

# Local Real Estate Information

## First-time Buyer Tax Credit Ends 11/30!

The \$8,000 first time buyer tax credit is a tremendous benefit to those who have not owned a home in the previous three years.

The credit can be claimed as soon as you close on a new home. It doesn't have to be repaid. And, it can be used to cover downpayment and closing costs through IHFA.

But, the credit is set to expire November 30, 2009 — so the clock is ticking. Congress could extend but there is no guarantee.



**Southeast Idaho's  
Real Estate Leader<sup>SM</sup>**

**The GOLD Standard<sup>SM</sup>**

859 S. Yellowstone #802, Rexburg  
(208) 356-0588 or (800) 807-0588  
www.Rexburghomes.com

400 W. Sunnyside, Idaho Falls  
(208) 524-2121 or (800) 255-1747  
www.IFHomes.com

## Residential Sales by County

Second Quarter of 2008 versus Second Quarter of 2009

County	4/1/2008 - 6/30/2008 Activity	4/1/2009 - 6/30/2009 Activity	% Change
<b>Fremont - Island Park, Ashton, St. Anthony*</b>			
Number Sold	27	30	11.11%
Average Sales Price	\$263,780	\$208,767	-20.86%
Average Sold/List Price	96.51%	94.41%	0.85%
Average Days on Market	162	181	11.73%
<b>Madison - Sugar City, Rexburg</b>			
Number Sold	50	34	-32.00%
Average Sales Price	\$197,364	\$192,627	-2.40%
Average Sold/List Price	101.19%	98.49%	-2.67%
Average Days on Market	143	236	65.04%
<b>Jefferson - Terreton, Menan, Rigby, Ririe</b>			
Number Sold	72	53	-26.39%
Average Sales Price	\$176,528	\$170,708	-3.30%
Average Sold/List Price	96.98%	97.25%	0.28%
Average Days on Market	141	114	-19.15%
<b>Bonneville - Ucon, Iona, Idaho Falls, Ammon, Swan Valley</b>			
Number Sold	394	302	-23.35%
Average Sales Price	\$180,565	\$163,389	-9.51%
Average Sold/List Price	98.80%	96.71%	-2.12%
Average Days on Market	104	125	20.19%
<b>Bingham - Shelley, Firth, Blackfoot, Fort Hall</b>			
Number Sold	101	62	-38.61%
Average Sales Price	\$145,479	\$130,047	-10.61%
Average Sold/List Price	97.48%	96.15%	-1.36%
Average Days on Market	123	127	10.19%

Source: Snake River Regional MLS database

\* Heavily influenced by Island Park recreational sales

## Bank Foreclosures

A foreclosure property is one where the owner has fallen behind on payments and the bank has taken the property back. Nationally, bank foreclosures are 20-30% of all sales. In Southeast Idaho, only about 2% of the homes for sale are bank-owned.

**Named one of the top 500 U.S. real estate companies.**

Source: RISMedia in 2007 & 2008