

McCall
(Not including Donnelly , New Meadows)

Summary of Land/Lots Inventory and Sales
for 4th quarter 2010(Oct. Nov. Dec.)

Active listings as of **December 31 2010** of lots/land/acreages totals **300** with **3** listings currently pending. There are **132 lots currently listed less than 100k**

Current lot Pricing / Inventory

Under 100k	132
100-150	58
150-200	37
200-250	17
250-300	21
300-400	18
400-500	6
500-600	6
600-865	6
Over 1 million	3

Sold

4th Qtr. 2010 (Oct, Nov. Dec.) **13 listings sold** versus 10 for same period in 2009 . 10 of the 13 sold were under 100k.

Yearly Totals 2010 . 80 Sold versus 43 for all 2008. for a 86 % increase . Of the 80 sold for 2010, 66 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 .