

McCall 2nd Qtr. Report Single Family—Condominium As of June 30 2009

Current Active listings total 429
310 (72%) are under \$400,000

Current Pending listings (sold but not closed yet) totals **27** with a median price of \$252,400.

Breakout on pendings is as follows:

Price to \$200,000	7
\$200,000 to \$300,000	7
\$300,000 to \$500,000	8
\$500,000 to \$700,000	2

Then 1 at 1,450,000 , 1 @ 1,600,000 , 1 @ 1,700,000

2nd Qtr. 2009 solds totals 38 compared to 22 for same period 2008 for a 72% increase.

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Median sold price is \$222,000 with an average **days on market** of 195 days.

Price range on contracts written and closed

April 2009 - There were 17 contracts written: 15 contracts written with closing prices \$340,000 and under. 1 contract at \$650,000 and 1 at \$ 1.5 mil .

May 2009 - There were 6 contracts written: All 6 closed under \$280,000.

June 2009 - There were 15 contracts written . 14 closed under \$349,000, one at \$450,000.

Inventory Status (listings for sale)

429 total residential listings in the McCall area (not including Donnelly , New Meadows)

Residential	under 200,000...	67
	200,000—300,000...	89
	300,000- 400,000...	154
	400,000—500,000...	46
	500,000– 800,000...	59
	800,000 - 1,000,000	16
	Over 1,000,000.....	29

Tamarack 59 total residential listings for sale

	under 500,000.....	17
	500,000– 1million.....	27
	1 mil plus.....	15