

Canyon County Single-Family Home Sales					
Comparing Q2 of 2009 with Q2 of 2008					
	Q2 of 2009	Year to Date 09	Q2 of 2008	Year to Date 08	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	640	992	597	1,132	1,986
Percent Change	7.20%	-12.37%			
Median Price	\$114,000	\$115,000	\$140,450	\$144,900	\$126,990
Percent Change	-18.83%	-20.63%			
Average Price	\$126,644	\$129,064	\$160,418	\$161,127	\$138,918
Percent Change	-21.05%	-19.90%			
Days on Market*	96	97	77	77	94
Total Residential Dollar Volume	\$81,052,404	\$128,031,824	\$95,769,432	\$182,396,081	\$275,890,161
Percent Change	-15.37%	-29.81%			

Canyon County Existing Home Sales					
	Q2 of 2009	Year to Date 09	Q2 of 2008	Year to Date 08	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	544	839	407	763	1,545
Percent Change	33.66%	9.96%			
Median Price	\$108,000	\$109,900	\$135,000	\$136,000	\$120,000
Percent Change	-20.00%	-19.19%			
Average Price	\$121,384	\$124,268	\$152,326	\$152,457	\$131,692
Percent Change	-20.31%	-18.49%			
Days on Market	86	87	70	72	84
Total Existing Home Dollar Volume	\$66,032,933	\$104,260,494	\$61,996,574	\$116,324,897	\$203,464,611
Percent Change	6.51%	-10.37%			

Canyon County Newly Constructed Home Sales					
	Q2 of 2009	Year to Date 09	Q2 of 2008	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	96	154	189	371	440
Percent Change	-49.21%	-58.49%			
Median Price	\$143,900	\$145,000	\$156,500	\$163,000	\$150,000
Percent Change	-8.05%	-11.04%			
Average Price	\$156,453	\$156,177	\$175,403	\$178,147	\$164,422
Percent Change	-10.80%	-12.33%			
Days on Market	151	153	92	87	130
Total New Construction Dollar Volume	\$15,019,471	\$24,051,330	\$33,151,176	\$66,092,684	\$72,345,550
Percent Change	-54.69%	-63.61%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Canyon County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3.5 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * 'Days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status.

Single-Family Homes Sold in Canyon County for Q2 of 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	92	14.38%	\$123,371.00	\$118,000.00
New Construction	10	10.42%	\$151,207.00	\$149,900.00
Existing Homes	82	15.07%	\$119,976.00	\$115,000.00
Area 1260 South Nampa (86) - 1260	172	26.88%	\$140,520.00	\$125,000.00
New Construction	18	18.75%	\$211,615.00	\$187,000.00
Existing Homes	154	28.31%	\$132,211.00	\$118,000.00
Area 1265 Melba - 1265	8	1.25%	\$214,500.00	\$239,000.00
New Construction	2	2.08%	\$175,000.00	\$235,000.00
Existing Homes	6	1.10%	\$227,666.00	\$260,000.00
Area 1270 NW Nampa (51) - 1270	110	17.19%	\$108,680.00	\$105,000.00
New Construction	11	11.46%	\$131,453.00	\$131,500.00
Existing Homes	99	18.20%	\$106,150.00	\$100,000.00
Area 1275 NW Caldwell - 1275	49	7.66%	\$95,857.00	\$92,597.00
New Construction	8	8.33%	\$135,356.00	\$121,540.00
Existing Homes	41	7.54%	\$88,150.00	\$85,000.00
Area 1280 SW Caldwell - 1280	143	22.34%	\$113,662.00	\$105,000.00
New Construction	31	32.29%	\$134,829.00	\$114,990.00
Existing Homes	112	20.59%	\$107,803.00	\$99,990.00
Area 1285 Middleton - 1285	45	7.03%	\$165,287.00	\$146,000.00
New Construction	14	14.58%	\$168,390.00	\$151,990.00
Existing Homes	31	5.70%	\$163,886.00	\$146,000.00
Area 1290 Canyon County Other - 1290	9	1.41%	\$195,258.00	\$175,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	9	1.65%	\$195,258.00	\$175,000.00
Area 1292 Parma - 1292	5	0.78%	\$145,960.00	\$180,500.00
New Construction	2	2.08%	\$141,150.00	\$147,400.00
Existing Homes	3	0.55%	\$149,166.00	\$190,000.00
Area 1293 Wilder - 1293	5	0.78%	\$160,900.00	\$253,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	0.92%	\$160,900.00	\$253,000.00
Area 1294 Greenleaf - 1294	2	0.31%	\$90,750.00	\$92,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.37%	\$90,750.00	\$92,000.00
Canyon County Totals	640	100.00%	\$126,644.00	\$114,000.00
New Construction	96	15.00%	\$156,452.00	\$143,900.00
Existing Homes	544	85.00%	\$121,384.00	\$108,000.00

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**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County
Q2 of 2009 by Price Class**

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	80	12.50%
\$70,000 - \$89,999	1	0.16%	98	15.31%
\$90,000 - \$99,999	5	0.78%	55	8.59%
\$100,000 - \$119,999	23	3.59%	97	15.16%
\$120,000 - \$159,999	33	5.16%	120	18.75%
\$160,000 - \$199,999	20	3.13%	37	5.78%
\$200,000 - \$249,999	5	0.78%	25	3.91%
\$250,000 - \$299,999	6	0.94%	19	2.97%
\$300,000 - \$399,999	2	0.31%	11	1.72%
\$400,000 - \$499,999	1	0.16%	1	0.16%
\$500,000 and over	0	0%	1	0.16%
Totals	96	15.00%	544	85.00%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County
(Year-to-Date) Q2 of 2009**

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	107	10.79%
\$70,000 - \$89,999	1	0.10%	149	15.02%
\$90,000 - \$99,999	7	0.71%	84	8.47%
\$100,000 - \$119,999	35	3.53%	164	16.53%
\$120,000 - \$159,999	53	5.34%	186	18.75%
\$160,000 - \$199,999	39	3.93%	50	5.04%
\$200,000 - \$249,999	6	0.60%	45	4.54%
\$250,000 - \$299,999	9	0.91%	28	2.82%
\$300,000 - \$399,999	2	0.20%	21	2.12%
\$400,000 - \$499,999	2	0.20%	3	0.30%
\$500,000 and over	0	0%	1	0.10%
Totals	154	15.52%	838	84.48%

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