



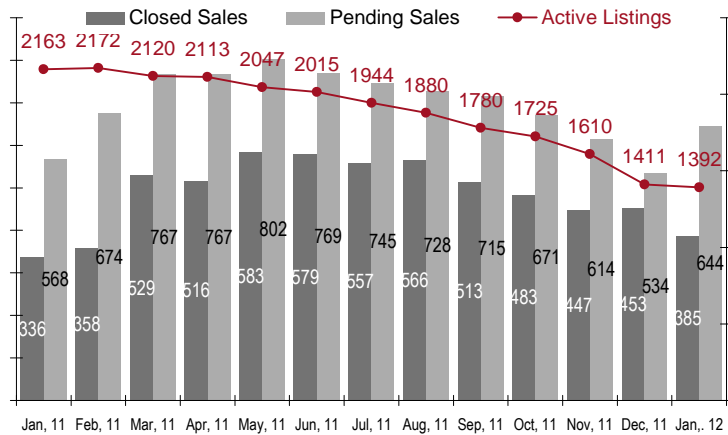
# Market Dynamics

## Existing Home Market Statistics

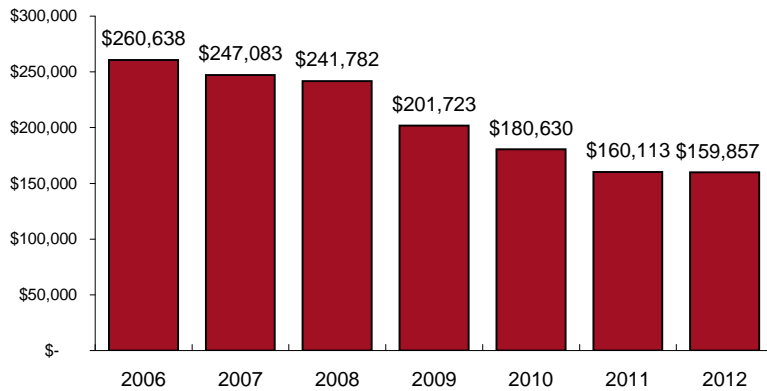
Area: Ada County

Report Month: January, 2012

### 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	252	168	1568	1.9	76,989	76,326	99.1%	1,281	59.56	75.0%
100 -150K	415	209	1995	2.5	124,552	122,847	98.6%	1,668	73.63	57.1%
150 - 199K	263	115	1056	3.0	173,125	169,728	98.0%	2,144	79.18	45.4%
200 - 249K	132	68	531	3.0	226,447	220,867	97.5%	2,490	88.69	36.2%
250 - 299K	95	31	334	3.4	275,921	268,059	97.2%	2,799	95.78	29.3%
300 - 349K	58	19	166	4.2	326,964	316,016	96.7%	3,047	103.72	22.9%
350 - 399K	39	14	112	4.2	377,559	364,606	96.6%	3,405	107.08	22.3%
400 - 499K	49	11	92	6.4	453,786	432,136	95.2%	3,793	113.93	25.0%
500 - 599K	40	6	64	7.5	554,156	532,962	96.2%	4,335	122.95	26.6%
600 - 799K	26	1	31	10.1	709,655	660,677	93.1%	4,271	154.67	19.4%
800 - 999K	9	2	17	6.4	912,485	841,239	92.2%	5,577	150.85	0.0%
>1M	14	0	2	84.0	1,372,450	1,225,000	89.3%	4,976	246.18	0.0%
<b>Total</b>	<b>1392</b>	<b>644</b>	<b>5968</b>	<b>2.8</b>						<b>53.5%</b>
<b>Average Price</b>	<b>\$216,268</b>	<b>\$ 162,542</b>	<b>\$ 163,685</b>	-	<b>\$163,685</b>	<b>\$159,857</b>	<b>97.7%</b>	<b>1,946</b>	<b>\$ 82.17</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Age: <1 yr - 50+ years

Report Date: February 6, 2012

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





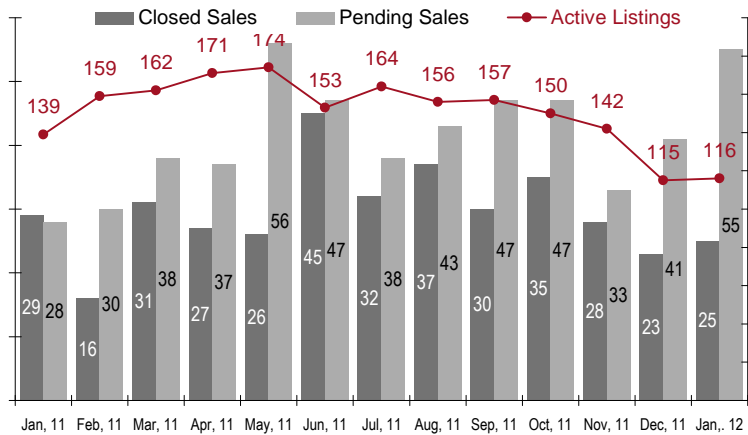
# Market Dynamics

## Existing Home Market Statistics

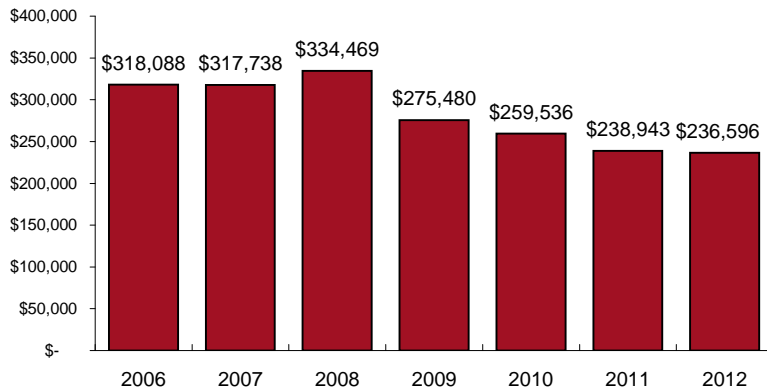
Area: 100, N Boise

Report Month: January, 2012

### 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	10	5	36	3.3	76,222	75,604	99.2%	1,063	71.13	61.1%
100 - 150K	16	13	79	2.4	127,802	123,908	97.0%	1,322	93.70	45.6%
150 - 199K	16	10	58	3.3	174,883	169,979	97.2%	1,664	102.16	34.5%
200 - 249K	13	10	53	2.9	231,510	227,366	98.2%	1,896	119.92	18.9%
250 - 299K	9	5	43	2.5	273,803	265,099	96.8%	2,145	123.59	16.3%
300 - 349K	9	3	25	4.3	326,897	319,178	97.6%	2,372	134.57	8.0%
350 - 399K	7	3	17	4.9	378,641	366,326	96.7%	2,720	134.66	5.9%
400 - 499K	9	4	19	5.7	455,473	434,697	95.4%	3,022	143.86	5.3%
500 - 599K	11	2	12	11.0	552,707	539,646	97.6%	3,380	159.65	16.7%
600 - 799K	6	0	8	9.0	716,112	668,892	93.4%	3,686	181.48	12.5%
800 - 999K	3	0	5	7.2	865,792	804,629	92.9%	4,511	178.36	0.0%
>1M	7	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>116</b>	<b>55</b>	<b>355</b>	<b>3.9</b>						<b>28.7%</b>
<b>Average Price</b>	<b>\$381,806</b>	<b>\$ 224,075</b>	<b>\$ 244,460</b>	-	<b>\$244,460</b>	<b>\$236,596</b>	<b>96.8%</b>	<b>1,934</b>	<b>\$ 122.31</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Age: <1 yr - 50+ years

