



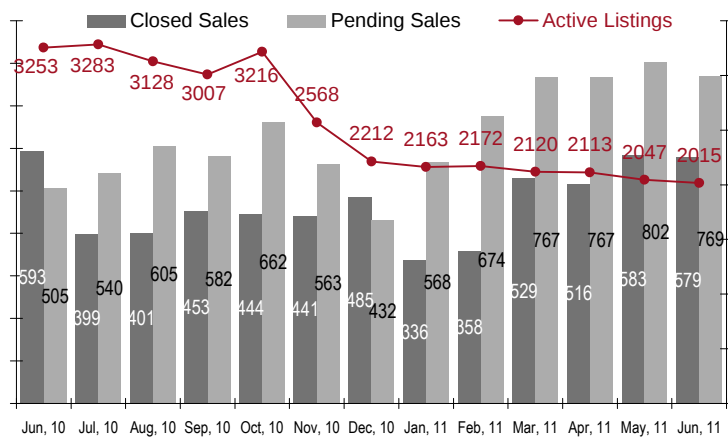
Market Dynamics

Existing Home Market Statistics

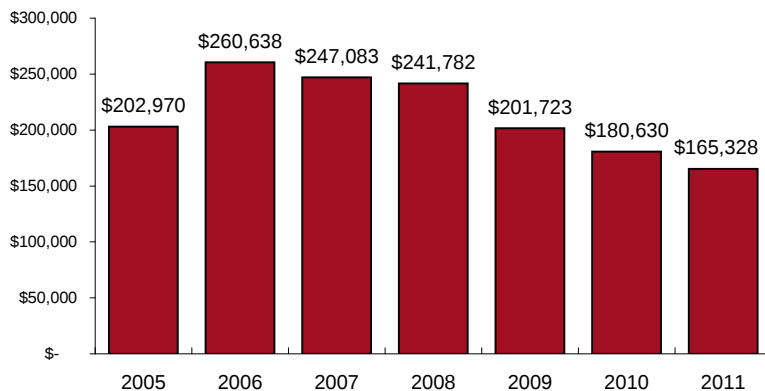
Area: Ada County

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date	12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed	
0 - 100K	379	203	1268	3.6	76,814	74,636	97.2%	1,276	58.48	84.7%
100 -150K	537	233	1899	3.4	125,151	122,578	97.9%	1,672	73.30	66.5%
150 - 199K	364	136	1036	4.2	172,875	168,589	97.5%	2,126	79.29	52.2%
200 - 249K	220	77	535	4.9	227,023	220,849	97.3%	2,503	88.25	44.1%
250 - 299K	178	42	351	6.1	276,150	267,333	96.8%	2,830	94.46	34.8%
300 - 349K	95	28	156	7.3	327,070	315,268	96.4%	3,043	103.60	26.9%
350 - 399K	73	15	124	7.1	380,606	365,455	96.0%	3,227	113.25	16.9%
400 - 499K	68	12	112	7.3	453,036	435,739	96.2%	3,720	117.13	27.7%
500 - 599K	33	10	59	6.7	554,368	525,786	94.8%	4,046	129.97	18.6%
600 - 799K	36	6	35	12.3	709,820	661,601	93.2%	4,749	139.32	20.0%
800 - 999K	16	7	16	12.0	912,972	832,400	91.2%	5,349	155.61	12.5%
>1M	16	0	0	0.0	0	0		0		0.0%
Total	2015	769	5591	4.3						59.9%
Average Price	\$214,559	\$ 173,099	\$ 170,467	-	\$170,467	\$165,328	97.0%	1,987	\$ 83.21	





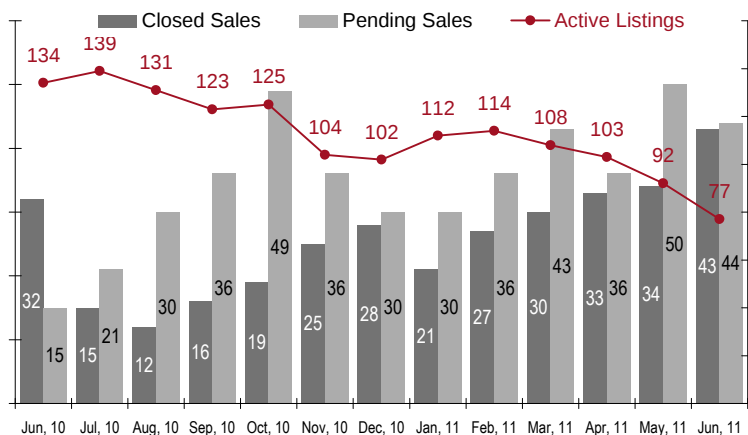
Market Dynamics

Existing Home Market Statistics

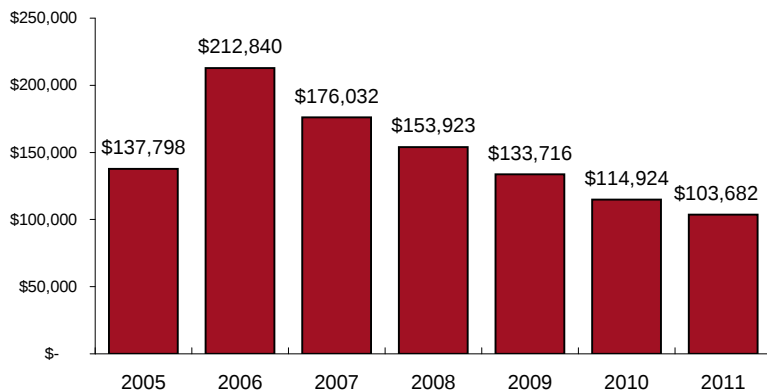
Area: 1100, Kuna

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	44	29	171	3.1	76,338	75,087	98.4%	1,303	57.63	88.3%
100 - 150K	23	13	109	2.5	121,227	120,151	99.1%	1,954	61.48	77.1%
150 - 199K	4	0	14	3.4	161,936	159,264	98.4%	2,630	60.56	71.4%
200 - 249K	1	1	5	2.4	223,740	214,020	95.7%	2,969	72.08	80.0%
250 - 299K	2	0	4	6.0	271,425	285,750	105.3%	3,971	71.96	75.0%
300 - 349K	0	1	2	0.0	325,000	328,138	101.0%	4,319	75.98	100.0%
350 - 399K	1	0	1	12.0	359,900	355,000	98.6%	4,035	87.98	100.0%
400 - 499K	1	0	1	12.0	479,900	440,000	91.7%	4,022	109.40	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%
Total	77	44	307	3.0						83.1%
Average Price	\$117,994	\$ 96,778	\$ 104,980	-	\$104,980	\$103,682	98.8%	1,694	\$ 61.20	



