

Canyon County Sold Market Analysis

January 2005

	No. of Listings	Dollar Volume	Average Price	Median Price	Average
Residential					
Conventional	160	\$21,306,841	\$133,168	\$124,515	104
FHA	28	\$2,818,704	\$100,668	\$98,570	84
VA	3	\$313,400	\$104,467	\$106,900	83
Cash	46	\$5,912,920	\$128,542	\$88,300	117
Idaho Housing Association	7	\$766,391	\$109,484	\$107,800	105
Other	7	\$990,400	\$141,486	\$123,000	163
Analysis by Area					
NE Nampa (87) - 1250	45	\$6,518,596	\$144,858	\$117,800	118
South Nampa (86) - 1260	59	\$8,141,073	\$137,984	\$115,870	91
NW Nampa(51) - 1270	49	\$5,230,937	\$106,754	\$106,000	99
NW Caldwell - 1275	15	\$1,738,416	\$115,894	\$104,000	87
SW Caldwell - 1280	53	\$5,799,515	\$109,425	\$100,000	99
Middleton - 1285	16	\$2,529,319	\$158,082	\$151,771	121
Canyon County Other - 1290	4	\$1,045,000	\$261,250	\$172,500	310
Melba - 1265	1	\$138,300	\$138,300	\$138,300	60
Parma - 1292	5	\$536,500	\$107,300	\$92,500	168
Wilder - 1293	2	\$162,600	\$81,300	\$81,300	57
Greenleaf - 1294	2	\$268,400	\$134,200	\$134,200	129
Totals	251	\$32,108,656	\$127,923	\$109,900	106
Non Co-op Sales	69	\$9,456,478	\$137,050	\$117,800	125
Co-op Sales	182	\$22,652,178	\$124,463	\$107,600	99
All Sold Listings	251	\$32,108,656	\$127,923	\$109,900	106