Report Date: February 6, 2012

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



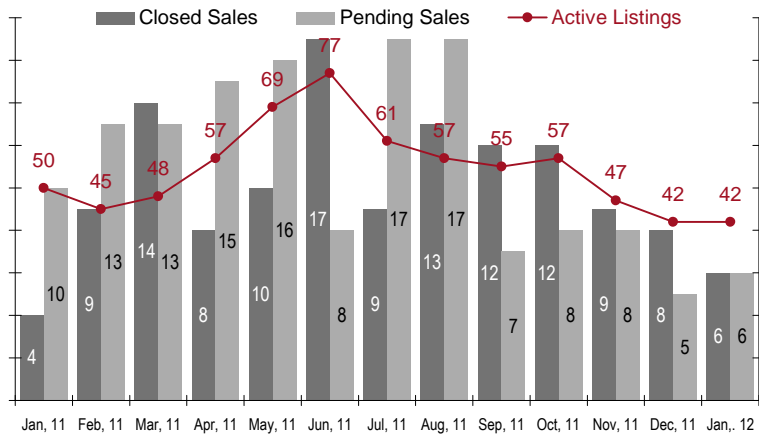


# Market Dynamics

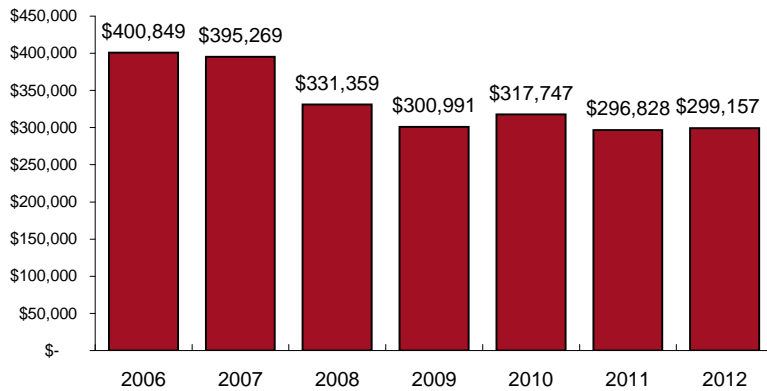
## Existing Home Market Statistics

Area: 200, NE Boise Report Month: January, 2012

### 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	3	0	14	2.6	134,255	135,083	100.6%	1,391	97.08	64.3%
150 - 199K	5	0	14	4.3	176,836	172,129	97.3%	1,609	106.95	28.6%
200 - 249K	10	0	28	4.3	225,100	217,618	96.7%	1,943	111.98	10.7%
250 - 299K	6	0	28	2.6	279,771	269,014	96.2%	2,363	113.86	14.3%
300 - 349K	2	1	14	1.7	325,500	312,730	96.1%	2,839	110.15	7.1%
350 - 399K	4	3	9	5.3	389,411	376,428	96.7%	3,457	108.88	0.0%
400 - 499K	4	1	4	12.0	464,950	437,500	94.1%	3,736	117.12	25.0%
500 - 599K	2	0	5	4.8	550,458	528,250	96.0%	3,670	143.92	0.0%
600 - 799K	0	1	4	0.0	671,975	633,750	94.3%	3,700	171.27	0.0%
800 - 999K	4	0	5	9.6	890,856	840,222	94.3%	5,713	147.07	0.0%
>1M	2	0	1	24.0	1,249,900	1,050,000	84.0%	4,952	212.04	0.0%
<b>Total</b>	<b>42</b>	<b>6</b>	<b>127</b>	<b>4.0</b>						<b>17.3%</b>
<b>Average Price</b>	<b>\$411,555</b>	<b>\$ 431,367</b>	<b>\$ 312,367</b>	-	<b>\$312,367</b>	<b>\$299,157</b>	<b>95.8%</b>	<b>2,482</b>	<b>\$ 120.55</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Report Date: February 6, 2012

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



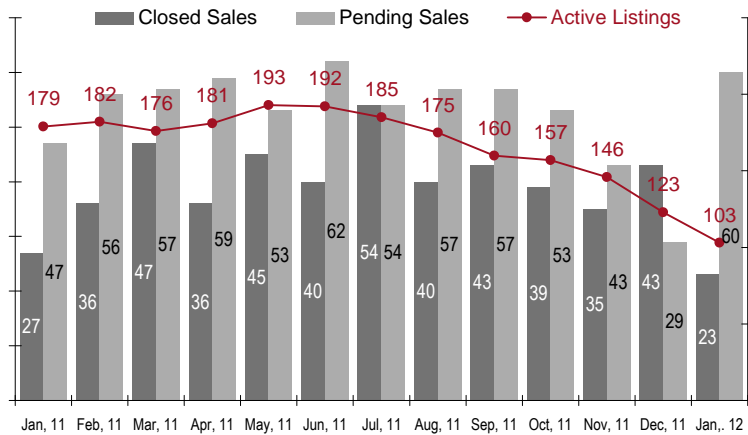


# Market Dynamics

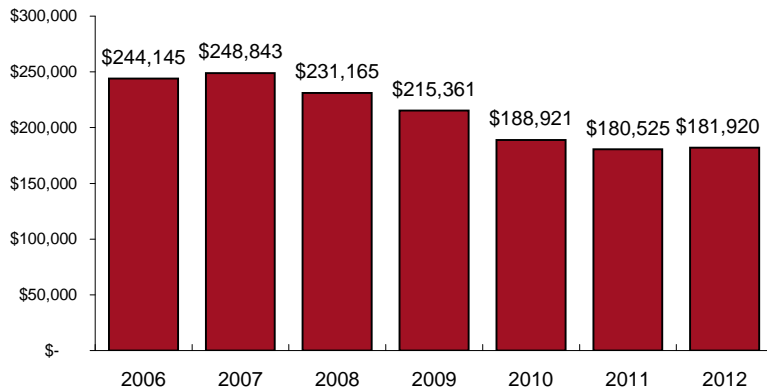
## Existing Home Market Statistics

Area: 300, SE Boise Report Month: January, 2012

### 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	11	10	81	1.6	82,909	80,700	97.3%	1,110	72.71	71.6%
100 -150K	28	22	146	2.3	125,937	123,570	98.1%	1,412	87.51	52.7%
150 - 199K	23	15	103	2.7	174,567	170,479	97.7%	1,683	101.29	32.0%
200 - 249K	11	6	59	2.2	226,204	217,672	96.2%	2,068	105.25	16.9%
250 - 299K	9	3	38	2.8	281,002	271,076	96.5%	2,482	109.20	15.8%
300 - 349K	9	3	18	6.0	327,500	313,506	95.7%	2,618	119.75	16.7%
350 - 399K	3	1	17	2.1	372,221	360,353	96.8%	2,959	121.80	5.9%
400 - 499K	5	0	11	5.5	454,089	437,240	96.3%	3,279	133.36	18.2%
500 - 599K	2	0	5	4.8	552,412	544,750	98.6%	3,359	162.20	0.0%
600 - 799K	1	0	0	0.0	0	0		0		0.0%
800 - 999K	1	0	2	6.0	840,000	812,500	96.7%	3,719	218.47	0.0%
>1M	0	0	1	0.0	1,495,000	1,400,000	93.6%	5,000	280.00	0.0%
<b>Total</b>	<b>103</b>	<b>60</b>	<b>481</b>	<b>2.6</b>						<b>39.5%</b>
<b>Average Price</b>	<b>\$215,762</b>	<b>\$ 164,683</b>	<b>\$ 187,367</b>	<b>-</b>	<b>\$187,367</b>	<b>\$181,920</b>	<b>97.1%</b>	<b>1,765</b>	<b>\$ 103.05</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Report Date: February 6, 2012

