

**GEM COUNTY SOLD MARKET ANALYSIS – ALL HOMES 2005 – 1/1/2005 THRU 12/31/2005**

	<b>No. of Listings</b>	<b>Dollar Volume</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Average DOM</b>
<b>Residential</b>					
Conventional	265	\$42,093,183	\$158,842	\$127,500	108
FHA	33	\$3,938,839	\$119,359	\$118,500	87
VA	6	\$709,955	\$118,326	\$121,208	70
Cash	90	\$13,304,925	\$147,833	\$125,000	88
Owner Finance	6	\$1,408,000	\$234,667	\$214,750	107
Idaho Housing Association	4	\$424,668	\$106,167	\$112,350	81
Lease Purchase	1	\$75,000	\$75,000	\$75,000	69
Other	2	\$321,900	\$160,950	\$160,950	84
<b>Analysis by Area</b>					
Emmett/Gem County - 1550	407	\$62,276,470	\$153,013	\$126,500	101
<b>Totals</b>	<b>407</b>	<b>\$62,276,470</b>	<b>\$153,013</b>	<b>\$126,500</b>	<b>101</b>
Non Co-op Sales	151	\$22,916,197	\$151,763	\$125,000	101
Co-op Sales	256	\$39,360,273	\$153,751	\$127,500	101
<b>All Sold Listings</b>	<b>407</b>	<b>\$62,276,470</b>	<b>\$153,013</b>	<b>\$126,500</b>	<b>101</b>

**GEM COUNTY SOLD MARKET ANALYSIS – NEW CONSTRUCTION 2005 – 1/1/2005 THRU 12/31/2005**

	<b>No. of Listings</b>	<b>Dollar Volume</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Average DOM</b>
<b>Residential</b>					
Conventional	34	\$6,259,483	\$184,102	\$146,530	89
FHA	4	\$531,411	\$132,853	\$132,836	68
VA	1	\$125,415	\$125,415	\$125,415	124
Cash	11	\$1,686,075	\$153,280	\$135,034	101
Idaho Housing Association	1	\$115,290	\$115,290	\$115,290	92
<b>Analysis by Area</b>					
Emmett/Gem County - 1550	51	\$8,717,674	\$170,935	\$139,900	91
<b>Totals</b>	<b>51</b>	<b>\$8,717,674</b>	<b>\$170,935</b>	<b>\$139,900</b>	<b>91</b>
Non Co-op Sales	22	\$3,556,519	\$161,660	\$140,507	76
Co-op Sales	29	\$5,161,155	\$177,971	\$137,694	102
<b>All Sold Listings</b>	<b>51</b>	<b>\$8,717,674</b>	<b>\$170,935</b>	<b>\$139,900</b>	<b>91</b>

The accuracy of this information, while deemed reliable, has not been verified and is NOT guaranteed.  
Intermountain Multiple Listing Service, Inc. © Copyright 1998-2006, All Rights Reserved

**GEM COUNTY SOLD MARKET ANALYSIS – EXISTING HOMES 2005 – 1/1/2005 THRU 12/31/2005**

	<b>No. of Listings</b>	<b>Dollar Volume</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Average DOM</b>
<b>Residential</b>					
Conventional	231	\$35,833,700	\$155,124	\$125,000	111
FHA	29	\$3,407,428	\$117,498	\$116,900	90
VA	5	\$584,540	\$116,908	\$117,000	59
Cash	79	\$11,618,850	\$147,074	\$120,000	87
Owner Finance	6	\$1,408,000	\$234,667	\$214,750	107
Idaho Housing Association	3	\$309,378	\$103,126	\$112,000	78
Lease Purchase	1	\$75,000	\$75,000	\$75,000	69
Other	2	\$321,900	\$160,950	\$160,950	84
<b>Analysis by Area</b>					
Emmett/Gem County - 1550	356	\$53,558,796	\$150,446	\$124,770	102
<b>Totals</b>	<b>356</b>	<b>\$53,558,796</b>	<b>\$150,446</b>	<b>\$124,770</b>	<b>102</b>
Non Co-op Sales	129	\$19,359,678	\$150,075	\$119,900	105
Co-op Sales	227	\$34,199,118	\$150,657	\$125,000	101
<b>All Sold Listings</b>	<b>356</b>	<b>\$53,558,796</b>	<b>\$150,446</b>	<b>\$124,770</b>	<b>102</b>

The accuracy of this information, while deemed reliable, has not been verified and is NOT guaranteed.  
 Intermountain Multiple Listing Service, Inc. © Copyright 1998-2006, All Rights Reserved