

MLS STATS: January 1 -May 31, 2006

COEUR D'ALENE MULTIPLE LISTING SERVICE

Single Family Residential (RS) - includes sold data for single family residential, YEAR TO DATE, separated by areas. Shown are total # of sales, total volume & average sale price per unit. Other listing types shown separately.

AREA	#/SALES			TOTAL VOLUME			AVG PRICE		
	2005	2006	%/CH	2005	2006	%CH	2005	2006	%/CH
1	495	371	-25.1%	93,773,186	86,985,572	-7.2%	189,441	234,462	23.8%
2	435	336	-22.8%	79,847,244	74,888,258	-6.2%	183,557	222,882	21.4%
3	217	193	-11.1%	48,179,408	53,808,904	11.7%	222,025	278,803	25.6%
4	83	68	-18.1%	13,568,201	14,221,380	4.8%	163,472	209,138	27.9%
North K.C.	29	27	-6.9%	3,831,592	4,168,107	8.8%	132,124	154,374	16.8%
South K.C.	3	1	-66.7%	463,500	379,874	-18.0%	154,500	379,874	145.9%
Kootenai Co Sub-Total	1262	996	-21.1%	239,663,131	234,452,095	-2.2%	189,907	235,394	24.0%
Shoshone Co	100	68	-32.0%	8,270,124	9,144,210	10.6%	82,701	134,474	62.6%
Bonner/Boundary	29	37	27.6%	4,240,030	9,110,907	114.9%	146,208	246,241	68.4%
Benewah	10	11	10.0%	646,400	1,426,900	120.7%	64,640	129,718	100.7%
West (WA counties)	60	71	18.3%	11,318,880	17,436,374	54.0%	188,648	245,583	30.2%
TOTALS	1461	1183	-19.0%	264,138,565	271,570,486	2.8%	180,793	229,561	27.0%

Overall Residential Totals:

Information for all residential listings in all areas, comparing previous year with current year.

List Type	#/Sales			Total Volume			Avg Sales Price		
	2005	2006	%/CH	2005	2006	%/Ch	2005	2006	%/Ch
RS	1461	1183	-19.0%	264,138,565	271,570,486	2.8%	180,793	229,561	27.0%
RL	0	13	N/A	0	1,950,845	N/A		150,065	N/A
RA	294	175	-40.5%	89,770,094	68,188,384	-24.0%	305,340	389,648	27.6%
TC	31	120	287.1%	5,842,450	22,003,553	276.6%	188,466	183,363	-2.7%
WF	38	49	28.9%	20,173,300	51,663,398	156.1%	530,876	1,054,355	98.6%
WS	20	23	15.0%	6,638,300	9,804,700	47.7%	331,915	426,291	28.4%
MH,ML,MA	134	86	-35.8%	12,369,819	8,376,998	-32.3%	92,312	97,407	5.5%
Totals	1978	1649	-16.6%	398,932,528	433,558,364	8.7%	201,685	262,922	30.4%

#/SALES	TOTAL VOLUME			AVERAGE PRICE			MEDIAN PRICE				
2005	2006	%/CH	2005	2006	%/CH	2005	2006	%/CH	2005	2006	%/Ch
1978	1649	-16.6%	398,932,528	433,558,364	8.7%	201,685	262,922	30.4%	134000	192485	43.6%

