.43	0.0%
>1M	4	1	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>57</b>	<b>17</b>	<b>114</b>	<b>6.0</b>						<b>22.8%</b>
<b>Average Price</b>	<b>\$ 414,996</b>	<b>\$ 437,265</b>	<b>\$ 285,128</b>	-	<b>\$285,128</b>	<b>\$272,065</b>	<b>95.4%</b>	<b>2,323</b>	<b>\$ 117.12</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price

Age: <1 yr - 50+ years

Report Date: September 6, 2011

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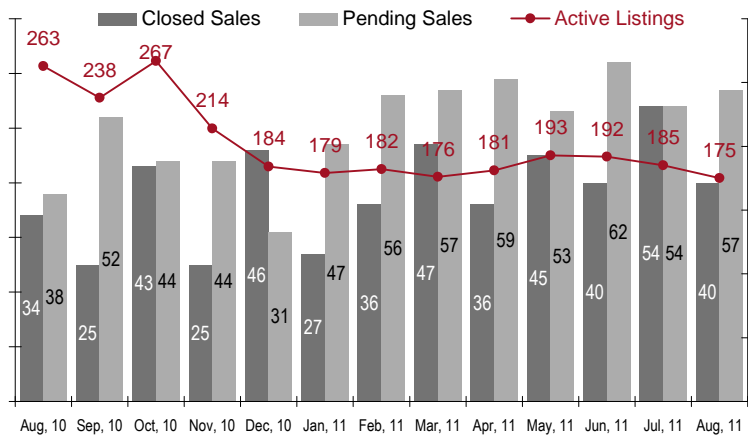


# Market Dynamics

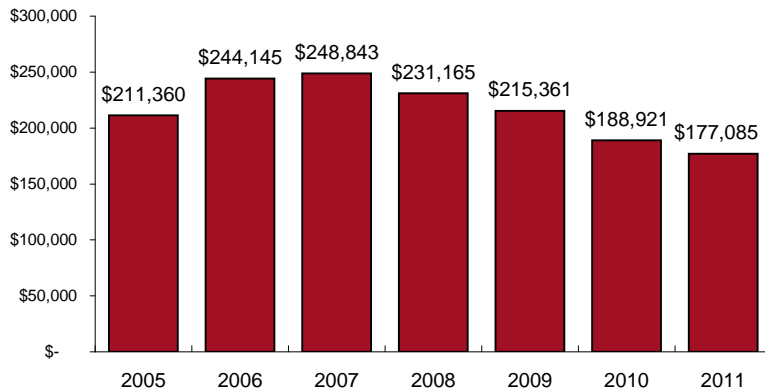
## Existing Home Market Statistics

Area: 300, SE Boise Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	27	11	67	4.8	82,171	78,609	95.7%	1,151	68.28	73.1%
100 - 150K	34	17	149	2.7	126,262	122,362	96.9%	1,416	86.41	54.4%
150 - 199K	40	11	100	4.8	173,964	168,998	97.1%	1,682	100.47	33.0%
200 - 249K	20	6	61	3.9	225,246	216,759	96.2%	2,069	104.77	26.2%
250 - 299K	16	1	44	4.4	281,749	272,150	96.6%	2,455	110.87	15.9%
300 - 349K	13	4	15	10.4	327,013	313,432	95.8%	2,638	118.84	6.7%
350 - 399K	10	5	12	10.0	372,580	360,700	96.8%	3,002	120.15	8.3%
400 - 499K	5	0	10	6.0	453,112	440,286	97.2%	3,150	139.75	30.0%
500 - 599K	4	2	4	12.0	557,466	538,500	96.6%	2,906	185.33	0.0%
600 - 799K	2	0	0	0.0	0	0		0		0.0%
800 - 999K	3	0	1	36.0	850,000	860,000	101.2%	3,788	227.03	0.0%
>1M	1	0	0	0.0	0	0		0		0.0%
<b>Total</b>	175	57	463	4.5						41.3%
<b>Average Price</b>	\$229,018	\$190,586	\$183,081	-	\$183,081	\$177,085	96.7%	1,758	\$100.70	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: September 6, 2011

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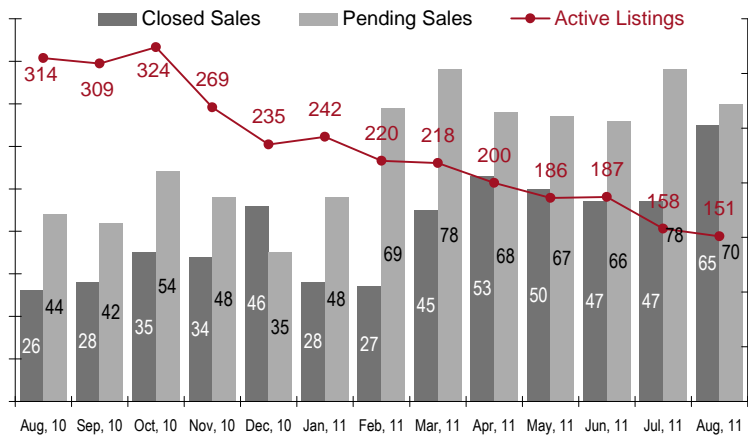
# Market Dynamics

## Existing Home Market Statistics

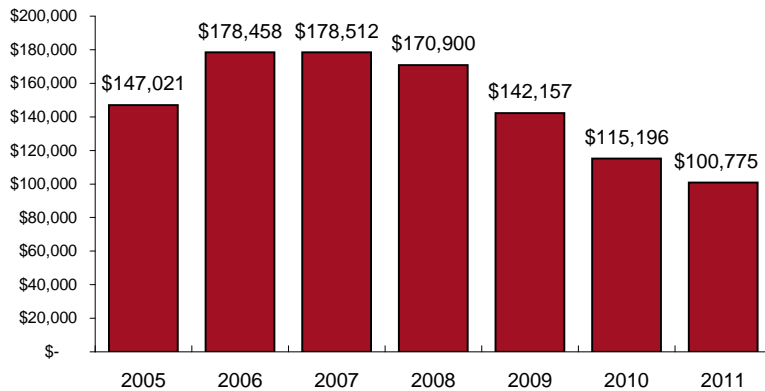
Area: 400, Bench

Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Price in \$1000's	Current as of Report Date	12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio
0 - 100K	67	46	302	2.7	70,076	68,116	97.2%	1,224	55.64	76.8%
100 - 150K	36	15	134	3.2	121,346	116,915	96.3%	1,685	69.39	38.1%
150 - 199K	27	7	45	7.2	171,615	166,460	97.0%	2,269	73.35	15.6%
200 - 249K	5	1	10	6.0	224,260	215,295	96.0%	2,742	78.53	20.0%
250 - 299K	8	0	4	24.0	268,450	224,688	83.7%	3,087	72.79	0.0%
300 - 349K	2	1	2	12.0	318,700	298,750	93.7%	2,102	142.16	0.0%
350 - 399K	0	0	3	0.0	377,333	330,000	87.5%	3,295	100.15	0.0%
400 - 499K	0	0	2	0.0	430,000	389,500	90.6%	4,519	86.19	50.0%
500 - 599K	1	0	2	6.0	599,900	545,000	90.8%	5,092	107.04	0.0%
600 - 799K	3	0	1	36.0	699,000	655,000	93.7%	3,982	164.49	0.0%
800 - 999K	1	0	0	0.0	0	0		0		0.0%
>1M	1	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>151</b>	<b>70</b>	<b>505</b>	<b>3.6</b>						<b>58.0%</b>
<b>Average Price</b>	<b>\$153,151</b>	<b>\$99,524</b>	<b>\$104,932</b>	-	<b>\$104,932</b>	<b>\$100,775</b>	<b>96.0%</b>	<b>1,534</b>	<b>\$65.69</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price    **Age:** <1 yr - 50+ years