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





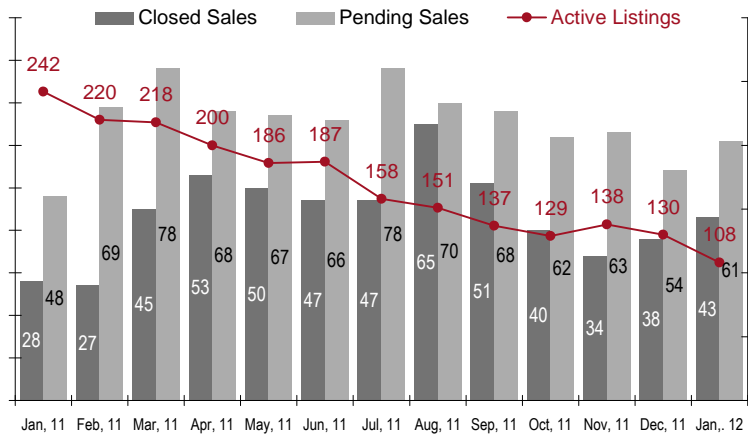
# Market Dynamics

## Existing Home Market Statistics

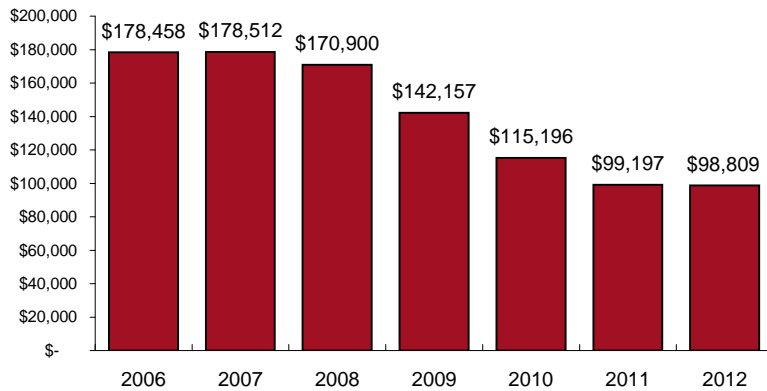
Area: 400, Bench

Report Month: January, 2012

### 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	45	36	332	1.6	69,989	69,220	98.9%	1,225	56.49	71.4%
100 - 150K	33	17	137	2.9	120,830	116,825	96.7%	1,693	68.99	36.5%
150 - 199K	15	3	46	3.9	169,341	164,725	97.3%	2,224	74.08	15.2%
200 - 249K	4	3	9	5.3	229,200	222,106	96.9%	2,609	85.13	11.1%
250 - 299K	3	1	7	5.1	267,670	235,321	87.9%	2,968	79.29	0.0%
300 - 349K	2	1	4	6.0	320,875	296,350	92.4%	2,662	111.33	0.0%
350 - 399K	1	0	2	6.0	374,500	331,500	88.5%	3,809	87.03	0.0%
400 - 499K	0	0	2	0.0	434,950	379,500	87.3%	5,028	75.48	50.0%
500 - 599K	1	0	1	12.0	599,900	540,000	90.0%	3,657	147.66	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>108</b>	<b>61</b>	<b>540</b>	<b>2.4</b>						<b>54.8%</b>
<b>Average Price</b>	<b>\$150,732</b>	<b>\$105,217</b>	<b>\$101,886</b>	-	<b>\$101,886</b>	<b>\$98,809</b>	<b>97.0%</b>	<b>1,514</b>	<b>\$65.28</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Age: <1 yr - 50+ years

Report Date: February 6, 2012

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





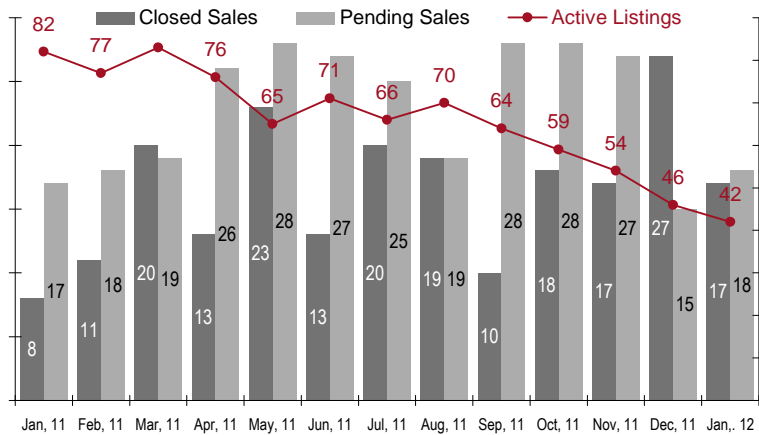
# Market Dynamics

## Existing Home Market Statistics

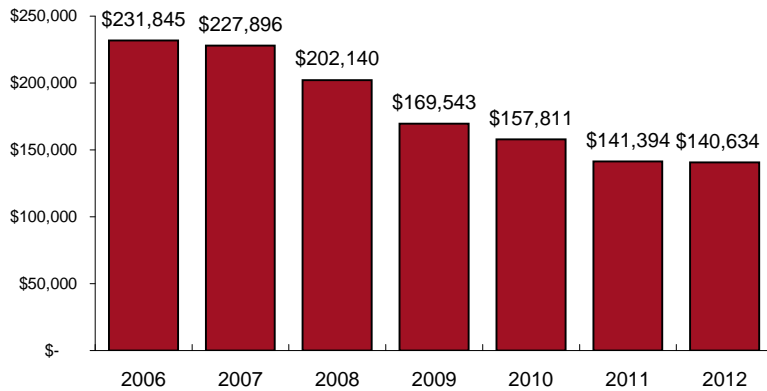
Area: 500, S Boise

Report Month: January, 2012

### 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							
<b>0 - 100K</b>	10	4	45	2.7	80,813	78,616	97.3%	1,427	55.09	82.2%
<b>100 -150K</b>	17	6	88	2.3	124,493	123,330	99.1%	1,749	70.51	59.1%
<b>150 - 199K</b>	7	5	50	1.7	175,350	171,764	98.0%	2,192	78.36	46.0%
<b>200 - 249K</b>	3	3	13	2.8	223,723	216,792	96.9%	2,652	81.74	30.8%
<b>250 - 299K</b>	2	0	8	3.0	272,938	268,288	98.3%	3,154	85.07	25.0%
<b>300 - 349K</b>	1	0	3	4.0	333,933	319,433	95.7%	4,260	74.98	0.0%
<b>350 - 399K</b>	1	0	1	12.0	359,000	350,000	97.5%	3,479	100.60	0.0%
<b>400 - 499K</b>	0	0	0	0.0	0	0		0		0.0%
<b>500 - 599K</b>	1	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>	42	18	208	2.4						56.7%
<b>Average Price</b>	\$161,059	\$145,063	\$143,328	-	\$143,328	\$140,634	98.1%	1,941	\$72.46	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Age: <1 yr - 50+ years