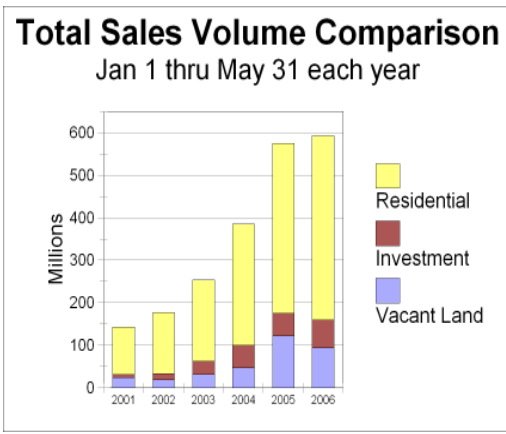
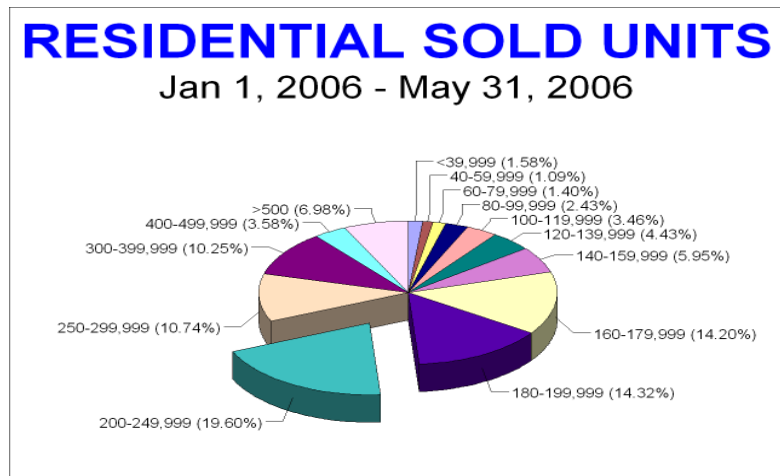
The representations in this report are based in whole on data generated from the database of the Multiple Listing Service of the Coeur d'Alene Association of REALTORS® for the time periods specified in the report. Data maintained by the Association or its Multiple Listing Service may not reflect all real estate activity in the market.

May 2006 Statistics

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VALUE	#/SALES	%/SALES
<39,999	26	1.6%
40-59,999	18	1.1%
60-79,999	23	1.4%
80-99,999	40	2.4%
100-119,999	57	3.5%
120-139,999	73	3.5%
140-159,999	98	5.9%
160-179,999	234	14.2%
180-199,999	236	14.3%
200-249,999	323	19.6%
250-299,999	177	10.7%
300-399,999	169	10.3%
400-499,999	59	3.6%
>500	115	7.0%
TOTAL	1648	

Table to left and chart below illustrate the percentage of residential sales based on sales price. Year to date figures for 2006 show the highest percentage of sales in the \$200-249,999 range, with approx. 19.8% of sales falling in that range.



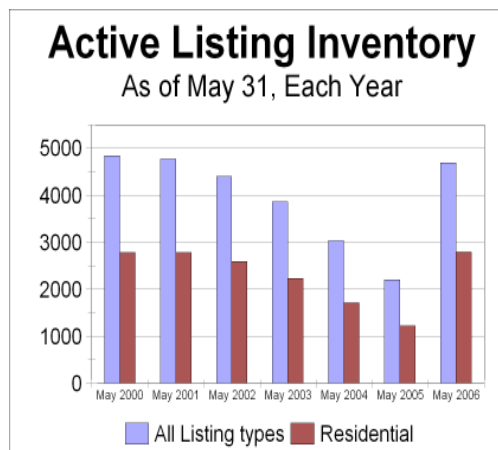
TOTAL SOLD VOLUME REPORTED TO MLS:

	2002	2003	2004	2005	2006
Vacant Land	18,203,026	31,062,029	47,133,628	122,211,082	93,722,939
Investment	14,968,750	30,999,469	52,511,163	53,434,409	65,570,776
Residential	144,341,214	191,157,336	285,854,050	398,932,529	433,558,364
Totals	177,512,990	253,218,834	385,498,841	574,578,020	592,852,079

Overall sold volume reported to MLS increased by 3% from end of May 2005 to end of May 2006. Vacant land volume as reported to MLS decreased by 23%; investment sales volume reported to MLS increased by 23%. Overall residential sales volume increased by 9%.

Inventory levels for the number of active listings over the last 12 months shows an increase of 113% for all listing types from May 2005 to May 2006. There is a 28.5% increase in inventory levels for all listing types from Apr 2006 to May 2006.

Active Listings	1 Yr Ago	1 Mo Ago	Now
All Listing Types	2,201	3,645	4,685
Residential	1,254	2,225	2,784



Residential inventory shows a 25% increase from Apr 2006 to May 2006. There is a 122% increase in residential inventory levels from May 2005 to May 2006.

Chart to left depicts inventory levels as of May 31 for each of the past 7 years.