

Canyon County Single-Family Home Sales					
Comparing Q3 of 2009 with Q3 of 2008					
	Q3 of 2009	Year to Date 09	Q3 of 2008	Year to Date 08	Previous 12 months
Total Active Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	713	1,708	585	1,723	2,123
Percent Change	21.88%	-0.87%			
Median Price	\$108,000	\$111,300	\$141,000	\$143,505	\$115,000
Percent Change	-23.40%	-22.44%			
Average Price	\$120,009	\$125,116	\$153,689	\$159,033	\$128,609
Percent Change	-21.91%	-21.33%			
Days on Market*	95	96	87	80	96
Total Residential Dollar Volume	\$85,566,567	\$213,697,891	\$89,907,978	\$274,014,059	\$273,035,950
Percent Change	-4.83%	-22.01%			

Canyon County Existing Home Sales					
	Q3 of 2009	Year to Date 09	Q3 of 2008	Year to Date 08	Previous 12 months
Existing Residential Listings	n/a		n/a		
Existing Homes Sold	615	1,457	412	1,175	1,751
Percent Change	49.27%	24.00%			
Median Price	\$102,900	\$106,000	\$135,000	\$135,000	\$109,000
Percent Change	-23.78%	-21.48%			
Average Price	\$115,535	\$120,465	\$145,623	\$150,061	\$122,567
Percent Change	-20.66%	-19.72%			
Days on Market	84	86	79	74	85
Total Existing Home Dollar Volume	\$71,054,210	\$175,517,904	\$59,996,726	\$176,321,623	\$214,614,295
Percent Change	18.43%	-0.46%			

Canyon County Newly Constructed Home Sales					
	Q3 of 2009	Year to Date 09	Q3 of 2008	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Homes Sold	97	251	171	543	369
Percent Change	-43.27%	-53.78%			
Median Price	\$129,000	\$137,990	\$162,847	\$162,990	\$139,600
Percent Change	-20.78%	-15.34%			
Average Price	\$143,904	\$151,434	\$172,073	\$176,514	\$156,515
Percent Change	-16.37%	-14.21%			
Days on Market	160	156	105	93	150
Total New Construction Dollar Volume	\$13,958,657	\$38,009,987	\$29,424,402	\$95,847,086	\$57,753,955
Percent Change	-52.56%	-60.34%			

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 Q3 of 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	99	13.88%	\$120,401.00	\$118,000.00
New Construction	5	5.21%	\$161,091.00	\$174,900.00
Existing Homes	94	15.24%	\$118,236.00	\$115,000.00
Area 1260 South Nampa (86) - 1260	204	28.61%	\$128,980.00	\$115,000.00
New Construction	22	22.92%	\$168,576.00	\$159,900.00
Existing Homes	182	29.50%	\$124,194.00	\$110,000.00
Area 1265 Melba - 1265	6	0.84%	\$205,612.00	\$200,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	6	0.97%	\$205,612.00	\$200,000.00
Area 1270 NW Nampa (51) - 1270	104	14.59%	\$108,138.00	\$105,000.00
New Construction	11	11.46%	\$149,286.00	\$134,814.00
Existing Homes	93	15.07%	\$103,271.00	\$100,000.00
Area 1275 NW Caldwell - 1275	52	7.29%	\$100,983.00	\$95,900.00
New Construction	10	10.42%	\$126,928.00	\$128,000.00
Existing Homes	42	6.81%	\$94,805.00	\$94,900.00
Area 1280 SW Caldwell - 1280	167	23.42%	\$98,947.00	\$92,000.00
New Construction	38	39.58%	\$127,956.00	\$117,505.00
Existing Homes	129	20.91%	\$90,402.00	\$85,000.00
Area 1285 Middleton - 1285	51	7.15%	\$169,090.00	\$142,800.00
New Construction	10	10.42%	\$156,075.00	\$152,613.00
Existing Homes	41	6.65%	\$172,265.00	\$140,000.00
Area 1290 Canyon County Other - 1290	18	2.52%	\$150,865.00	\$140,508.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	18	2.92%	\$150,865.00	\$140,508.00
Area 1292 Parma - 1292	5	0.70%	\$103,480.00	\$132,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	0.81%	\$103,480.00	\$132,500.00
Area 1293 Wilder - 1293	6	0.84%	\$176,300.00	\$215,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	6	0.97%	\$176,300.00	\$215,000.00
Area 1294 Greenleaf - 1294	1	0.14%	\$164,900.00	\$164,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.16%	\$164,900.00	\$164,900.00
Canyon County Totals	713	100.00%	\$120,009.00	\$108,000.00
New Construction	96	13.46%	\$144,256.00	\$129,000.00
Existing Homes	617	86.54%	\$116,236.00	\$103,000.00

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**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County
Q3 of 2009 by Price Class**

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	104	14.59%
\$70,000 - \$89,999	1	0.14%	119	16.69%
\$90,000 - \$99,999	5	0.70%	64	8.98%
\$100,000 - \$119,999	25	3.51%	116	16.27%
\$120,000 - \$159,999	39	5.47%	124	17.39%
\$160,000 - \$199,999	17	2.38%	34	4.77%
\$200,000 - \$249,999	7	0.98%	26	3.65%
\$250,000 - \$299,999	2	0.28%	10	1.40%
\$300,000 - \$399,999	0	0%	19	2.66%
\$400,000 - \$499,999	0	0%	1	0.14%
\$500,000 and over	0	0%	0	0%
Totals	96	13.46%	617	86.54%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County
(Year-to-Date) Q3 of 2009**

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	211	12.35%
\$70,000 - \$89,999	2	0.12%	269	15.75%
\$90,000 - \$99,999	12	0.70%	148	8.67%
\$100,000 - \$119,999	60	3.51%	281	16.45%
\$120,000 - \$159,999	92	5.39%	311	18.21%
\$160,000 - \$199,999	56	3.28%	85	4.98%
\$200,000 - \$249,999	13	0.76%	71	4.16%
\$250,000 - \$299,999	11	0.64%	38	2.22%
\$300,000 - \$399,999	2	0.12%	39	2.28%
\$400,000 - \$499,999	2	0.12%	4	0.23%
\$500,000 and over	0	0%	1	0.06%
Totals	250	14.64%	1458	85.36%

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