

Canyon County Single-Family Home Sales Comparing August 2009 with August 2008					
	Aug-09	Year to Date 09	Aug-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	2,016		2,544		
Total Single-Family Homes Sold	216	1,471	187	1,528	2,073
Percent Change	15.51%	-3.73%			
Median Price	\$110,000	\$113,000	\$141,900	\$143,722	\$119,900
Percent Change	-22.48%	-21.38%			
Average Price	\$120,548	\$126,932	\$149,950	\$158,611	\$132,922
Percent Change	-19.61%	-19.97%			
Days on Market*	88	95	79	78	96
Total Residential Dollar Volume	\$26,038,418	\$186,717,131	\$28,040,708	\$242,357,889	\$275,547,060
Percent Change	-7.14%	-22.96%			

Canyon County Existing Home Sales					
	Aug-09	Year to Date 09	Aug-08	Year to Date 08	Previous 12 months
Existing Residential Listings	1,674		1,977		
Existing Homes Sold	188	1,252	134	1,042	1,677
Percent Change	40.30%	20.15%			
Median Price	\$105,000	\$107,900	\$135,000	\$135,000	\$113,000
Percent Change	-22.22%	-20.07%			
Average Price	\$117,684	\$122,379	\$141,748	\$150,135	\$126,331
Percent Change	-16.98%	-18.49%			
Days on Market	80	85	74	72	85
Total Existing Home Dollar Volume	\$22,124,661	\$153,219,018	\$18,994,259	\$156,440,508	\$211,856,524
Percent Change	16.48%	-2.06%			

Canyon County Newly Constructed Home Sales					
	Aug-09	Year to Date 09	Aug-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	342		567		
Newly Constructed Homes Sold	29	219	54	489	388
Percent Change	-46.30%	-55.21%			
Median Price	\$133,700	\$140,000	\$158,049	\$162,300	\$143,900
Percent Change	-15.41%	-13.74%			
Average Price	\$138,750	\$151,664	\$171,703	\$176,225	\$160,018
Percent Change	-19.19%	-13.94%			
Days on Market	141	153	90	90	144
Total New Construction Dollar Volume	\$4,023,757	\$33,214,413	\$9,271,949	\$86,173,951	\$62,086,936
Percent Change	-56.60%	-61.46%			

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Single-Family Homes Sold in Canyon County for August 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	26	12.04%	\$113,105.00	\$119,900.00
New Construction	1	3.57%	\$158,000.00	\$158,000.00
Existing Homes	25	13.30%	\$111,310.00	\$119,900.00
Area 1260 South Nampa (86) - 1260	68	31.48%	\$125,716.00	\$110,000.00
New Construction	6	21.43%	\$180,733.00	\$175,500.00
Existing Homes	62	32.98%	\$120,392.00	\$106,000.00
Area 1265 Melba - 1265	2	0.93%	\$155,350.00	\$200,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	1.06%	\$155,350.00	\$200,000.00
Area 1270 NW Nampa (51) - 1270	37	17.13%	\$112,259.00	\$119,900.00
New Construction	5	17.86%	\$131,302.00	\$134,814.00
Existing Homes	32	17.02%	\$109,284.00	\$108,800.00
Area 1275 NW Caldwell - 1275	16	7.41%	\$96,869.00	\$99,750.00
New Construction	4	14.29%	\$126,393.00	\$128,000.00
Existing Homes	12	6.38%	\$87,028.00	\$91,000.00
Area 1280 SW Caldwell - 1280	45	20.83%	\$98,132.00	\$103,640.00
New Construction	12	42.86%	\$125,772.00	\$117,505.00
Existing Homes	33	17.55%	\$88,082.00	\$89,500.00
Area 1285 Middleton - 1285	14	6.48%	\$193,960.00	\$204,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	14	7.45%	\$193,960.00	\$204,000.00
Area 1290 Canyon County Other - 1290	4	1.85%	\$213,225.00	\$215,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	4	2.13%	\$213,225.00	\$215,000.00
Area 1292 Parma - 1292	2	0.93%	\$108,750.00	\$132,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	1.06%	\$108,750.00	\$132,500.00
Area 1293 Wilder - 1293	1	0.46%	\$168,000.00	\$168,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.53%	\$168,000.00	\$168,000.00
Area 1294 Greenleaf - 1294	1	0.46%	\$164,900.00	\$164,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.53%	\$164,900.00	\$164,900.00
Canyon County Totals	216	100.00%	\$120,548.00	\$110,000.00
New Construction	28	12.96%	\$139,777.00	\$133,700.00
Existing Homes	188	87.04%	\$117,684.00	\$105,000.00

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	31	14.35%
\$70,000 - \$89,999	0	0%	27	12.50%
\$90,000 - \$99,999	0	0%	21	9.72%
\$100,000 - \$119,999	10	4.63%	39	18.06%
\$120,000 - \$159,999	12	5.56%	40	18.52%
\$160,000 - \$199,999	4	1.85%	11	5.09%
\$200,000 - \$249,999	2	0.93%	11	5.09%
\$250,000 - \$299,999	0	0%	3	1.39%
\$300,000 - \$399,999	0	0%	5	2.31%
\$400,000 - \$499,999	0	0%	0	0%
\$500,000 and over	0	0%	0	0%
Totals	28	12.96%	188	87.04%

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	169	11.49%
\$70,000 - \$89,999	2	0.14%	230	15.64%
\$90,000 - \$99,999	8	0.54%	128	8.70%
\$100,000 - \$119,999	53	3.60%	242	16.45%
\$120,000 - \$159,999	82	5.57%	270	18.35%
\$160,000 - \$199,999	50	3.40%	71	4.83%
\$200,000 - \$249,999	10	0.68%	66	4.49%
\$250,000 - \$299,999	9	0.61%	38	2.58%
\$300,000 - \$399,999	2	0.14%	34	2.31%
\$400,000 - \$499,999	2	0.14%	4	0.27%
\$500,000 and over	0	0%	1	0.07%
Totals	218	14.82%	1253	85.18%

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