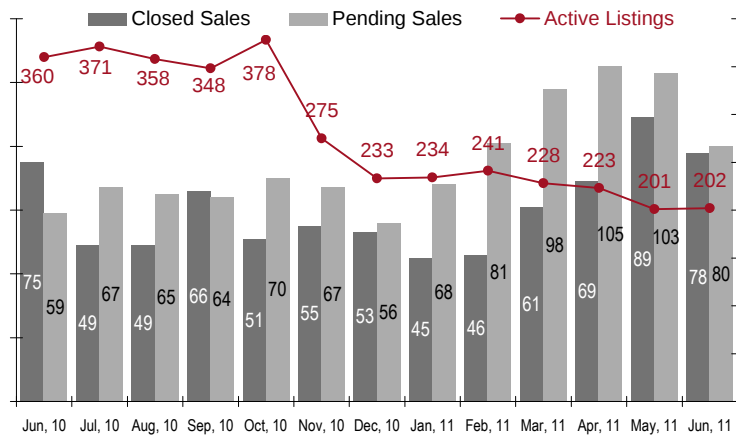


Market Dynamics

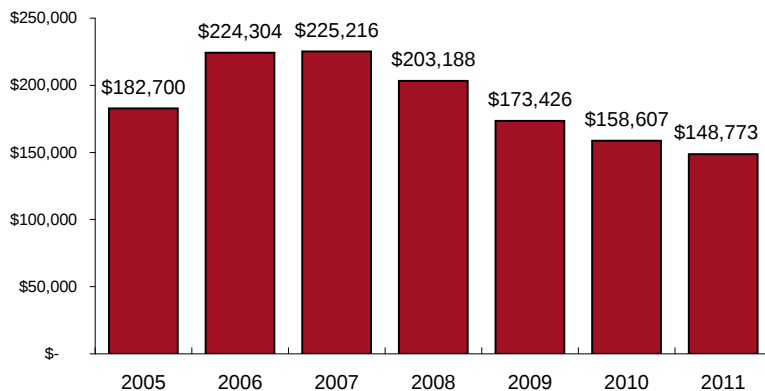
Existing Home Market Statistics

Area: 1030, NW Meridian Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	27	18	111	2.9	80,807	80,011	99.0%	1,379	58.04	90.1%
100 -150K	89	25	304	3.5	125,793	124,145	98.7%	1,684	73.71	70.7%
150 - 199K	38	15	181	2.5	172,708	169,207	98.0%	2,278	74.29	68.0%
200 - 249K	24	14	97	3.0	225,910	220,982	97.8%	2,781	79.46	57.7%
250 - 299K	14	6	23	7.3	272,443	264,342	97.0%	3,259	81.12	47.8%
300 - 349K	5	2	5	12.0	331,477	324,000	97.7%	3,629	89.29	40.0%
350 - 399K	4	0	1	48.0	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%
Total	202	80	723	3.4						70.3%
Average Price	\$164,306	\$ 158,599	\$ 151,517	-	\$151,517	\$148,773	98.2%	2,007	\$ 74.13	



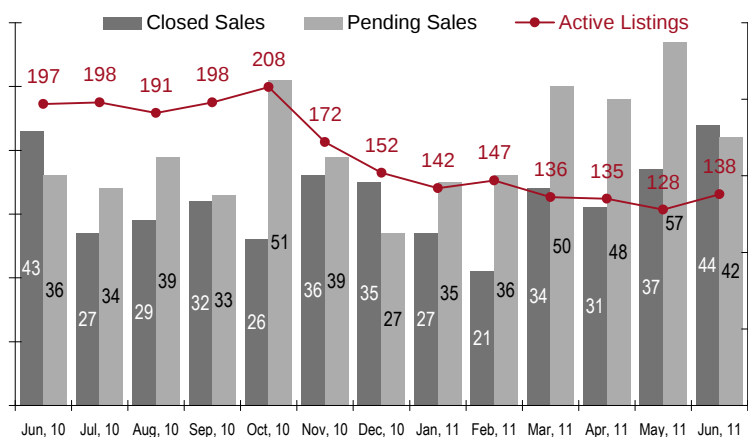


Market Dynamics

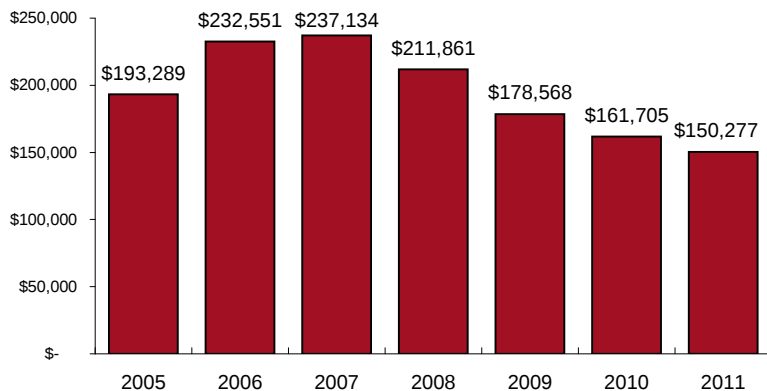
Existing Home Market Statistics

Area: 1020, NE Meridian Report Month: June, 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

	Active	Pending	Sold	Average based on 12 Month Solds						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	16	7	59	3.3	75,626	72,036	95.3%	1,262	57.09	84.7%
100 - 150K	38	21	173	2.6	125,362	123,791	98.7%	1,648	75.14	70.5%
150 - 199K	33	4	73	5.4	174,705	170,901	97.8%	2,314	73.86	64.4%
200 - 249K	32	7	42	9.1	225,167	221,136	98.2%	2,634	83.95	52.4%
250 - 299K	11	2	34	3.9	270,661	261,930	96.8%	3,139	83.44	52.9%
300 - 349K	4	0	3	16.0	314,693	307,667	97.8%	3,312	92.89	33.3%
350 - 399K	3	0	1	36.0	359,900	359,000	99.7%	4,212	85.23	0.0%
400 - 499K	1	1	1	12.0	425,000	390,000	91.8%	4,100	95.12	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%
Total	138	42	386	4.3						67.6%
Average Price	\$180,525	\$ 154,311	\$ 153,605	-	\$153,605	\$150,277	97.8%	1,979	\$ 75.93	

Report Date: July 6, 2011

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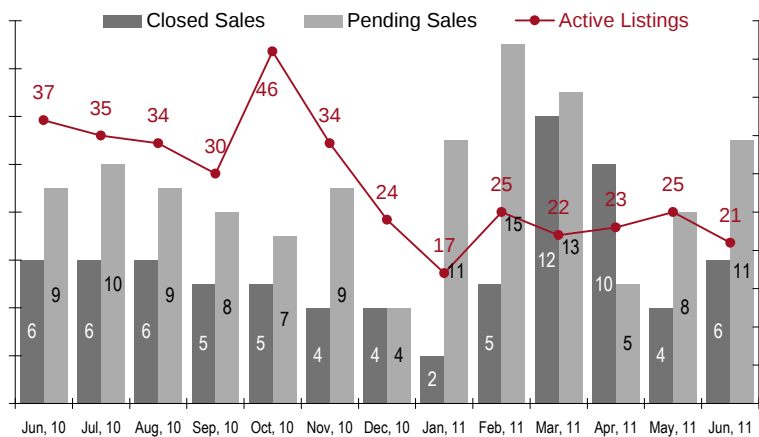


Market Dynamics

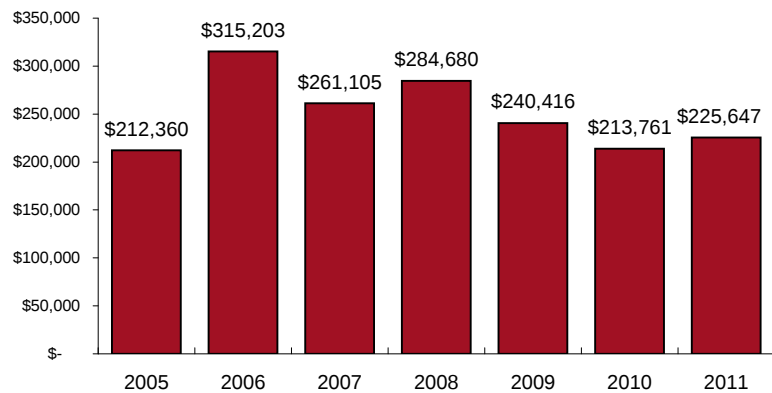
Existing Home Market Statistics

Area: 1010, SW Meridian Report Month: June, 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

