

**Elmore County Single-Family Home Sales
Comparing September 2003 with September 2002**

	Sep-03	Year to Date 03	Sep-02	Year to Date 02	Previous 12 months
Total Active Residential Listings	152		152		
Single-Family Homes Sold	35	251	32	229	344
Percent Change	9.38%	9.61%			
Median Price for Homes Sold	\$114,000	\$108,000	\$107,950	\$105,000	\$105,000
Percent Change	5.60%	2.86%			
Average Price for Homes Sold	\$105,442	\$111,644	\$105,761	\$107,705	\$106,104
Percent Change	-0.30%	3.66%			
Days on Market for Homes Sold	56	88	84	84	92
Total Residential Dollar Volume	\$3,690,488	\$28,022,781	\$3,384,379	\$24,664,660	\$36,500,081
	9.04%	13.62%			

Elmore County Existing Home Sales

	Sep-03	Year to Date 03	Sep-02	Year to Date 02	Previous 12 months
Existing Residential Listings	138		163		
Existing Homes Sold	23	192	25	184	276
Percent Change	-8.00%	4.35%			
Median Price - Existing Homes	\$92,750	\$101,700	\$98,800	\$100,500	\$97,700
Percent Change	-6.12%	1.19%			
Average Price - Existing Homes	\$93,715	\$106,752	\$102,500	\$103,499	\$101,295
Percent Change	-8.57%	3.14%			
Days on Market - Existing Homes	75	107	92	95	108
Total Existing Home Dollar Volume	\$2,155,450	\$20,496,504	\$2,536,050	\$19,043,940	\$27,957,544
	-15.01%	7.63%			

Elmore County Newly Constructed Home Sales

	Sep-03	Year to Date 03	Sep-02	Year to Date 02	Previous 12 months
Newly Constructed Residential Listings	14		9		
Newly Constructed Homes Sold	12	59	7	45	68
Percent Change	71.43%	31.11%			
Median Price - New Construction	\$126,850	\$123,000	\$116,202	\$119,500	\$122,125
Percent Change	9.16%	2.93%			
Average Price - New Construction	\$127,919	\$127,564	\$117,382	\$124,904	\$125,625
Percent Change	8.98%	2.13%			
Days on Market - New Construction	20	25	59	38	27
Total New Construction Dollar Volume	\$1,535,038	\$7,526,277	\$821,329	\$5,620,720	\$8,542,537
	86.90%	33.90%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Elmore County during this month. The Intermountain Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values.

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Elmore County in September 2003 by Price Class

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	2	5.71%
\$70,000 - \$89,999	0	0.00%	9	25.71%
\$90,000 - \$99,999	0	0.00%	3	8.57%
\$100,000 - \$119,999	5	14.29%	6	17.14%
\$120,000 - \$159,999	6	17.14%	3	8.57%
\$160,000 - \$199,999	1	2.86%	0	0.00%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	0	0.00%
\$300,000 - \$399,999	0	0.00%	0	0.00%
\$400,000 - \$499,999	0	0.00%	0	0.00%
\$500,000 and over	0	0.00%	0	0.00%
Totals	12	34.29%	23	65.71%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Elmore County Year-to-Date (September 2003) Listed by Price Class

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	24	9.56%
\$70,000 - \$89,999	2	0.80%	38	15.14%
\$90,000 - \$99,999	3	1.20%	29	11.55%
\$100,000 - \$119,999	19	7.57%	55	21.91%
\$120,000 - \$159,999	32	12.75%	33	13.15%
\$160,000 - \$199,999	1	0.40%	8	3.19%
\$200,000 - \$249,999	2	0.80%	3	1.20%
\$250,000 - \$299,999	0	0.00%	1	0.40%
\$300,000 - \$399,999	0	0.00%	0	0.00%
\$400,000 - \$499,999	0	0.00%	0	0.00%
\$500,000 and over	0	0.00%	1	0.40%
Totals	59	23.51%	192	76.49%

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Prepared By: H. Harrison