

**Canyon County Single-Family Home Sales
Comparing November 2009 with November 2008**

	Nov-09	Year to Date 09	Nov-08	Year to Date 08	Previous 12 months
Total Active Residential Listings	1,822		2,352		
Total Single-Family Homes Sold	299	2,291	115	1,988	2,435
Percent Change	160.00%	15.24%			
Median Price	\$105,199	\$110,000	\$125,000	\$140,000	\$110,000
Percent Change	-15.84%	-21.43%			
Average Price	\$111,313	\$122,587	\$139,724	\$156,740	\$123,635
Percent Change	-20.33%	-21.79%			
Days on Market*	92	95	98	82	95
Total Residential Dollar Volume	\$33,282,482	\$280,845,799	\$16,068,203	\$311,599,858	\$301,050,311
Percent Change	107.13%	-9.87%			

Canyon County Existing Home Sales

	Nov-09	Year to Date 09	Nov-08	Year to Date 08	Previous 12 months
Existing Residential Listings	1,483		1,866		
Existing Homes Sold	253	1,953	81	1,367	2,055
Percent Change	212.35%	42.87%			
Median Price	\$98,900	\$105,000	\$124,880	\$133,200	\$105,000
Percent Change	-20.80%	-21.17%			
Average Price	\$107,949	\$118,479	\$136,367	\$147,779	\$119,121
Percent Change	-20.84%	-19.83%			
Days on Market	83	85	81	75	85
Total Existing Home Dollar Volume	\$27,311,014	\$231,390,138	\$11,045,720	\$202,014,289	\$244,793,863
Percent Change	147.25%	14.54%			

Canyon County Newly Constructed Home Sales

	Nov-09	Year to Date 09	Nov-08	Year to Date 08	Previous 12 months
Newly Constructed Residential Listings	339		486		
Newly Constructed Homes Sold	45	338	35	620	379
Percent Change	28.57%	-45.48%			
Median Price	\$124,990	\$133,990	\$130,990	\$160,000	\$134,286
Percent Change	-4.58%	-16.26%			
Average Price	\$128,410	\$146,836	\$151,214	\$176,531	\$148,390
Percent Change	-15.08%	-16.82%			
Days on Market	141	152	138	99	150
Total New Construction Dollar Volume	\$5,778,468	\$49,630,711	\$5,292,483	\$109,449,367	\$56,239,748
Percent Change	9.18%	-54.65%			

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Single-Family Homes Sold in Canyon County for November 2009				
MLS AREA	# Sold	Market %	Average Price	Median Price
Area 1250 NE Nampa (87) - 1250	55	18.39%	\$112,137.00	\$116,500.00
New Construction	5	10.64%	\$148,516.00	\$165,900.00
Existing Homes	50	19.84%	\$108,500.00	\$112,500.00
Area 1260 South Nampa (86) - 1260	60	20.07%	\$124,026.00	\$114,990.00
New Construction	8	17.02%	\$138,580.00	\$134,286.00
Existing Homes	52	20.63%	\$121,787.00	\$109,000.00
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	51	17.06%	\$106,365.00	\$100,000.00
New Construction	10	21.28%	\$127,103.00	\$129,000.00
Existing Homes	41	16.27%	\$101,306.00	\$94,000.00
Area 1275 NW Caldwell - 1275	27	9.03%	\$97,378.00	\$92,000.00
New Construction	7	14.89%	\$106,567.00	\$106,990.00
Existing Homes	20	7.94%	\$94,162.00	\$89,900.00
Area 1280 SW Caldwell - 1280	68	22.74%	\$99,131.00	\$89,900.00
New Construction	10	21.28%	\$118,931.00	\$115,000.00
Existing Homes	58	23.02%	\$95,717.00	\$83,500.00
Area 1285 Middleton - 1285	26	8.70%	\$131,674.00	\$119,000.00
New Construction	6	12.77%	\$144,986.00	\$158,000.00
Existing Homes	20	7.94%	\$127,681.00	\$117,000.00
Area 1290 Canyon County Other - 1290	5	1.67%	\$133,800.00	\$180,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	5	1.98%	\$133,800.00	\$180,000.00
Area 1292 Parma - 1292	4	1.34%	\$123,750.00	\$162,000.00
New Construction	1	2.13%	\$125,000.00	\$125,000.00
Existing Homes	3	1.19%	\$123,333.00	\$165,000.00
Area 1293 Wilder - 1293	3	1.00%	\$97,000.00	\$134,000.00
New Construction	0	0%	\$0.00	\$0.00
Existing Homes	3	1.19%	\$97,000.00	\$134,000.00
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	299	100.00%	\$111,312.00	\$105,199.00
New Construction	47	15.72%	\$128,775.00	\$125,000.00
Existing Homes	252	84.28%	\$108,055.00	\$98,900.00

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	43	14.38%
\$70,000 - \$89,999	1	0.33%	59	19.73%
\$90,000 - \$99,999	2	0.67%	26	8.70%
\$100,000 - \$119,999	17	5.69%	48	16.05%
\$120,000 - \$159,999	21	7.02%	43	14.38%
\$160,000 - \$199,999	5	1.67%	17	5.69%
\$200,000 - \$249,999	1	0.33%	10	3.34%
\$250,000 - \$299,999	0	0%	5	1.67%
\$300,000 - \$399,999	0	0%	1	0.33%
\$400,000 - \$499,999	0	0%	0	0%
\$500,000 and over	0	0%	0	0%
Totals	47	15.72%	252	84.28%

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

Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0%	292	12.75%
\$70,000 - \$89,999	3	0.13%	379	16.54%
\$90,000 - \$99,999	18	0.79%	205	8.95%
\$100,000 - \$119,999	88	3.84%	372	16.24%
\$120,000 - \$159,999	131	5.72%	404	17.63%
\$160,000 - \$199,999	67	2.92%	113	4.93%
\$200,000 - \$249,999	13	0.57%	91	3.97%
\$250,000 - \$299,999	13	0.57%	45	1.96%
\$300,000 - \$399,999	2	0.09%	44	1.92%
\$400,000 - \$499,999	2	0.09%	7	0.31%
\$500,000 and over	0	0%	2	0.09%
Totals	337	14.71%	1954	85.29%

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