	Active	Pending	Sold	Average based on 12 Month Solds						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	3	0	13	2.8	81,792	80,619	98.6%	1,309	61.59	100.0%
100 -150K	3	2	6	6.0	118,600	111,755	94.2%	1,852	60.34	83.3%
150 - 199K	2	1	9	2.7	180,847	176,656	97.7%	2,153	82.06	66.7%
200 - 249K	2	0	14	1.7	238,657	233,645	97.9%	2,810	83.15	64.3%
250 - 299K	3	2	17	2.1	276,882	275,112	99.4%	3,287	83.70	52.9%
300 - 349K	3	3	5	7.2	323,060	321,060	99.4%	3,722	86.26	60.0%
350 - 399K	4	1	4	12.0	386,475	375,500	97.2%	4,407	85.21	50.0%
400 - 499K	1	1	2	6.0	429,450	417,450	97.2%	4,479	93.20	0.0%
500 - 599K	0	1	2	0.0	554,450	524,000	94.5%	5,847	89.63	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%
Total	21	11	72	3.5						65.3%
Average Price	\$253,147	\$ 305,705	\$ 230,274	-	\$230,274	\$225,647	98.0%	2,772	\$ 81.39	

Report Date: July 6, 2011

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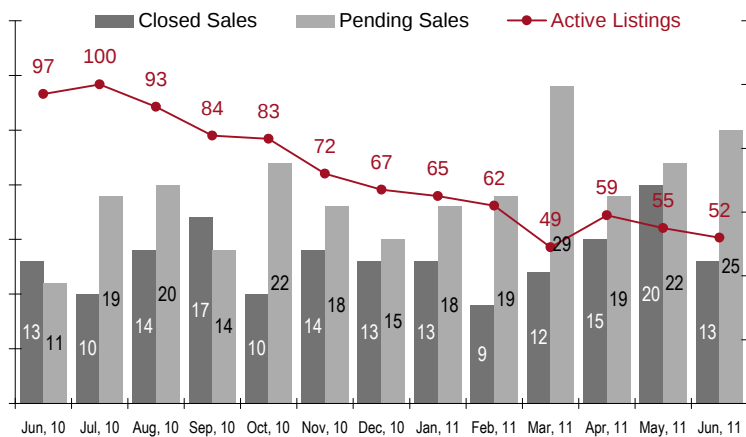


Market Dynamics

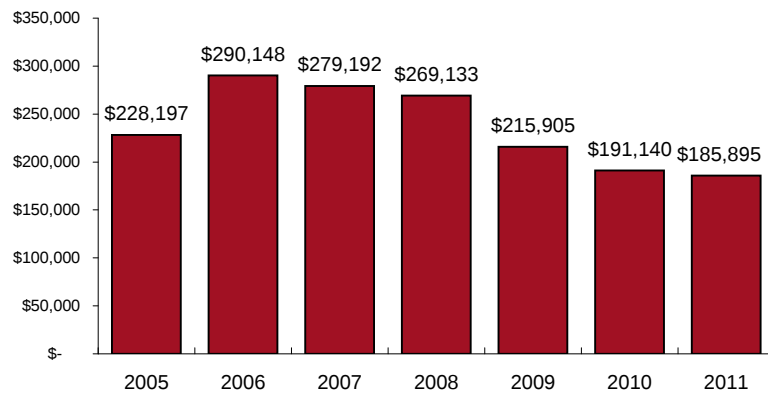
Existing Home Market Statistics

Area: 1000, SE Meridian Report Month: June, 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

	Active	Pending	Sold	Average based on 12 Month Solds						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	0	0	1	0.0	62,000	62,000	100.0%	1,275	48.63	100.0%
100 - 150K	7	10	54	1.6	129,330	126,193	97.6%	1,757	71.80	87.0%
150 - 199K	19	4	54	4.2	175,596	170,542	97.1%	2,299	74.17	63.0%
200 - 249K	10	6	27	4.4	228,062	220,628	96.7%	2,692	81.96	51.9%
250 - 299K	8	3	18	5.3	269,743	266,339	98.7%	3,304	80.62	61.1%
300 - 349K	3	2	5	7.2	332,864	329,800	99.1%	3,263	101.06	20.0%
350 - 399K	2	0	2	12.0	383,950	367,500	95.7%	3,673	100.05	0.0%
400 - 499K	2	0	3	8.0	444,124	426,500	96.0%	3,909	109.11	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	1	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
Total	52	25	164	3.8						66.5%
Average Price	\$234,389	\$ 190,734	\$ 190,799	-	\$190,799	\$185,895	97.4%	2,366	\$ 78.58	

Report Date: July 6, 2011

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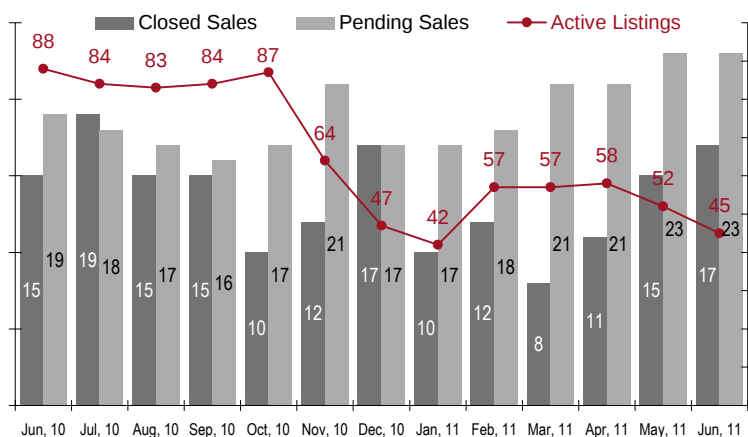
Market Dynamics

Existing Home Market Statistics

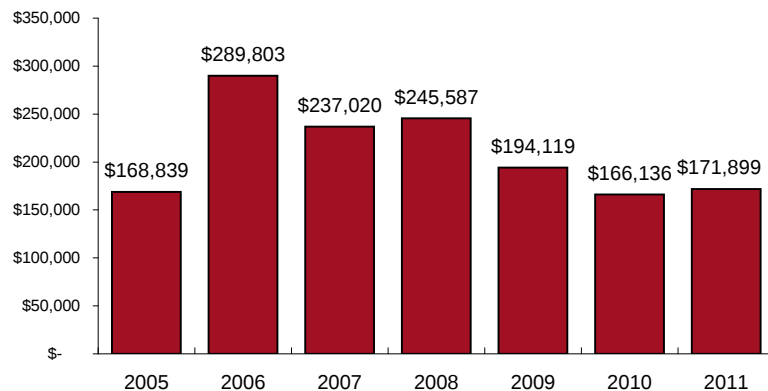
Area: 950, Star

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	7	1	22	3.8	85,672	84,118	98.2%	1,397	60.23	86.4%
100 -150K	9	10	61	1.8	125,886	124,606	99.0%	1,906	65.37	83.6%
150 - 199K	9	8	45	2.4	171,693	171,715	100.0%	2,502	68.63	80.0%
200 - 249K	5	0	12	5.0	225,817	216,783	96.0%	2,786	77.83	66.7%
250 - 299K	4	0	10	4.8	274,900	272,690	99.2%	3,404	80.10	80.0%
300 - 349K	2	3	9	2.7	335,500	317,778	94.7%	3,850	82.53	55.6%
350 - 399K	2	0	4	6.0	361,575	357,850	99.0%	4,575	78.23	50.0%
400 - 499K	3	0	5	7.2	457,775	447,188	97.7%	6,122	73.05	40.0%
500 - 599K	0	1	0	0.0	0	0		0		0.0%
600 - 799K	3	0	0	0.0	0	0		0		0.0%
800 - 999K	1	0	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
Total	45	23	168	3.2						78.0%
Average Price	\$248,923	\$ 184,874	\$ 174,951	-	\$174,951	\$171,899	98.3%	2,410	\$ 71.32	