Report Date: September 6, 2011

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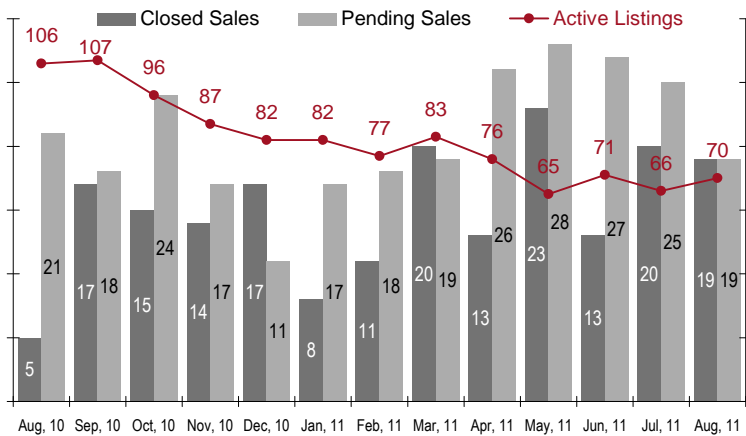
# Market Dynamics

## Existing Home Market Statistics

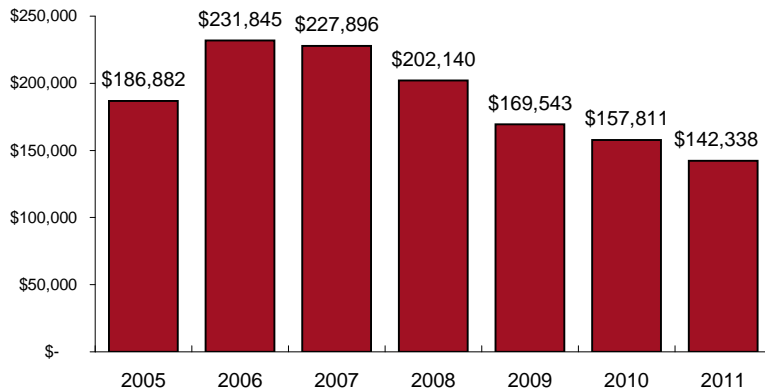
Area: 500, S Boise

Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Price in \$1000's	Current as of Report Date	12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio
0 - 100K	12	5	40	3.6	79,176	76,006	96.0%	1,359	55.92	80.0%
100 - 150K	25	9	77	3.9	126,005	123,126	97.7%	1,764	69.79	71.4%
150 - 199K	18	4	46	4.7	173,450	167,822	96.8%	2,141	78.40	41.3%
200 - 249K	6	0	14	5.1	223,879	211,564	94.5%	2,411	87.75	28.6%
250 - 299K	4	1	10	4.8	267,760	260,690	97.4%	3,285	79.35	60.0%
300 - 349K	2	0	2	12.0	330,950	312,500	94.4%	4,477	69.80	0.0%
350 - 399K	2	0	1	24.0	397,222	380,000	95.7%	3,170	119.87	0.0%
400 - 499K	0	0	1	0.0	429,900	372,000	86.5%	4,290	86.71	0.0%
500 - 599K	1	0	0	0.0	0	0		0		0.0%
600 - 799K	0	0	0	0.0	0	0		0		0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>70</b>	<b>19</b>	<b>191</b>	<b>4.4</b>						<b>60.7%</b>
<b>Average Price</b>	<b>\$166,969</b>	<b>\$131,584</b>	<b>\$147,377</b>	-	<b>\$147,377</b>	<b>\$142,338</b>	<b>96.6%</b>	<b>1,946</b>	<b>\$73.14</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price

Age: <1 yr - 50+ years

Report Date: September 6, 2011

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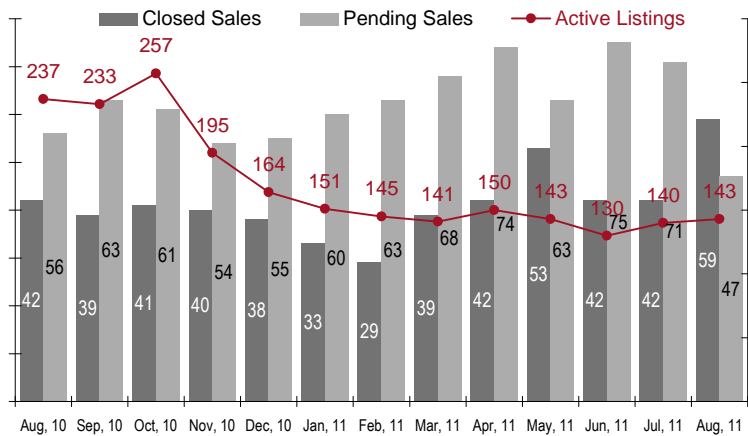


