

| Canyon County Single-Family Home Sales Comparing October 2009 with October 2008 | | | | | |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
| | Oct-09 | Year to Date 09 | Oct-08 | Year to Date 08 | Previous 12 months |
| Total Active Residential Listings | 1,842 | | 2,508 | | |
| Total Single-Family Homes Sold | 277 | 1,989 | 152 | 1,873 | 2,247 |
| Percent Change | 82.24% | 6.19% | | | |
| Median Price | \$106,500 | \$110,300 | \$128,500 | \$142,000 | \$113,000 |
| Percent Change | -17.12% | -22.32% | | | |
| Average Price | \$117,654 | \$124,201 | \$144,910 | \$157,785 | \$125,997 |
| Percent Change | -18.81% | -21.28% | | | |
| Days on Market* | 91 | 95 | 90 | 81 | 96 |
| Total Residential Dollar Volume | \$32,590,192 | \$247,035,207 | \$22,026,394 | \$295,531,655 | \$283,116,172 |
| Percent Change | 47.96% | -16.41% | | | |

| Canyon County Existing Home Sales | | | | | |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
| | Oct-09 | Year to Date 09 | Oct-08 | Year to Date 08 | Previous 12 months |
| Existing Residential Listings | 1,542 | | 2,008 | | |
| Existing Homes Sold | 238 | 1,696 | 111 | 1,286 | 1,879 |
| Percent Change | 114.41% | 31.88% | | | |
| Median Price | \$100,000 | \$105,000 | \$122,500 | \$134,000 | \$107,000 |
| Percent Change | -18.37% | -21.64% | | | |
| Average Price | \$113,967 | \$119,807 | \$131,954 | \$148,498 | \$121,151 |
| Percent Change | -13.63% | -19.32% | | | |
| Days on Market | 82 | 85 | 72 | 74 | 85 |
| Total Existing Home Dollar Volume | \$27,124,060 | \$203,192,764 | \$14,646,946 | \$190,968,569 | \$227,642,209 |
| Percent Change | 85.19% | 6.40% | | | |

| Canyon County Newly Constructed Home Sales | | | | | |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
| | Oct-09 | Year to Date 09 | Oct-08 | Year to Date 08 | Previous 12 months |
| Newly Constructed Residential Listings | 300 | | 500 | | |
| Newly Constructed Homes Sold | 39 | 292 | 42 | 582 | 368 |
| Percent Change | -7.14% | -49.83% | | | |
| Median Price | \$129,741 | \$135,260 | \$153,000 | \$162,847 | \$135,260 |
| Percent Change | -15.20% | -16.94% | | | |
| Average Price | \$140,157 | \$149,617 | \$177,936 | \$177,288 | \$151,059 |
| Percent Change | -21.23% | -15.61% | | | |
| Days on Market | 146 | 154 | 138 | 96 | 150 |
| Total New Construction Dollar Volume | \$5,466,132 | \$43,688,243 | \$7,473,298 | \$103,181,884 | \$55,589,763 |
| Percent Change | -26.86% | -57.66% | | | |