Report Date: February 6, 2012

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



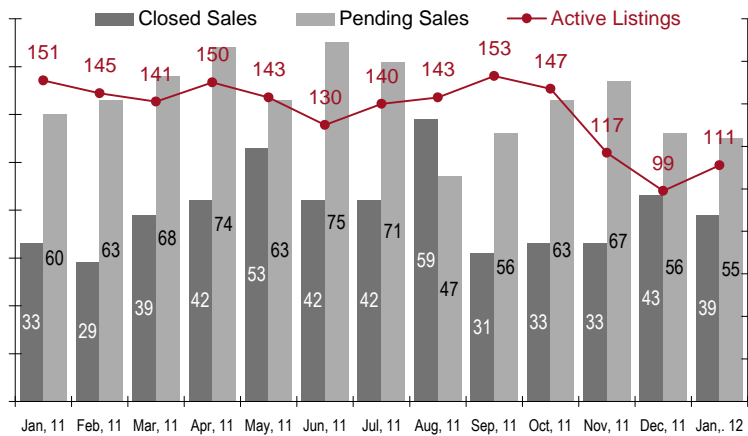


# Market Dynamics

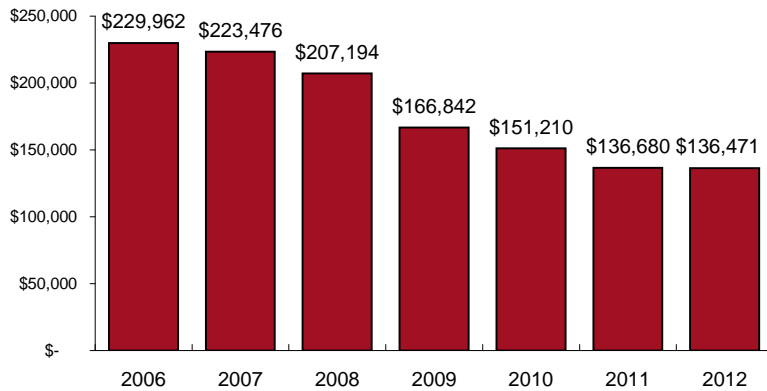
## Existing Home Market Statistics

Area: 550, SW Boise Report Month: January, 2012

### 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

	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	22	13	122	2.2	79,495	79,194	99.6%	1,377	57.51	78.7%
100 - 150K	36	21	196	2.2	125,009	124,247	99.4%	1,869	66.49	76.5%
150 - 199K	34	14	113	3.6	170,248	167,551	98.4%	2,177	76.98	46.9%
200 - 249K	9	6	30	3.6	221,800	217,760	98.2%	2,779	78.35	40.0%
250 - 299K	5	1	16	3.8	277,134	267,181	96.4%	2,892	92.39	18.8%
300 - 349K	2	0	5	4.8	319,960	314,360	98.2%	3,977	79.05	20.0%
350 - 399K	1	0	2	6.0	375,000	362,500	96.7%	3,161	114.70	0.0%
400 - 499K	2	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>	111	55	484	2.8						65.1%
<b>Average Price</b>	\$158,950	\$136,379	\$138,174	-	\$138,174	\$136,471	98.8%	1,934	\$70.56	

Report Date: February 6, 2012

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





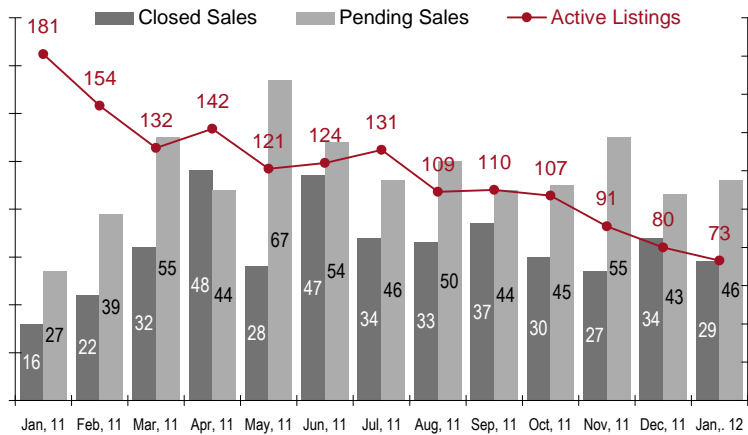
# Market Dynamics

## Existing Home Market Statistics

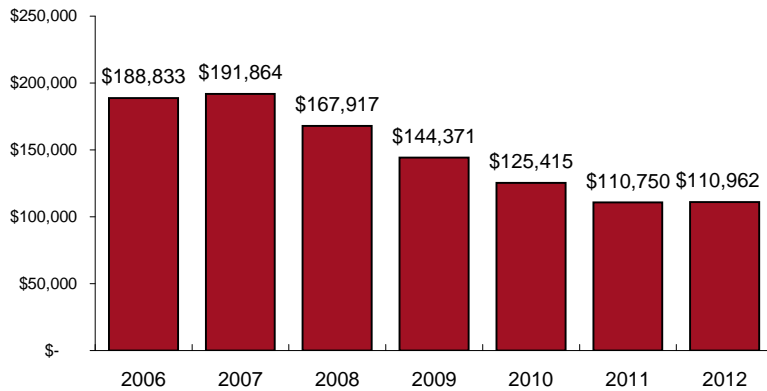
Area: 600, W Boise

Report Month: January, 2012

### 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: February 6, 2012

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							
0 - 100K	25	27	189	1.6	76,955	76,433	99.3%	1,329	57.50	68.8%
100 -150K	33	14	147	2.7	122,956	120,116	97.7%	1,721	69.80	35.4%
150 - 199K	9	5	43	2.5	170,232	164,769	96.8%	2,399	68.69	25.6%
200 - 249K	5	0	11	5.5	225,755	216,005	95.7%	2,890	74.74	27.3%
250 - 299K	1	0	8	1.5	278,063	270,125	97.1%	3,175	85.09	0.0%
300 - 349K	0	0	1	0.0	324,900	260,000	80.0%	2,800	92.86	100.0%
350 - 399K	0	0	0	0.0	0	0		0		0.0%
400 - 499K	0	0	1	0.0	430,000	400,000	93.0%	5,228	76.51	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>73</b>	<b>46</b>	<b>400</b>	<b>2.2</b>						<b>49.3%</b>
<b>Average Price</b>	<b>\$125,169</b>	<b>\$96,271</b>	<b>\$113,504</b>	-	<b>\$113,504</b>	<b>\$110,962</b>	<b>97.8%</b>	<b>1,681</b>	<b>\$65.99</b>	







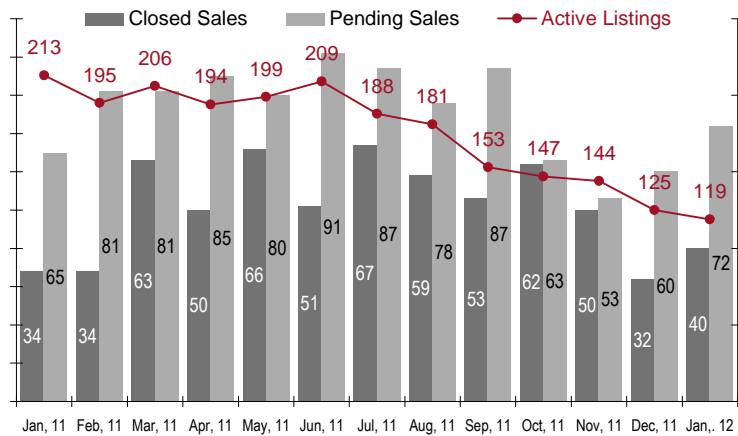
# Market Dynamics

## Existing Home Market Statistics

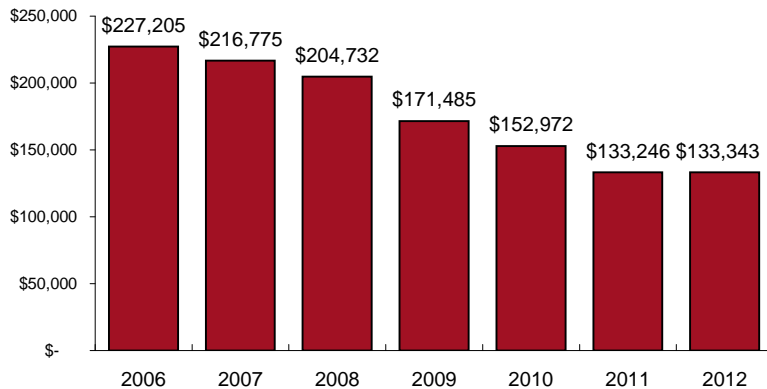
Area: 650, W Boise

Report Month: January, 2012

### 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: February 6, 2012

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						
				Price in \$1000's	Current as of Report Date	12 Mths	Inventory	Ask Price	Sold Price	Sold to Ask Ratio
0 - 100K	21	16	161	1.6	79,407	79,348	99.9%	1,350	58.76	80.7%
100 - 150K	50	42	271	2.2	123,070	121,831	99.0%	1,677	72.64	54.2%
150 - 199K	23	8	120	2.3	172,050	168,283	97.8%	2,260	74.48	44.2%
200 - 249K	12	5	32	4.5	226,743	222,628	98.2%	2,895	76.91	18.8%
250 - 299K	7	1	25	3.4	272,610	264,989	97.2%	3,172	83.53	20.0%
300 - 349K	3	0	4	9.0	333,699	329,258	98.7%	3,550	92.76	0.0%
350 - 399K	1	0	1	12.0	389,000	350,000	90.0%	3,932	89.01	0.0%
400 - 499K	0	0	0	0.0	0	0		0		0.0%
500 - 599K	2	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>	<b>119</b>	<b>72</b>	<b>615</b>	<b>2.3</b>						<b>55.4%</b>
<b>Average Price</b>	<b>\$159,356</b>	<b>\$128,640</b>	<b>\$135,297</b>	-	<b>\$135,297</b>	<b>\$133,343</b>	<b>98.6%</b>	<b>1,851</b>	<b>\$72.05</b>	



