

| <b>Ada County Single-Family Home Sales<br/>Comparing May 2010 with May 2009</b> |               |                        |               |                        |                           |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
|   | <b>May-10</b> | <b>Year to Date 10</b> | <b>May-09</b> | <b>Year to Date 09</b> | <b>Previous 12 months</b> |
| Total Active Residential Listings   | 3,202         |                        | 3,701         |                        |                           |
| Total Single-Family Homes Sold  | 625           | 2,492                  | 431           | 1,731                  | 6,145                     |
| Percent Change  | 45.01%        | 43.96%                 |               |                        |                           |
| Median Price  | \$153,350     | \$155,000              | \$173,000     | \$174,900              | \$160,000                 |
| Percent Change  | -11.36%       | -11.38%                |               |                        |                           |
| Average Price   | \$179,525     | \$181,556              | \$204,022     | \$201,683              | \$186,829                 |
| Percent Change  | -12.01%       | -9.98%                 |               |                        |                           |
| Days on Market*   | 90            | 92                     | 92            | 95                     | 89                        |
| Total Residential Dollar Volume   | \$112,202,885 | \$452,438,035          | \$87,933,445  | \$349,112,799          | \$1,148,066,928           |
| Percent Change  | 27.60%        | 29.60%                 |               |                        |                           |

| <b>Ada County Existing Home Sales</b> |               |                        |               |                        |                           |
|---------------------------------------|---------------|------------------------|---------------|------------------------|---------------------------|
|                                       | <b>May-10</b> | <b>Year to Date 10</b> | <b>May-09</b> | <b>Year to Date 09</b> | <b>Previous 12 months</b> |
| Existing Residential Listings         | 2,596         |                        | 2,939         |                        |                           |
| Existing Homes Sold                   | 508           | 2,130                  | 362           | 1,409                  | 5,040                     |
| Percent Change                        | 40.33%        | 51.17%                 |               |                        |                           |
| Median Price                          | \$150,000     | \$154,900              | \$170,000     | \$170,500              | \$160,000                 |
| Percent Change                        | -11.76%       | -9.15%                 |               |                        |                           |
| Average Price                         | \$177,197     | \$181,250              | \$200,564     | \$198,938              | \$186,731                 |
| Percent Change                        | -11.65%       | -8.89%                 |               |                        |                           |
| Days on Market                        | 82            | 85                     | 84            | 88                     | 83                        |
| Total Existing Home Dollar Volume     | \$90,015,975  | \$386,062,595          | \$72,604,011  | \$280,304,151          | \$941,125,856             |
| Percent Change                        | 23.98%        | 37.73%                 |               |                        |                           |

| <b>Ada County Newly Constructed Home Sales</b> |               |                        |               |                        |                           |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
|  | <b>May-10</b> | <b>Year to Date 10</b> | <b>May-09</b> | <b>Year to Date 09</b> | <b>Previous 12 months</b> |
| Newly Constructed Residential Listings         | 606           |                        | 762           |                        |                           |
| Newly Constructed Homes Sold                   | 117           | 373                    | 69            | 323                    | 1,105                     |
| Percent Change                                 | 69.57%        | 15.48%                 |               |                        |                           |
| Median Price                                   | \$159,990     | \$162,891              | \$187,500     | \$184,900              | \$162,660                 |
| Percent Change                                 | -14.67%       | -11.90%                |               |                        |                           |
| Average Price                                  | \$189,632     | \$189,706              | \$222,166     | \$213,881              | \$186,882                 |
| Percent Change                                 | -14.64%       | -11.30%                |               |                        |                           |
| Days on Market                                 | 124           | 132                    | 136           | 127                    | 117                       |
| Total New Construction Dollar Volume           | \$22,186,910  | \$70,760,340           | \$15,329,434  | \$69,083,648           | \$206,504,102             |
| Percent Change                                 | 44.73%        | 2.43%                  |               |                        |                           |

