

MLS STATS: January 1 - December 31, 2005

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		
	2004	2005	%/CH	2,004	2,005	%/CH	2004	2005	%/CH
1	1,283	1,293	0.8%	211,647,256	272,056,085	28.5%	164,963	210,407	27.5%
2	997	1,074	7.7%	149,500,666	214,268,402	43.3%	149,951	199,505	33.0%
3	590	559	-5.3%	117,045,564	143,595,427	22.7%	198,382	256,879	29.5%
4	203	186	-8.4%	26,878,720	33,544,778	24.8%	132,407	180,348	36.2%
North K.C.	73	104	42.5%	7,609,287	14,016,841	84.2%	104,237	134,777	29.3%
South K.C.	19	15	-21.1%	3,446,832	3,978,510	15.4%	181,412	265,234	46.2%
Kootenai Co Sub-Total	3,165	3,231	2.1%	516,128,325	681,460,043	32.0%	163,074	210,913	29.3%
Shoshone Co	283	266	-6.0%	18,138,321	27,096,332	49.4%	64,093	101,866	58.9%
Bonner/Boundary	74	93	25.7%	12,512,080	16,964,940	35.6%	169,082	182,419	7.9%
Benewah	51	35	-31.4%	3,451,709	3,274,900	-5.1%	67,681	93,569	38.3%
West (WA counties)	169	142	-16.0%	29,057,745	29,477,381	1.4%	171,939	207,587	20.7%
TOTALS	3,742	3,767	0.7%	579,288,180	758,273,596	30.9%	154,807	201,294	30.0%

Overall Residential Totals:

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

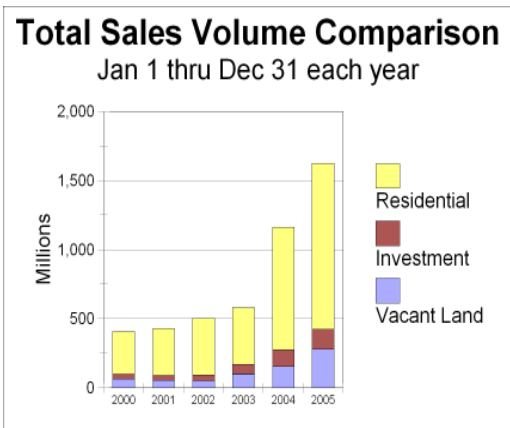
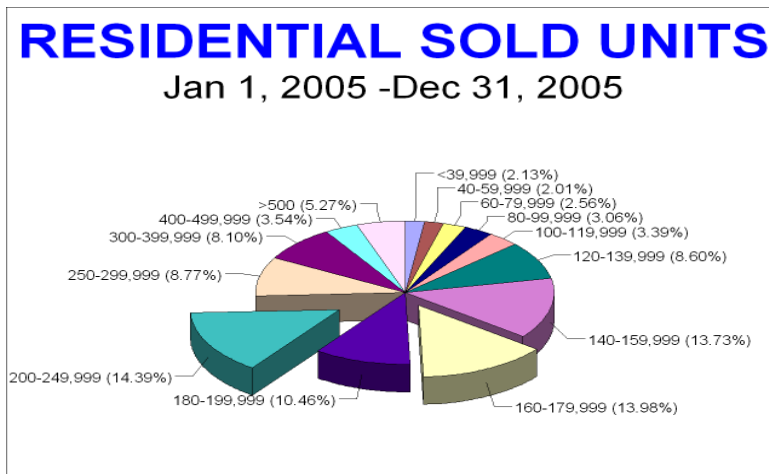
List Type	#/Sales			Total Volume			Avg Sales Price		
	2004	2005	%/CH	2004	2005	%/Ch	2004	2005	%/Ch
RS	3,742	3,767	0.7%	579,288,180	758,273,596	31%	154,807	201,294	30.0%
RL	0	10	N/A	0	1,560,818	N/A		156082	N/A
RA	689	707	2.6%	177,751,990	253,906,091	42.8%	257985	359132	39.2%
TC	131	155	18.3%	17,725,482	50,719,536	186.1%	135309	327223	141.8%
WF	176	121	-31.2%	72,989,326	78,016,446	6.9%	414712	644764	55.5%
WS	62	55	-11.3%	15,676,889	22,141,750	41.2%	252853	402577	59.2%
MH,ML,MA	292	356	21.9%	21,653,493	36,806,128	70.0%	74156	103388	39.4%
Totals	5,092	5,171	1.6%	885,085,360	1,201,424,365	36%	173,819	232,339	33.7%

