

Canyon County Single-Family Home Sales Comparing March 2009 with March 2008					
	Mar-09	Year to Date 09	Mar-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	2,172		2,504		
Total Single-Family Homes Sold	153	350	234	539	1,942
Percent Change	-34.62%	-35.06%			
Median Price	\$112,500	\$116,000	\$147,500	\$148,500	\$134,200
Percent Change	-23.73%	-21.89%			
Average Price	\$123,153	\$133,679	\$159,778	\$162,171	\$149,840
Percent Change	-22.92%	-17.57%			
Days on Market*	97	99	80	77	88
Total Residential Dollar Volume	\$18,842,385	\$46,787,720	\$37,387,972	\$87,410,351	\$290,989,989
Percent Change	-49.60%	-46.47%			

Canyon County Existing Home Sales					
	Mar-09	Year to Date 09	Mar-08	Year to Date 08	Previous 12 months
Existing Residential Listings	1,768		1,891		
Existing Homes Sold	126	292	158	356	1,405
Percent Change	-20.25%	-17.98%			
Median Price	\$109,900	\$112,500	\$139,100	\$139,900	\$128,000
Percent Change	-20.99%	-19.59%			
Average Price	\$118,914	\$129,301	\$148,892	\$152,608	\$141,527
Percent Change	-20.13%	-15.27%			
Days on Market	86	87	77	74	78
Total Existing Home Dollar Volume	\$14,983,210	\$37,755,861	\$23,524,925	\$54,328,323	\$198,845,552
Percent Change	-36.31%	-30.50%			

Canyon County Newly Constructed Home Sales					
	Mar-09	Year to Date 09	Mar-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	404		613		
Newly Constructed Homes Sold	27	58	77	180	537
Percent Change	-64.94%	-67.78%			
Median Price	\$146,563	\$145,000	\$171,000	\$167,000	\$155,500
Percent Change	-14.29%	-13.17%			
Average Price	\$142,932	\$155,722	\$182,588	\$179,818	\$171,591
Percent Change	-21.72%	-13.40%			
Days on Market	152	155	88	82	113
Total New Construction Dollar Volume	\$3,859,175	\$9,031,859	\$14,059,247	\$32,367,326	\$92,144,437
Percent Change	-72.55%	-72.10%			

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Single-Family Homes Sold in Canyon County for March 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	21	13.73%	\$128,792.00	\$116,000.00
New Construction	1	3.70%	\$144,900.00	\$144,900.00
Existing Homes	20	15.87%	\$127,987.00	\$115,000.00
Area 1260 South Nampa (86) - 1260	44	28.76%	\$140,142.00	\$115,000.00
New Construction	7	25.93%	\$177,642.00	\$182,000.00
Existing Homes	37	29.37%	\$133,047.00	\$113,000.00
Area 1265 Melba - 1265	1	0.65%	\$92,000.00	\$92,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.79%	\$92,000.00	\$92,000.00
Area 1270 NW Nampa (51) - 1270	17	11.11%	\$121,002.00	\$115,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	17	13.49%	\$121,002.00	\$115,000.00
Area 1275 NW Caldwell - 1275	17	11.11%	\$104,142.00	\$104,000.00
New Construction	3	11.11%	\$124,254.00	\$162,990.00
Existing Homes	14	11.11%	\$99,832.00	\$99,500.00
Area 1280 SW Caldwell - 1280	35	22.88%	\$103,159.00	\$105,000.00
New Construction	10	37.04%	\$125,828.00	\$121,590.00
Existing Homes	25	19.84%	\$94,092.00	\$89,000.00
Area 1285 Middleton - 1285	12	7.84%	\$146,935.00	\$146,563.00
New Construction	5	18.52%	\$149,644.00	\$155,000.00
Existing Homes	7	5.56%	\$145,000.00	\$125,000.00
Area 1290 Canyon County Other - 1290	1	0.65%	\$140,000.00	\$140,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.79%	\$140,000.00	\$140,000.00
Area 1292 Parma - 1292	1	0.65%	\$80,000.00	\$80,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.79%	\$80,000.00	\$80,000.00
Area 1293 Wilder - 1293	2	1.31%	\$83,150.00	\$91,500.00
New Construction	1	3.70%	\$91,500.00	\$91,500.00
Existing Homes	1	0.79%	\$74,800.00	\$74,800.00
Area 1294 Greenleaf - 1294	2	1.31%	\$145,950.00	\$179,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	1.59%	\$145,950.00	\$179,900.00
Canyon County Totals	153	100.00%	\$123,152.00	\$112,500.00
New Construction	27	17.65%	\$142,932.00	\$146,563.00
Existing Homes	126	82.35%	\$118,914.00	\$109,900.00

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	14	9.15%
\$70,000 - \$89,999	0	0%	27	17.65%
\$90,000 - \$99,999	1	0.65%	13	8.50%
\$100,000 - \$119,999	8	5.23%	32	20.92%
\$120,000 - \$159,999	8	5.23%	20	13.07%
\$160,000 - \$199,999	9	5.88%	6	3.92%
\$200,000 - \$249,999	1	0.65%	8	5.23%
\$250,000 - \$299,999	0	0%	3	1.96%
\$300,000 - \$399,999	0	0%	3	1.96%
\$400,000 - \$499,999	0	0%	0	0%
\$500,000 and over	0	0%	0	0%
Totals	27	17.65%	126	82.35%

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	27	7.71%
\$70,000 - \$89,999	0	0%	51	14.57%
\$90,000 - \$99,999	2	0.57%	28	8.00%
\$100,000 - \$119,999	12	3.43%	66	18.86%
\$120,000 - \$159,999	20	5.71%	66	18.86%
\$160,000 - \$199,999	19	5.43%	13	3.71%
\$200,000 - \$249,999	1	0.29%	20	5.71%
\$250,000 - \$299,999	3	0.86%	9	2.57%
\$300,000 - \$399,999	0	0%	10	2.86%
\$400,000 - \$499,999	1	0.29%	2	0.57%
\$500,000 and over	0	0%	0	0%
Totals	58	16.57%	292	83.43%

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