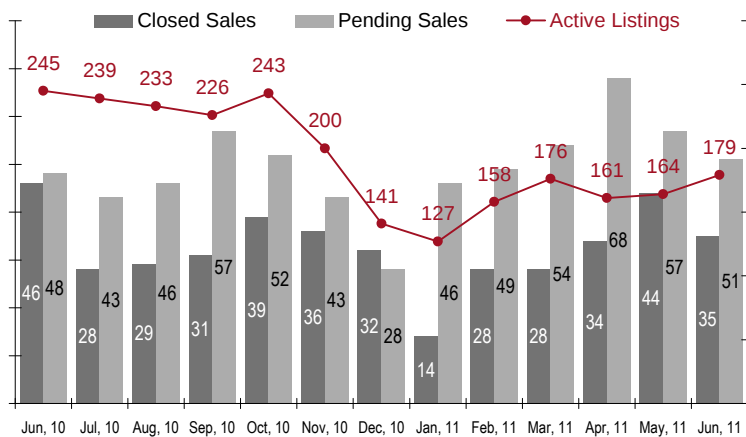
Market Dynamics

Existing Home Market Statistics

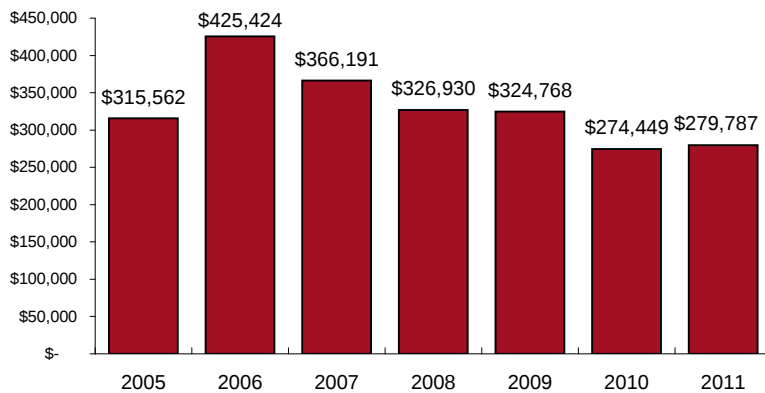
Area: 900, Eagle

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	7	0	31	2.7	70,261	65,292	92.9%	1,183	55.21	90.3%
100 -150K	22	5	59	4.5	130,342	126,847	97.3%	1,653	76.72	79.7%
150 - 199K	19	10	60	3.8	175,110	172,237	98.4%	2,026	84.99	65.0%
200 - 249K	26	4	49	6.4	231,584	230,303	99.4%	2,597	88.69	63.3%
250 - 299K	16	6	35	5.5	275,369	265,181	96.3%	2,763	95.98	40.0%
300 - 349K	17	8	37	5.5	328,930	315,622	96.0%	3,192	98.87	32.4%
350 - 399K	10	6	39	3.1	382,987	369,121	96.4%	3,464	106.55	28.2%
400 - 499K	22	3	36	7.3	454,835	439,890	96.7%	4,031	109.12	41.7%
500 - 599K	15	3	27	6.7	554,754	517,557	93.3%	4,520	114.50	25.9%
600 - 799K	19	4	15	15.2	712,217	666,396	93.6%	5,634	118.28	40.0%
800 - 999K	4	2	5	9.6	906,250	802,875	88.6%	5,889	136.33	20.0%
>1M	2	0	0	0.0	0	0		0		0.0%
Total	179	51	393	5.5						53.7%
Average Price	\$369,505	\$ 337,287	\$ 291,872	-	\$291,872	\$279,787	95.9%	2,841	\$ 98.49	





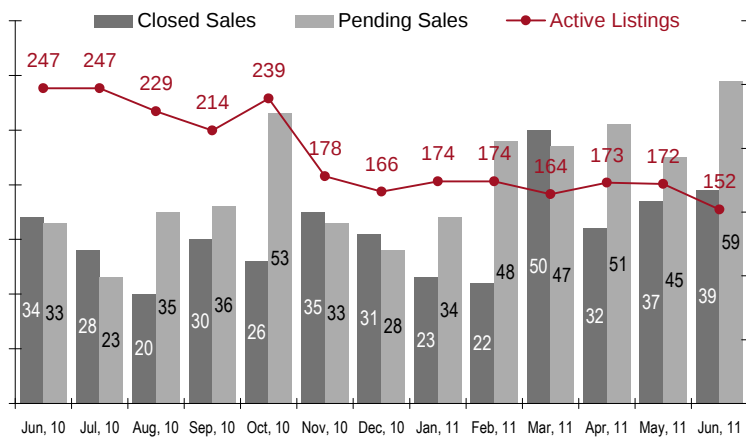
Market Dynamics

Existing Home Market Statistics

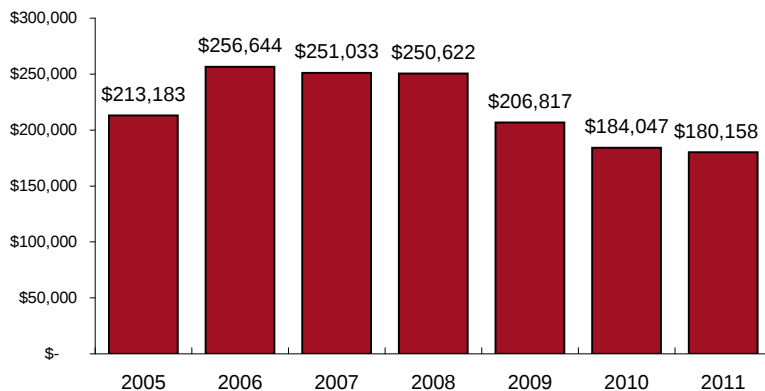
Area: 800, NW Boise

Report Month: June, 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: July 6, 2011

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Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	19	13	83	2.7	81,690	78,776	96.4%	1,131	69.67	81.9%
100 - 150K	37	14	102	4.4	128,703	125,125	97.2%	1,479	84.62	54.9%
150 - 199K	23	13	68	4.1	172,301	165,863	96.3%	1,888	87.86	38.2%
200 - 249K	16	4	43	4.5	225,136	218,579	97.1%	2,310	94.61	46.5%
250 - 299K	20	7	32	7.5	277,893	271,325	97.6%	2,776	97.74	40.6%
300 - 349K	7	2	26	3.2	320,467	308,752	96.3%	2,849	108.36	26.9%
350 - 399K	10	3	7	17.1	379,171	360,714	95.1%	2,951	122.22	14.3%
400 - 499K	10	2	9	13.3	447,029	432,250	96.7%	3,647	118.53	33.3%
500 - 599K	4	0	1	48.0	574,900	535,000	93.1%	3,457	154.76	0.0%
600 - 799K	2	1	4	6.0	728,500	654,750	89.9%	4,456	146.95	0.0%
800 - 999K	0	0	2	0.0	912,000	862,500	94.6%	6,520	132.29	0.0%
>1M	4	0	0	0.0	0	0		0		0.0%
Total	152	59	377	4.8						51.5%
Average Price	\$259,857	\$ 188,631	\$ 186,820	-	\$186,820	\$180,158	96.4%	1,920	\$ 93.85	



