

**McCall**  
**( Not including Donnelly , New Meadows )**

**Summary of Land/Lots Inventory and Sales**  
**for 4th quarter 2009 ( Oct. Nov. Dec. )**

**Active listings** as of **December 31 2009** of lots/land/acreages totals **384** with **5** listings currently pending. 4 of the pending are under 100k , and 1 at 150k. There are **144 lots currently listed less than 100k**

Current lot Pricing / Inventory

<b>Under 100k</b>	<b>144</b>
<b>100-150</b>	<b>71</b>
<b>150-200</b>	<b>49</b>
<b>200-250</b>	<b>39</b>
<b>250-300</b>	<b>28</b>
<b>300-400</b>	<b>19</b>
<b>400-500</b>	<b>18</b>
<b>500-865</b>	<b>18</b>
<b>Over 1 million</b>	<b>6</b>

**Sold**

**4th Qtr. 2009** ( Oct, Nov. Dec. ) **10 listings sold** versus 8 for same period in 2008 . 5 of the 10 sold were under 100k. 4 sold between 100 and 200k .. 1 @ 304k.

**Yearly Totals 2009 . 43 Sold** versus 35 for all 2008. for a 22% increase . Of the 43 sold for 2009 , 27 were under \$100,000.

**Status:** Pricing has stabilized as discounts are already built in to any distressed lots . Those lots in relative scarce supply ( In town view and lake-front/access continue to get interest , and pricing remains solid as sellers recognize lack of supply . Most buyer already know the parcel / lot covered in snow , and are anticipating winter discounts .