

# McCall 3rd Quarter Report Single Family Homes—Condominiums As of September 30, 2009

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**Current Active** listings total 349  
217 (62%) are under \$400,000

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**Current Pending** listings (sold but not closed yet) totals **24** with a median price of \$246,950

Breakout on pendings is as follows:

Price to \$200,000	8
\$200,000 to \$300,000	8
\$300,000 to \$500,000	5
\$500,000 to \$700,000	2

Then 1 @ 1,700,000

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**3rd Quarter 2009** **solds** totals 58 compared to 42 for the same period **2008** for a 38% increase.

**Median** sold price is \$278,900 with an average **days on market** of 187 days.

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## Price range on contracts written and closed

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

**July 2009** - There were 17 contracts written: 12 contracts written with closing prices \$400,000 and under. 3 contracts written between \$400,000 and \$500,000. 1 @ \$512,000, 1 @ \$1,900,000.

**August 2009** - There were 23 contracts written: 19 closed under \$345,000, 1 @ \$440,000, 1 @ \$720,000, 1 @ \$1,225,000, 1 @ \$1,550,000.

### ***Inventory Status (Single Family and Condominium)***

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

<b>Residential</b>	<b>under 200,000...</b>	<b>74</b>
	<b>200,000—300,000...</b>	<b>84</b>
	<b>300,000- 400,000...</b>	<b>61</b>
	<b>400,000—500,000...</b>	<b>42</b>
	<b>500,000– 800,000...</b>	<b>47</b>
	<b>800,000 - 1,000,000</b>	<b>15</b>
	<b>Over 1,000,000.....</b>	<b>26</b>

**Tamarack 49 total residential listings for sale**

	<b>under 500,000.....</b>	<b>22</b>
	<b>500,000– 1million.....</b>	<b>19</b>
	<b>1 million plus.....</b>	<b>8</b>