

<b>Canyon County Single-Family Home Sales Comparing January 2009 with January 2008</b>					
	<b>Jan-09</b>	<b>Year to Date 09</b>	<b>Jan-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Total Active Residential Listings	2,258		2,361		
Total Single-Family Homes Sold	99	99	134	134	2,097
Percent Change	-26.12%	-26.12%			
Median Price	\$123,000	\$123,000	\$147,890	\$147,890	\$138,000
Percent Change	-16.83%	-16.83%			
Average Price	\$144,546	\$144,546	\$160,831	\$160,831	\$154,949
Percent Change	-10.13%	-10.13%			
Days on Market*	106	106	72	72	85
Total Residential Dollar Volume	\$14,310,074	\$14,310,074	\$21,551,323	\$21,551,323	\$324,929,021
Percent Change	-33.60%	-33.60%			

<b>Canyon County Existing Home Sales</b>					
	<b>Jan-09</b>	<b>Year to Date 09</b>	<b>Jan-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Existing Residential Listings	1,807		1,670		
Existing Homes Sold	82	82	84	84	1,464
Percent Change	-2.38%	-2.38%			
Median Price	\$119,900	\$119,900	\$142,000	\$142,000	\$130,500
Percent Change	-15.56%	-15.56%			
Average Price	\$144,560	\$144,560	\$152,746	\$152,746	\$146,218
Percent Change	-5.36%	-5.36%			
Days on Market	92	92	73	73	76
Total Existing Home Dollar Volume	\$11,853,884	\$11,853,884	\$12,830,647	\$12,830,647	\$214,063,251
Percent Change	-7.61%	-7.61%			

<b>Canyon County Newly Constructed Home Sales</b>					
	<b>Jan-09</b>	<b>Year to Date 09</b>	<b>Jan-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	451		691		
Newly Constructed Homes Sold	17	17	49	49	632
Percent Change	-65.31%	-65.31%			
Median Price	\$145,000	\$145,000	\$167,990	\$167,990	\$158,703
Percent Change	-13.69%	-13.69%			
Average Price	\$144,482	\$144,482	\$173,504	\$173,504	\$175,205
Percent Change	-16.73%	-16.73%			
Days on Market	175	175	70	70	105
Total New Construction Dollar Volume	\$2,456,190	\$2,456,190	\$8,501,676	\$8,501,676	\$110,729,568
Percent Change	-71.11%	-71.11%			

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<b>Single-Family Homes Sold in Canyon County for January 2009</b>				
<b>MLS AREA</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Area 1250 NE Nampa (87) - 1250	14	14.14%	\$152,485.00	\$131,000.00
New Construction	2	11.76%	\$187,900.00	\$199,900.00
Existing Homes	12	14.63%	\$146,583.00	\$130,000.00
Area 1260 South Nampa (86) - 1260	29	29.29%	\$161,974.00	\$145,000.00
New Construction	3	17.65%	\$180,996.00	\$194,000.00
Existing Homes	26	31.71%	\$159,779.00	\$129,250.00
Area 1265 Melba - 1265	1	1.01%	\$117,000.00	\$117,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	1.22%	\$117,000.00	\$117,000.00
Area 1270 NW Nampa (51) - 1270	15	15.15%	\$134,366.00	\$123,900.00
New Construction	5	29.41%	\$137,800.00	\$145,000.00
Existing Homes	10	12.20%	\$132,650.00	\$123,000.00
Area 1275 NW Caldwell - 1275	4	4.04%	\$110,025.00	\$119,600.00
New Construction	1	5.88%	\$119,600.00	\$119,600.00
Existing Homes	3	3.66%	\$106,833.00	\$165,000.00
Area 1280 SW Caldwell - 1280	24	24.24%	\$104,743.00	\$94,500.00
New Construction	5	29.41%	\$116,760.00	\$126,500.00
Existing Homes	19	23.17%	\$101,581.00	\$93,000.00
Area 1285 Middleton - 1285	9	9.09%	\$240,295.00	\$283,900.00
New Construction	1	5.88%	\$145,000.00	\$145,000.00
Existing Homes	8	9.76%	\$252,206.00	\$283,900.00
Area 1290 Canyon County Other - 1290	1	1.01%	\$130,000.00	\$130,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	1.22%	\$130,000.00	\$130,000.00
Area 1292 Parma - 1292	2	2.02%	\$49,450.00	\$81,400.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	2.44%	\$49,450.00	\$81,400.00
Area 1293 Wilder - 1293	0	0%	\$0.00	\$0.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	0	0%	\$0.00	\$0.00
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
<b>Canyon County Totals</b>	<b>99</b>	<b>100.00%</b>	<b>\$144,546.00</b>	<b>\$123,000.00</b>
New Construction	17	17.17%	\$144,481.00	\$145,000.00
Existing Homes	82	82.83%	\$144,559.00	\$119,900.00

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	5	5.05%
\$70,000 - \$89,999	0	0%	10	10.10%
\$90,000 - \$99,999	1	1.01%	10	10.10%
\$100,000 - \$119,999	4	4.04%	17	17.17%
\$120,000 - \$159,999	6	6.06%	19	19.19%
\$160,000 - \$199,999	6	6.06%	5	5.05%
\$200,000 - \$249,999	0	0%	7	7.07%
\$250,000 - \$299,999	0	0%	4	4.04%
\$300,000 - \$399,999	0	0%	3	3.03%
\$400,000 - \$499,999	0	0%	2	2.02%
\$500,000 and over	0	0%	0	0%
<b>Totals</b>	<b>17</b>	<b>17.17%</b>	<b>82</b>	<b>82.83%</b>

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	5	5.05%
\$70,000 - \$89,999	0	0%	10	10.10%
\$90,000 - \$99,999	1	1.01%	10	10.10%
\$100,000 - \$119,999	4	4.04%	17	17.17%
\$120,000 - \$159,999	6	6.06%	19	19.19%
\$160,000 - \$199,999	6	6.06%	5	5.05%
\$200,000 - \$249,999	0	0%	7	7.07%
\$250,000 - \$299,999	0	0%	4	4.04%
\$300,000 - \$399,999	0	0%	3	3.03%
\$400,000 - \$499,999	0	0%	2	2.02%
\$500,000 and over	0	0%	0	0%
<b>Totals</b>	<b>17</b>	<b>17.17%</b>	<b>82</b>	<b>82.83%</b>

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