

**GEM COUNTY SOLD MARKET ANALYSIS – ALL HOMES 4<sup>TH</sup> QUARTER 2005 – 10/1/2005 THRU 12/31/2005**

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
<b>Residential</b>					
Conventional	89	\$14,508,196	\$163,013	\$136,468	80
FHA	7	\$947,965	\$135,424	\$139,000	95
VA	1	\$137,540	\$137,540	\$137,540	57
Cash	29	\$4,601,890	\$158,686	\$167,900	83
Owner Finance	3	\$894,900	\$298,300	\$230,000	272
Idaho Housing Association	4	\$395,900	\$98,975	\$99,500	93
<b>Analysis by Area</b>					
Emmett/Gem County - 1550	133	\$21,486,391	\$161,552	\$136,468	86
<b>Totals</b>	<b>133</b>	<b>\$21,486,391</b>	<b>\$161,552</b>	<b>\$136,468</b>	<b>86</b>
Non Co-op Sales	46	\$7,381,587	\$160,469	\$145,120	88
Co-op Sales	87	\$14,104,804	\$162,124	\$134,900	85
<b>All Sold Listings</b>	<b>133</b>	<b>\$21,486,391</b>	<b>\$161,552</b>	<b>\$136,468</b>	<b>86</b>

**GEM COUNTY SOLD MARKET ANALYSIS – NEW CONSTRUCTION 4<sup>TH</sup> QUARTER 2005  
10/1/2005 THRU 12/31/2005**

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
<b>Residential</b>					
Conventional	14	\$2,211,736	\$157,981	\$143,920	20
FHA	1	\$133,437	\$133,437	\$133,437	
Cash	3	\$491,940	\$163,980	\$182,500	61
Owner Finance	1	\$119,900	\$119,900	\$119,900	492
<b>Analysis by Area</b>					
Emmett/Gem County - 1550	19	\$2,957,013	\$155,632	\$142,600	50
<b>Totals</b>	<b>19</b>	<b>\$2,957,013</b>	<b>\$155,632</b>	<b>\$142,600</b>	<b>50</b>
Non Co-op Sales	8	\$1,222,177	\$152,772	\$145,792	62
Co-op Sales	11	\$1,734,836	\$157,712	\$137,694	42
<b>All Sold Listings</b>	<b>19</b>	<b>\$2,957,013</b>	<b>\$155,632</b>	<b>\$142,600</b>	<b>50</b>

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**GEM COUNTY SOLD MARKET ANALYSIS – EXISTING HOMES 4<sup>TH</sup> QUARTER 2005**  
**10/1/2005 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	75	\$12,296,460	\$163,953	\$125,000	91
FHA	6	\$814,528	\$135,755	\$141,500	111
VA	1	\$137,540	\$137,540	\$137,540	57
Cash	26	\$4,109,950	\$158,075	\$148,950	86
Owner Finance	2	\$775,000	\$387,500	\$387,500	162
Idaho Housing Association	4	\$395,900	\$98,975	\$99,500	93
<b>Analysis by Area</b>					
Emmett/Gem County - 1550	114	\$18,529,378	\$162,538	\$126,800	92
<b>Totals</b>	<b>114</b>	<b>\$18,529,378</b>	<b>\$162,538</b>	<b>\$126,800</b>	<b>92</b>
Non Co-op Sales	38	\$6,159,410	\$162,090	\$137,500	93
Co-op Sales	76	\$12,369,968	\$162,763	\$125,000	91
<b>All Sold Listings</b>	<b>114</b>	<b>\$18,529,378</b>	<b>\$162,538</b>	<b>\$126,800</b>	<b>92</b>

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