# Market Dynamics

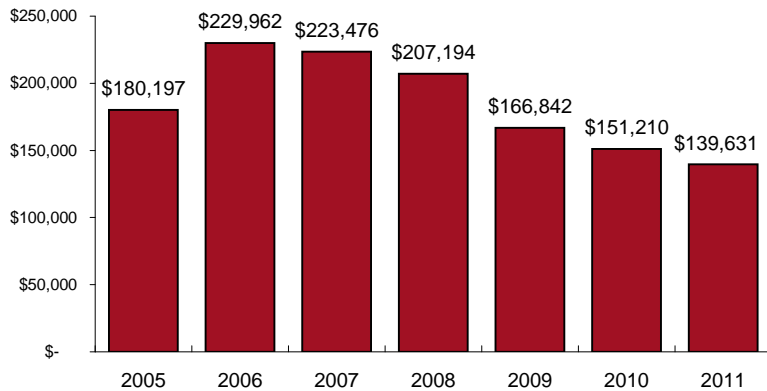
## Existing Home Market Statistics

Area: 550, SW Boise Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	28	12	100	3.4	80,824	79,364	98.2%	1,402	56.63	82.0%
100 - 150K	51	19	216	2.8	124,801	123,311	98.8%	1,848	66.72	78.2%
150 - 199K	34	14	123	3.3	169,413	167,325	98.8%	2,211	75.66	52.0%
200 - 249K	16	2	34	5.6	222,857	215,573	96.7%	2,727	79.05	35.3%
250 - 299K	10	0	16	7.5	275,816	266,231	96.5%	2,905	91.66	31.3%
300 - 349K	3	0	5	7.2	315,780	308,160	97.6%	3,505	87.93	20.0%
350 - 399K	0	0	2	0.0	375,000	362,500	96.7%	3,161	114.70	0.0%
400 - 499K	0	0	1	0.0	429,900	389,000	90.5%	3,728	104.35	0.0%
500 - 599K	1	0	0	0.0	0	0		0		0.0%
600 - 799K	0	0	0	0.0	0	0		0		0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>143</b>	<b>47</b>	<b>497</b>	<b>3.5</b>						<b>67.0%</b>
<b>Average Price</b>	<b>\$158,100</b>	<b>\$132,004</b>	<b>\$142,105</b>	-	<b>\$142,105</b>	<b>\$139,631</b>	<b>98.3%</b>	<b>1,968</b>	<b>\$70.95</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: September 6, 2011

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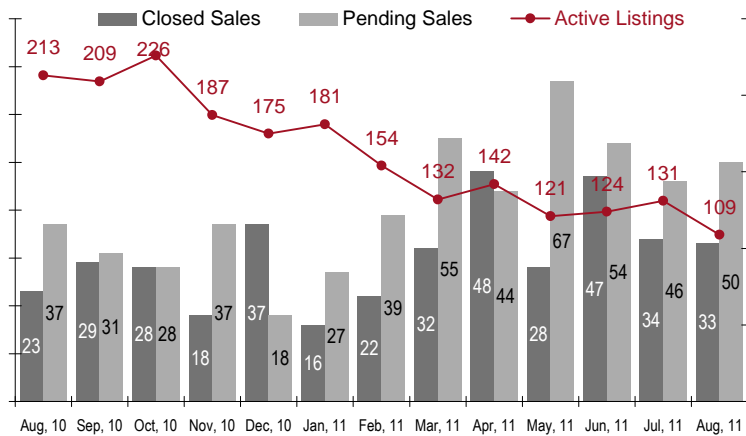
# Market Dynamics

## Existing Home Market Statistics

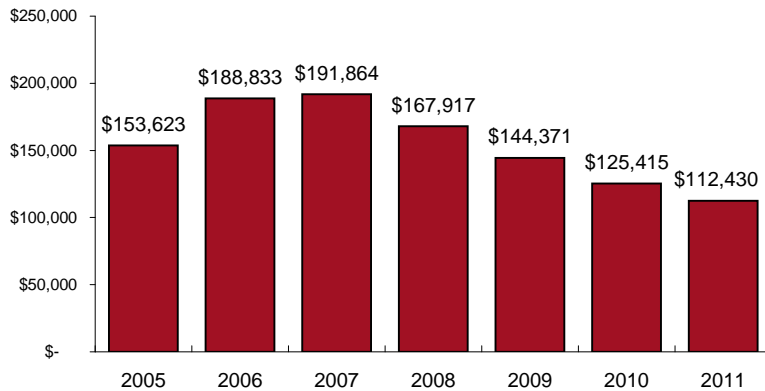
Area: 600, W Boise

Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	39	32	167	2.8	76,845	74,924	97.5%	1,329	56.38	73.7%
100 - 150K	38	13	138	3.3	121,327	117,645	97.0%	1,661	70.81	42.0%
150 - 199K	19	4	44	5.2	169,752	162,618	95.8%	2,314	70.27	25.0%
200 - 249K	4	0	10	4.8	226,590	216,150	95.4%	2,871	75.30	30.0%
250 - 299K	5	1	9	6.7	277,578	264,989	95.5%	3,155	84.00	11.1%
300 - 349K	3	0	1	36.0	324,900	260,000	80.0%	2,800	92.86	100.0%
350 - 399K	1	0	1	12.0	369,900	350,000	94.6%	3,825	91.50	0.0%
400 - 499K	0	0	2	0.0	422,500	382,500	90.5%	5,624	68.01	0.0%
500 - 599K	0	0	0	0.0	0	0		0		0.0%
600 - 799K	0	0	0	0.0	0	0		0		0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>109</b>	<b>50</b>	<b>372</b>	<b>3.5</b>						<b>53.0%</b>
<b>Average Price</b>	<b>\$133,368</b>	<b>\$101,172</b>	<b>\$116,530</b>	-	<b>\$116,530</b>	<b>\$112,430</b>	<b>96.5%</b>	<b>1,688</b>	<b>\$66.60</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price

Age: <1 yr - 50+ years

Report Date: September 6, 2011

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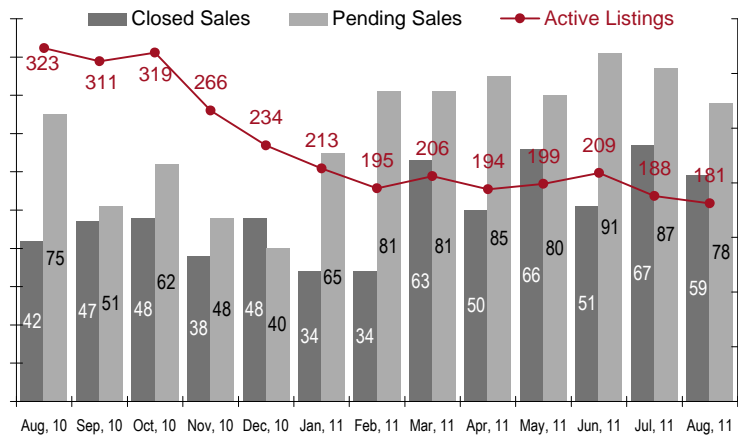
# Market Dynamics

## Existing Home Market Statistics

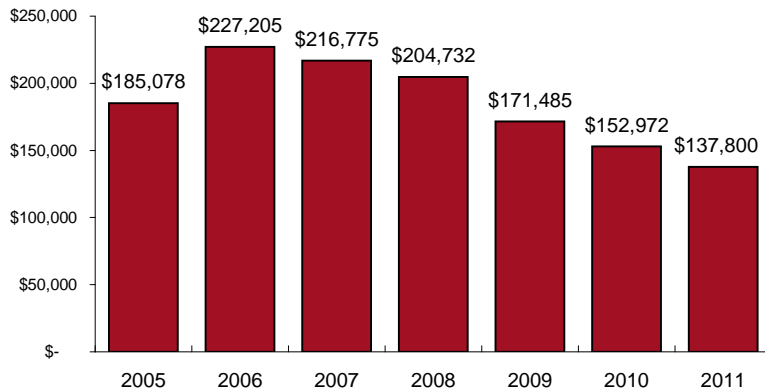
Area: 650, W Boise

Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	32	18	149	2.6	81,922	80,460	98.2%	1,329	60.55	84.6%
100 - 150K	68	38	257	3.2	123,582	122,035	98.7%	1,695	71.98	58.8%
150 - 199K	43	13	123	4.2	170,123	165,046	97.0%	2,228	74.08	36.6%
200 - 249K	18	6	39	5.5	224,682	220,937	98.3%	2,922	75.61	28.2%
250 - 299K	14	3	28	6.0	275,593	266,125	96.6%	3,039	87.56	21.4%
300 - 349K	4	0	6	8.0	332,783	327,322	98.4%	3,328	98.37	0.0%
350 - 399K	2	0	2	12.0	394,475	365,000	92.5%	4,198	86.96	0.0%
400 - 499K	0	0	1	0.0	495,000	487,500	98.5%	4,644	104.97	0.0%
500 - 599K	0	0	0	0.0	0	0		0		0.0%
600 - 799K	0	0	1	0.0	629,900	605,000	96.0%	5,104	118.53	0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	181	78	606	3.6						55.9%
<b>Average Price</b>	\$158,808	\$137,952	\$140,729	-	\$140,729	\$137,800	97.9%	1,889	\$72.94	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price

