

**PAYETTE & WASHINGTON COUNTIES SOLD MARKET ANALYSIS - ALL HOMES 2005**  
1/1/2005 THRU 12/31/2005

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
<b>Residential</b>					
Conventional	399	\$53,299,670	\$133,583	\$117,000	131
FHA	53	\$5,393,412	\$101,762	\$93,075	132
VA	7	\$856,355	\$122,336	\$139,500	142
Cash	139	\$16,857,229	\$121,275	\$107,000	120
Owner Finance	7	\$922,100	\$131,729	\$98,000	205
Idaho Housing Association	2	\$148,152	\$74,076	\$74,076	78
Private	3	\$378,500	\$126,167	\$78,500	158
Other	7	\$912,400	\$130,343	\$116,000	149
<b>Analysis by Area</b>					
Payette - 1750	190	\$22,286,462	\$117,297	\$104,350	129
Weiser - 1850	161	\$20,629,166	\$128,131	\$96,500	140
Cambridge - 1825	15	\$1,895,000	\$126,333	\$100,000	137
Midvale - 1875	3	\$227,500	\$75,833	\$67,500	168
Fruitland - 1725	147	\$21,163,058	\$143,966	\$131,500	109
New Plymouth - 1775	101	\$12,566,632	\$124,422	\$109,200	141
<b>Totals</b>	<b>617</b>	<b>\$78,767,818</b>	<b>\$127,663</b>	<b>\$114,000</b>	<b>129</b>
Non Co-op Sales	241	\$29,646,161	\$123,013	\$105,000	125
Co-op Sales	376	\$49,121,657	\$130,643	\$116,000	132
<b>All Sold Listings</b>	<b>617</b>	<b>\$78,767,818</b>	<b>\$127,663</b>	<b>\$114,000</b>	<b>129</b>

**PAYETTE & WASHINGTON COUNTIES SOLD MARKET ANALYSIS – NEW CONSTRUCTION**  
1/1/2005 THRU 12/31/2005

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
<b>Residential</b>					
Conventional	33	\$5,155,245	\$156,220	\$135,750	103
FHA	3	\$348,016	\$116,005	\$113,171	183
VA	2	\$310,855	\$155,428	\$155,428	134
Cash	6	\$891,779	\$148,630	\$129,700	98
Private	1	\$250,000	\$250,000	\$250,000	302
Other	1	\$115,000	\$115,000	\$115,000	240
<b>Analysis by Area</b>					
Payette - 1750	12	\$1,612,150	\$134,346	\$132,900	90
Weiser - 1850	3	\$489,500	\$163,167	\$124,500	189
Cambridge - 1825	1	\$234,500	\$234,500	\$234,500	66
Fruitland - 1725	23	\$3,911,204	\$170,052	\$152,400	112
New Plymouth - 1775	7	\$823,541	\$117,649	\$113,171	154
<b>Totals</b>	<b>46</b>	<b>\$7,070,895</b>	<b>\$153,715</b>	<b>\$134,400</b>	<b>116</b>
Non Co-op Sales	19	\$3,033,717	\$159,669	\$134,900	101
Co-op Sales	27	\$4,037,178	\$149,525	\$132,900	128
<b>All Sold Listings</b>	<b>46</b>	<b>\$7,070,895</b>	<b>\$153,715</b>	<b>\$134,400</b>	<b>116</b>

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**PAYETTE & WASHINGTON COUNTIES 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	366	\$48,144,425	\$131,542	\$113,400	133
FHA	50	\$5,045,396	\$100,908	\$90,750	129
VA	5	\$545,500	\$109,100	\$139,500	145
Cash	133	\$15,965,450	\$120,041	\$101,000	121
Owner Finance	7	\$922,100	\$131,729	\$98,000	205
Idaho Housing Association	2	\$148,152	\$74,076	\$74,076	78
Private	2	\$128,500	\$64,250	\$64,250	86
Other	6	\$797,400	\$132,900	\$122,950	134
<b>Analysis by Area</b>					
Payette - 1750	178	\$20,674,312	\$116,148	\$98,569	132
Weiser - 1850	158	\$20,139,666	\$127,466	\$95,500	139
Cambridge - 1825	14	\$1,660,500	\$118,607	\$99,000	142
Midvale - 1875	3	\$227,500	\$75,833	\$67,500	168
Fruitland - 1725	124	\$17,251,854	\$139,128	\$125,000	108
New Plymouth - 1775	94	\$11,743,091	\$124,927	\$106,000	140
<b>Totals</b>	<b>571</b>	<b>\$71,696,923</b>	<b>\$125,564</b>	<b>\$109,000</b>	<b>130</b>
Non Co-op Sales	222	\$26,612,444	\$119,876	\$98,000	127
Co-op Sales	349	\$45,084,479	\$129,182	\$112,900	132
<b>All Sold Listings</b>	<b>571</b>	<b>\$71,696,923</b>	<b>\$125,564</b>	<b>\$109,000</b>	<b>130</b>

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