

MLS STATS: January 1 - July 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	789	544	-31.1%	156,720,866	129,368,813	-17.5%	198,632	237,810	19.7%
2	682	494	-27.6%	129,364,674	108,616,886	-16.0%	189,684	219,872	15.9%
3	325	288	-11.4%	77,014,540	79,524,766	3.3%	236,968	276,128	16.5%
4	124	99	-20.2%	20,640,380	20,776,548	0.7%	166,455	209,864	26.1%
North K.C.	61	45	-26.2%	8,165,242	7,814,707	-4.3%	133,856	173,660	29.7%
South K.C.	6	3	-50.0%	878,610	968,874	10.3%	146,435	322,958	120.5%
Kootenai Co Sub-Total	1987	1473	-25.9%	392,784,312	347,070,594	-11.6%	197,677	235,622	19.2%
Shoshone Co	161	106	-34.2%	14,468,024	15,319,410	5.9%	89,864	144,523	60.8%
Bonner/Boundary	56	61	8.9%	8,570,260	14,721,877	71.8%	153,040	241,342	57.7%
Benewah	20	19	-5.0%	1,305,400	2,439,400	86.9%	65,270	128,389	96.7%
West (WA counties)	86	94	9.3%	17,015,324	22,521,829	32.4%	197,853	239,594	21.1%
TOTALS	2310	1753	-24.1%	434,143,320	402,073,110	-7.4%	187,941	229,363	22.0%

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	2310	1753	-24.1%	434,143,321	402,073,110	-7.4%	187,941	229,363	22.0%
RL	0	21	N/A	0	3,167,184	N/A		150,818	N/A
RA	453	253	-44.2%	149,847,932	94,187,234	-37.1%	330,790	372,282	12.5%
TC	52	165	217.3%	9,135,310	31,373,635	243.4%	175,679	190,143	8.2%
WF	72	77	6.9%	40,912,190	71,073,698	73.7%	568,225	923,035	62.4%
WS	28	34	21.4%	10,458,550	14,614,391	39.7%	373,520	429,835	15.1%
MH,ML,MA	212	137	-35.4%	20,474,928	13,985,797	-31.7%	96,580	102,086	5.7%
Totals	3127	2440	-22.0%	664,972,231	630,475,049	-5.2%	212,655	258,391	21.5%

#/SALES			TOTAL VOLUME			AVERAGE PRICE			MEDIAN PRICE		
2005	2006	%/CH	2005	2006	%/CH	2005	2006	%/CH	2005	2006	%/Ch
3127	2440	-22.0%	664,972,231	630,475,049	-5.2%	212,655	258,391	21.5%	162,080	204,900	26.4%

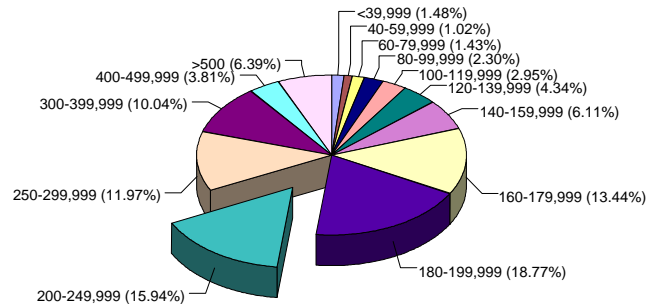
The representations in this report are based in whole on data generated from the database of the Multiple Listing Service of the Coeur d'Alene Association of REALTORS® for the time periods specified in the report. Data maintained by the Association or its Multiple Listing Service may not reflect all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

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. 20% of sales falling in that range.

VALUE	#/SALES	%/SALES
<39,999	36	1.5%
40-59,999	25	1.0%
60-79,999	35	1.4%
80-99,999	56	2.3%
100-119,999	72	3.0%
120-139,999	106	3.0%
140-159,999	149	6.1%
160-179,999	328	13.4%
180-199,999	358	14.7%
200-249,999	489	20.0%
250-299,999	292	12.0%
300-399,999	245	10.0%
400-499,999	93	3.8%
>500	156	6.4%
TOTAL	2,440	

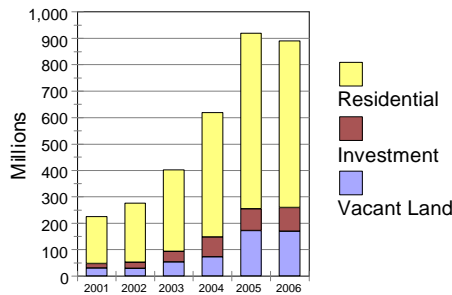
RESIDENTIAL SOLD UNITS

Jan 1, 2006 - July 31, 2006



Total Sales Volume Comparison

Jan 1 thru Jul 31 each year



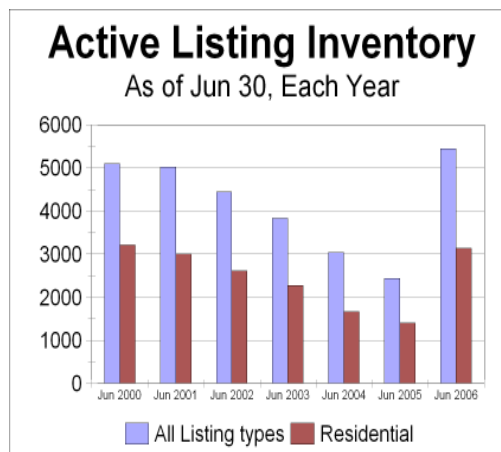
TOTAL SOLD VOLUME REPORTED TO MLS:

	2002	2003	2004	2005	2006
Vacant Land	29,439,432	53,567,805	73,167,679	171,901,470	169,962,955
Investment	22,335,015	39,859,669	74,952,168	82,864,909	89,527,686
Residential	224,318,771	308,793,191	471,249,953	664,972,231	630,475,049
Totals	276,093,218	402,220,665	619,369,800	919,738,610	889,965,690

Overall sold volume reported to MLS decreased by approx 3% from end of Jul 2005 to end of Jul 2006. Vacant land volume as reported to MLS decreased by 1%; investment sales volume reported to MLS increased by 8%. Overall residential sales volume decreased by approx 5%.

Inventory levels for the number of active listings over the last 12 months shows an increase of 137% for all listing types from Jul 2005 to Jul 2006. There is a 6.6% increase in inventory levels for all listing types from June 2006 to July 2006.

Active Listings	1 Yr Ago	1 Mo Ago	Now
All Listing Types	2,431	4,685	5,439
Residential	1,396	2,784	3,133



Residential inventory shows a 9.6% increase from June 2006 to July 2006. There is a 138% increase in residential inventory levels from July 2005 to July 2006.

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