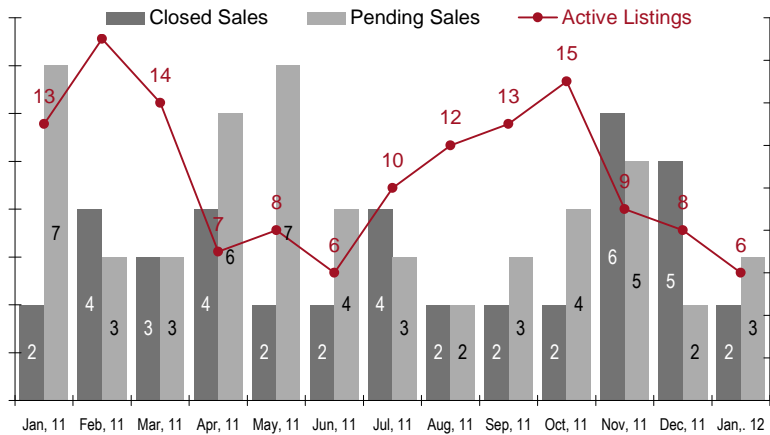


# Market Dynamics

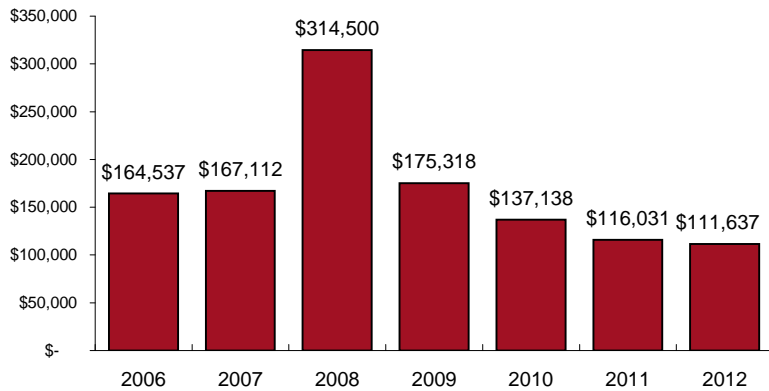
## Existing Home Market Statistics

Area: 700, Garden City Report Month: January, 2012

### 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

	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
0 - 100K	3	0	21	1.7	62,801	63,036	100.4%	1,194	52.78	71.4%
100 - 150K	3	1	6	6.0	121,115	116,917	96.5%	1,360	85.97	16.7%
150 - 199K	0	0	8	0.0	174,144	166,643	95.7%	2,164	76.99	12.5%
200 - 249K	0	1	1	0.0	224,900	224,900	100.0%	2,671	84.20	100.0%
250 - 299K	0	1	0	0.0	0	0		0		0.0%
300 - 349K	0	0	2	0.0	334,450	329,450	98.5%	2,596	126.93	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>	<b>6</b>	<b>3</b>	<b>38</b>	<b>1.9</b>						<b>47.4%</b>
<b>Average Price</b>	<b>\$101,083</b>	<b>\$ 202,433</b>	<b>\$ 114,012</b>	<b>-</b>	<b>\$114,012</b>	<b>\$111,637</b>	<b>97.9%</b>	<b>1,537</b>	<b>\$ 72.62</b>	

Report Date: February 6, 2012

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



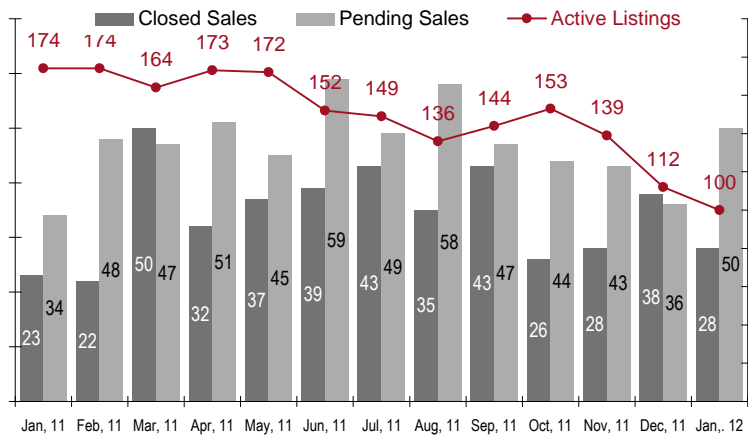


# Market Dynamics

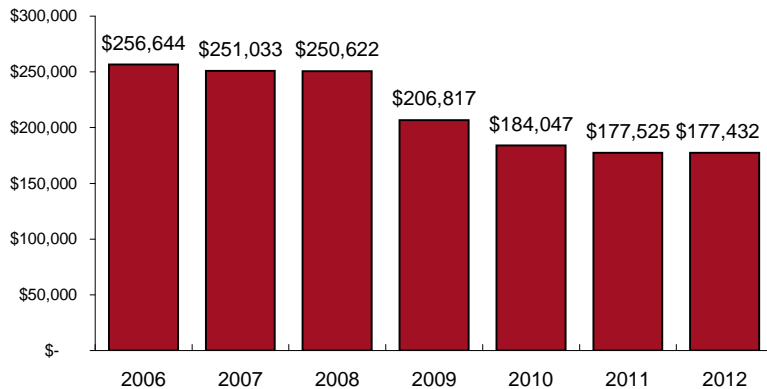
## Existing Home Market Statistics

Area: 800, NW Boise Report Month: January, 2012

### 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	10	11	91	1.3	80,485	78,950	98.1%	1,126	70.13	79.1%
100 - 150K	22	16	136	1.9	127,136	124,500	97.9%	1,486	83.77	53.7%
150 - 199K	23	8	72	3.8	171,328	168,630	98.4%	1,951	86.42	40.3%
200 - 249K	9	4	36	3.0	223,419	218,000	97.6%	2,319	93.99	44.4%
250 - 299K	12	4	35	4.1	277,705	272,158	98.0%	2,797	97.29	48.6%
300 - 349K	6	2	18	4.0	323,536	315,344	97.5%	3,008	104.82	22.2%
350 - 399K	3	4	10	3.6	378,490	369,600	97.7%	3,262	113.31	30.0%
400 - 499K	7	0	15	5.6	454,287	433,735	95.5%	3,703	117.12	20.0%
500 - 599K	2	1	4	6.0	559,300	545,900	97.6%	4,508	121.10	75.0%
600 - 799K	3	0	2	18.0	687,450	630,000	91.6%	5,393	116.83	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>100</b>	<b>50</b>	<b>421</b>	<b>2.9</b>						<b>52.3%</b>
<b>Average Price</b>	<b>\$262,771</b>	<b>\$ 181,675</b>	<b>\$ 181,939</b>	-	<b>\$181,939</b>	<b>\$177,432</b>	<b>97.5%</b>	<b>1,926</b>	<b>\$ 92.14</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Report Date: February 6, 2012