Age: <1 yr - 50+ years

Report Date: September 6, 2011

The information provided is derived from the Intermountain MLS. it is deemed reliable but not guaranteed.



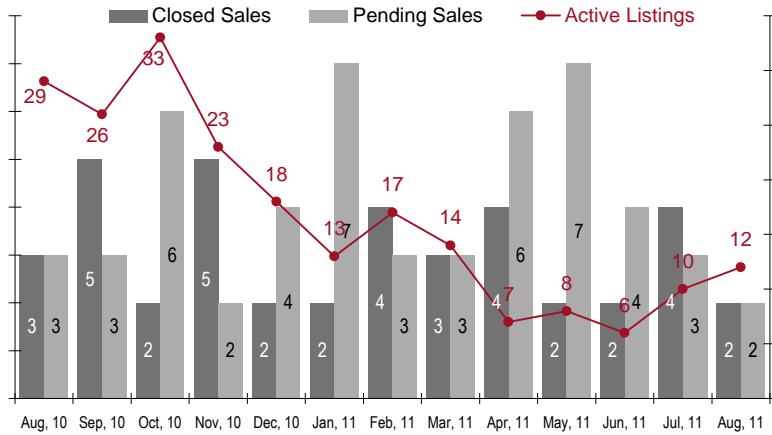


# Market Dynamics

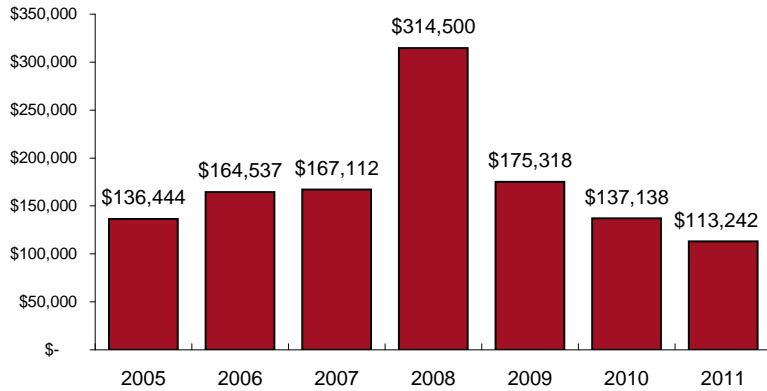
## Existing Home Market Statistics

Area: 700, Garden City Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	4	1	18	2.7	61,512	57,078	92.8%	1,178	48.45	88.9%
100 - 150K	5	0	4	15.0	119,973	116,125	96.8%	1,313	88.48	0.0%
150 - 199K	2	1	12	2.0	177,317	170,000	95.9%	2,015	84.38	16.7%
200 - 249K	0	0	1	0.0	224,900	224,900	100.0%	2,671	84.20	100.0%
250 - 299K	0	0	0	0.0	0	0		0		0.0%
300 - 349K	1	0	1	12.0	329,900	319,900	97.0%	2,418	132.30	0.0%
350 - 399K	0	0	0	0.0	0	0		0		0.0%
400 - 499K	0	0	0	0.0	0	0		0		0.0%
500 - 599K	0	0	0	0.0	0	0		0		0.0%
600 - 799K	0	0	0	0.0	0	0		0		0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	12	2	36	4.0						52.8%
<b>Average Price</b>	\$ 131,133	\$ 128,750	\$ 118,603	-	\$118,603	\$113,242	95.5%	1,548	\$ 73.16	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: September 6, 2011

The information provided is derived from the Intermountain MLS. it is deemed reliable but not guaranteed.