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| <b>Single-Family Homes Sold in Ada County for May 2010</b> |               |                 |                      |                     |
|--|---------------|-----------------|----------------------|---------------------|
| <b>MLS AREA</b>  | <b># Sold</b> | <b>Market %</b> | <b>Average Price</b> | <b>Median Price</b> |
| Area 100 North Boise - 0100                                | 25            | 4.00%           | \$206,177.00         | \$219,000.00        |
| New Construction   | 0             | 0%              | \$0.00               | \$0.00              |
| Existing Homes   | 25            | 4.92%           | \$206,177.00         | \$219,000.00        |
| Area 200 NE Boise - 0200                                   | 17            | 2.72%           | \$377,770.00         | \$395,000.00        |
| New Construction   | 3             | 2.56%           | \$400,002.00         | \$536,006.00        |
| Existing Homes   | 14            | 2.76%           | \$373,007.00         | \$378,700.00        |
| Area 300 SE Boise - 0300                                   | 37            | 5.92%           | \$185,095.00         | \$167,000.00        |
| New Construction   | 1             | 0.85%           | \$219,798.00         | \$219,798.00        |
| Existing Homes   | 36            | 7.09%           | \$184,131.00         | \$165,000.00        |
| Area 400 Boise Bench - 0400                                | 37            | 5.92%           | \$124,233.00         | \$123,900.00        |
| New Construction   | 2             | 1.71%           | \$137,950.00         | \$141,000.00        |
| Existing Homes   | 35            | 6.89%           | \$123,450.00         | \$119,900.00        |
| Area 500 South Boise - 0500                                | 26            | 4.16%           | \$157,344.00         | \$147,000.00        |
| New Construction   | 1             | 0.85%           | \$132,000.00         | \$132,000.00        |
| Existing Homes   | 25            | 4.92%           | \$158,358.00         | \$159,900.00        |
| Area 550 SW Boise-Meridian - 0550                          | 57            | 9.12%           | \$159,455.00         | \$144,000.00        |
| New Construction   | 11            | 9.40%           | \$198,548.00         | \$156,860.00        |
| Existing Homes   | 46            | 9.06%           | \$150,107.00         | \$143,700.00        |
| Area 600 West Boise - 0600                                 | 17            | 2.72%           | \$129,223.00         | \$130,000.00        |
| New Construction   | 0             | 0%              | \$0.00               | \$0.00              |
| Existing Homes   | 17            | 3.35%           | \$129,223.00         | \$130,000.00        |
| Area 650 W Boise-Garden City - 0650                        | 72            | 11.52%          | \$154,634.00         | \$145,000.00        |
| New Construction   | 28            | 23.93%          | \$147,082.00         | \$142,266.00        |
| Existing Homes   | 44            | 8.66%           | \$159,441.00         | \$148,000.00        |
| Area 700 Garden City - 0700                                | 2             | 0.32%           | \$99,150.00          | \$103,000.00        |
| New Construction   | 0             | 0%              | \$0.00               | \$0.00              |
| Existing Homes   | 2             | 0.39%           | \$99,150.00          | \$103,000.00        |
| Area 800 NW Boise - 0800                                   | 40            | 6.40%           | \$186,862.00         | \$158,450.00        |
| New Construction   | 6             | 5.13%           | \$216,258.00         | \$197,000.00        |
| Existing Homes   | 34            | 6.69%           | \$181,675.00         | \$155,000.00        |
| Area 900 Eagle - 0900                                      | 53            | 8.48%           | \$283,756.00         | \$230,000.00        |
| New Construction   | 4             | 3.42%           | \$383,270.00         | \$399,000.00        |
| Existing Homes   | 49            | 9.65%           | \$275,632.00         | \$230,000.00        |
| Area 950 Star - 0950                                       | 20            | 3.20%           | \$166,392.00         | \$156,490.00        |
| New Construction   | 4             | 3.42%           | \$135,175.00         | \$135,211.00        |
| Existing Homes   | 16            | 3.15%           | \$174,196.00         | \$168,000.00        |
| Area 1000 SE Meridian - 1000                               | 20            | 3.20%           | \$193,312.00         | \$169,000.00        |
| New Construction   | 5             | 4.27%           | \$227,811.00         | \$261,791.00        |
| Existing Homes   | 15            | 2.95%           | \$181,813.00         | \$169,000.00        |
| Area 1010 SW Meridian - 1010                               | 6             | 0.96%           | \$223,483.00         | \$240,000.00        |
| New Construction   | 0             | 0%              | \$0.00               | \$0.00              |
| Existing Homes   | 6             | 1.18%           | \$223,483.00         | \$240,000.00        |
| Area 1020 NE Meridian - 1020                               | 59            | 9.44%           | \$181,057.00         | \$179,988.00        |
| New Construction   | 24            | 20.51%          | \$194,846.00         | \$184,000.00        |
| Existing Homes   | 35            | 6.89%           | \$171,602.00         | \$160,000.00        |

