

**SOLD MARKET ANALYSIS FOR PAYETTE-WASHINGTON COUNTIES--TOTAL
HOME SALES 4TH QUARTER 2005: OCTOBER 1- DECEMBER 31, 2005**

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	108	\$15,317,023	\$141,824	\$119,000	122
FHA	11	\$1,063,471	\$96,679	\$97,500	145
VA	3	\$396,825	\$132,275	\$140,000	89
Cash	34	\$2,931,199	\$86,212	\$80,000	86
Owner Finance	2	\$152,000	\$76,000	\$76,000	56
Idaho Housing Association	1	\$79,152	\$79,152	\$79,152	133
Private	1	\$78,500	\$78,500	\$78,500	134
Other	2	\$356,000	\$178,000	\$178,000	119
Analysis by Area					
Payette - 1750	53	\$6,122,911	\$115,527	\$100,000	100
Weiser - 1850	31	\$3,894,700	\$125,635	\$85,500	135
Cambridge - 1825	5	\$580,000	\$116,000	\$98,000	57
Midvale - 1875	1	\$20,500	\$20,500	\$20,500	28
Fruitland - 1725	42	\$5,673,208	\$135,076	\$125,000	105
New Plymouth - 1775	30	\$4,082,851	\$136,095	\$120,450	145
Totals	162	\$20,374,170	\$125,766	\$111,750	115
Non Co-op Sales	65	\$7,915,690	\$121,780	\$111,600	109
Co-op Sales	97	\$12,458,480	\$128,438	\$111,900	118
All Sold Listings	162	\$20,374,170	\$125,766	\$111,750	115

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**SOLD MARKET ANALYSIS FOR PAYETTE-WASHINGTON COUNTIES--
EXISTING HOME SALES 4TH QUARTER 2005: OCTOBER 1- DECEMBER 31,
2005**

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	102	\$14,240,263	\$139,610	\$119,000	120
FHA	10	\$950,300	\$95,030	\$94,000	143
VA	2	\$286,000	\$143,000	\$143,000	50
Cash	33	\$2,806,699	\$85,051	\$75,000	84
Owner Finance	2	\$152,000	\$76,000	\$76,000	56
Idaho Housing Association	1	\$79,152	\$79,152	\$79,152	133
Private	1	\$78,500	\$78,500	\$78,500	134
Other	2	\$356,000	\$178,000	\$178,000	119
Analysis by Area					
Payette - 1750	52	\$5,996,411	\$115,316	\$98,619	100
Weiser - 1850	30	\$3,770,200	\$125,673	\$84,700	134
Cambridge - 1825	5	\$580,000	\$116,000	\$98,000	57
Midvale - 1875	1	\$20,500	\$20,500	\$20,500	28
Fruitland - 1725	37	\$4,722,948	\$127,647	\$125,000	98
New Plymouth - 1775	28	\$3,858,855	\$137,816	\$125,400	144
Totals	153	\$18,948,914	\$123,849	\$105,000	112
Non Co-op Sales	61	\$7,266,947	\$119,130	\$99,900	107
Co-op Sales	92	\$11,681,967	\$126,978	\$110,950	116
All Sold Listings	153	\$18,948,914	\$123,849	\$105,000	112

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SOLD MARKET ANALYSIS FOR PAYETTE-WASHINGTON COUNTIES-- NEW CONSTRUCTION 4TH QUARTER 2005: OCTOBER 1- DECEMBER 31, 2005

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	6	\$1,076,760	\$179,460	\$129,528	149
FHA	1	\$113,171	\$113,171	\$113,171	160
VA	1	\$110,825	\$110,825	\$110,825	166
Cash	1	\$124,500	\$124,500	\$124,500	148
Analysis by Area					
Payette - 1750	1	\$126,500	\$126,500	\$126,500	98
Weiser - 1850	1	\$124,500	\$124,500	\$124,500	148
Fruitland - 1725	5	\$950,260	\$190,052	\$132,555	159
New Plymouth - 1775	2	\$223,996	\$111,998	\$111,998	163
Totals	9	\$1,425,256	\$158,362	\$124,500	152
Non Co-op Sales	4	\$648,743	\$162,186	\$129,528	144
Co-op Sales	5	\$776,513	\$155,303	\$113,171	159
All Sold Listings	9	\$1,425,256	\$158,362	\$124,500	152

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