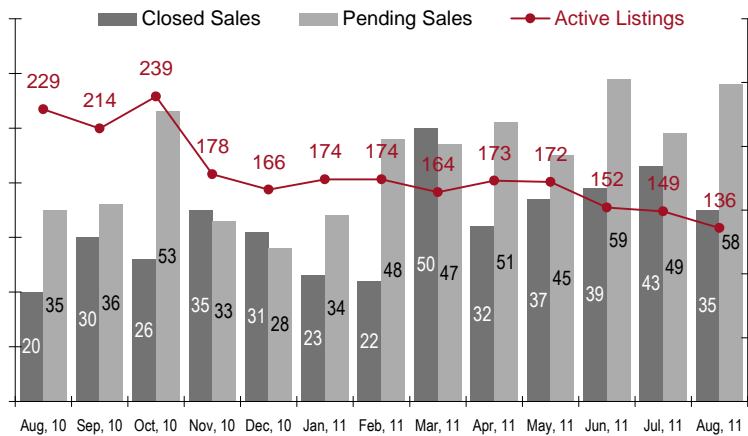


# Market Dynamics

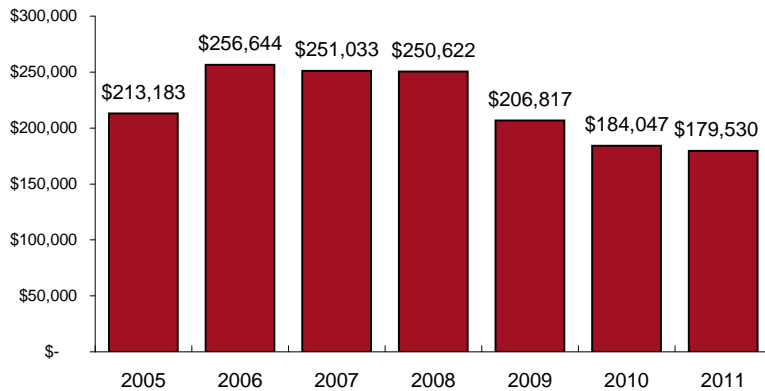
## Existing Home Market Statistics

Area: 800, NW Boise Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Price in \$1000's	Current as of Report Date	12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio
0 - 100K	14	13	89	1.9	81,207	78,853	97.1%	1,137	69.38	80.9%
100 - 150K	31	19	113	3.3	128,031	124,296	97.1%	1,493	83.23	50.4%
150 - 199K	23	7	73	3.8	173,438	168,433	97.1%	1,950	86.38	39.7%
200 - 249K	23	8	43	6.4	224,755	219,332	97.6%	2,327	94.27	48.8%
250 - 299K	16	4	34	5.6	278,311	270,647	97.2%	2,744	98.63	44.1%
300 - 349K	7	2	23	3.7	320,401	309,346	96.5%	2,875	107.59	26.1%
350 - 399K	9	1	10	10.8	380,310	365,300	96.1%	3,179	114.92	10.0%
400 - 499K	6	3	12	6.0	449,396	428,188	95.3%	3,506	122.13	33.3%
500 - 599K	2	1	2	12.0	561,950	537,500	95.6%	3,927	136.87	50.0%
600 - 799K	2	0	3	8.0	731,225	639,500	87.5%	4,638	137.88	0.0%
800 - 999K	0	0	2	0.0	912,000	862,500	94.6%	6,520	132.29	0.0%
>1M	3	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>136</b>	<b>58</b>	<b>404</b>	<b>4.0</b>						<b>51.0%</b>
<b>Average Price</b>	<b>\$250,196</b>	<b>\$ 182,291</b>	<b>\$ 185,688</b>	-	<b>\$185,688</b>	<b>\$179,530</b>	<b>96.7%</b>	<b>1,934</b>	<b>\$ 92.81</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: September 6, 2011

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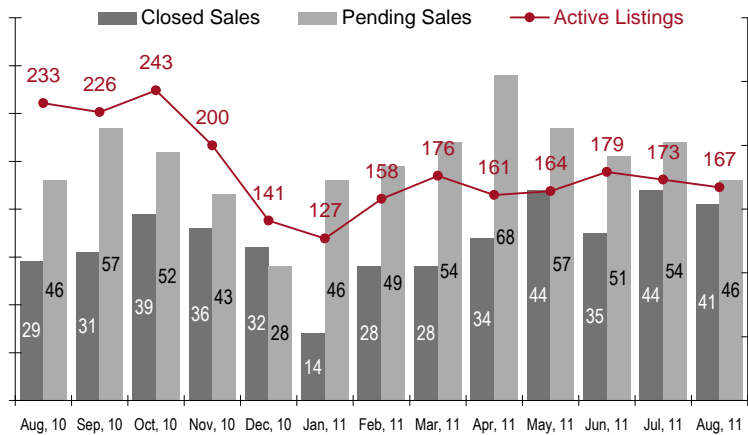
# Market Dynamics

## Existing Home Market Statistics

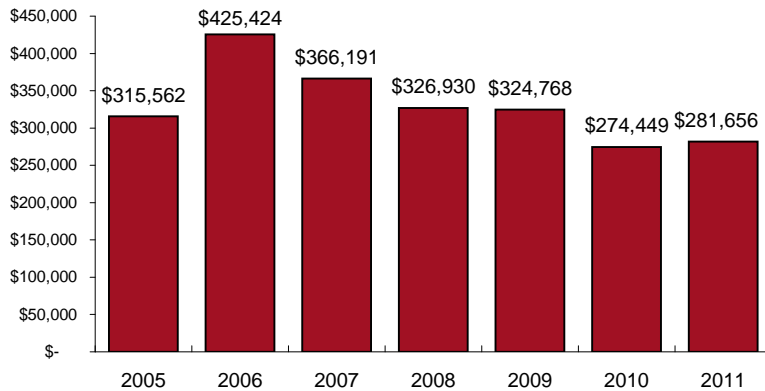
Area: 900, Eagle

Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	4	3	33	1.5	69,303	64,623	93.2%	1,165	55.45	90.9%
100 - 150K	23	5	62	4.5	130,189	127,321	97.8%	1,618	78.68	72.6%
150 - 199K	21	7	63	4.0	174,775	171,676	98.2%	2,018	85.09	58.7%
200 - 249K	26	5	49	6.4	232,320	229,104	98.6%	2,612	87.72	61.2%
250 - 299K	19	4	36	6.3	274,380	266,350	97.1%	2,863	93.03	47.2%
300 - 349K	15	8	40	4.5	328,432	317,220	96.6%	3,243	97.81	37.5%
350 - 399K	5	5	39	1.5	382,369	367,121	96.0%	3,509	104.61	33.3%
400 - 499K	20	2	40	6.0	452,434	438,316	96.9%	4,039	108.51	45.0%
500 - 599K	14	6	28	6.0	554,388	517,636	93.4%	4,729	109.47	32.1%
600 - 799K	13	0	20	7.8	709,877	661,479	93.2%	5,553	119.11	35.0%
800 - 999K	5	1	4	15.0	925,333	804,167	86.9%	6,128	131.23	25.0%
>1M	2	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>167</b>	<b>46</b>	<b>414</b>	<b>4.8</b>						<b>53.6%</b>
<b>Average Price</b>	<b>\$361,373</b>	<b>\$ 303,318</b>	<b>\$ 293,828</b>	-	<b>\$293,828</b>	<b>\$281,656</b>	<b>95.9%</b>	<b>2,877</b>	<b>\$ 97.90</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price

Age: <1 yr - 50+ years

Report Date: September 6, 2011

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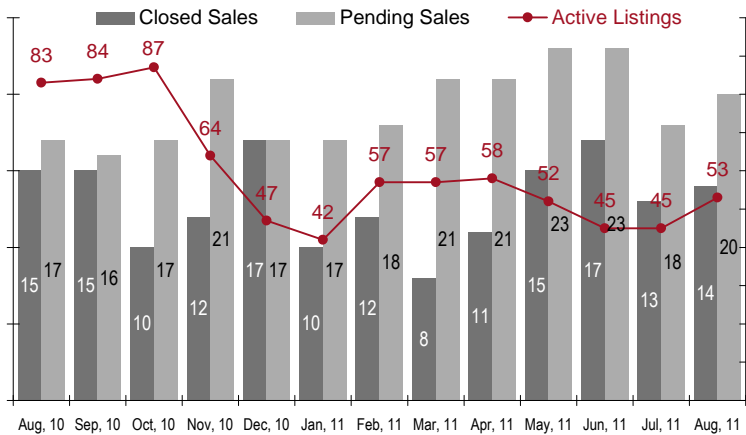
# Market Dynamics