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





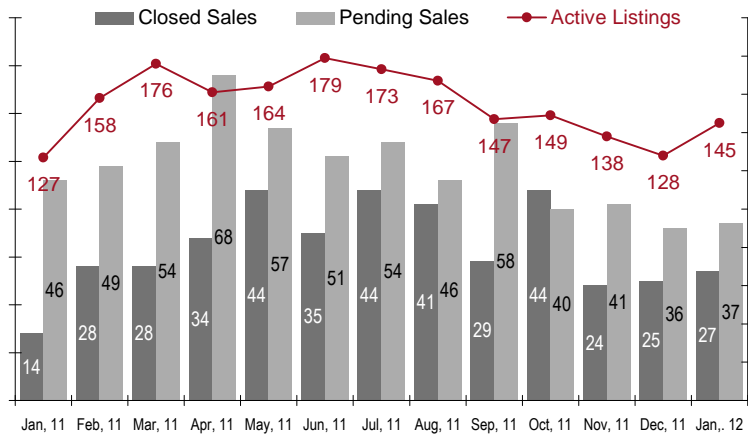
# Market Dynamics

## Existing Home Market Statistics

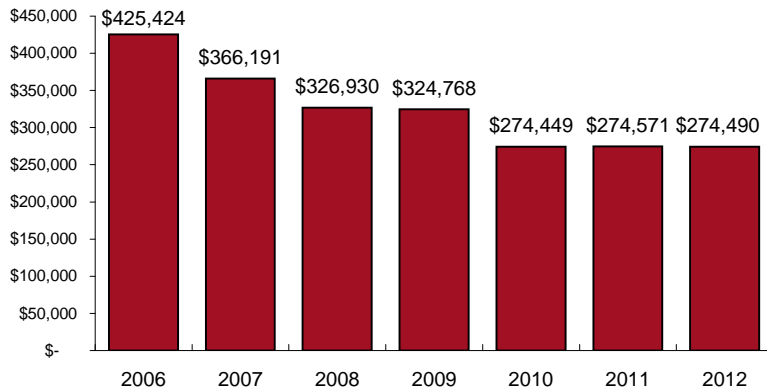
Area: 900, Eagle

Report Month: January, 2012

### 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	3	2	24	1.5	70,738	68,889	97.4%	1,125	61.24	75.0%
100 - 150K	13	2	66	2.4	130,046	128,364	98.7%	1,614	79.52	62.1%
150 - 199K	34	7	66	6.2	176,321	172,178	97.7%	2,094	82.22	56.1%
200 - 249K	17	2	63	3.2	229,260	223,851	97.6%	2,550	87.77	55.6%
250 - 299K	11	6	36	3.7	277,727	270,339	97.3%	2,911	92.86	52.8%
300 - 349K	5	5	36	1.7	329,121	318,831	96.9%	3,204	99.51	36.1%
350 - 399K	12	3	32	4.5	379,237	365,941	96.5%	3,663	99.90	43.8%
400 - 499K	20	5	28	8.6	450,033	432,999	96.2%	4,147	104.40	46.4%
500 - 599K	18	3	33	6.5	552,791	525,056	95.0%	4,872	107.77	36.4%
600 - 799K	9	0	16	6.8	676,333	643,933	95.2%	4,885	131.81	31.3%
800 - 999K	1	2	3	4.0	941,300	850,000	90.3%	6,334	134.19	0.0%
>1M	2	0	0	0.0	0	0		0		0.0%
<b>Total</b>	<b>145</b>	<b>37</b>	<b>403</b>	<b>4.3</b>						<b>51.4%</b>
<b>Average Price</b>	<b>\$354,013</b>	<b>\$ 323,975</b>	<b>\$ 285,015</b>	-	<b>\$285,015</b>	<b>\$274,490</b>	<b>96.3%</b>	<b>2,841</b>	<b>\$ 96.61</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Age: <1 yr - 50+ years

Report Date: February 6, 2012

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





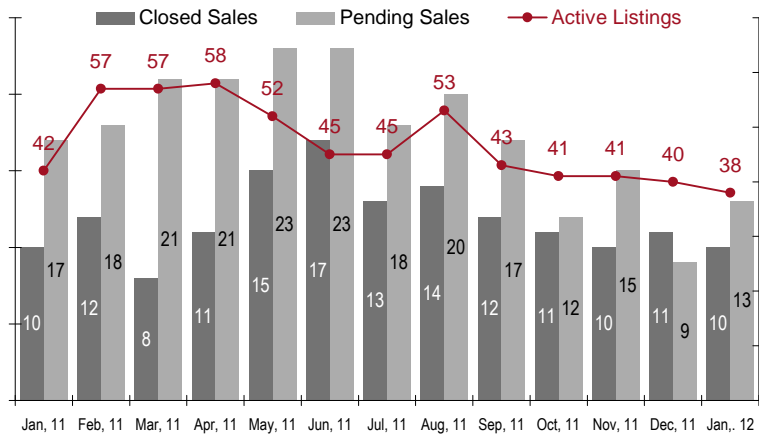
# Market Dynamics

## Existing Home Market Statistics

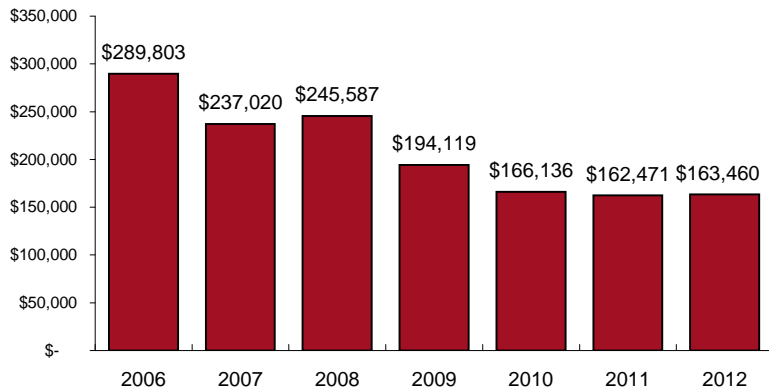
Area: 950, Star

Report Month: January, 2012

### 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	24	2.0	80,512	81,775	101.6%	1,338	61.14	79.2%
100 - 150K	10	3	52	2.3	124,864	124,979	100.1%	1,920	65.08	71.2%
150 - 199K	16	5	41	4.7	173,773	170,110	97.9%	2,496	68.16	70.7%
200 - 249K	1	2	9	1.3	228,511	222,144	97.2%	3,036	73.17	22.2%
250 - 299K	0	0	5	0.0	283,480	286,200	101.0%	3,537	80.93	80.0%
300 - 349K	3	0	6	6.0	324,717	312,750	96.3%	3,916	79.87	66.7%
350 - 399K	0	0	4	0.0	372,425	360,975	96.9%	3,936	91.71	25.0%
400 - 499K	1	0	2	6.0	442,450	416,250	94.1%	4,871	85.46	0.0%
500 - 599K	0	0	1	0.0	519,000	519,000	100.0%	5,873	88.37	0.0%
600 - 799K	3	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>38</b>	<b>13</b>	<b>144</b>	<b>3.2</b>						<b>66.7%</b>
<b>Average Price</b>	<b>\$220,964</b>	<b>\$ 148,385</b>	<b>\$ 165,735</b>	-	<b>\$165,735</b>	<b>\$163,460</b>	<b>98.6%</b>	<b>2,321</b>	<b>\$ 70.44</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Age: <1 yr - 50+ years

