

<b>Canyon County Single-Family Home Sales Comparing May 2009 with May 2008</b>					
	<b>May-09</b>	<b>Year to Date 09</b>	<b>May-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Total Active Residential Listings	2,068		2,644		
Total Single-Family Homes Sold	204	734	211	925	1,936
Percent Change	-3.32%	-20.65%			
Median Price	\$107,900	\$114,390	\$143,100	\$145,000	\$129,900
Percent Change	-24.60%	-21.11%			
Average Price	\$120,181	\$128,370	\$155,458	\$160,004	\$143,105
Percent Change	-22.69%	-19.77%			
Days on Market*	88	97	78	77	91
Total Residential Dollar Volume	\$24,516,947	\$94,223,476	\$32,801,676	\$148,003,886	\$277,052,008
Percent Change	-25.26%	-36.34%			

<b>Canyon County Existing Home Sales</b>					
	<b>May-09</b>	<b>Year to Date 09</b>	<b>May-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Existing Residential Listings	1,689		2,049		
Existing Homes Sold	182	625	145	620	1,471
Percent Change	25.52%	0.81%			
Median Price	\$103,000	\$109,900	\$136,000	\$137,500	\$123,500
Percent Change	-24.26%	-20.07%			
Average Price	\$116,978	\$123,062	\$147,117	\$150,574	\$134,896
Percent Change	-20.49%	-18.27%			
Days on Market	84	87	67	72	82
Total Existing Home Dollar Volume	\$21,289,982	\$76,913,965	\$21,332,029	\$93,356,187	\$198,431,592
Percent Change	-0.20%	-17.61%			

<b>Canyon County Newly Constructed Home Sales</b>					
	<b>May-09</b>	<b>Year to Date 09</b>	<b>May-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
Newly Constructed Residential Listings	379		595		
Newly Constructed Homes Sold	20	110	65	306	462
Percent Change	-69.23%	-64.05%			
Median Price	\$141,878	\$147,000	\$153,600	\$162,990	\$155,000
Percent Change	-7.63%	-9.81%			
Average Price	\$145,598	\$159,905	\$173,418	\$178,808	\$168,756
Percent Change	-16.04%	-10.57%			
Days on Market	122	151	101	87	122
Total New Construction Dollar Volume	\$2,911,965	\$17,589,511	\$11,272,147	\$54,715,199	\$77,965,216
Percent Change	-74.17%	-67.85%			

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<b>Single-Family Homes Sold in Canyon County for May 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	27	13.24%	\$114,415.00	\$115,758.00
New Construction	2	10.00%	\$163,500.00	\$180,000.00
Existing Homes	25	13.59%	\$110,488.00	\$115,000.00
Area 1260 South Nampa (86) - 1260	54	26.47%	\$127,954.00	\$109,000.00
New Construction	5	25.00%	\$176,300.00	\$200,000.00
Existing Homes	49	26.63%	\$123,021.00	\$104,000.00
Area 1265 Melba - 1265	1	0.49%	\$265,000.00	\$265,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.54%	\$265,000.00	\$265,000.00
Area 1270 NW Nampa (51) - 1270	33	16.18%	\$105,537.00	\$107,000.00
New Construction	1	5.00%	\$123,000.00	\$123,000.00
Existing Homes	32	17.39%	\$104,992.00	\$104,500.00
Area 1275 NW Caldwell - 1275	20	9.80%	\$100,326.00	\$95,000.00
New Construction	5	25.00%	\$143,370.00	\$169,311.00
Existing Homes	15	8.15%	\$85,978.00	\$86,900.00
Area 1280 SW Caldwell - 1280	50	24.51%	\$113,239.00	\$100,500.00
New Construction	4	20.00%	\$116,722.00	\$97,000.00
Existing Homes	46	25.00%	\$112,936.00	\$102,500.00
Area 1285 Middleton - 1285	8	3.92%	\$130,028.00	\$134,900.00
New Construction	2	10.00%	\$124,662.00	\$141,878.00
Existing Homes	6	3.26%	\$131,816.00	\$134,900.00
Area 1290 Canyon County Other - 1290	6	2.94%	\$216,304.00	\$201,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	6	3.26%	\$216,304.00	\$201,000.00
Area 1292 Parma - 1292	3	1.47%	\$138,133.00	\$190,000.00
New Construction	1	5.00%	\$147,400.00	\$147,400.00
Existing Homes	2	1.09%	\$133,500.00	\$190,000.00
Area 1293 Wilder - 1293	1	0.49%	\$260,000.00	\$260,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.54%	\$260,000.00	\$260,000.00
Area 1294 Greenleaf - 1294	1	0.49%	\$89,500.00	\$89,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.54%	\$89,500.00	\$89,500.00
<b>Canyon County Totals</b>	<b>204</b>	<b>100.00%</b>	<b>\$120,181.00</b>	<b>\$107,900.00</b>
New Construction	20	9.80%	\$145,598.00	\$141,878.00
Existing Homes	184	90.20%	\$117,418.00	\$103,500.00

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	27	13.24%
\$70,000 - \$89,999	1	0.49%	34	16.67%
\$90,000 - \$99,999	2	0.98%	24	11.76%
\$100,000 - \$119,999	3	1.47%	33	16.18%
\$120,000 - \$159,999	7	3.43%	39	19.12%
\$160,000 - \$199,999	4	1.96%	11	5.39%
\$200,000 - \$249,999	2	0.98%	7	3.43%
\$250,000 - \$299,999	1	0.49%	6	2.94%
\$300,000 - \$399,999	0	0%	1	0.49%
\$400,000 - \$499,999	0	0%	1	0.49%
\$500,000 and over	0	0%	1	0.49%
<b>Totals</b>	<b>20</b>	<b>9.80%</b>	<b>184</b>	<b>90.20%</b>

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	79	10.76%
\$70,000 - \$89,999	1	0.14%	113	15.40%
\$90,000 - \$99,999	4	0.54%	66	8.99%
\$100,000 - \$119,999	23	3.13%	123	16.76%
\$120,000 - \$159,999	37	5.04%	137	18.66%
\$160,000 - \$199,999	30	4.09%	37	5.04%
\$200,000 - \$249,999	5	0.68%	33	4.50%
\$250,000 - \$299,999	7	0.95%	19	2.59%
\$300,000 - \$399,999	1	0.14%	13	1.77%
\$400,000 - \$499,999	2	0.27%	3	0.41%
\$500,000 and over	0	0%	1	0.14%
<b>Totals</b>	<b>110</b>	<b>14.99%</b>	<b>624</b>	<b>85.01%</b>

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