

Canyon County Single Family Home Sales Comparing February 2018 with February 2017					
	Feb-18	Year to Date 18	Feb-17	Year to Date 17	Previous 12 Months
Total Active Residential Listings	558		665		
Total Pending Residential Listings	769		565		
Total Single-Family Homes Sold	291	558	215	407	4,438
Percent Change	35.35 %	37.10 %			
Median Price	\$195,990	\$194,995	\$169,900	\$165,000	\$183,000
Percent Change	15.36 %	18.18 %			
Average Price	\$219,809	\$220,051	\$192,716	\$190,296	\$209,214
Percent Change	14.06 %	15.64 %			
Days on Market	55	54	60	57	38
Total Dollar Volume	\$63,964,317	\$122,788,332	\$41,433,871	\$77,450,408	\$928,492,494
Percent Change	54.38 %	58.54 %			

Canyon County Existing Home Sales					
	Feb-18	Year to Date 18	Feb-17	Year to Date 17	Previous 12 Months
Existing Residential Listings	244		311		
Existing Pending Listings	432		394		
Existing Homes Sold	225	438	160	312	3,606
Percent Change	40.63 %	40.38 %			
Median Price	\$184,000	\$180,227	\$157,550	\$155,000	\$174,900
Percent Change	16.79 %	16.28 %			
Average Price	\$209,636	\$210,485	\$176,605	\$178,788	\$199,574
Percent Change	18.70 %	17.73 %			
Days on Market	47	47	51	53	32
Existing Dollar Volume	\$47,168,153	\$92,192,297	\$28,256,858	\$55,782,010	\$719,664,913
Percent Change	66.93 %	65.27 %			

Canyon County Newly Constructed Home Sales					
	Feb-18	Year to Date 18	Feb-17	Year to Date 17	Previous 12 Months
Newly Constructed Residential Listings	314		354		
Newly Constructed Pending Listings	337		171		
Newly Constructed Homes Sold	66	120	55	95	832
Percent Change	20.00 %	26.32 %			
Median Price	\$223,075	\$234,704	\$236,724	\$216,097	\$238,990
Percent Change	-5.77 %	8.61 %			
Average Price	\$254,487	\$254,967	\$239,582	\$228,088	\$250,995
Percent Change	6.22 %	11.78 %			
Days on Market	84	79	85	68	68
Newly Constructed Dollar Volume	\$16,796,164	\$30,596,035	\$13,177,013	\$21,668,398	\$208,827,581
Percent Change	27.47 %	41.20 %			

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Single-Famly Homes Sold in Canyon County for February 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Nampa NE (87) - 1250	32	10.88 %	\$247,673	\$214,399
New Construction	8	12.12 %	\$306,704	\$286,945
Existing	24	10.53 %	\$227,996	\$201,500
Nampa South (86) - 1260	95	32.31 %	\$230,162	\$201,990
New Construction	18	27.27 %	\$277,730	\$279,002
Existing	77	33.77 %	\$219,042	\$189,000
Melba - 1265	0	0.00 %	\$0	\$0
New Construction	0	0.00 %	\$0	\$0
Existing	0	0.00 %	\$0	\$0
Nampa NW (51) - 1270	42	14.29 %	\$183,755	\$184,167
New Construction	10	15.15 %	\$203,292	\$204,280
Existing	32	14.04 %	\$177,650	\$179,000
Caldwell NW - 1275	36	12.24 %	\$184,235	\$187,274
New Construction	8	12.12 %	\$189,610	\$189,945
Existing	28	12.28 %	\$182,700	\$182,000
Caldwell SW - 1280	42	14.29 %	\$201,088	\$174,500
New Construction	8	12.12 %	\$225,410	\$218,490
Existing	34	14.91 %	\$195,365	\$168,950
Middleton - 1285	36	12.24 %	\$273,234	\$239,225
New Construction	14	21.21 %	\$285,022	\$270,130
Existing	22	9.65 %	\$265,732	\$206,450
Canyon County Other - 1290	2	0.68 %	\$277,500	\$277,500
New Construction	0	0.00 %	\$0	\$0
Existing	2	0.88 %	\$277,500	\$277,500
Parma - 1292	6	2.04 %	\$162,667	\$130,000
New Construction	0	0.00 %	\$0	\$0
Existing	6	2.63 %	\$162,667	\$130,000
Wilder - 1293	3	1.02 %	\$219,333	\$138,000
New Construction	0	0.00 %	\$0	\$0
Existing	3	1.32 %	\$219,333	\$138,000
Greenleaf - 1294	0	0.00 %	\$0	\$0
New Construction	0	0.00 %	\$0	\$0
Existing	0	0.00 %	\$0	\$0
Totals	294	100.00 %	\$219,769	\$198,245
New Construction	66	22.45 %	\$254,487	\$223,075
Existing	228	77.55 %	\$209,720	\$184,450

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County February 2018 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	0	0.00 %
\$70,000 - \$89,999	0	0.00 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	2	0.68 %
\$100,000 - \$119,999	0	0.00 %	8	2.72 %
\$120,000 - \$159,999	1	0.34 %	47	15.99 %
\$160,000 - \$199,999	14	4.76 %	80	27.21 %
\$200,000 - \$249,999	25	8.50 %	47	15.99 %
\$250,000 - \$299,999	9	3.06 %	18	6.12 %
\$300,000 - \$399,999	15	5.10 %	14	4.76 %
\$400,000 - \$499,999	1	0.34 %	11	3.74 %
\$500,000 and over	1	0.34 %	1	0.34 %
Totals	66	22.45 %	228	77.55 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County (Year-to-Date) February 2018 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	2	0.36 %
\$70,000 - \$89,999	0	0.00 %	2	0.36 %
\$90,000 - \$99,999	0	0.00 %	4	0.71 %
\$100,000 - \$119,999	0	0.00 %	14	2.50 %
\$120,000 - \$159,999	1	0.18 %	99	17.65 %
\$160,000 - \$199,999	23	4.10 %	153	27.27 %
\$200,000 - \$249,999	46	8.20 %	73	13.01 %
\$250,000 - \$299,999	22	3.92 %	39	6.95 %
\$300,000 - \$399,999	24	4.28 %	31	5.53 %
\$400,000 - \$499,999	2	0.36 %	18	3.21 %
\$500,000 and over	2	0.36 %	6	1.07 %
Totals	120	21.39 %	441	78.61 %

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