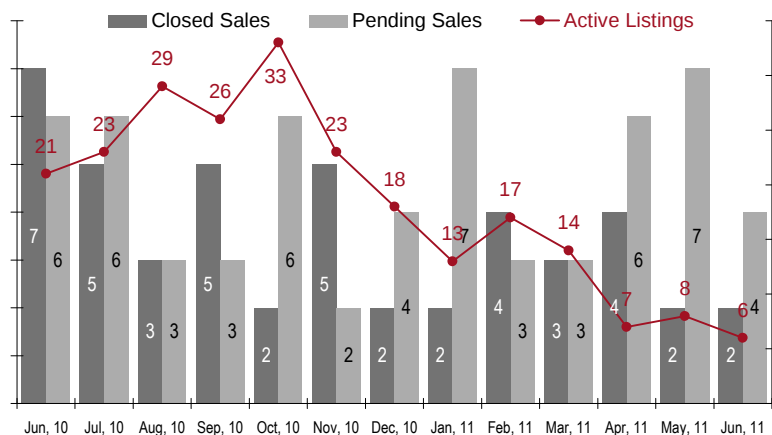


Market Dynamics

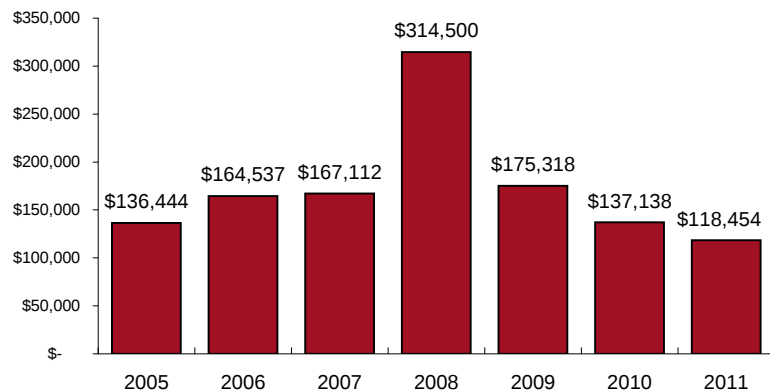
Existing Home Market Statistics

Area: 700, Garden City Report Month: June, 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

	Active	Pending	Sold	Average based on 12 Month Solds						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	2	4	18	1.3	60,546	55,217	91.2%	1,135	48.65	100.0%
100 - 150K	1	0	4	3.0	119,973	116,125	96.8%	1,313	88.48	0.0%
150 - 199K	2	0	15	1.6	181,187	174,433	96.3%	2,073	84.15	13.3%
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	0	0	1	0.0	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	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	0	0.0	0	0		0		0.0%
>1M	0	0	0	0.0	0	0		0		0.0%
Total	6	4	39	1.8						53.8%
Average Price	\$181,608	\$ 79,775	\$ 124,162	-	\$124,162	\$118,454	95.4%	1,586	\$ 74.68	

Report Date: July 6, 2011

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





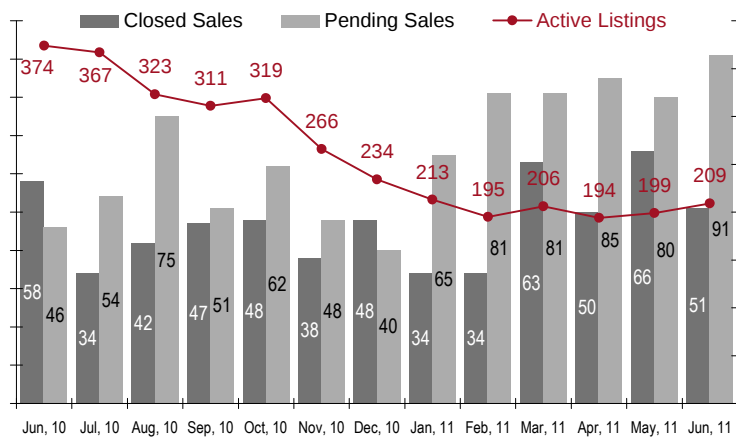
Market Dynamics

Existing Home Market Statistics

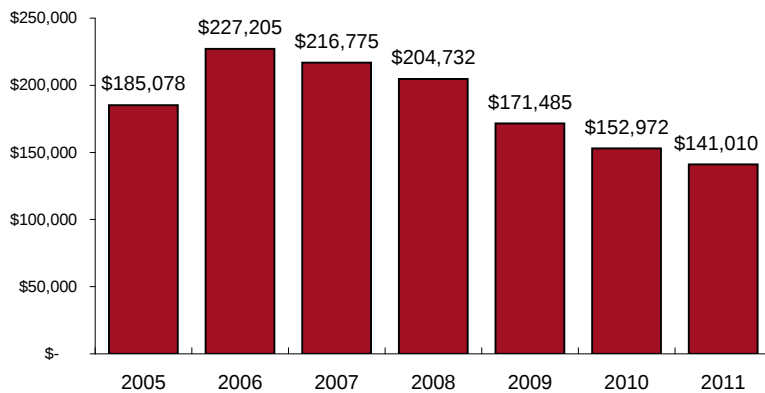
Area: 650, W Boise

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	44	29	126	4.2	83,197	81,023	97.4%	1,303	62.16	88.9%
100 - 150K	77	30	238	3.9	124,637	122,981	98.7%	1,716	71.66	64.7%
150 - 199K	49	20	114	5.2	169,480	164,845	97.3%	2,195	75.10	41.2%
200 - 249K	18	9	43	5.0	224,051	220,331	98.3%	2,837	77.65	27.9%
250 - 299K	16	2	29	6.6	275,607	268,086	97.3%	3,009	89.11	24.1%
300 - 349K	3	1	6	6.0	325,433	313,533	96.3%	3,179	98.62	0.0%
350 - 399K	2	0	3	8.0	379,650	359,167	94.6%	4,333	82.90	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	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%
Total	209	91	560	4.5						59.3%
Average Price	\$153,964	\$133,490	\$144,072	-	\$144,072	\$141,010	97.9%	1,909	\$73.88	





