

Single Family, Single Family w/ Acreage, Condo, Townhouse - Total Sales						
	January Shows 1 Year Change			2009-2010 Shows 1 Month Change		
	2009	2010	Change	December	January	Change
Ada	269	304	13.01%	419	304	-27.45%
Canyon	113	160	41.59%	224	160	-28.57%

Single Family Only						
	January Shows 1 Year Change*			2009-2010 Shows 1 Month Change		
	2009	2010	Change	December	January	Change
Ada - Total Sales	244	282	15.57%	375	282	-24.80%
Ada - Avg Sold Price	\$ 219,741	\$ 191,707	-12.76%	\$ 191,856	\$ 191,707	-0.08%
Canyon - Total Sales	100	146	46.00%	199	146	-26.63%
Canyon - Avg Sold Price	\$ 135,246	\$ 107,322	-20.65%	\$ 111,259	\$ 107,322	-3.54%

SEASONAL CHANGE COMPARISON - Single Family Only - Total Sales						
	2008-2009 Shows 1 Month Change			2009-2010 Shows 1 Month Change		
	December	January	Change	December	January	Change
Ada - Total Sales	320	244	-23.75%	375	282	-24.80%
Canyon - Total Sales	140	100	-28.57%	199	146	-26.63%

Good: Overall Sales for Ada Jan 2010 were 13.01% better than Jan-2009

Good: Overall Sales for Canyon Jan 2010 sales were 41.59% better than Jan 2009.

Good: Ada County SF sales up 15.57% than last year.

Good: Canyon County SF sales up 46% than last year.

Good: Both Ada & Canyon were within 2% of seasonal change in sales.

Bad: Ada County Avg sold price dropped 12.76% in 13 months.

Bad: Canyon County avg sold price dropped 20.65% in 13 months.

Bad: Canyon County avg sold price dropped 3.54% in 1 month.