

Canyon County Single-Family Home Sales Comparing February 2009 with February 2008					
	Feb-09	Year to Date 09	Feb-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	2,244		2,416		
Total Single-Family Homes Sold	98	196	172	304	2,023
Percent Change	-43.02%	-35.53%			
Median Price	\$124,000	\$123,500	\$152,000	\$148,900	\$137,000
Percent Change	-18.42%	-17.06%			
Average Price	\$139,135	\$142,221	\$166,465	\$163,887	\$153,231
Percent Change	-16.42%	-13.22%			
Days on Market*	94	100	75	74	86
Total Residential Dollar Volume	\$13,635,261	\$27,875,335	\$28,632,006	\$49,821,604	\$309,987,276
Percent Change	-52.38%	-44.05%			

Canyon County Existing Home Sales					
	Feb-09	Year to Date 09	Feb-08	Year to Date 08	Previous 12 months
Existing Residential Listings	1,831		1,766		
Existing Homes Sold	84	166	114	198	1,434
Percent Change	-26.32%	-16.16%			
Median Price	\$113,000	\$118,000	\$139,900	\$140,000	\$130,000
Percent Change	-19.23%	-15.71%			
Average Price	\$129,985	\$137,185	\$157,656	\$155,573	\$144,396
Percent Change	-17.55%	-11.82%			
Days on Market	86	89	72	72	77
Total Existing Home Dollar Volume	\$10,918,767	\$22,772,651	\$17,972,751	\$30,803,398	\$207,064,267
Percent Change	-39.25%	-26.07%			

Canyon County Newly Constructed Home Sales					
	Feb-09	Year to Date 09	Feb-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	413		650		
Newly Constructed Homes Sold	14	31	57	103	589
Percent Change	-75.44%	-69.90%			
Median Price	\$168,300	\$154,900	\$170,000	\$165,490	\$157,990
Percent Change	-1.00%	-6.40%			
Average Price	\$194,035	\$166,861	\$184,615	\$177,748	\$174,742
Percent Change	5.10%	-6.13%			
Days on Market	139	158	83	77	108
Total New Construction Dollar Volume	\$2,716,494	\$5,172,684	\$10,523,053	\$18,308,079	\$102,923,009
Percent Change	-74.19%	-71.75%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Canyon County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.

Single-Family Homes Sold in Canyon County for February 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	19	19.39%	\$146,633.00	\$129,890.00
New Construction	3	21.43%	\$246,900.00	\$417,500.00
Existing Homes	16	19.05%	\$127,833.00	\$122,500.00
Area 1260 South Nampa (86) - 1260	20	20.41%	\$128,964.00	\$108,000.00
New Construction	1	7.14%	\$170,690.00	\$170,690.00
Existing Homes	19	22.62%	\$126,767.00	\$108,000.00
Area 1265 Melba - 1265	1	1.02%	\$95,000.00	\$95,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	1.19%	\$95,000.00	\$95,000.00
Area 1270 NW Nampa (51) - 1270	12	12.24%	\$117,941.00	\$123,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	12	14.29%	\$117,941.00	\$123,500.00
Area 1275 NW Caldwell - 1275	6	6.12%	\$105,773.00	\$105,000.00
New Construction	2	14.29%	\$152,570.00	\$161,000.00
Existing Homes	4	4.76%	\$82,375.00	\$95,000.00
Area 1280 SW Caldwell - 1280	23	23.47%	\$113,470.00	\$110,000.00
New Construction	4	28.57%	\$143,247.00	\$134,000.00
Existing Homes	19	22.62%	\$107,202.00	\$106,000.00
Area 1285 Middleton - 1285	11	11.22%	\$197,852.00	\$220,000.00
New Construction	3	21.43%	\$217,324.00	\$265,000.00
Existing Homes	8	9.52%	\$190,550.00	\$150,000.00
Area 1290 Canyon County Other - 1290	4	4.08%	\$234,725.00	\$275,000.00
New Construction	1	7.14%	\$275,000.00	\$275,000.00
Existing Homes	3	3.57%	\$221,300.00	\$308,000.00
Area 1292 Parma - 1292	0	0%	\$0.00	\$0.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	0	0%	\$0.00	\$0.00
Area 1293 Wilder - 1293	1	1.02%	\$240,000.00	\$240,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	1.19%	\$240,000.00	\$240,000.00
Area 1294 Greenleaf - 1294	1	1.02%	\$159,900.00	\$159,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	1.19%	\$159,900.00	\$159,900.00
Canyon County Totals	98	100.00%	\$139,135.00	\$124,000.00
New Construction	14	14.29%	\$194,035.00	\$168,300.00
Existing Homes	84	85.71%	\$129,985.00	\$113,000.00

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Canyon County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	8	8.16%
\$70,000 - \$89,999	0	0%	14	14.29%
\$90,000 - \$99,999	0	0%	5	5.10%
\$100,000 - \$119,999	0	0%	17	17.35%
\$120,000 - \$159,999	6	6.12%	27	27.55%
\$160,000 - \$199,999	4	4.08%	2	2.04%
\$200,000 - \$249,999	0	0%	5	5.10%
\$250,000 - \$299,999	3	3.06%	2	2.04%
\$300,000 - \$399,999	0	0%	4	4.08%
\$400,000 - \$499,999	1	1.02%	0	0%
\$500,000 and over	0	0%	0	0%
Totals	14	14.29%	84	85.71%

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	13	6.63%
\$70,000 - \$89,999	0	0%	23	11.73%
\$90,000 - \$99,999	1	0.51%	15	7.65%
\$100,000 - \$119,999	4	2.04%	34	17.35%
\$120,000 - \$159,999	12	6.12%	46	23.47%
\$160,000 - \$199,999	10	5.10%	7	3.57%
\$200,000 - \$249,999	0	0%	12	6.12%
\$250,000 - \$299,999	3	1.53%	6	3.06%
\$300,000 - \$399,999	0	0%	7	3.57%
\$400,000 - \$499,999	1	0.51%	2	1.02%
\$500,000 and over	0	0%	0	0%
Totals	31	15.82%	165	84.18%

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Canyon County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.)

* 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.