| <b>MLS AREA</b>              | <b># Sold</b> | <b>Market %</b> | <b>Average Price</b> | <b>Median Price</b> |
|------------------------------|---------------|-----------------|----------------------|---------------------|
| Area 1030 NW Meridian - 1030 | 99            | 15.84%          | \$161,099.00         | \$155,000.00        |
| New Construction             | 19            | 16.24%          | \$177,531.00         | \$170,145.00        |
| Existing Homes               | 80            | 15.75%          | \$157,197.00         | \$150,000.00        |
| Area 1100 Kuna - 1100        | 38            | 6.08%           | \$126,120.00         | \$121,900.00        |
| New Construction             | 9             | 7.69%           | \$166,341.00         | \$172,000.00        |
| Existing Homes               | 29            | 5.71%           | \$113,637.00         | \$115,000.00        |
| <b>Ada County Totals</b>     | <b>625</b>    | <b>100.00%</b>  | <b>\$179,524.00</b>  | <b>\$153,350.00</b> |
| New Construction             | 117           | 18.72%          | \$189,631.00         | \$159,990.00        |
| Existing Homes               | 508           | 81.28%          | \$177,196.00         | \$150,000.00        |

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| <b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County<br/>May 2010 by Price Class</b> |            |               |            |               |
|--|------------|---------------|------------|---------------|
| Sales Price Range  | New        | Market %      | Existing   | Market %      |
| \$69,999 and under   | 0          | 0%            | 8          | 1.28%         |
| \$70,000 - \$89,999  | 0          | 0%            | 11         | 1.76%         |
| \$90,000 - \$99,999  | 0          | 0%            | 27         | 4.32%         |
| \$100,000 - \$119,999  | 2          | 0.32%         | 66         | 10.56%        |
| \$120,000 - \$159,999  | 58         | 9.28%         | 178        | 28.48%        |
| \$160,000 - \$199,999  | 24         | 3.84%         | 90         | 14.40%        |
| \$200,000 - \$249,999  | 15         | 2.40%         | 58         | 9.28%         |
| \$250,000 - \$299,999  | 8          | 1.28%         | 23         | 3.68%         |
| \$300,000 - \$399,999  | 5          | 0.80%         | 33         | 5.28%         |
| \$400,000 - \$499,999  | 3          | 0.48%         | 9          | 1.44%         |
| \$500,000 and over   | 2          | 0.32%         | 5          | 0.80%         |
| <b>Totals</b>  | <b>117</b> | <b>18.72%</b> | <b>508</b> | <b>81.28%</b> |

| <b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County<br/>(Year-to-Date) May 2010 by Price Class</b> |            |               |             |               |
|---|------------|---------------|-------------|---------------|
| Sales Price Range   | New        | Market %      | Existing    | Market %      |
| \$69,999 and under  | 2          | 0.08%         | 34          | 1.36%         |
| \$70,000 - \$89,999   | 0          | 0%            | 65          | 2.61%         |
| \$90,000 - \$99,999   | 1          | 0.04%         | 83          | 3.33%         |
| \$100,000 - \$119,999   | 15         | 0.60%         | 273         | 10.96%        |
| \$120,000 - \$159,999   | 162        | 6.50%         | 690         | 27.69%        |
| \$160,000 - \$199,999   | 80         | 3.21%         | 358         | 14.37%        |
| \$200,000 - \$249,999   | 54         | 2.17%         | 282         | 11.32%        |
| \$250,000 - \$299,999   | 28         | 1.12%         | 131         | 5.26%         |
| \$300,000 - \$399,999   | 27         | 1.08%         | 138         | 5.54%         |
| \$400,000 - \$499,999   | 5          | 0.20%         | 46          | 1.85%         |
| \$500,000 and over  | 3          | 0.12%         | 15          | 0.60%         |
| <b>Totals</b>   | <b>377</b> | <b>15.13%</b> | <b>2115</b> | <b>84.87%</b> |

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