

MLS STATS: *Jan-Dec 2009*

COEUR D'ALENE MULTIPLE LISTING SERVICE

SF - Total Number of Sales

10 year Comparison, Yr/Date Ea Yr

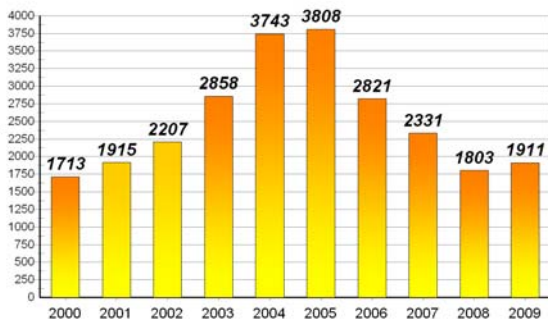


Table below reflects data on residential SF listings - (defined as listings with house built on site, less than an acre of real property) sold during the reporting period - from ***Jan 1st through end of Dec 31st** of each year reported (year to date). Shown are total number of sales, median sale price, and average sales price in each area. Chart reflects data from SF listings only, and provides comparisons of total numbers sold to similar periods in previous years.

New construction housing accounted for 25% of SF sales for yr/date 2008, and for 27% of sales for yr/date 2009

AREA	Number of Sales			Average Price			Median Price		
	2008*	2009*	%/CH	2008*	2009*	%/CH	2008*	2009*	%/CH
CdA/Dalton	664	710	7%	223,477	186,622	-16%	194,750	164,448	-16%
Post Falls	451	572	27%	201,992	177,148	-12%	180,736	165,148	-9%
Hayden	229	229	0%	257,687	242,428	-6%	226,245	198,700	-12%
Rathdrum/Twin Lk	131	118	-10%	202,411	181,664	-10%	175,000	163,200	-7%
North K.C.	25	38	52%	154,384	142,469	-8%	155,000	138,450	-11%
South K.C.	11	13	18%	803,227	612,992	-24%	285,000	435,000	53%
Kootenai Co sub-total	1,511	1,680	11%	223,500	193,071	-14%	191,000	167,500	-12%
Silver Valley	99	78	-21%	126,048	111,463	-12%	128,000	105,700	-17%
Bonner/Boundary	85	93	9%	219,090	194,588	-11%	187,500	170,000	-9%
Benewah	24	27	13%	114,066	132,358	16%	112,150	140,000	25%
West (WA counties)	84	33	-61%	248,907	199,129	-20%	234,014	194,195	-17%
TOTALS	1,803	1,911	6%	217,668	189,148	-13%	189,500	165,000	-13%

Overall Residential Totals:

These numbers reflect sales of ALL residential listings, from the inexpensive mobile homes on rented lots to the high end waterfront properties. For Yr/Date 2008, sales prices ranged from \$5,000 to \$4,770,000, with an average of 124 days on market. For Yr/Date 2009, sales prices ranged from \$8,000 to \$8,000,000 with an overall average of 128 days on market.

#/Sales			Total Volume			Average Price			Median Price		
2008	2009	%/CH	2008	2009	%/CH	2008	2009	%/CH	2008	2009	%/CH
2595	2701	4.1%	645,772,956	569,666,738	-11.8%	248,853	210,910	-15.2%	192,833	168,936	-12.4%

*The representations in this report are based in whole on data generated from the database of the Multiple Listing Service of the Coeur d'Alene Association of REALTORS® for the time periods specified in the report. Data maintained by the Association or its Multiple Listing Service may not reflect all real estate activity in the market. *Limited number of sales prevents definitive derivation of median sale price, where half the sales are below that level and half the sales are above.*

Statistical Odds & Ends - Dec:

	2008	%/Total	2009	%/Total
<99,999	16	9.5%	37	19.7%
100-199k	80	47.6%	86	45.7%
200-299k	41	24.4%	42	22.3%
300-499k	22	13.1%	14	7.4%
500-999k	8	4.8%	6	3.2%
>1,000,000	01	0.6%	3	1.6%
total	168		188	

