

Canyon County Single-Family Home Sales Comparing December 2010 with December 2009					
	Dec-10	Year to Date 10	Dec-09	Year to Date 09	Previous 12 months
Total Active Residential Listings	1,302		1,775		
Total Single-Family Homes Sold	227	2,923	210	2,509	2,923
Percent Change	8.10%	16.50%			
Median Price	\$78,340	\$91,000	\$100,000	\$109,900	\$91,000
Percent Change	-21.66%	-17.20%			
Average Price	\$92,893	\$104,508	\$117,105	\$122,288	\$104,508
Percent Change	-20.68%	-14.54%			
Days on Market*	88	88	86	94	88
Total Residential Dollar Volume	\$21,086,792	\$305,478,056	\$24,592,028	\$306,820,677	\$305,478,056
Percent Change	-14.25%	-0.44%			

Canyon County Existing Home Sales					
	Dec-10	Year to Date 10	Dec-09	Year to Date 09	Previous 12 months
Existing Residential Listings	1,118		1,405		
Existing Homes Sold	214	2,686	181	2,142	2,686
Percent Change	18.23%	25.40%			
Median Price	\$77,500	\$87,723	\$98,500	\$104,000	\$87,723
Percent Change	-21.32%	-15.65%			
Average Price	\$90,447	\$101,805	\$113,928	\$118,184	\$101,805
Percent Change	-20.61%	-13.86%			
Days on Market	82	81	81	84	81
Total Existing Home Dollar Volume	\$19,355,555	\$273,449,399	\$20,621,009	\$253,151,047	\$273,449,399
Percent Change	-6.14%	8.02%			

Canyon County Newly Constructed Home Sales					
	Dec-10	Year to Date 10	Dec-09	Year to Date 09	Previous 12 months
Newly Constructed Residential Listings	184		370		
Newly Constructed Homes Sold	13	237	30	368	237
Percent Change	-56.67%	-35.60%			
Median Price	\$127,900	\$122,590	\$134,990	\$133,990	\$122,590
Percent Change	-5.25%	-8.51%			
Average Price	\$133,172	\$132,057	\$142,531	\$146,485	\$132,057
Percent Change	-6.57%	-9.85%			
Days on Market	180	159	117	149	159
Total New Construction Dollar Volume	\$1,731,237	\$31,297,453	\$4,275,919	\$53,906,630	\$31,297,453
Percent Change	-59.51%	-41.94%			

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Single-Family Homes Sold in Canyon County for December 2010				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	29	12.78%	\$74,404.00	\$77,000.00
New Construction	1	7.69%	\$111,126.00	\$111,126.00
Existing Homes	28	13.08%	\$73,092.00	\$72,250.00
Area 1260 South Nampa (86) - 1260	67	29.52%	\$108,420.00	\$89,900.00
New Construction	4	30.77%	\$170,500.00	\$203,000.00
Existing Homes	63	29.44%	\$104,478.00	\$85,000.00
Area 1265 Melba - 1265	3	1.32%	\$100,438.00	\$173,575.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	1.40%	\$100,438.00	\$173,575.00
Area 1270 NW Nampa (51) - 1270	36	15.86%	\$71,209.00	\$70,000.00
New Construction	1	7.69%	\$127,900.00	\$127,900.00
Existing Homes	35	16.36%	\$69,590.00	\$70,000.00
Area 1275 NW Caldwell - 1275	12	5.29%	\$108,275.00	\$110,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	12	5.61%	\$108,275.00	\$110,000.00
Area 1280 SW Caldwell - 1280	47	20.70%	\$85,072.00	\$71,700.00
New Construction	4	30.77%	\$85,433.00	\$82,547.00
Existing Homes	43	20.09%	\$85,038.00	\$71,700.00
Area 1285 Middleton - 1285	22	9.69%	\$114,923.00	\$94,500.00
New Construction	3	23.08%	\$156,158.00	\$189,500.00
Existing Homes	19	8.88%	\$108,412.00	\$94,500.00
Area 1290 Canyon County Other - 1290	5	2.20%	\$94,540.00	\$139,900.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	2.34%	\$94,540.00	\$139,900.00
Area 1292 Parma - 1292	3	1.32%	\$114,433.00	\$119,500.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	1.40%	\$114,433.00	\$119,500.00
Area 1293 Wilder - 1293	2	0.88%	\$34,000.00	\$48,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	2	0.93%	\$34,000.00	\$48,000.00
Area 1294 Greenleaf - 1294	1	0.44%	\$90,000.00	\$90,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	1	0.47%	\$90,000.00	\$90,000.00
Canyon County Totals	227	100.00%	\$92,893.00	\$78,340.00
New Construction	13	5.73%	\$133,172.00	\$127,900.00
Existing Homes	214	94.27%	\$90,446.00	\$77,500.00

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**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County
December 2010 by Price Class**

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	81	35.68%
\$70,000 - \$89,999	3	1.32%	56	24.67%
\$90,000 - \$99,999	0	0%	13	5.73%
\$100,000 - \$119,999	2	0.88%	22	9.69%
\$120,000 - \$159,999	5	2.20%	26	11.45%
\$160,000 - \$199,999	1	0.44%	6	2.64%
\$200,000 - \$249,999	2	0.88%	7	3.08%
\$250,000 - \$299,999	0	0%	1	0.44%
\$300,000 - \$399,999	0	0%	2	0.88%
\$400,000 - \$499,999	0	0%	0	0%
\$500,000 and over	0	0%	0	0%
Totals	13	5.73%	214	94.27%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County
(Year-to-Date) December 2010 by Price Class**

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	729	24.94%
\$70,000 - \$89,999	10	0.34%	686	23.47%
\$90,000 - \$99,999	26	0.89%	251	8.59%
\$100,000 - \$119,999	72	2.46%	332	11.36%
\$120,000 - \$159,999	89	3.04%	365	12.49%
\$160,000 - \$199,999	24	0.82%	127	4.34%
\$200,000 - \$249,999	16	0.55%	102	3.49%
\$250,000 - \$299,999	3	0.10%	54	1.85%
\$300,000 - \$399,999	1	0.03%	31	1.06%
\$400,000 - \$499,999	1	0.03%	4	0.14%
\$500,000 and over	0	0%	0	0%
Totals	242	8.28%	2681	91.72%

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