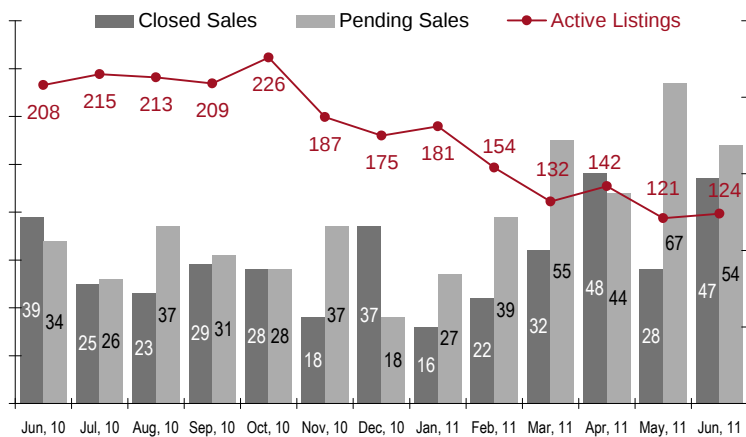
Market Dynamics

Existing Home Market Statistics

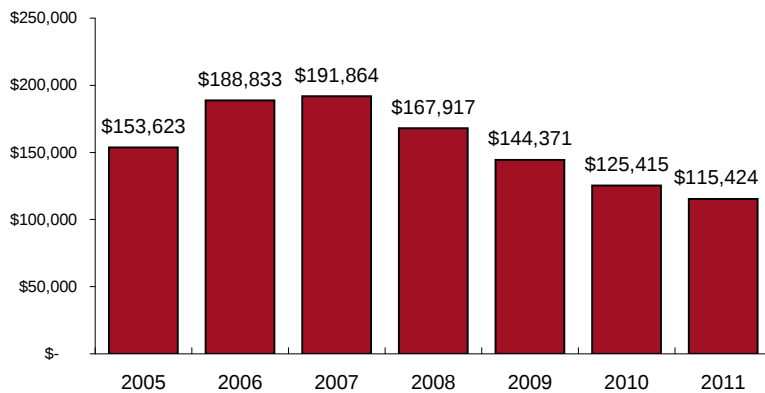
Area: 600, W Boise

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	45	29	153	3.5	77,499	75,450	97.4%	1,358	55.57	79.7%
100 -150K	37	15	137	3.2	120,781	116,946	96.8%	1,644	71.13	47.4%
150 - 199K	26	8	41	7.6	169,502	163,005	96.2%	2,334	69.85	29.3%
200 - 249K	6	1	10	7.2	226,590	216,150	95.4%	2,871	75.30	30.0%
250 - 299K	5	1	12	5.0	276,667	264,715	95.7%	3,221	82.17	8.3%
300 - 349K	3	0	1	36.0	324,900	260,000	80.0%	2,800	92.86	100.0%
350 - 399K	2	0	2	12.0	384,900	355,000	92.2%	3,489	101.76	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%
Total	124	54	358	4.2						57.0%
Average Price	\$136,624	\$ 107,829	\$ 119,775	-	\$119,775	\$115,424	96.4%	1,724	\$ 66.97	





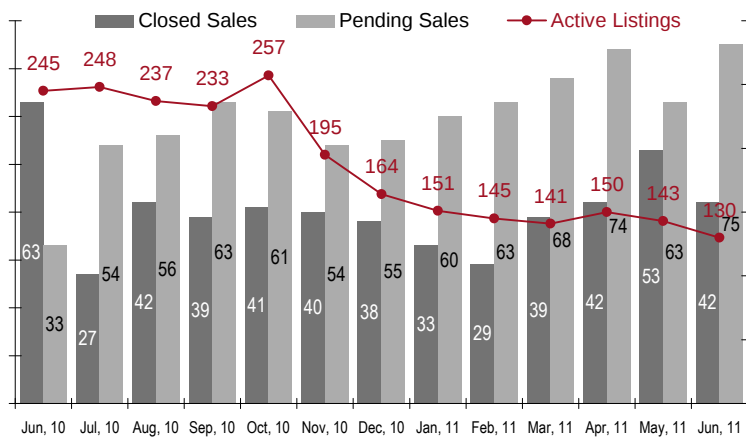
Market Dynamics

Existing Home Market Statistics

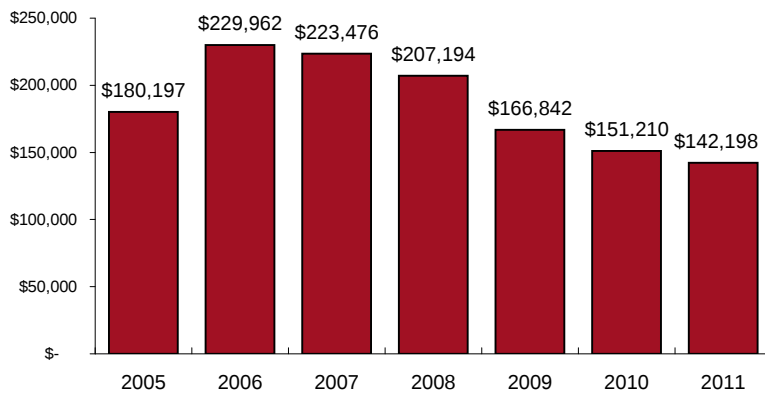
Area: 550, SW Boise

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	32	15	84	4.6	79,392	77,544	97.7%	1,373	56.49	89.3%
100 -150K	44	29	215	2.5	124,207	122,726	98.8%	1,835	66.89	83.3%
150 - 199K	28	24	106	3.2	171,062	168,994	98.8%	2,200	76.83	58.5%
200 - 249K	12	6	35	4.1	223,493	215,121	96.3%	2,696	79.79	40.0%
250 - 299K	8	1	19	5.1	278,282	270,037	97.0%	3,051	88.50	36.8%
300 - 349K	3	0	6	6.0	326,800	322,800	98.8%	3,566	90.53	33.3%
350 - 399K	2	0	2	12.0	394,500	375,000	95.1%	3,276	114.49	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%
Total	130	75	468	3.3						72.4%
Average Price	\$157,316	\$ 141,611	\$ 144,862	-	\$144,862	\$142,198	98.2%	1,981	\$ 71.79	





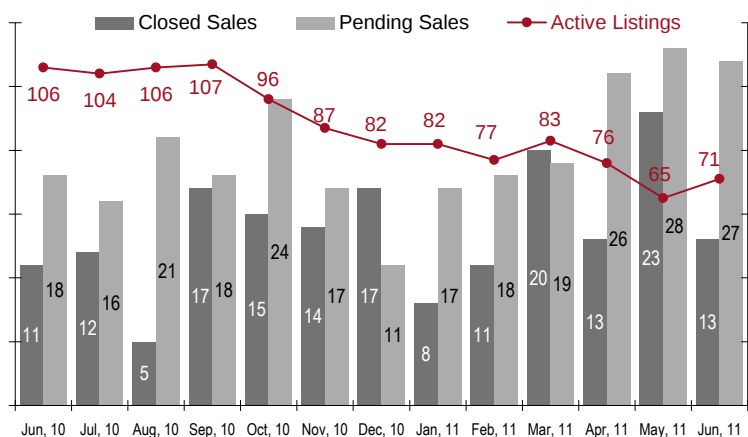
Market Dynamics

Existing Home Market Statistics

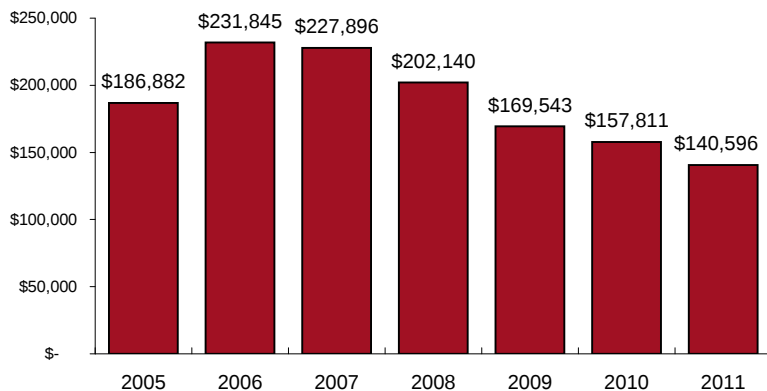
Area: 500, S Boise

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	10	6	35	3.4	78,424	74,538	95.0%	1,361	54.77	85.7%
100 -150K	32	9	71	5.4	126,236	123,318	97.7%	1,736	71.03	76.1%
150 - 199K	10	6	42	2.9	173,286	166,476	96.1%	2,190	76.01	47.6%
200 - 249K	9	4	12	9.0	224,958	211,792	94.1%	2,347	90.23	41.7%
250 - 299K	4	2	8	6.0	265,975	260,250	97.8%	3,314	78.52	75.0%
300 - 349K	3	0	1	36.0	314,900	310,000	98.4%	3,714	83.47	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	0	0	0	0.0	0	0		0		0.0%
600 - 799K	1	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%
Total	71	27	171	5.0						67.3%
Average Price	\$170,415	\$ 152,667	\$ 145,935	-	\$145,935	\$140,596	96.3%	1,922	\$ 73.13	





