

**PAYETTE – WASHINGTON COUNTIES SOLD MARKET ANALYSIS – FEBRUARY 2005 - 2/1/2005-2/28/2005**

	<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	25	\$2,870,057	\$114,802	\$114,000	111
FHA	3	\$260,900	\$86,967	\$84,000	211
VA	2	\$320,030	\$160,015	\$160,015	104
Cash	9	\$897,900	\$99,767	\$105,000	124
Owner Finance	1	\$67,500	\$67,500	\$67,500	241
Other	1	\$115,000	\$115,000	\$115,000	240
Analysis by Area					
Payette - 1750	13	\$1,516,307	\$116,639	\$117,000	123
Weiser - 1850	11	\$901,650	\$81,968	\$82,500	119
Cambridge - 1825	1	\$115,000	\$115,000	\$115,000	168
Fruitland - 1725	8	\$1,209,430	\$151,179	\$134,000	175
New Plymouth - 1775	8	\$789,000	\$98,625	\$100,500	90
<b>Totals</b>	<b>41</b>	<b>\$4,531,387</b>	<b>\$110,522</b>	<b>\$114,000</b>	<b>127</b>
Non Co-op Sales	21	\$2,037,807	\$97,038	\$94,657	143
Co-op Sales	20	\$2,493,580	\$124,679	\$119,500	110
All Sold Listings	41	\$4,531,387	\$110,522	\$114,000	127