Report Date: February 6, 2012

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



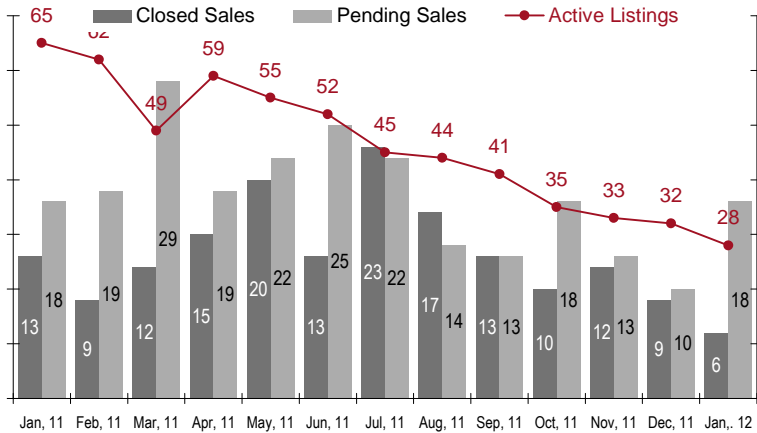


# Market Dynamics

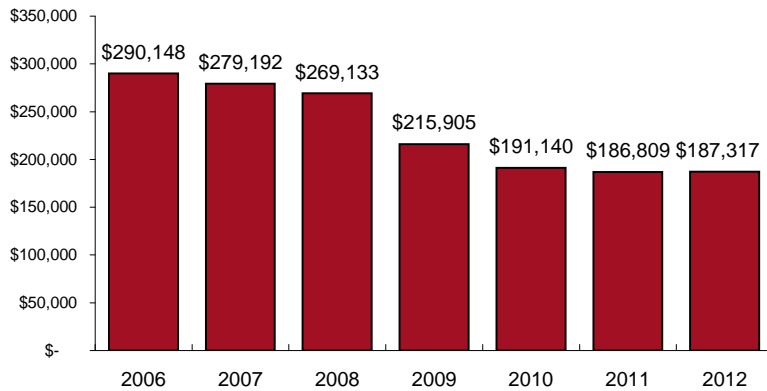
## Existing Home Market Statistics

Area: 1000, SE Meridian Report Month: January, 2012

### 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	1	0	2	6.0	86,450	80,175	92.7%	1,669	48.05	100.0%
100 - 150K	8	1	51	1.9	129,070	127,276	98.6%	1,752	72.65	72.5%
150 - 199K	7	9	51	1.6	176,874	173,822	98.3%	2,256	77.07	54.9%
200 - 249K	4	5	32	1.5	226,118	218,476	96.6%	2,666	81.96	34.4%
250 - 299K	6	2	10	7.2	277,850	273,800	98.5%	3,051	89.74	50.0%
300 - 349K	0	1	6	0.0	330,835	312,750	94.5%	3,180	98.35	16.7%
350 - 399K	1	0	4	3.0	385,713	374,000	97.0%	4,204	88.96	50.0%
400 - 499K	1	0	1	12.0	429,000	408,000	95.1%	4,750	85.89	0.0%
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>28</b>	<b>18</b>	<b>158</b>	<b>2.1</b>						<b>54.4%</b>
<b>Average Price</b>	<b>\$202,708</b>	<b>\$ 202,756</b>	<b>\$ 192,039</b>	-	<b>\$192,039</b>	<b>\$187,317</b>	<b>97.5%</b>	<b>2,338</b>	<b>\$ 80.10</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Report Date: February 6, 2012

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



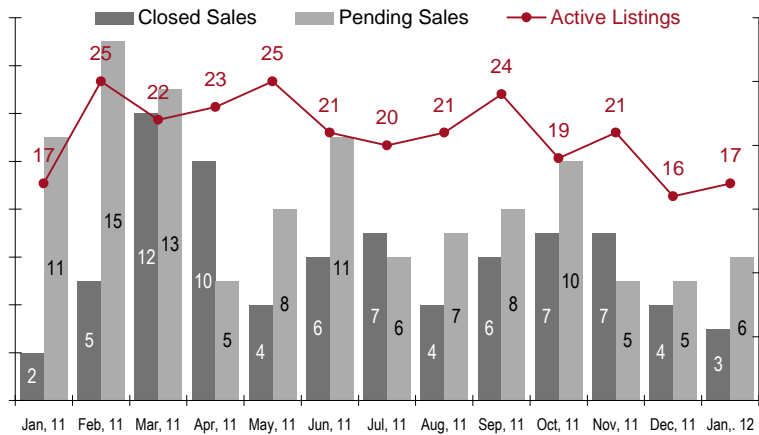


# Market Dynamics

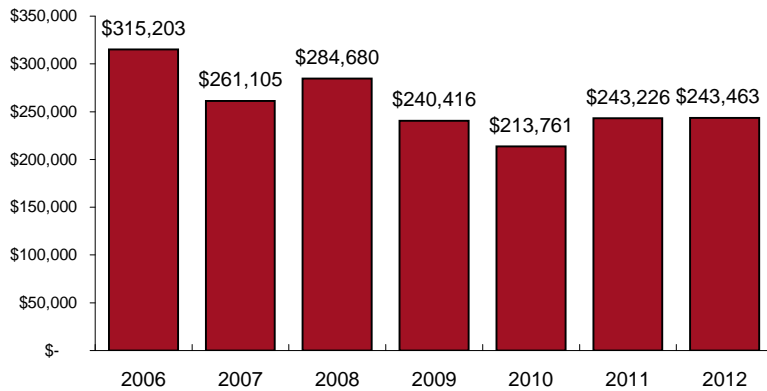
## Existing Home Market Statistics

Area: 1010, SW Meridian Report Month: January, 2012

### 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	3	0	12	3.0	79,792	78,283	98.1%	1,244	62.93	91.7%
100 - 150K	2	2	6	4.0	114,467	110,567	96.6%	1,734	63.78	100.0%
150 - 199K	4	1	9	5.3	178,500	174,800	97.9%	2,046	85.43	55.6%
200 - 249K	1	1	9	1.3	237,878	234,783	98.7%	2,688	87.34	55.6%
250 - 299K	1	1	15	0.8	276,813	270,567	97.7%	3,043	88.91	40.0%
300 - 349K	3	0	10	3.6	329,850	319,580	96.9%	3,298	96.90	30.0%
350 - 399K	2	0	8	3.0	370,799	357,688	96.5%	3,818	93.70	12.5%
400 - 499K	0	1	4	0.0	458,225	449,975	98.2%	4,790	93.95	0.0%
500 - 599K	1	0	2	6.0	544,925	527,500	96.8%	4,891	107.85	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>17</b>	<b>6</b>	<b>75</b>	<b>2.7</b>						<b>49.3%</b>
<b>Average Price</b>	<b>\$241,712</b>	<b>\$225,967</b>	<b>\$249,754</b>	-	<b>\$249,754</b>	<b>\$243,463</b>	<b>97.5%</b>	<b>2,747</b>	<b>\$88.62</b>	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Age: <1 yr - 50+ years