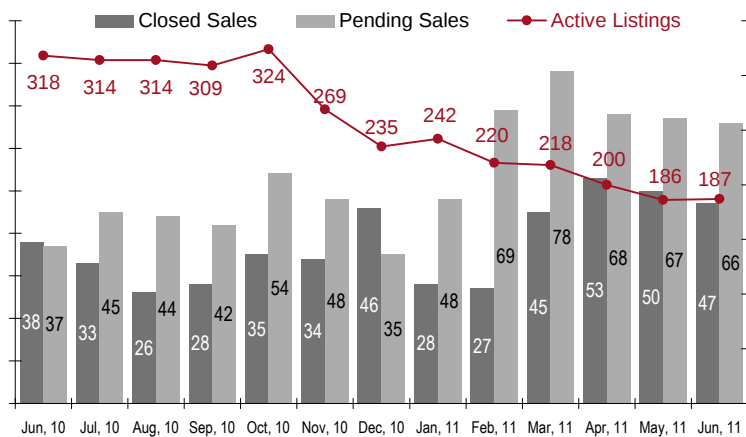
Market Dynamics

Existing Home Market Statistics

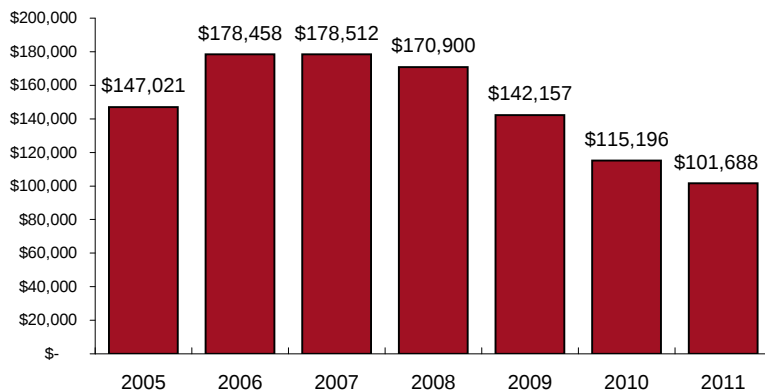
Area: 400, Bench

Report Month: June, 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	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	80	39	266	3.6	70,213	68,037	96.9%	1,229	55.38	83.8%
100 - 150K	52	17	127	4.9	121,482	116,501	95.9%	1,674	69.58	42.5%
150 - 199K	30	9	39	9.2	172,923	168,133	97.2%	2,252	74.66	17.9%
200 - 249K	7	1	12	7.0	226,468	217,350	96.0%	2,574	84.44	25.0%
250 - 299K	8	0	2	48.0	272,450	193,875	71.2%	2,433	79.69	0.0%
300 - 349K	6	0	1	72.0	314,900	307,500	97.7%	1,929	159.41	0.0%
350 - 399K	0	0	3	0.0	377,333	330,000	87.5%	3,295	100.15	0.0%
400 - 499K	1	0	2	6.0	430,000	389,500	90.6%	4,519	86.19	50.0%
500 - 599K	0	0	2	0.0	599,900	545,000	90.8%	5,092	107.04	0.0%
600 - 799K	2	0	1	24.0	699,000	655,000	93.7%	3,982	164.49	0.0%
800 - 999K	0	0	0	0.0	0	0		0		0.0%
>1M	1	0	0	0.0	0	0		0		0.0%
Total	187	66	455	4.9						63.3%
Average Price	\$142,826	\$ 101,406	\$ 106,191	-	\$106,191	\$101,688	95.8%	1,534	\$ 66.28	

Report Criteria:

Single Family (<2 acres), Condo, Townhouse

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

Age: <1 yr - 50+ years

Report Date: July 6, 2011

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





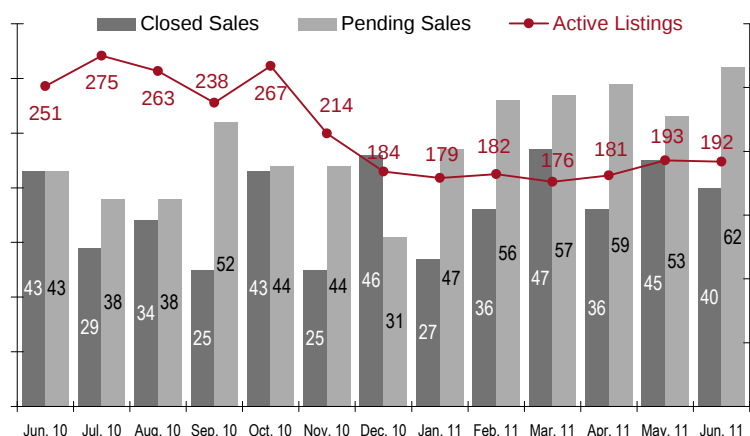
Market Dynamics

Existing Home Market Statistics

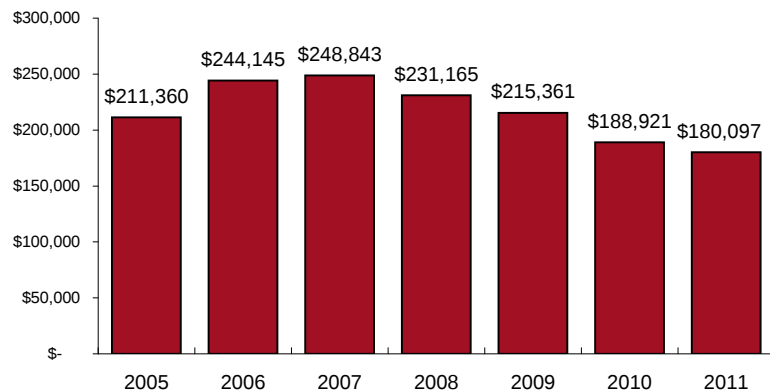
Area: 300, SE Boise

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	35	10	58	7.2	81,261	77,854	95.8%	1,120	69.54	70.7%
100 -150K	36	21	144	3.0	127,553	123,377	96.7%	1,414	87.25	56.3%
150 - 199K	39	10	93	5.0	173,953	168,562	96.9%	1,646	102.38	36.6%
200 - 249K	21	6	59	4.3	226,644	217,802	96.1%	2,050	106.27	27.1%
250 - 299K	21	6	40	6.3	280,864	271,465	96.7%	2,482	109.40	15.0%
300 - 349K	9	3	13	8.3	329,562	319,845	97.1%	2,639	121.20	7.7%
350 - 399K	14	2	12	14.0	370,281	356,783	96.4%	2,779	128.37	16.7%
400 - 499K	9	1	9	12.0	450,093	435,000	96.6%	3,180	136.78	33.3%
500 - 599K	3	1	6	6.0	574,100	548,650	95.6%	3,112	176.29	16.7%
600 - 799K	1	0	2	6.0	662,000	639,375	96.6%	3,674	174.05	0.0%
800 - 999K	3	2	0	0.0	0	0		0		0.0%
>1M	1	0	0	0.0	0	0		0		0.0%
Total	192	62	436	5.3						42.4%
Average Price	\$225,825	\$ 206,879	\$ 186,504	-	\$186,504	\$180,097	96.6%	1,757	\$ 102.53	





