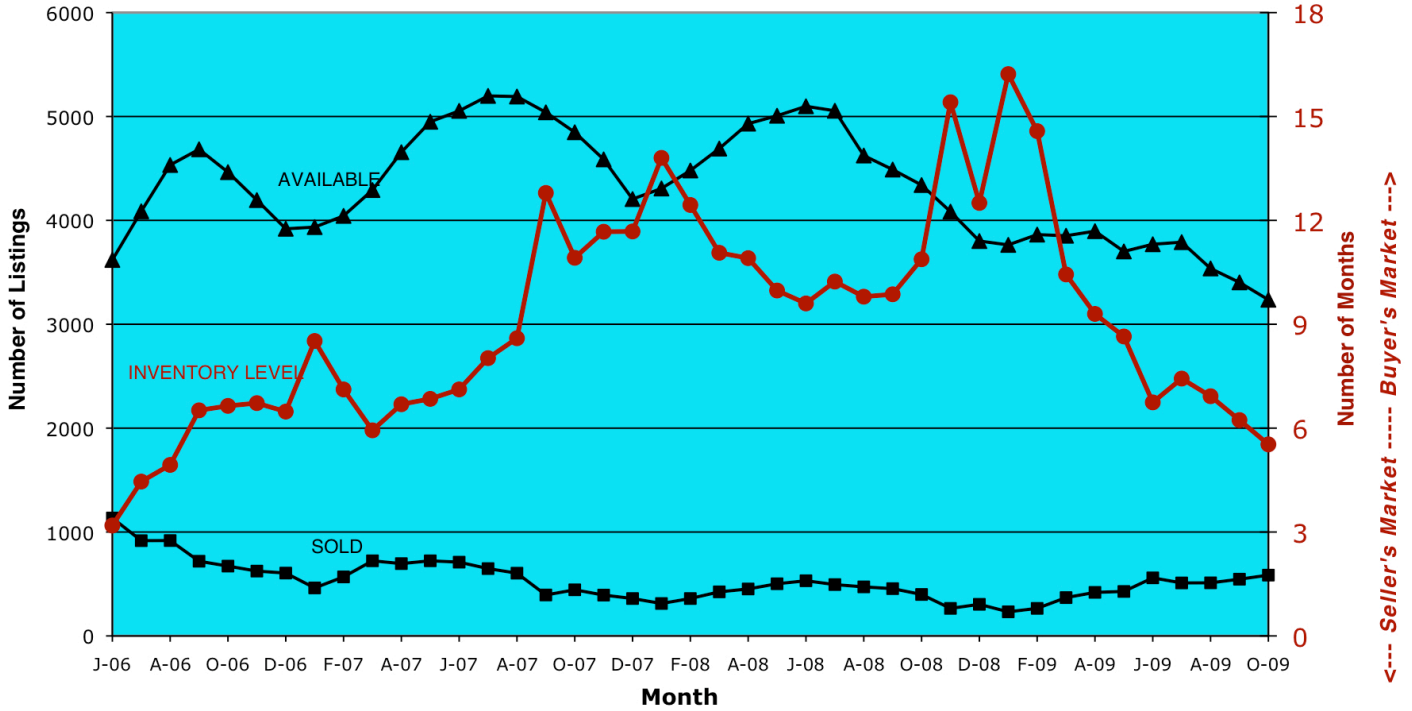


REAL ESTATE MARKET STATS
Idaho - Ada County - Single Family Homes
June 2006 - October 2009



- ▲ Number of listings AVAILABLE during the month
- Number of listings SOLD during the month
- INVENTORY LEVEL* measured in months

OCTOBER 2009 NUMBERS: 3236 AVAILABLE, 585 SOLD, 6.2 MONTHS OF INVENTORY

*INVENTORY LEVEL (the red line) is the "executive summary" for this chart. The higher the red line is, the more inventory there is, and the more it's a buyer's market. The lower it is, the more it's a seller's market. It measures the number of months it would take for the current available listings to sell off, assuming that listings would continue to sell at the same rate they sold during that month. The calculation is simple - AVAILABLE/ SOLD. It is a useful indicator because it takes into account both supply (AVAILABLE) and demand (SOLD). Six months of inventory is usually considered a balanced market, while less favors sellers, and more favors buyers.