

Canyon County Single-Family Home Sales Comparing July 2009 with July 2008					
	Jul-09	Year to Date 09	Jul-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	2,091		2,765		
Total Single-Family Homes Sold	257	1,253	210	1,341	2,046
Percent Change	22.38%	-6.56%			
Median Price	\$109,900	\$113,800	\$140,000	\$144,000	\$123,000
Percent Change	-21.50%	-20.97%			
Average Price	\$123,700	\$127,940	\$153,243	\$159,819	\$136,105
Percent Change	-19.28%	-19.95%			
Days on Market*	95	97	80	77	95
Total Residential Dollar Volume	\$31,790,789	\$160,308,813	\$32,181,100	\$214,317,181	\$278,470,950
Percent Change	-1.21%	-25.20%			

Canyon County Existing Home Sales					
	Jul-09	Year to Date 09	Jul-08	Year to Date 08	Previous 12 months
Existing Residential Listings	1,728		2,149		
Existing Homes Sold	220	1,063	144	907	1,624
Percent Change	52.78%	17.20%			
Median Price	\$102,900	\$108,500	\$134,000	\$135,000	\$116,000
Percent Change	-23.21%	-19.63%			
Average Price	\$120,298	\$123,347	\$145,287	\$151,319	\$128,828
Percent Change	-17.20%	-18.49%			
Days on Market	83	86	68	71	85
Total Existing Home Dollar Volume	\$26,465,463	\$131,118,157	\$20,921,352	\$137,246,249	\$209,217,222
Percent Change	26.50%	-4.47%			

Canyon County Newly Constructed Home Sales					
	Jul-09	Year to Date 09	Jul-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	363		616		
Newly Constructed Homes Sold	36	190	65	435	414
Percent Change	-44.62%	-56.32%			
Median Price	\$128,990	\$143,170	\$166,834	\$164,000	\$147,000
Percent Change	-22.68%	-12.70%			
Average Price	\$142,759	\$153,635	\$169,227	\$176,786	\$163,309
Percent Change	-15.64%	-13.10%			
Days on Market	162	154	106	90	137
Total New Construction Dollar Volume	\$5,139,326	\$29,190,656	\$10,999,748	\$76,902,002	\$67,610,128
Percent Change	-53.28%	-62.04%			

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Single-Family Homes Sold in Canyon County for July 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	37	14.40%	\$131,228.00	\$123,500.00
New Construction	3	8.33%	\$157,518.00	\$174,900.00
Existing Homes	34	15.38%	\$128,908.00	\$121,000.00
Area 1260 South Nampa (86) - 1260	69	26.85%	\$140,780.00	\$118,500.00
New Construction	9	25.00%	\$165,181.00	\$175,000.00
Existing Homes	60	27.15%	\$137,120.00	\$112,500.00
Area 1265 Melba - 1265	2	0.78%	\$171,600.00	\$275,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.90%	\$171,600.00	\$275,000.00
Area 1270 NW Nampa (51) - 1270	35	13.62%	\$108,027.00	\$106,400.00
New Construction	3	8.33%	\$141,768.00	\$190,000.00
Existing Homes	32	14.48%	\$104,864.00	\$100,000.00
Area 1275 NW Caldwell - 1275	19	7.39%	\$100,414.00	\$99,000.00
New Construction	3	8.33%	\$127,660.00	\$128,990.00
Existing Homes	16	7.24%	\$95,306.00	\$95,000.00
Area 1280 SW Caldwell - 1280	65	25.29%	\$92,460.00	\$89,900.00
New Construction	14	38.89%	\$129,086.00	\$118,543.00
Existing Homes	51	23.08%	\$82,405.00	\$79,000.00
Area 1285 Middleton - 1285	17	6.61%	\$185,977.00	\$185,000.00
New Construction	4	11.11%	\$141,159.00	\$142,800.00
Existing Homes	13	5.88%	\$199,767.00	\$225,000.00
Area 1290 Canyon County Other - 1290	7	2.72%	\$139,729.00	\$140,508.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	7	3.17%	\$139,729.00	\$140,508.00
Area 1292 Parma - 1292	1	0.39%	\$150,000.00	\$150,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.45%	\$150,000.00	\$150,000.00
Area 1293 Wilder - 1293	5	1.95%	\$177,960.00	\$225,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	2.26%	\$177,960.00	\$225,000.00
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	257	100.00%	\$123,699.00	\$109,900.00
New Construction	36	14.01%	\$142,759.00	\$128,990.00
Existing Homes	221	85.99%	\$120,594.00	\$102,900.00

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	31	12.06%
\$70,000 - \$89,999	1	0.39%	52	20.23%
\$90,000 - \$99,999	1	0.39%	22	8.56%
\$100,000 - \$119,999	8	3.11%	38	14.79%
\$120,000 - \$159,999	17	6.61%	43	16.73%
\$160,000 - \$199,999	7	2.72%	11	4.28%
\$200,000 - \$249,999	2	0.78%	10	3.89%
\$250,000 - \$299,999	0	0%	5	1.95%
\$300,000 - \$399,999	0	0%	8	3.11%
\$400,000 - \$499,999	0	0%	1	0.39%
\$500,000 and over	0	0%	0	0%
Totals	36	14.01%	221	85.99%

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	138	11.01%
\$70,000 - \$89,999	2	0.16%	203	16.20%
\$90,000 - \$99,999	8	0.64%	106	8.46%
\$100,000 - \$119,999	43	3.43%	203	16.20%
\$120,000 - \$159,999	70	5.59%	230	18.36%
\$160,000 - \$199,999	46	3.67%	60	4.79%
\$200,000 - \$249,999	8	0.64%	55	4.39%
\$250,000 - \$299,999	9	0.72%	34	2.71%
\$300,000 - \$399,999	2	0.16%	29	2.31%
\$400,000 - \$499,999	2	0.16%	4	0.32%
\$500,000 and over	0	0%	1	0.08%
Totals	190	15.16%	1063	84.84%

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