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| Single-Family Homes Sold in Canyon County for October 2009 | | | | |
|---|---------------|-----------------|----------------------|---------------------|
| MLS AREA | # Sold | Market % | Average Price | Median Price |
| Area 1250 NE Nampa (87) - 1250 | 53 | 19.13% | \$103,822.00 | \$98,000.00 |
| New Construction | 4 | 10.26% | \$177,958.00 | \$151,591.00 |
| Existing Homes | 49 | 20.59% | \$97,770.00 | \$94,700.00 |
| Area 1260 South Nampa (86) - 1260 | 63 | 22.74% | \$141,365.00 | \$133,000.00 |
| New Construction | 11 | 28.21% | \$167,091.00 | \$162,873.00 |
| Existing Homes | 52 | 21.85% | \$135,923.00 | \$120,000.00 |
| Area 1265 Melba - 1265 | 0 | 0% | \$0.00 | \$0.00 |
| New Construction | 0 | 0% | \$0.00 | \$0.00 |
| Existing Homes | 0 | 0% | \$0.00 | \$0.00 |
| Area 1270 NW Nampa (51) - 1270 | 42 | 15.16% | \$105,048.00 | \$106,500.00 |
| New Construction | 1 | 2.56% | \$139,000.00 | \$139,000.00 |
| Existing Homes | 41 | 17.23% | \$104,220.00 | \$106,500.00 |
| Area 1275 NW Caldwell - 1275 | 21 | 7.58% | \$93,814.00 | \$91,900.00 |
| New Construction | 5 | 12.82% | \$123,249.00 | \$122,600.00 |
| Existing Homes | 16 | 6.72% | \$84,616.00 | \$84,900.00 |
| Area 1280 SW Caldwell - 1280 | 65 | 23.47% | \$100,677.00 | \$97,500.00 |
| New Construction | 12 | 30.77% | \$115,136.00 | \$117,000.00 |
| Existing Homes | 53 | 22.27% | \$97,403.00 | \$95,000.00 |
| Area 1285 Middleton - 1285 | 26 | 9.39% | \$169,944.00 | \$127,000.00 |
| New Construction | 4 | 10.26% | \$121,125.00 | \$122,990.00 |
| Existing Homes | 22 | 9.24% | \$178,820.00 | \$130,000.00 |
| Area 1290 Canyon County Other - 1290 | 1 | 0.36% | \$96,100.00 | \$96,100.00 |
| New Construction | 0 | 0% | \$0.00 | \$0.00 |
| Existing Homes | 1 | 0.42% | \$96,100.00 | \$96,100.00 |
| Area 1292 Parma - 1292 | 3 | 1.08% | \$113,600.00 | \$144,900.00 |
| New Construction | 0 | 0% | \$0.00 | \$0.00 |
| Existing Homes | 3 | 1.26% | \$113,600.00 | \$144,900.00 |
| Area 1293 Wilder - 1293 | 2 | 0.72% | \$147,450.00 | \$179,900.00 |
| New Construction | 2 | 5.13% | \$147,450.00 | \$179,900.00 |
| Existing Homes | 0 | 0% | \$0.00 | \$0.00 |
| Area 1294 Greenleaf - 1294 | 1 | 0.36% | \$105,000.00 | \$105,000.00 |
| New Construction | 0 | 0% | \$0.00 | \$0.00 |
| Existing Homes | 1 | 0.42% | \$105,000.00 | \$105,000.00 |
| Canyon County Totals | 277 | 100.00% | \$117,654.00 | \$106,500.00 |
| New Construction | 39 | 14.08% | \$140,157.00 | \$129,741.00 |
| Existing Homes | 238 | 85.92% | \$113,966.00 | \$100,000.00 |

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

| Sales Price Range | New | Market % | Existing | Market % |
|-----------------------|-----------|---------------|------------|---------------|
| \$69,999 and under | 0 | 0% | 38 | 13.72% |
| \$70,000 - \$89,999 | 0 | 0% | 50 | 18.05% |
| \$90,000 - \$99,999 | 4 | 1.44% | 30 | 10.83% |
| \$100,000 - \$119,999 | 9 | 3.25% | 42 | 15.16% |
| \$120,000 - \$159,999 | 18 | 6.50% | 50 | 18.05% |
| \$160,000 - \$199,999 | 6 | 2.17% | 11 | 3.97% |
| \$200,000 - \$249,999 | 0 | 0% | 8 | 2.89% |
| \$250,000 - \$299,999 | 2 | 0.72% | 3 | 1.08% |
| \$300,000 - \$399,999 | 0 | 0% | 4 | 1.44% |
| \$400,000 - \$499,999 | 0 | 0% | 1 | 0.36% |
| \$500,000 and over | 0 | 0% | 1 | 0.36% |
| Totals | 39 | 14.08% | 238 | 85.92% |

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

| Sales Price Range | New | Market % | Existing | Market % |
|-----------------------|------------|---------------|-------------|---------------|
| \$69,999 and under | 0 | 0% | 249 | 12.52% |
| \$70,000 - \$89,999 | 2 | 0.10% | 319 | 16.04% |
| \$90,000 - \$99,999 | 16 | 0.80% | 178 | 8.95% |
| \$100,000 - \$119,999 | 71 | 3.57% | 323 | 16.24% |
| \$120,000 - \$159,999 | 110 | 5.53% | 361 | 18.15% |
| \$160,000 - \$199,999 | 62 | 3.12% | 97 | 4.88% |
| \$200,000 - \$249,999 | 13 | 0.65% | 80 | 4.02% |
| \$250,000 - \$299,999 | 13 | 0.65% | 40 | 2.01% |
| \$300,000 - \$399,999 | 2 | 0.10% | 43 | 2.16% |
| \$400,000 - \$499,999 | 2 | 0.10% | 6 | 0.30% |
| \$500,000 and over | 0 | 0% | 2 | 0.10% |
| Totals | 291 | 14.63% | 1698 | 85.37% |

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