

MLS STATS: *Jan-Feb 2010*

COEUR D'ALENE MULTIPLE LISTING SERVICE

SF - Total Number of Sales

10 year Comparison, Yr/Date Ea Yr

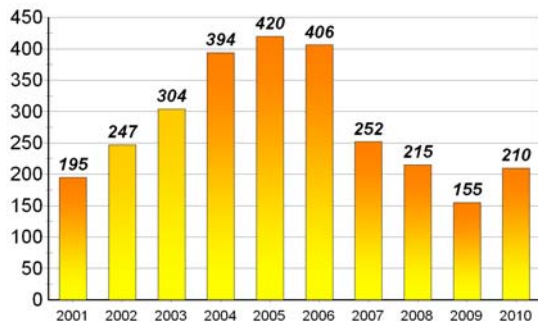


Table below reflects data on residential SF listings - (defined as listings with house built on site, less than an acre of real property) sold during the reporting period - from *Jan 1st through end of Feb 28th of each year reported (year to date). Shown are total number of sales, median sale price, 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 33% of SF sales for yr/date 2009, and for 17% of sales for yr/date 2010.

AREA	Number of Sales			Average Price			Median Price		
	2009*	2010*	%/CH	2009*	2010*	%/CH	2009*	2010*	%/CH
CdA/Dalton	54	94	74%	179,233	184,765	3%	169,454	158,750	-6%
Post Falls	48	51	6%	186,512	166,129	-11%	165,000	155,900	-6%
Hayden	14	26	86%	223,035	190,638	-15%	180,450	185,000	3%
Rathdrum/Twin Lk	8	4	-50%	178,875	119,675	-33%	173,750	105,500	-39%
North K.C.	5	9	80%	199,500	188,756	-5%	225,500	148,000	-34%
South K.C.	0	2		0	157,500			157,500	
Kootenai Co sub-total	129	186	44%	187,459	178,976	-5%	168,500	159,450	-5%
Silver Valley	8	6	-25%	113,019	77,817	-31%	120,000	73,950	-38%
Bonner/Boundary	12	13	8%	187,667	130,190	-31%	162,000	116,000	-28%
Benewah	2	3	50%	142,500	124,933	-12%	142,500	129,900	-9%
West (WA counties)	4	2	-50%	307,963	184,600	-40%	322,431	184,600	-43%
TOTALS	155	210	35%	189,136	172,347	-9%	167,000	155,000	-7%

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 2009, sales prices ranged from \$16,272 to \$8,000,000, with an average of 137 days on market. For Yr/Date 2010, sales prices ranged from \$4,000 to \$3,000,000 with an overall average of 134 days on market.

#/Sales			Total Volume			Average Price			Median Price		
2009	2010	%/CH	2009	2010	%/CH	2009	2010	%/CH	2009	2010	%/CH
215	322	49.8%	51,056,061	69,093,756	35.3%	237,470	214,577	-9.6%	168,500	160,000	-5.0%

*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 - Feb Activity Only:

	2009	%/Total	2010	%/Total
<99,999	14	12.2%	30	16.0%
100-199k	70	60.9%	103	55.1%
200-299k	18	15.7%	28	15.0%
300-499k	11	9.6%	17	9.1%
500-999k	1	0.9%	6	3.2%
>1,000,000	1	0.9%	3	1.6%
total	115		187	

For the month of Feb 2009:

- a) Approx 73% of all residential sales reported in Feb 2009 were sold at less than \$200,000,
- b) avg sales price of SF Listing in Feb 2009, with 3 BR, 2 BA, was \$164,819, with avg 129 days on market

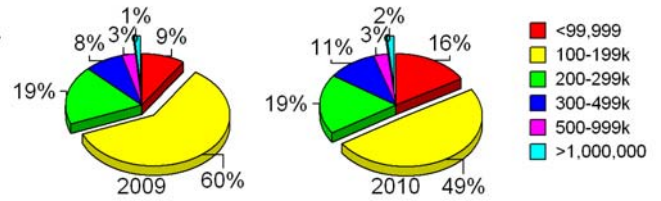
For the month of Feb 2010:

- a) approx 71% of all residential sales reported in Feb 2010 were sold at less than \$200,000.
- b) avg sales price of SF Listing in Feb 2010, with 3 BR, 2 BA, was \$163,823, with avg 105 days on market

Residential Sold Units*

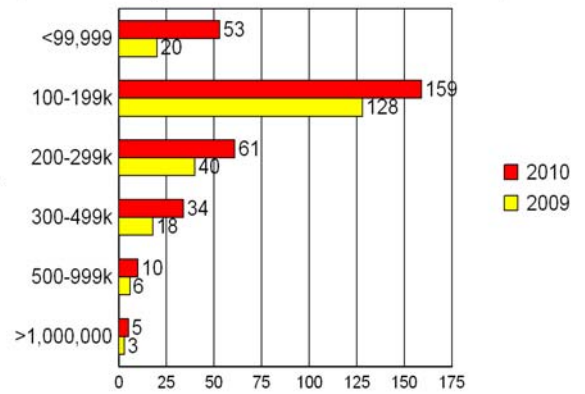
Jan 1 through Feb 28 For Each Year Reported

*Reported by Percentage of Price Range



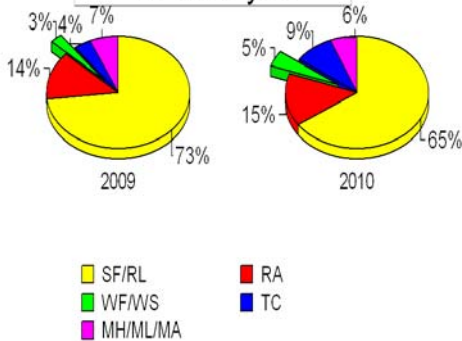
Residential # of Units Sold by Price Ranges

Jan 1 through Feb 28 For Each Year Reported



Residential Sales- % by Listing Type

Jan 1 through Feb 28 for each year



List Type	#/Sales			Average Sales Price		
	2009	2010	%/Chg	2009	2010	%/Ch
SF	155	210	35%	186,162	172,347	-7%
RL	2	0		158,194		
RA	30	49	63%	282,310	340,526	21%
TC	8	28	250%	122,252	151,510	24%
WF	5	8	60%	2,267,084	1,103,738	-51%
WS	1	7	600%	228,000	282,152	24%
MH	8	12	50%	36,159	25,992	-28%
ML	4	3	-25%	63,750	84,167	32%
MA	2	5	150%	164,750	120,680	-27%

Active Listing Inventory

As of Feb 28 Each Year

Active Listings	Now (Feb '10)	1 Yr Ago (Feb '09)	%/Chg	1 Mo Ago (Jan '09)	%/Chg
All Listing Types	6,850	6,627	3.4%	6,226	10.0%
Residential	3,654	3,303	10.6%	3,239	12.8%