Report Date: February 6, 2012

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



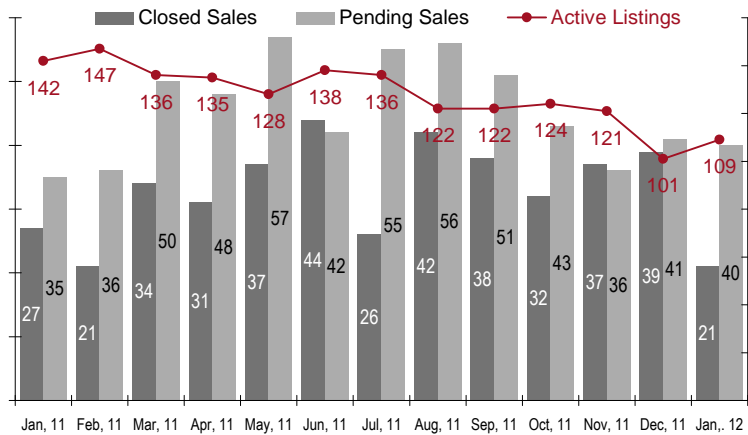


# Market Dynamics

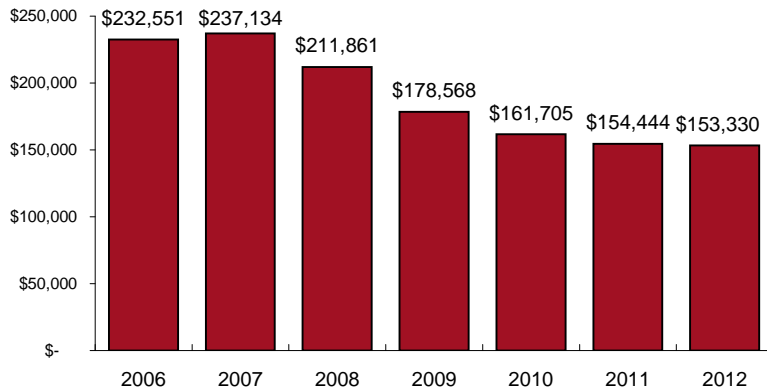
## Existing Home Market Statistics

Area: 1020, NE Meridian Report Month: January, 2012

### 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	9	7	65	1.7	84,621	82,915	98.0%	1,301	63.74	76.9%
100 - 150K	50	15	173	3.5	123,921	123,411	99.6%	1,621	76.12	59.5%
150 - 199K	20	7	89	2.7	173,888	171,140	98.4%	2,375	72.05	62.9%
200 - 249K	10	9	55	2.2	226,712	221,490	97.7%	2,688	82.41	49.1%
250 - 299K	14	2	25	6.7	270,536	266,372	98.5%	3,015	88.36	28.0%
300 - 349K	5	0	4	15.0	320,329	315,104	98.4%	3,211	98.14	0.0%
350 - 399K	1	0	1	12.0	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>	109	40	415	3.2						58.8%
<b>Average Price</b>	\$172,172	\$157,405	\$155,596	-	\$155,596	\$153,330	98.5%	1,995	\$76.87	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Report Date: February 6, 2012

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





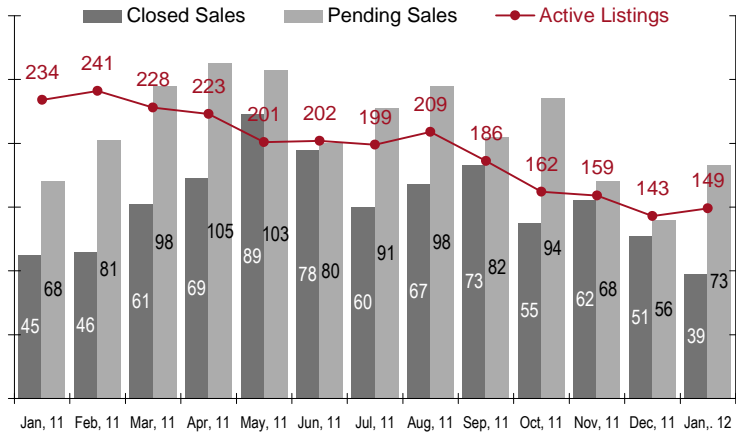


# Market Dynamics

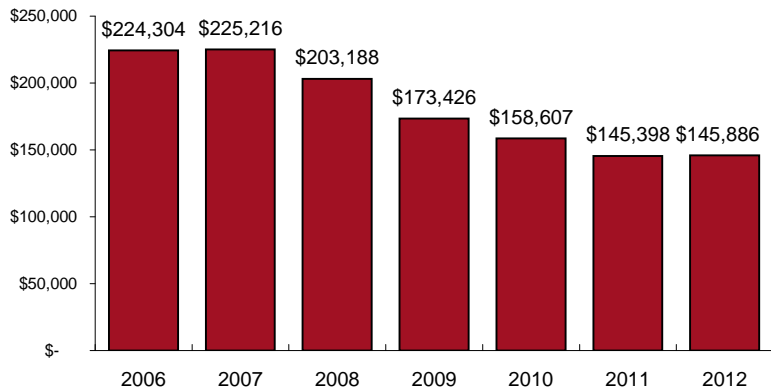
## Existing Home Market Statistics

Area: 1030, NW Meridian Report Month: January, 2012

### 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	23	14	145	1.9	82,207	82,441	100.3%	1,350	61.08	81.4%
100 - 150K	67	27	318	2.5	125,297	123,980	98.9%	1,654	74.94	61.6%
150 - 199K	23	16	160	1.7	173,213	171,487	99.0%	2,252	76.14	53.1%
200 - 249K	21	10	86	2.9	223,916	220,045	98.3%	2,720	80.90	50.0%
250 - 299K	6	4	30	2.4	270,028	262,068	97.1%	3,157	83.00	33.3%
300 - 349K	7	2	8	10.5	322,850	312,988	96.9%	3,558	87.96	50.0%
350 - 399K	2	0	3	8.0	377,000	361,667	95.9%	3,722	97.16	33.3%
400 - 499K	0	0	1	0.0	485,000	368,000	75.9%	3,632	101.32	100.0%
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>	149	73	751	2.4						61.0%
<b>Average Price</b>	\$ 159,694	\$ 156,094	\$ 147,849	-	\$147,849	\$145,886	98.7%	1,936	\$ 75.35	

### Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Report Date: February 6, 2012

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





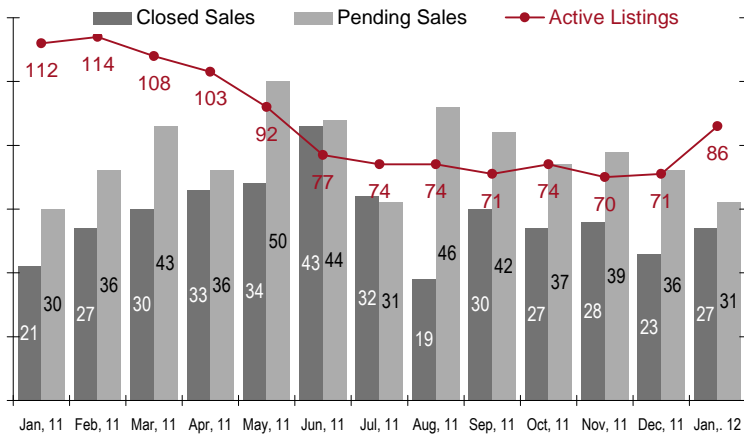
# Market Dynamics

## Existing Home Market Statistics

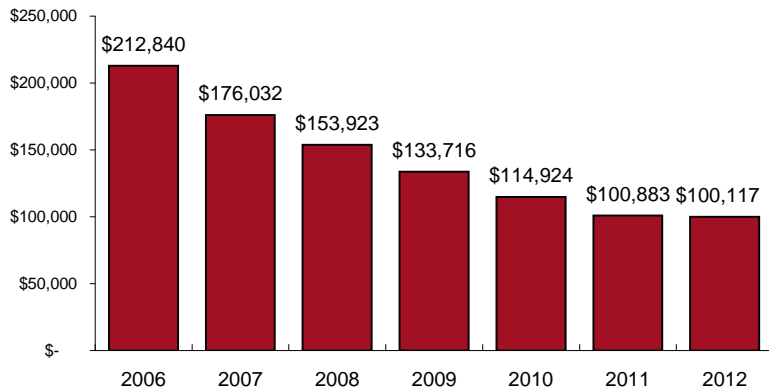
Area: 1100, Kuna

Report Month: January, 2012

### 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

	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	52	20	217	2.9	75,785	75,405	99.5%	1,322	57.03	74.2%
100 -150K	24	7	109	2.6	119,585	118,722	99.3%	1,978	60.03	67.0%
150 - 199K	4	2	13	3.7	165,554	162,015	97.9%	2,729	59.37	38.5%
200 - 249K	2	1	5	4.8	217,920	211,800	97.2%	2,866	73.91	60.0%
250 - 299K	3	0	5	7.2	282,254	287,660	101.9%	3,685	78.05	60.0%
300 - 349K	1	1	2	6.0	334,950	319,638	95.4%	3,873	82.53	50.0%
350 - 399K	0	0	1	0.0	359,900	355,000	98.6%	4,035	87.98	100.0%
400 - 499K	0	0	1	0.0	479,900	440,000	91.7%	4,022	109.40	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>86</b>	<b>31</b>	<b>353</b>	<b>2.9</b>						<b>70.0%</b>
<b>Average Price</b>	<b>\$110,471</b>	<b>\$ 108,371</b>	<b>\$ 100,971</b>	-	<b>\$100,971</b>	<b>\$100,117</b>	<b>99.2%</b>	<b>1,661</b>	<b>\$ 60.26</b>	

Report Date: February 6, 2012

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