For the month of Dec 2008:

- a) Approx 57% of all residential sales reported in Dec 2008 were sold at less than \$200,000,
- b) avg sales price of SF Listing in Dec 2008, with 3 BR, 2 BA, was \$176,821, with avg 116 days on market

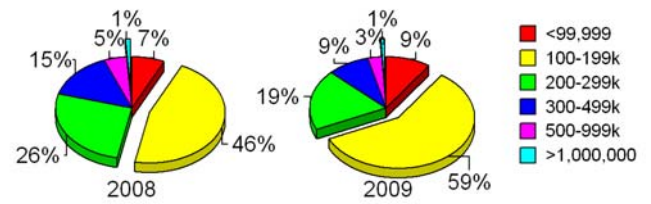
For the month of Dec 2009:

- a) approx 65% of all residential sales reported in Dec 2009 were sold at less than \$200,000.
- b) avg sales price of SF Listing in Dec 2009, with 3 BR, 2 BA, was \$179,438, with avg 119 days on market

Residential Sold Units*

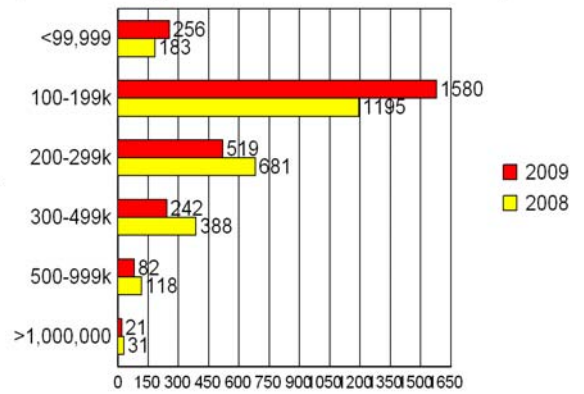
Jan 1 through Dec 31 For Each Year Reported

*Reported by Percentage of Price Range

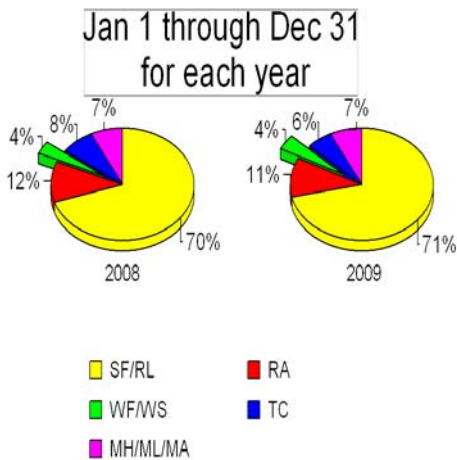


Residential # of Units Sold by Price Ranges

Jan 1 through Dec 31 For Each Year Reported



Residential Sales- % by Listing Type



List Type	#/Sales			Average Sales Price		
	2008	2009	%/Chg	2008	2009	%/Ch
SF	1803	1911	6%	217,668	189,148	-13%
RL	13	16	19%	165,878	179,068	8%
RA	300	309	3%	376,519	285,799	-24%
TC	196	161	-18%	253,645	194,235	-23%
WF	71	76	7%	824,761	763,010	-7%
WS	23	33	43%	445,039	254,103	-43%
MH	72	97	35%	38,977	36,559	-6%
ML	62	38	-39%	104,920	95,717	-9%
MA	55	60	9%	355,659	160,205	-55%

Active Listing Inventory

As of Dec 31 Each Year

Active Listings	Now (Dec'09)	1 Yr Ago (Dec'08)	%/Chg	1 Mo Ago (Nov'09)	%/Chg
All Listing Types	6,048	5,795	4.4%	7,395	-18.2%
Residential	3,107	2,902	7.1%	3,839	-19.1%

