

GEM COUNTY SOLD MARKET ANALYSIS – ALL HOMES FEBRUARY 2006 – 2/1/2006 THRU 2/28/2006

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	18	\$2,699,524	\$149,974	\$156,500	92
VA	1	\$169,900	\$169,900	\$169,900	132
Cash	6	\$1,251,400	\$208,567	\$164,450	125
Other	2	\$427,000	\$213,500	\$213,500	178
Analysis by Area					
Emmett/Gem County - 1550	27	\$4,547,824	\$168,438	\$158,000	107
Totals	27	\$4,547,824	\$168,438	\$158,000	107
Non Co-op Sales	7	\$1,072,550	\$153,221	\$158,000	85
Co-op Sales	20	\$3,475,274	\$173,764	\$158,412	115
All Sold Listings	27	\$4,547,824	\$168,438	\$158,000	107

GEM COUNTY SOLD MARKET ANALYSIS – NEW CONSTRUCTION FEBRUARY 2006 – 2/1/2006 THRU 2/28/2006

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	3	\$519,774	\$173,258	\$161,824	62
VA	1	\$169,900	\$169,900	\$169,900	132
Cash	2	\$525,400	\$262,700	\$262,700	154
Other	1	\$317,000	\$317,000	\$317,000	306
Analysis by Area					
Emmett/Gem County - 1550	7	\$1,532,074	\$218,868	\$169,900	133
Totals	7	\$1,532,074	\$218,868	\$169,900	133
Non Co-op Sales	1	\$239,050	\$239,050	\$239,050	33
Co-op Sales	6	\$1,293,024	\$215,504	\$165,862	150
All Sold Listings	7	\$1,532,074	\$218,868	\$169,900	133

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GEM COUNTY SOLD MARKET ANALYSIS – EXISTINGS HOMES FEBRUARY 2006 – 2/1/2006 THRU 2/28/2006

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	15	\$2,179,750	\$145,317	\$155,000	98
Cash	4	\$726,000	\$181,500	\$155,500	110
Other	1	\$110,000	\$110,000	\$110,000	49
Analysis by Area					
Emmett/Gem County - 1550	20	\$3,015,750	\$150,788	\$140,000	98
	Totals	\$3,015,750	\$150,788	\$140,000	98
Non Co-op Sales	6	\$833,500	\$138,917	\$141,500	94
Co-op Sales	14	\$2,182,250	\$155,875	\$140,000	100
All Sold Listings	20	\$3,015,750	\$150,788	\$140,000	98

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