#/SALES			TOTAL VOLUME			AVERAGE PRICE			MEDIAN PRICE		
2004	2005	%/CH	2004	2005	%/CH	2004	2005	%/CH	2004	2005	%/Ch
5,092	5,171	1.6%	885,085,360	1,201,424,365	35.7%	173,819	232,339	33.7%	134,000.0	179,900.0	34.3%

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.

VALUE	#/SALES	%/SALES
<39,999	110	2.1%
40-59,999	104	2.0%
60-79,999	132	2.6%
80-99,999	158	3.1%
100-119,999	175	3.4%
120-139,999	444	3.4%
140-159,999	709	13.7%
160-179,999	722	14.0%
180-199,999	540	10.4%
200-249,999	743	14.4%
250-299,999	455	8.8%
300-399,999	418	8.1%
400-499,999	187	3.6%
>500	274	5.3%
TOTAL	5,171	

Table to left and chart below illustrate the percentage of residential sales based on sales price. End of year figures for 2005 shows the highest percentage of sales in the \$200-249,999 range, with approx. 14.4% of sales falling in that range. Next highest range is the \$160-179,999 range with approx 14% of sales.



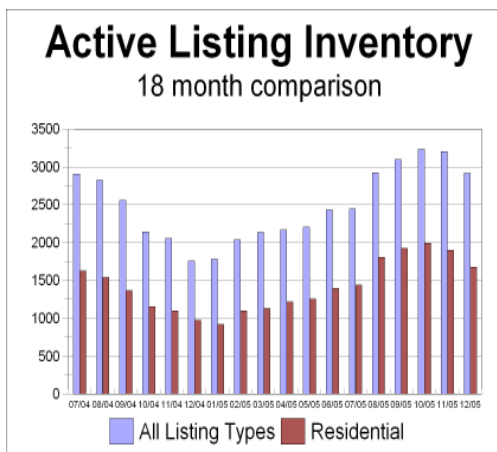
TOTAL SOLD VOLUME REPORTED TO MLS:

	2001	2002	2003	2004	2005
Vacant Land	52,858,768	50,948,433	100,596,343	154,930,289	278,158,810
Investment	35,163,838	42,073,246	68,199,758	121,841,906	144,727,580
Residential	342,028,616	410,888,470	410,888,470	885,085,360	1,201,424,365
Totals	430,051,222	503,910,149	579,684,571	1,161,857,555	1,624,310,755

Overall sold volume reported to MLS increased by 39.8% from Dec 2004 to Dec 2005. Vacant land volume as reported to MLS increased by 79%; investment sales volume reported to MLS increased by 19%. Overall residential sales volume increased by 36%.

Inventory levels for the number of active listings over the last 18 months shows a decrease of 9% for all listing types from Nov 2005 to Dec 2005. There is a 66% increase in inventory levels for all listing types from Dec 2004 to Dec 2005.

Active Listings	1 Yr Ago	1 Mo Ago	Now
All Listing Types	2,053	3,231	3,198
Residential	1,095	1,989	1,896



Residential inventory shows an 11.5% decrease from Nov 2005 to Dec 2005. There is a 73% increase in residential inventory levels from Dec 2004 to Dec 2005.