## Existing Home Market Statistics

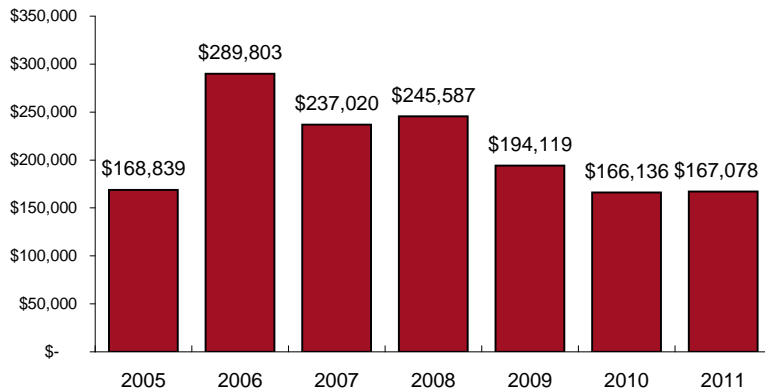
Area: 950, Star

Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	8	8	22	4.4	85,072	84,796	99.7%	1,336	63.49	81.8%
100 - 150K	10	7	62	1.9	124,997	123,953	99.2%	1,866	66.44	79.0%
150 - 199K	18	3	44	4.9	172,075	171,391	99.6%	2,521	67.98	79.5%
200 - 249K	5	0	10	6.0	226,650	217,190	95.8%	2,874	75.56	60.0%
250 - 299K	2	0	7	3.4	278,029	276,000	99.3%	3,512	78.60	71.4%
300 - 349K	1	2	7	1.7	333,557	312,429	93.7%	3,855	81.04	71.4%
350 - 399K	2	0	5	4.8	369,240	360,280	97.6%	4,475	80.50	40.0%
400 - 499K	3	0	3	12.0	424,100	398,833	94.0%	4,225	94.40	33.3%
500 - 599K	0	0	1	0.0	519,000	519,000	100.0%	5,873	88.37	0.0%
600 - 799K	4	0	0	0.0	0	0		0		0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>53</b>	<b>20</b>	<b>161</b>	<b>4.0</b>						<b>75.2%</b>
<b>Average Price</b>	<b>\$227,461</b>	<b>\$ 133,325</b>	<b>\$ 170,049</b>	-	<b>\$170,049</b>	<b>\$167,078</b>	<b>98.3%</b>	<b>2,343</b>	<b>\$ 71.31</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price

Age: <1 yr - 50+ years

Report Date: September 6, 2011

The information provided is derived from the Intermountain MLS. It is deemed reliable but not guaranteed.



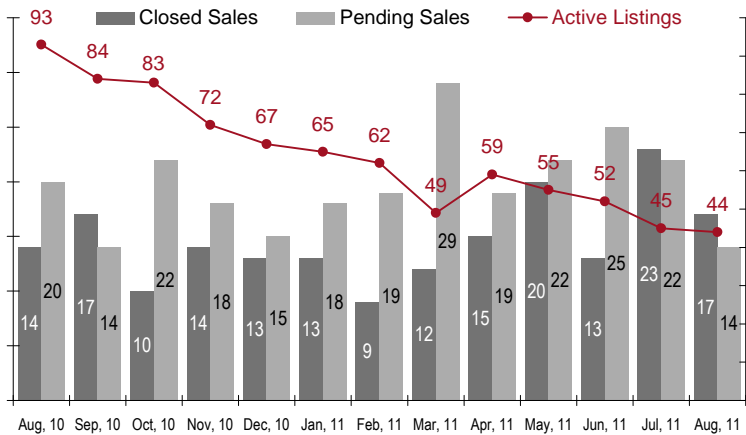


# Market Dynamics

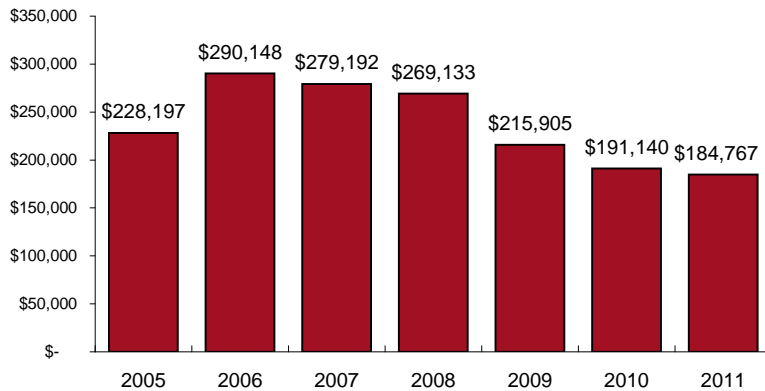
## Existing Home Market Statistics

Area: 1000, SE Meridian Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds						
	Current as of Report Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	2	0	1	24.0	62,000	62,000	100.0%	1,275	48.63	100.0%
100 - 150K	7	3	58	1.4	128,987	126,210	97.8%	1,730	72.95	81.0%
150 - 199K	14	3	57	2.9	175,089	170,157	97.2%	2,284	74.51	61.4%
200 - 249K	13	1	35	4.5	226,754	218,859	96.5%	2,650	82.60	42.9%
250 - 299K	4	3	17	2.8	271,340	268,735	99.0%	3,393	79.21	70.6%
300 - 349K	2	3	5	4.8	333,864	325,600	97.5%	3,315	98.23	0.0%
350 - 399K	2	0	1	24.0	398,000	370,000	93.0%	3,600	102.78	0.0%
400 - 499K	0	1	2	0.0	429,500	413,000	96.2%	4,000	103.25	50.0%
500 - 599K	0	0	1	0.0	595,000	570,000	95.8%	5,308	107.39	0.0%
600 - 799K	0	0	0	0.0	0	0		0		0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>44</b>	<b>14</b>	<b>177</b>	<b>3.0</b>						<b>62.7%</b>
<b>Average Price</b>	<b>\$202,053</b>	<b>\$ 239,406</b>	<b>\$ 189,795</b>	-	<b>\$189,795</b>	<b>\$184,767</b>	<b>97.4%</b>	<b>2,348</b>	<b>\$ 78.68</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: September 6, 2011

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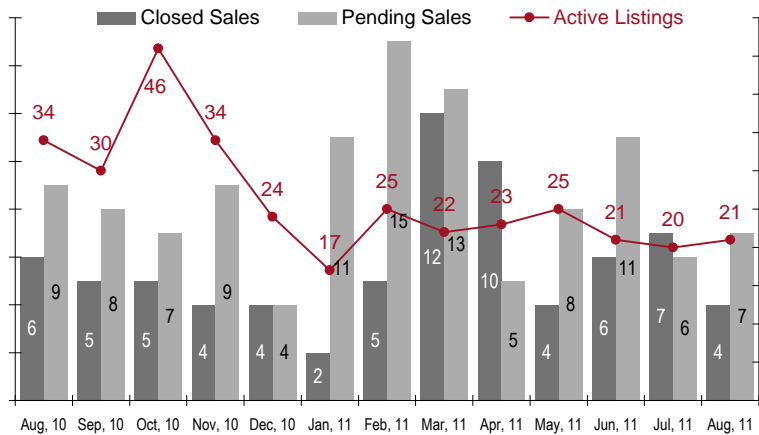


