

SOLD MARKET ANALYSIS FOR PAYETTE-WASHINGTON COUNTIES SEPTEMBER 2005

SEPTEMBER 1, 2005– SEPTEMBER 30, 2005

	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
Residential					
Conventional	90	\$15,253,132	\$169,479	\$138,700	118
FHA	5	\$633,645	\$126,729	\$131,345	120
VA	3	\$484,415	\$161,472	\$125,415	131
Assumption	1	\$48,000	\$48,000	\$48,000	400
Cash	50	\$7,456,800	\$149,136	\$125,950	102
Owner Finance	1	\$315,000	\$315,000	\$315,000	549
Lease Purchase	1	\$75,000	\$75,000	\$75,000	69
Other	3	\$609,400	\$203,133	\$126,900	349
Analysis by Area					
Horseshoe Bend - 1400	2	\$224,000	\$112,000	\$112,000	37
East Boise County - 1450	17	\$4,044,950	\$237,938	\$179,000	134
Emmett/Gem County - 1550	42	\$6,963,565	\$165,799	\$124,908	104
Payette - 1750	14	\$1,809,947	\$129,282	\$134,200	85
Weiser - 1850	28	\$3,451,600	\$123,271	\$101,000	122
Council/Fruitvale - 1900	5	\$591,500	\$118,300	\$109,000	91
Cambridge - 1825	4	\$738,500	\$184,625	\$167,250	212
Fruitland - 1725	17	\$2,309,385	\$135,846	\$133,500	107
New Plymouth - 1775	10	\$1,316,645	\$131,665	\$107,750	150
Indian Valley/Mesa - 1910	1	\$190,000	\$190,000	\$190,000	393
Adams Co - Other - 1925	1	\$210,000	\$210,000	\$210,000	103
Garden Valley - 1425	13	\$3,025,300	\$232,715	\$245,000	182
Totals	154	\$24,875,392	\$161,529	\$129,700	122
Non Co-op Sales	62	\$9,843,560	\$158,767	\$132,423	115
Co-op Sales	92	\$15,031,832	\$163,389	\$127,200	127
All Sold Listings	154	\$24,875,392	\$161,529	\$129,700	122

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Payette & Washington Counties during this quarter. The Intermountain Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values.