

2015 Year End Market Report

Single Family McCall

In the McCall Real Estate market for the year ending December 31, 2015 there were **171** reported sales of **single family homes (not including lakefront)** - the comparable period one year earlier reported sales of **155** , for a **10 %** increase in 2015 . There still remains a tight supply of re-sell inventory , steady demand , and stable prices . 93 or **54%** of the total closings for single family in 2015 were under \$300,000, consistent with the historical market.

Closing Price	Number of Sales	% of total
Up to \$ 300,000	93	54%
\$300,000 to \$400,000	40	23%
\$400,000 to \$500,000	19	11%
\$500,000 to \$700,000	15	8%
\$700,000 to \$1,000,000	3	2%
Over \$ 1,000,000	1	

Single Family Payette Lake Waterfront

2015 there were **12** closings of residential **Payette Lake waterfront** compared to **6** the previous year in 2014 for a 100% increase. Sales ranged from a low of \$460,000 to high of \$1,600,000.

Closing Price	Number of Sales
Under \$ 1,000,000	4
\$1,000,000 to \$1,499,000	4
\$1,500,000 to \$1,600,000	4
Vacant Waterfront Lots	2
1@ \$1,300,000	
1@ \$1,625,000	

Condominiums / Townhome McCall

For the year ending December 31, 2015 there were **42** closings of **condominium/townhome** compared to **49** in 2014 for a **14%** decrease . Supply continues to be tight for townhomes , and normal for condo's . Prices were up 25% on average in 2014 , in 2015 we have seen a slower increase , but still up 8-10% for in-town condo's and townhomes.

Closing Price	Number of Sales	% Total
Under \$100,000	3	7%
\$ 100,000 to \$150,000	10	23%
\$ 150,000 to \$200,000	10	23%
\$200,000 to \$300,000	12	28%
\$300,000 to \$400,000	5	12%

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Condominiums Payette Lake Waterfront

For the year 2015 there were **4 waterfront condo's** sold versus **5** for the previous year. (not including Timberlake Studio's , or fractional share)

Closing Price	Number of Sales
\$500,000 to \$600,000	4

Land and Lots McCall

In 2015 there were **94** sales of **lot/land/acreage** in and around McCall, versus 104 for 2014 for a **10%** decrease . There still remains a upward trend into higher valued lots , as single family purchasers elect to build as an option due to shallow quality pre-built inventories.

Closing Price	Number of Sales	% of Closings
Under \$50,000	32	33%
\$50,000 to \$100,000	35	37%
\$100,000 to \$200,000	16	16%
\$200,000 to \$300,000	8	8%
\$300,000 to \$400,000	2	2%
1 @ \$ 431,000	1	1%