

SOLD MARKET ANALYSIS FOR GEM COUNTY--TOTAL HOME SALES
1ST QUARTER 2006: JANUARY 1 – MARCH 31, 2006

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	52	\$7,944,683	\$152,782	\$146,250	86
FHA	5	\$577,000	\$115,400	\$112,000	87
VA	1	\$169,900	\$169,900	\$169,900	132
Cash	16	\$2,886,300	\$180,394	\$136,450	101
Idaho Housing Association	3	\$410,211	\$136,737	\$128,900	92
Other	3	\$600,187	\$200,062	\$173,187	156
Analysis by Area					
Canyon County Other - 1290	1	\$225,000	\$225,000	\$225,000	72
Emmett/Gem County - 1550	79	\$12,363,281	\$156,497	\$142,900	93
Totals	80	\$12,588,281	\$157,354	\$143,950	93
Non Co-op Sales	27	\$4,286,926	\$158,775	\$145,500	86
Co-op Sales	53	\$8,301,355	\$156,629	\$137,500	96
All Sold Listings	80	\$12,588,281	\$157,354	\$143,950	93

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SOLD MARKET ANALYSIS FOR GEM COUNTY-- EXISTING HOME SALES
1ST QUARTER 2006: JANUARY 1 – MARCH 31, 2006

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	44	\$6,566,950	\$149,249	\$145,000	92
FHA	5	\$577,000	\$115,400	\$112,000	87
Cash	14	\$2,360,900	\$168,636	\$128,750	93
Idaho Housing Association	2	\$285,231	\$142,616	\$142,616	56
Other	1	\$110,000	\$110,000	\$110,000	49
Analysis by Area					
Canyon County Other - 1290	1	\$225,000	\$225,000	\$225,000	72
Emmett/Gem County - 1550	65	\$9,675,081	\$148,847	\$137,500	90
Totals	66	\$9,900,081	\$150,001	\$137,500	90
Non Co-op Sales	22	\$3,292,500	\$149,659	\$139,000	92

Co-op Sales	44	\$6,607,581	\$150,172	\$129,450	89
All Sold Listings	66	\$9,900,081	\$150,001	\$137,500	90

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SOLD MARKET ANALYSIS FOR GEM COUNTY-- NEW CONSTRUCTION 1ST QUARTER 2006: JANUARY 1- MARCH 31, 2006

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	8	\$1,377,733	\$172,217	\$169,458	56
VA	1	\$169,900	\$169,900	\$169,900	132
Cash	2	\$525,400	\$262,700	\$262,700	154
Idaho Housing Association	1	\$124,980	\$124,980	\$124,980	163
Other	2	\$490,187	\$245,094	\$245,094	209
Analysis by Area					
Emmett/Gem County - 1550	14	\$2,688,200	\$192,014	\$171,544	105
Totals	14	\$2,688,200	\$192,014	\$171,544	105
Non Co-op Sales	5	\$994,426	\$198,885	\$185,338	60
Co-op Sales	9	\$1,693,774	\$188,197	\$147,000	130
All Sold Listings	14	\$2,688,200	\$192,014	\$171,544	105

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