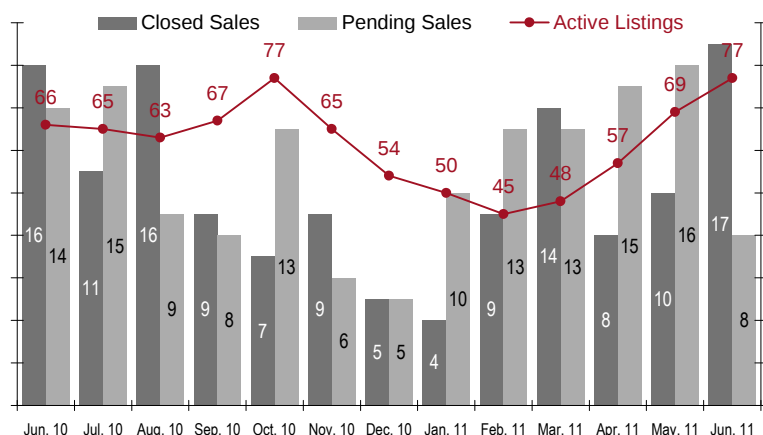
Market Dynamics

Existing Home Market Statistics

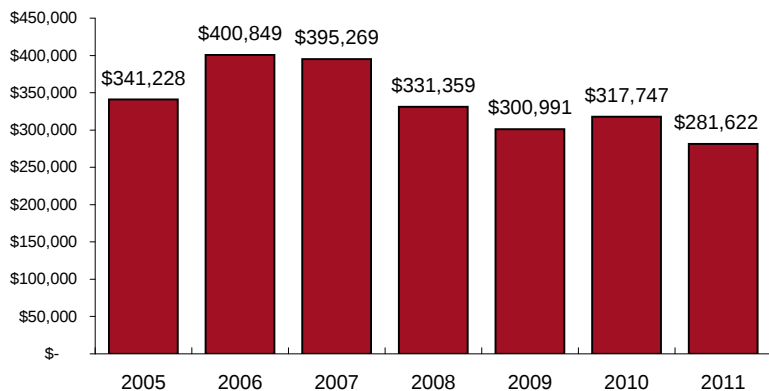
Area: 200, NE Boise

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date		12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed
0 - 100K	0	0	2	0.0	84,625	79,625	94.1%	1,393	57.18	0.0%
100 -150K	4	2	11	4.4	131,536	128,933	98.0%	1,437	89.71	63.6%
150 - 199K	5	1	17	3.5	178,382	170,194	95.4%	1,509	112.77	35.3%
200 - 249K	13	2	31	5.0	228,729	219,852	96.1%	2,004	109.68	19.4%
250 - 299K	19	1	24	9.5	278,908	264,896	95.0%	2,145	123.50	16.7%
300 - 349K	12	0	14	10.3	327,657	308,039	94.0%	2,937	104.88	14.3%
350 - 399K	8	1	6	16.0	383,100	370,750	96.8%	3,175	116.78	0.0%
400 - 499K	4	0	6	8.0	457,280	447,000	97.8%	3,351	133.38	33.3%
500 - 599K	1	0	3	4.0	551,000	526,500	95.6%	3,410	154.42	0.0%
600 - 799K	3	0	2	18.0	721,950	675,000	93.5%	4,002	168.69	0.0%
800 - 999K	5	1	5	12.0	923,325	839,250	90.9%	4,218	198.97	0.0%
>1M	3	0	0	0.0	0	0		0		0.0%
Total	77	8	121	7.6						22.3%
Average Price	\$383,337	\$ 306,175	\$ 296,258	-	\$296,258	\$281,622	95.1%	2,314	\$ 121.73	





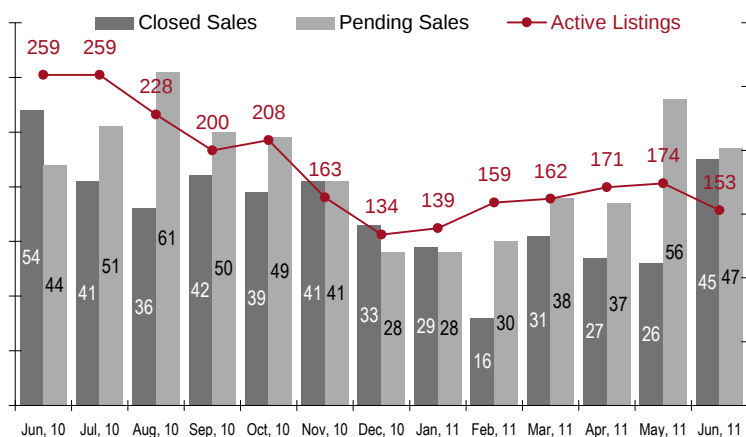
Market Dynamics

Existing Home Market Statistics

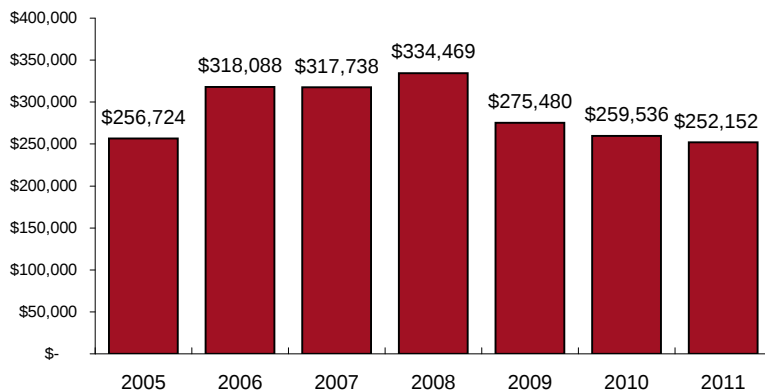
Area: 100, N Boise

Report Month: June, 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: July 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						
Price in \$1000's	Current as of Report Date	12 Mths	Inventory	Ask Price	pending Price	pending to Ask Ratio	Average Sq Ft	Price per SqFt	% Distressed	
0 - 100K	8	3	35	2.7	72,665	71,497	98.4%	1,105	64.71	65.7%
100 -150K	26	10	84	3.7	127,685	122,779	96.2%	1,264	97.13	48.8%
150 - 199K	28	3	65	5.2	175,479	170,202	97.0%	1,693	100.55	46.2%
200 - 249K	18	12	43	5.0	230,329	224,249	97.4%	1,901	117.98	27.9%
250 - 299K	19	3	44	5.2	280,256	267,638	95.5%	2,156	124.11	9.1%
300 - 349K	15	3	21	8.6	328,587	317,943	96.8%	2,355	134.98	14.3%
350 - 399K	7	2	36	2.3	382,406	367,360	96.1%	2,691	136.52	5.6%
400 - 499K	12	4	33	4.4	453,274	437,854	96.6%	2,993	146.28	9.1%
500 - 599K	8	4	18	5.3	552,818	536,371	97.0%	3,403	157.60	16.7%
600 - 799K	5	1	11	5.5	715,401	671,138	93.8%	3,828	175.32	9.1%
800 - 999K	2	2	3	8.0	869,675	781,250	89.8%	3,919	199.36	0.0%
>1M	5	0	0	0.0	0	0		0		0.0%
Total	153	47	393	4.7						31.0%
Average Price	\$316,731	\$ 297,253	\$ 262,042	-	\$262,042	\$252,152	96.2%	2,021	\$ 124.79	

