

Canyon County Single-Family Home Sales Comparing April 2009 with April 2008					
	Apr-09	Year to Date 09	Apr-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	2,193		2,602		
Total Single-Family Homes Sold	177	529	177	716	1,942
Percent Change	0%	-26.12%			
Median Price	\$116,100	\$116,000	\$143,500	\$145,900	\$132,000
Percent Change	-19.09%	-20.49%			
Average Price	\$129,270	\$132,016	\$158,173	\$161,183	\$147,083
Percent Change	-18.27%	-18.10%			
Days on Market*	102	100	78	77	90
Total Residential Dollar Volume	\$22,880,809	\$69,836,529	\$27,996,561	\$115,406,912	\$285,635,537
Percent Change	-18.27%	-39.49%			

Canyon County Existing Home Sales					
	Apr-09	Year to Date 09	Apr-08	Year to Date 08	Previous 12 months
Existing Residential Listings	1,784		1,984		
Existing Homes Sold	146	440	118	474	1,433
Percent Change	23.73%	-7.17%			
Median Price	\$108,000	\$110,300	\$137,000	\$139,345	\$126,000
Percent Change	-21.17%	-20.84%			
Average Price	\$118,268	\$125,520	\$146,971	\$151,204	\$138,696
Percent Change	-19.53%	-16.99%			
Days on Market	88	88	73	74	80
Total Existing Home Dollar Volume	\$17,267,122	\$55,228,983	\$17,342,535	\$71,670,858	\$198,751,139
Percent Change	-0.43%	-22.94%			

Canyon County Newly Constructed Home Sales					
	Apr-09	Year to Date 09	Apr-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	409		618		
Newly Constructed Homes Sold	32	89	59	240	509
Percent Change	-45.76%	-62.92%			
Median Price	\$156,000	\$151,990	\$156,500	\$165,000	\$155,460
Percent Change	-0.32%	-7.88%			
Average Price	\$176,428	\$159,584	\$178,021	\$180,304	\$170,696
Percent Change	-0.89%	-11.49%			
Days on Market	163	158	89	83	119
Total New Construction Dollar Volume	\$5,645,687	\$14,202,937	\$10,503,226	\$43,273,052	\$86,884,398
Percent Change	-46.25%	-67.18%			

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Single-Family Homes Sold in Canyon County for April 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	22	12.43%	\$117,386.00	\$117,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	22	15.17%	\$117,386.00	\$117,500.00
Area 1260 South Nampa (86) - 1260	44	24.86%	\$146,023.00	\$139,000.00
New Construction	6	18.75%	\$259,779.00	\$260,000.00
Existing Homes	38	26.21%	\$128,061.00	\$126,000.00
Area 1265 Melba - 1265	3	1.69%	\$160,666.00	\$235,000.00
New Construction	2	6.25%	\$175,000.00	\$235,000.00
Existing Homes	1	0.69%	\$132,000.00	\$132,000.00
Area 1270 NW Nampa (51) - 1270	31	17.51%	\$116,604.00	\$110,000.00
New Construction	3	9.38%	\$140,833.00	\$155,000.00
Existing Homes	28	19.31%	\$114,008.00	\$105,000.00
Area 1275 NW Caldwell - 1275	13	7.34%	\$86,544.00	\$97,575.00
New Construction	1	3.13%	\$156,000.00	\$156,000.00
Existing Homes	12	8.28%	\$80,756.00	\$82,500.00
Area 1280 SW Caldwell - 1280	41	23.16%	\$121,273.00	\$106,000.00
New Construction	14	43.75%	\$155,532.00	\$146,890.00
Existing Homes	27	18.62%	\$103,510.00	\$95,000.00
Area 1285 Middleton - 1285	18	10.17%	\$156,486.00	\$141,000.00
New Construction	6	18.75%	\$163,510.00	\$151,990.00
Existing Homes	12	8.28%	\$152,975.00	\$141,000.00
Area 1290 Canyon County Other - 1290	3	1.69%	\$153,166.00	\$175,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	2.07%	\$153,166.00	\$175,000.00
Area 1292 Parma - 1292	1	0.56%	\$180,500.00	\$180,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.69%	\$180,500.00	\$180,500.00
Area 1293 Wilder - 1293	1	0.56%	\$222,500.00	\$222,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.69%	\$222,500.00	\$222,500.00
Area 1294 Greenleaf - 1294	0	0%	\$0.00	\$0.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	0	0%	\$0.00	\$0.00
Canyon County Totals	177	100.00%	\$129,270.00	\$116,100.00
New Construction	32	18.08%	\$176,427.00	\$156,000.00
Existing Homes	145	81.92%	\$118,862.00	\$108,500.00

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County**April 2009 by Price Class**

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	24	13.56%
\$70,000 - \$89,999	0	0%	27	15.25%
\$90,000 - \$99,999	0	0%	13	7.34%
\$100,000 - \$119,999	8	4.52%	23	12.99%
\$120,000 - \$159,999	10	5.65%	32	18.08%
\$160,000 - \$199,999	7	3.95%	13	7.34%
\$200,000 - \$249,999	2	1.13%	6	3.39%
\$250,000 - \$299,999	3	1.69%	4	2.26%
\$300,000 - \$399,999	1	0.56%	3	1.69%
\$400,000 - \$499,999	1	0.56%	0	0%
\$500,000 and over	0	0%	0	0%
Totals	32	18.08%	145	81.92%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County**(Year-to-Date) April 2009 by Price Class**

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	51	9.64%
\$70,000 - \$89,999	0	0%	78	14.74%
\$90,000 - \$99,999	2	0.38%	42	7.94%
\$100,000 - \$119,999	20	3.78%	90	17.01%
\$120,000 - \$159,999	30	5.67%	98	18.53%
\$160,000 - \$199,999	26	4.91%	26	4.91%
\$200,000 - \$249,999	3	0.57%	26	4.91%
\$250,000 - \$299,999	6	1.13%	14	2.65%
\$300,000 - \$399,999	1	0.19%	12	2.27%
\$400,000 - \$499,999	2	0.38%	2	0.38%
\$500,000 and over	0	0%	0	0%
Totals	90	17.01%	439	82.99%

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