# Market Dynamics

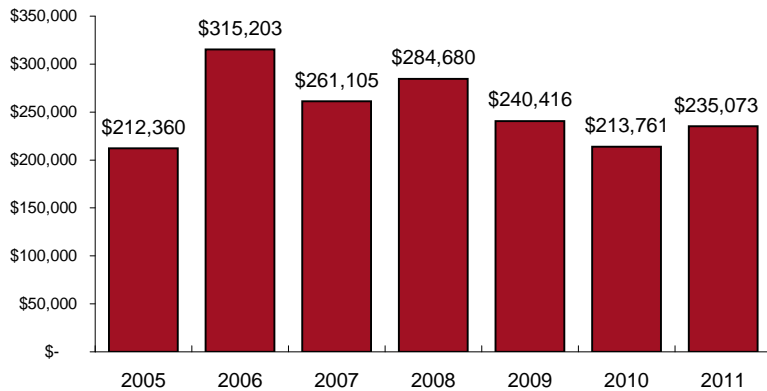
## Existing Home Market Statistics

Area: 1010, SW Meridian Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
0 - 100K	4	0	12	4.0	79,108	77,117	97.5%	1,281	60.19	100.0%
100 - 150K	3	2	7	5.1	118,800	112,790	94.9%	1,814	62.19	85.7%
150 - 199K	2	2	9	2.7	178,192	173,322	97.3%	2,008	86.31	66.7%
200 - 249K	0	1	9	0.0	239,544	235,350	98.2%	2,729	86.23	55.6%
250 - 299K	4	0	15	3.2	276,473	274,460	99.3%	3,161	86.83	46.7%
300 - 349K	1	2	8	1.5	328,013	322,538	98.3%	3,568	90.39	50.0%
350 - 399K	6	0	4	18.0	381,975	371,750	97.3%	4,093	90.82	25.0%
400 - 499K	1	0	3	4.0	452,225	446,225	98.7%	5,360	83.26	0.0%
500 - 599K	0	0	3	0.0	549,688	525,750	95.6%	5,369	97.93	0.0%
600 - 799K	0	0	0	0.0	0	0		0		0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>21</b>	<b>7</b>	<b>70</b>	<b>3.6</b>						<b>58.6%</b>
<b>Average Price</b>	<b>\$249,592</b>	<b>\$ 212,000</b>	<b>\$ 240,034</b>	-	<b>\$240,034</b>	<b>\$235,073</b>	<b>97.9%</b>	<b>2,784</b>	<b>\$ 84.43</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price

Age: <1 yr - 50+ years

Report Date: September 6, 2011

The information provided is derived from the Intermountain MLS. It is deemed reliable but not guaranteed.



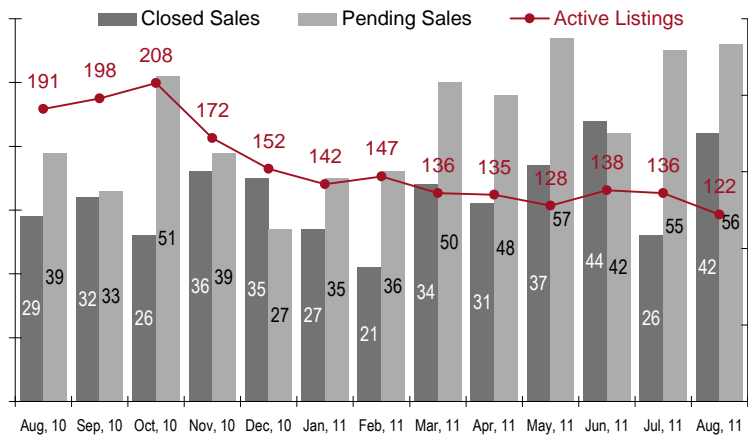


# Market Dynamics

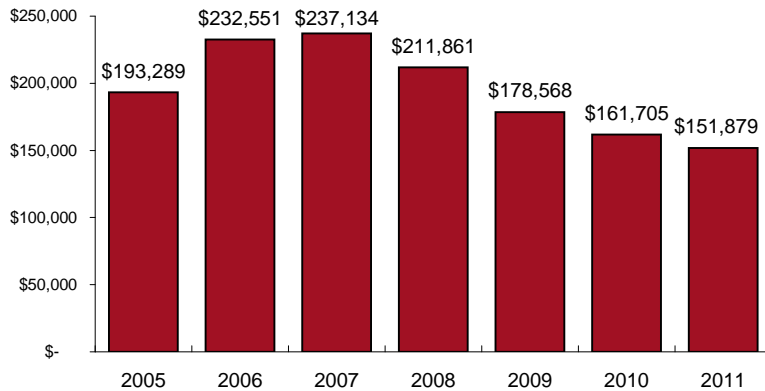
## Existing Home Market Statistics

Area: 1020, NE Meridian Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



Price in \$1000's	Active	Pending	Sold	Average based on 12 Month Solds						
	Current as of Report Date		12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	17	10	61	3.3	78,103	74,128	94.9%	1,261	58.77	86.9%
100 - 150K	28	24	173	1.9	125,098	123,925	99.1%	1,656	74.83	67.6%
150 - 199K	37	11	74	6.0	174,428	171,102	98.1%	2,336	73.25	63.5%
200 - 249K	17	9	45	4.5	226,248	222,834	98.5%	2,701	82.51	55.6%
250 - 299K	13	2	33	4.7	268,418	259,287	96.6%	3,049	85.03	45.5%
300 - 349K	6	0	3	24.0	314,693	307,667	97.8%	3,312	92.89	33.3%
350 - 399K	4	0	1	48.0	359,900	359,000	99.7%	4,212	85.23	0.0%
400 - 499K	0	0	3	0.0	427,967	400,000	93.5%	3,686	108.51	33.3%
500 - 599K	0	0	0	0.0	0	0		0		0.0%
600 - 799K	0	0	0	0.0	0	0		0		0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>122</b>	<b>56</b>	<b>393</b>	<b>3.7</b>						<b>65.9%</b>
<b>Average Price</b>	<b>\$180,981</b>	<b>\$152,229</b>	<b>\$155,066</b>	-	<b>\$155,066</b>	<b>\$151,879</b>	<b>97.9%</b>	<b>1,994</b>	<b>\$76.16</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price Age: <1 yr - 50+ years

Report Date: September 6, 2011

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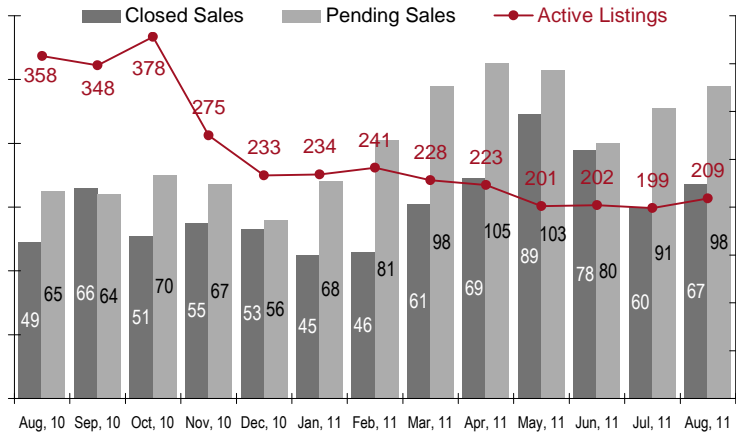


