

McCall 4th Quarter Report Single Family Homes—Condominiums As of December 31, 2009

Current Active listings total 253
162 (64%) are under \$400,000

Current Pending listings (sold but not closed yet) totals **14** with a median price of \$250,525.

Breakout on current pending sales is as follows:

Price to \$200,000	5
\$200,000 to \$300,000	4
\$300,000 to \$400,000	4
And 1 @ 412,000	

Solds

4th Quarter 2009 solds totals 59 compared to 26 for the same period **2008** for a **128%** increase.

2009 year end totals were 192 properties sold vs 114 sold for **2008**, for a **68%** increase.

Price range on contracts written and closed

October 2009 - There were 16 contracts written. 13 closed under \$400,000, 1 at \$420,000, 1 @ \$525,000, 1 @ \$1,175,000

November 2009 - There were 23 contracts written: 9 contracts written with closing prices \$200,000 and under, 7 between \$200,000 and \$300,000, 3 between \$300,000 and \$400,000, 3 between \$600,000 and \$825,000 and 1 @ \$1,200,000.

December 2009 - There were 20 contracts written: 10 closed under \$200,000, 4 between \$200,000 and \$300,000, 3 between \$300,000 and \$400,000, 1@ \$495,000, 1@ \$599,000 , 1@ \$640,000.

Inventory Status (Single Family and Condominium)

As of December 31, 2009 fourth quarter year end there were **253** total residential listings in the McCall area compared to **349** at the end of the third quarter for a **28% decrease** in inventory in 3 months.

These totals do not include Donnelly, New Meadows or Tamarack Resort.

	Price Range	# of listings
Residential	\$ under 200,000	62
	200,000—300,000	55
	300,000- 400,000	46
	400,000—500,000	22
	500,000– 600,000	22
	600,000 - 700,000	15
	700,000 - 800,000	6
	800,000– 900,000	5
	900,000– 1.0 mil	4
	1 million to 2 million	12
	Over 2 million	11