

**Canyon County Single-Family Home Sales
Comparing December 2009 with December 2008**

	Dec-09	Year to Date 09	Dec-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	1,775		2,254		
Total Single-Family Homes Sold	207	2,502	143	2,131	2,502
Percent Change	44.76%	17.41%			
Median Price	\$100,000	\$109,900	\$125,000	\$139,900	\$109,900
Percent Change	-20.00%	-21.44%			
Average Price	\$117,301	\$122,368	\$139,949	\$155,614	\$122,368
Percent Change	-16.18%	-21.36%			
Days on Market*	87	94	101	83	94
Total Residential Dollar Volume	\$24,281,228	\$306,164,977	\$20,012,762	\$331,612,620	\$306,164,977
Percent Change	21.33%	-7.67%			

Canyon County Existing Home Sales

	Dec-09	Year to Date 09	Dec-08	Year to Date 08	Previous 12 months
Existing Residential Listings	1,405		1,793		
Existing Homes Sold	178	2,135	102	1,469	2,135
Percent Change	74.51%	45.34%			
Median Price	\$98,000	\$104,000	\$117,000	\$132,000	\$104,000
Percent Change	-16.24%	-21.21%			
Average Price	\$114,102	\$118,265	\$131,409	\$146,643	\$118,265
Percent Change	-13.17%	-19.35%			
Days on Market	82	85	87	75	85
Total Existing Home Dollar Volume	\$20,310,209	\$252,495,347	\$13,403,725	\$215,418,014	\$252,495,347
Percent Change	51.53%	17.21%			

Canyon County Newly Constructed Home Sales

	Dec-09	Year to Date 09	Dec-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	370		461		
Newly Constructed Homes Sold	30	368	41	661	368
Percent Change	-26.83%	-44.33%			
Median Price	\$134,990	\$133,990	\$143,000	\$159,884	\$133,990
Percent Change	-5.60%	-16.20%			
Average Price	\$142,531	\$146,485	\$161,196	\$175,580	\$146,485
Percent Change	-11.58%	-16.57%			
Days on Market	117	149	134	101	149
Total New Construction Dollar Volume	\$4,275,919	\$53,906,630	\$6,609,037	\$116,058,404	\$53,906,630
Percent Change	-35.30%	-53.55%			

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Single-Family Homes Sold in Canyon County for December 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	36	17.39%	\$113,951.00	\$103,000.00
New Construction	6	20.69%	\$140,133.00	\$150,000.00
Existing Homes	30	16.85%	\$108,715.00	\$96,900.00
Area 1260 South Nampa (86) - 1260	44	21.26%	\$143,769.00	\$124,900.00
New Construction	3	10.34%	\$259,333.00	\$305,000.00
Existing Homes	41	23.03%	\$135,313.00	\$122,500.00
Area 1265 Melba - 1265	2	0.97%	\$123,000.00	\$175,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	1.12%	\$123,000.00	\$175,000.00
Area 1270 NW Nampa (51) - 1270	36	17.39%	\$100,854.00	\$94,213.00
New Construction	4	13.79%	\$123,025.00	\$134,990.00
Existing Homes	32	17.98%	\$98,083.00	\$91,700.00
Area 1275 NW Caldwell - 1275	16	7.73%	\$90,186.00	\$86,291.00
New Construction	5	17.24%	\$103,252.00	\$100,990.00
Existing Homes	11	6.18%	\$84,247.00	\$84,000.00
Area 1280 SW Caldwell - 1280	44	21.26%	\$87,217.00	\$85,000.00
New Construction	5	17.24%	\$104,580.00	\$105,000.00
Existing Homes	39	21.91%	\$84,991.00	\$82,400.00
Area 1285 Middleton - 1285	20	9.66%	\$172,073.00	\$165,900.00
New Construction	3	10.34%	\$164,296.00	\$180,000.00
Existing Homes	17	9.55%	\$173,445.00	\$175,000.00
Area 1290 Canyon County Other - 1290	5	2.42%	\$141,902.00	\$182,800.00
New Construction	2	6.90%	\$124,106.00	\$154,000.00
Existing Homes	3	1.69%	\$153,766.00	\$212,500.00
Area 1292 Parma - 1292	1	0.48%	\$110,000.00	\$110,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.56%	\$110,000.00	\$110,000.00
Area 1293 Wilder - 1293	2	0.97%	\$159,925.00	\$240,000.00
New Construction	1	3.45%	\$79,850.00	\$79,850.00
Existing Homes	1	0.56%	\$240,000.00	\$240,000.00
Area 1294 Greenleaf - 1294	1	0.48%	\$115,000.00	\$115,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.56%	\$115,000.00	\$115,000.00
Canyon County Totals	207	100.00%	\$117,300.00	\$100,000.00
New Construction	29	14.01%	\$136,931.00	\$134,990.00
Existing Homes	178	85.99%	\$114,102.00	\$98,000.00

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	34	16.43%
\$70,000 - \$89,999	3	1.45%	37	17.87%
\$90,000 - \$99,999	4	1.93%	25	12.08%
\$100,000 - \$119,999	7	3.38%	27	13.04%
\$120,000 - \$159,999	9	4.35%	22	10.63%
\$160,000 - \$199,999	4	1.93%	15	7.25%
\$200,000 - \$249,999	0	0%	10	4.83%
\$250,000 - \$299,999	0	0%	3	1.45%
\$300,000 - \$399,999	2	0.97%	5	2.42%
\$400,000 - \$499,999	0	0%	0	0%
\$500,000 and over	0	0%	0	0%
Totals	29	14.01%	178	85.99%

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	325	12.99%
\$70,000 - \$89,999	6	0.24%	416	16.63%
\$90,000 - \$99,999	22	0.88%	230	9.19%
\$100,000 - \$119,999	95	3.80%	400	15.99%
\$120,000 - \$159,999	140	5.60%	428	17.11%
\$160,000 - \$199,999	71	2.84%	128	5.12%
\$200,000 - \$249,999	13	0.52%	101	4.04%
\$250,000 - \$299,999	13	0.52%	48	1.92%
\$300,000 - \$399,999	5	0.20%	49	1.96%
\$400,000 - \$499,999	2	0.08%	8	0.32%
\$500,000 and over	0	0%	2	0.08%
Totals	367	14.67%	2135	85.33%

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