

<b>Canyon County Single-Family Home Sales Comparing October 2009 with October 2008</b>					
	<b>Oct-09</b>	<b>Year to Date 09</b>	<b>Oct-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
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%			

<b>Canyon County Existing Home Sales</b>					
	<b>Oct-09</b>	<b>Year to Date 09</b>	<b>Oct-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
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%			

<b>Canyon County Newly Constructed Home Sales</b>					
	<b>Oct-09</b>	<b>Year to Date 09</b>	<b>Oct-08</b>	<b>Year to Date 08</b>	<b>Previous 12 months</b>
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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<b>Single-Family Homes Sold in Canyon County for October 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	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
<b>Canyon County Totals</b>	<b>277</b>	<b>100.00%</b>	<b>\$117,654.00</b>	<b>\$106,500.00</b>
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%
<b>Totals</b>	<b>39</b>	<b>14.08%</b>	<b>238</b>	<b>85.92%</b>

**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%
<b>Totals</b>	<b>291</b>	<b>14.63%</b>	<b>1698</b>	<b>85.37%</b>

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