

# Payson RE Market Check

**February, 2008**



## Sales

### Site Built houses:

11 sold in February, with prices ranging from \$141,500 to over 2 million  
-2 were under \$100,00  
-3 in the \$200,000 to \$299,999 range  
-3 in the \$300,000 to \$399,999 range

3 site-built houses are pending, priced at \$249,000, \$279,900,  
and \$335,000

44 site-builts were added to the market in February, ranging in price  
from \$164,000 to well over a million

There are currently 285 site-builts for sale in Payson, from \$64,900  
(for a home which needs major work) to nearly 3 million, with many  
properties in the \$200,000 to \$400,000 range.

### Manufactured homes:

1 sold in February in Payson, at \$155,000

6 more were added to the market, from \$165,000 to \$288,500

52 manufactured homes are on the market in Payson, ranging in price  
from \$86,500 to \$384,900

## Rentals

Rentals: We leased 4 properties in February, at prices of \$500, \$750, \$850, and \$1050  
Prospective tenants are asking for mid-range (\$600 to \$850) properties, 2 pr 3 bedroom, which allow pets.  
There are too many properties on the market over \$1000, and ruling out pets makes a property VERY hard to rent.