

EAGLE RIVER RESIDENTIAL PROPERTIES - A LOOK AT SUPPLY AND DEMAND

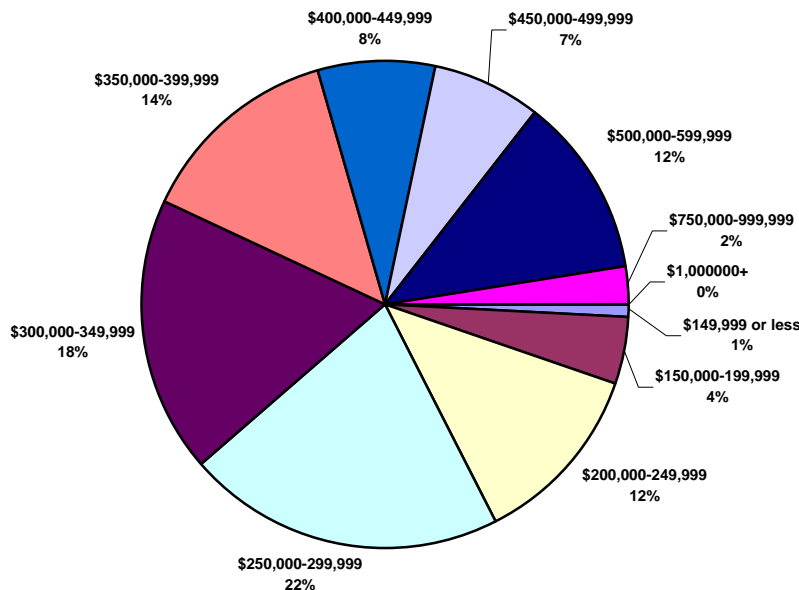
Class 1 Only (Condominiums Excluded)

	Jul 2010 Sales	Aug 2010 Sales	Sept 2010 Sales	Oct 2010 Sales	Nov 2010 Sales	Dec 2010 Sales	Jan 2011 Sales	Feb 2011 Sales	Mar 2011 Sales	Apr 2011 Sales	May 2011 Sales	Jun 2011 Sales	Jul 2011 Sales	13 Month Average (Rounded)	Active as of Publication Date
Undisclosed										1					
\$149,999 or less	0	0	0	2	2	0	0	0	0	0	0	0	0	0	2
\$150,000-199,999	0	0	2	0	1	3	0	0	0	0	1	0	1	1	9
\$200,000-249,999	4	7	6	6	8	4	1	5	5	8	5	10	10	6	25
\$250,000-299,999	4	5	7	6	9	6	3	3	7	7	17	8	8	7	44
\$300,000-349,999	8	6	7	8	7	7	5	8	7	7	5	10	14	8	38
\$350,000-399,999	5	4	5	6	10	5	5	2	6	2	2	6	9	5	28
\$400,000-449,999	4	8	7	3	2	2	1	1	2	2	4	3	4	3	16
\$450,000-499,999	1	1	0	1	1	1	4	2	1	0	2	2	3	1	15
\$500,000-749,999	4	7	5	4	4	1	1	2	1	2	4	3	6	3	25
\$750,000-999,999	0	1	0	0	0	0	0	0	0	0	0	0	0	0	5
\$1,000000+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	30	39	39	36	44	29	20	23	29	29	40	42	55	35	207

PRICE RANGE	Total Active as of Publication Date	13 Month Average	Current Inventory (Months)
\$149,999 or less	2	0.31	6.50
\$150,000-199,999	9	0.62	14.63
\$200,000-249,999	25	6.08	4.11
\$250,000-299,999	44	6.92	6.36
\$300,000-349,999	38	7.62	4.99
\$350,000-399,999	28	5.15	5.43
\$400,000-449,999	16	3.31	4.84
\$450,000-499,999	15	1.46	10.26
\$500,000-749,999	25	3.38	7.39
\$750,000-999,999	5	0.08	65.00
\$1,000000+	0	0.00	-
Total	207	34.92	5.93

Avg DOM Active as of Publ.	Avg DOM Sold - Last 13 months	Avg DOM Sold - Last 6 months
66	132	-
114	33	27
70	61	61
71	66	77
65	64	60
80	67	72
74	90	93
125	112	73
125	63	70
259	88	0
-	0	0
Avg	88	69

Percentage of Active Inventory by Price Range
as of publication date



Avg Orig List Price	\$341,676
Avg List Price at time of sale	\$331,350
Avg Sold Price	\$331,630
% Sale to Orig List	97.06%
% Sale to List	100.08%

Publication Date:

8/6/11

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