

Canyon County Single-Family Home Sales
Comparing September 2009 with September 2008

	Sep-09	Year to Date 09	Sep-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	1,887		2,582		
Total Single-Family Homes Sold	234	1,708	185	1,723	2,123
Percent Change	26.49%	-0.87%			
Median Price	\$104,450	\$111,300	\$141,990	\$143,505	\$115,000
Percent Change	-26.44%	-22.44%			
Average Price	\$113,738	\$125,116	\$156,679	\$159,033	\$128,609
Percent Change	-27.41%	-21.33%			
Days on Market*	99	96	102	80	96
Total Residential Dollar Volume	\$26,614,610	\$213,697,891	\$28,985,670	\$274,014,059	\$273,035,950
Percent Change	-8.18%	-22.01%			

Canyon County Existing Home Sales

	Sep-09	Year to Date 09	Sep-08	Year to Date 08	Previous 12 months
Existing Residential Listings	1,578		2,043		
Existing Homes Sold	203	1,457	133	1,175	1,751
Percent Change	52.63%	24.00%			
Median Price	\$100,000	\$106,000	\$135,000	\$135,000	\$109,000
Percent Change	-25.93%	-21.48%			
Average Price	\$108,650	\$120,465	\$149,482	\$150,061	\$122,567
Percent Change	-27.32%	-19.72%			
Days on Market	88	86	95	74	85
Total Existing Home Dollar Volume	\$22,056,036	\$175,517,904	\$19,881,115	\$176,321,623	\$214,614,295
Percent Change	10.94%	-0.46%			

Canyon County Newly Constructed Home Sales

	Sep-09	Year to Date 09	Sep-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	309		539		
Newly Constructed Homes Sold	30	251	52	543	369
Percent Change	-42.31%	-53.78%			
Median Price	\$127,900	\$137,990	\$165,000	\$162,990	\$139,600
Percent Change	-22.48%	-15.34%			
Average Price	\$142,619	\$151,434	\$175,088	\$176,514	\$156,515
Percent Change	-18.54%	-14.21%			
Days on Market	176	156	121	93	150
Total New Construction Dollar Volume	\$4,278,574	\$38,009,987	\$9,104,555	\$95,847,086	\$57,753,955
Percent Change	-53.01%	-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 September 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	36	15.38%	\$114,541.00	\$110,000.00
New Construction	1	3.23%	\$174,900.00	\$174,900.00
Existing Homes	35	17.24%	\$112,817.00	\$110,000.00
Area 1260 South Nampa (86) - 1260	63	26.92%	\$115,726.00	\$114,000.00
New Construction	6	19.35%	\$150,106.00	\$158,990.00
Existing Homes	57	28.08%	\$112,107.00	\$108,900.00
Area 1265 Melba - 1265	2	0.85%	\$289,888.00	\$386,777.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.99%	\$289,888.00	\$386,777.00
Area 1270 NW Nampa (51) - 1270	32	13.68%	\$103,493.00	\$100,000.00
New Construction	3	9.68%	\$186,777.00	\$250,000.00
Existing Homes	29	14.29%	\$94,878.00	\$96,500.00
Area 1275 NW Caldwell - 1275	17	7.26%	\$105,490.00	\$96,000.00
New Construction	3	9.68%	\$126,910.00	\$172,000.00
Existing Homes	14	6.90%	\$100,900.00	\$95,000.00
Area 1280 SW Caldwell - 1280	56	23.93%	\$104,078.00	\$94,000.00
New Construction	12	38.71%	\$128,821.00	\$114,900.00
Existing Homes	44	21.67%	\$97,330.00	\$88,860.00
Area 1285 Middleton - 1285	21	8.97%	\$139,645.00	\$130,000.00
New Construction	6	19.35%	\$166,018.00	\$160,000.00
Existing Homes	15	7.39%	\$129,096.00	\$125,000.00
Area 1290 Canyon County Other - 1290	5	2.14%	\$120,915.00	\$140,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	2.46%	\$120,915.00	\$140,000.00
Area 1292 Parma - 1292	2	0.85%	\$74,950.00	\$99,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.99%	\$74,950.00	\$99,900.00
Area 1293 Wilder - 1293	0	0%	\$0.00	\$0.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	0	0%	\$0.00	\$0.00
Area 1294 Greenleaf - 1294	0	0%	\$0.00	\$0.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	0	0%	\$0.00	\$0.00
Canyon County Totals	234	100.00%	\$113,737.00	\$104,450.00
New Construction	31	13.25%	\$147,050.00	\$129,000.00
Existing Homes	203	86.75%	\$108,650.00	\$100,000.00

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	42	17.95%
\$70,000 - \$89,999	0	0%	40	17.09%
\$90,000 - \$99,999	4	1.71%	20	8.55%
\$100,000 - \$119,999	7	2.99%	39	16.67%
\$120,000 - \$159,999	10	4.27%	40	17.09%
\$160,000 - \$199,999	6	2.56%	10	4.27%
\$200,000 - \$249,999	2	0.85%	5	2.14%
\$250,000 - \$299,999	2	0.85%	1	0.43%
\$300,000 - \$399,999	0	0%	6	2.56%
\$400,000 - \$499,999	0	0%	0	0%
\$500,000 and over	0	0%	0	0%
Totals	31	13.25%	203	86.75%

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

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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