# Market Dynamics

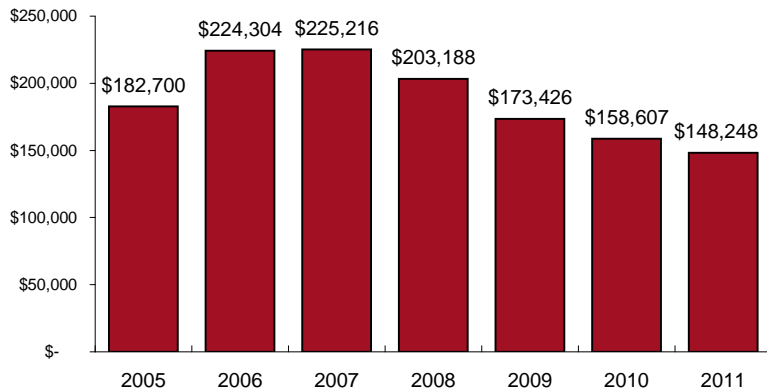
## Existing Home Market Statistics

Area: 1030, NW Meridian Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



	Active	Pending	Sold	Average based on 12 Month Solds						
				Price in \$1000's	Current as of Report Date	12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio
0 - 100K	23	22	127	2.2	81,664	81,274	99.5%	1,377	59.00	85.8%
100 - 150K	92	38	301	3.7	125,360	123,951	98.9%	1,692	73.24	67.8%
150 - 199K	43	18	182	2.8	172,115	169,256	98.3%	2,285	74.06	65.9%
200 - 249K	21	9	99	2.5	225,291	220,839	98.0%	2,752	80.24	53.5%
250 - 299K	13	9	25	6.2	269,908	262,727	97.3%	3,268	80.39	40.0%
300 - 349K	13	1	6	26.0	332,148	325,483	98.0%	3,529	92.22	16.7%
350 - 399K	3	1	1	36.0	389,000	375,000	96.4%	4,022	93.24	0.0%
400 - 499K	1	0	0	0.0	0	0		0		0.0%
500 - 599K	0	0	0	0.0	0	0		0		0.0%
600 - 799K	0	0	0	0.0	0	0		0		0.0%
800 - 999K	0	0	1	0.0	850,000	805,000	94.7%	6,867	117.23	100.0%
>1M	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>209</b>	<b>98</b>	<b>742</b>	<b>3.4</b>						<b>67.1%</b>
<b>Average Price</b>	<b>\$167,190</b>	<b>\$151,037</b>	<b>\$150,557</b>	-	<b>\$150,557</b>	<b>\$148,248</b>	<b>98.5%</b>	<b>2,003</b>	<b>\$74.00</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price      Age: <1 yr - 50+ years

Report Date: September 6, 2011

The information provided is derived from the Intermountain MLS. it is deemed reliable but not guaranteed.





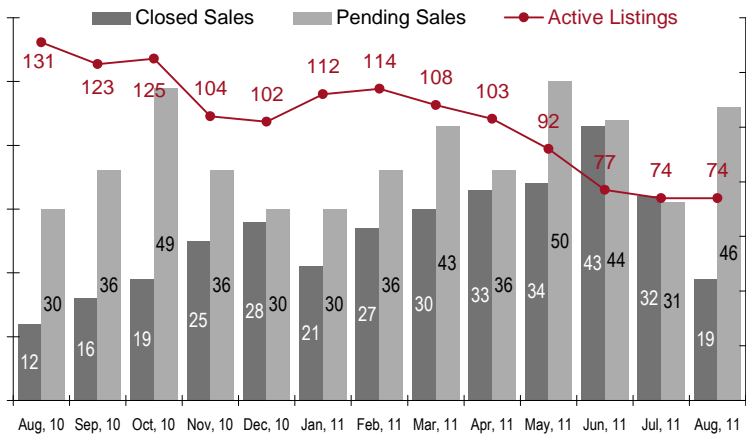
# Market Dynamics

## Existing Home Market Statistics

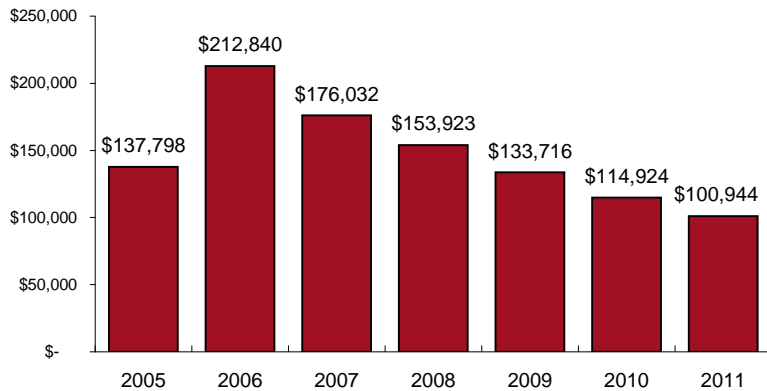
Area: 1100, Kuna

Report Month: August, 2011

### Market Trends



### Average Sold Price: Historical



### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

Minimum: 1bed, 1bath, \$2000 asking price

Age: <1 yr - 50+ years

Report Date: September 6, 2011

The information provided is derived from the Intermountain MLS. it is deemed reliable but not guaranteed.

	Active	Pending	Sold	Average based on 12 Month Solds						
				Inventory	Ask Price	Sold Price	Sold to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
Price in \$1000's	Current as of Report Date		12 Mths							
<b>0 - 100K</b>	45	27	199	2.7	76,534	75,386	98.5%	1,321	57.07	83.9%
<b>100 -150K</b>	18	15	104	2.1	120,570	119,845	99.4%	2,004	59.81	76.0%
<b>150 - 199K</b>	4	2	14	3.4	162,000	159,407	98.4%	2,600	61.31	71.4%
<b>200 - 249K</b>	1	1	3	4.0	211,600	203,333	96.1%	2,937	69.24	66.7%
<b>250 - 299K</b>	4	1	4	12.0	271,425	285,750	105.3%	3,971	71.96	75.0%
<b>300 - 349K</b>	0	0	3	0.0	328,300	321,758	98.0%	4,028	79.88	66.7%
<b>350 - 399K</b>	1	0	1	12.0	359,900	355,000	98.6%	4,035	87.98	100.0%
<b>400 - 499K</b>	1	0	1	12.0	479,900	440,000	91.7%	4,022	109.40	0.0%
<b>500 - 599K</b>	0	0	0	0.0	0	0		0		0.0%
<b>600 - 799K</b>	0	0	0	0.0	0	0		0		0.0%
<b>800 - 999K</b>	0	0	0	0.0	0	0		0		0.0%
<b>&gt;1M</b>	0	0	0	0.0	0	0		0		0.0%
<b>Total</b>	74	46	329	2.7						80.2%
<b>Average Price</b>	\$113,823	\$ 104,113	\$ 102,076	-	\$102,076	\$100,944	98.9%	1,679	\$ 60.11	

