

Canyon County Single Family Home Sales Comparing July 2018 with July 2017					
	Jul-18	Year to Date 18	Jul-17	Year to Date 17	Previous 12 Months
Total Active Residential Listings	598		918		
Total Pending Residential Listings	768		784		
Total Single-Family Homes Sold	470	2,870	437	2,528	4,444
Percent Change	7.55 %	13.53 %			
Median Price	\$229,945	\$212,578	\$185,000	\$178,450	\$199,900
Percent Change	24.29 %	19.12 %			
Average Price	\$256,266	\$238,080	\$212,111	\$201,969	\$224,711
Percent Change	20.82 %	17.88 %			
Days on Market	29	37	33	41	38
Total Dollar Volume	\$120,444,861	\$683,290,864	\$92,692,394	\$510,577,752	\$998,616,488
Percent Change	29.94 %	33.83 %			

Canyon County Existing Home Sales					
	Jul-18	Year to Date 18	Jul-17	Year to Date 17	Previous 12 Months
Existing Residential Listings	426		600		
Existing Pending Listings	481		537		
Existing Homes Sold	358	2,227	361	2,043	3,523
Percent Change	-0.83 %	9.01 %			
Median Price	\$210,750	\$199,900	\$174,900	\$169,500	\$185,000
Percent Change	20.50 %	17.94 %			
Average Price	\$245,920	\$228,911	\$200,434	\$193,005	\$214,793
Percent Change	22.69 %	18.60 %			
Days on Market	21	28	27	32	31
Existing Dollar Volume	\$88,039,374	\$509,784,212	\$72,356,710	\$394,310,119	\$756,714,048
Percent Change	21.67 %	29.29 %			

Canyon County Newly Constructed Home Sales					
	Jul-18	Year to Date 18	Jul-17	Year to Date 17	Previous 12 Months
Newly Constructed Residential Listings	172		318		
Newly Constructed Pending Listings	287		247		
Newly Constructed Homes Sold	112	643	76	485	921
Percent Change	47.37 %	32.58 %			
Median Price	\$269,570	\$253,490	\$252,638	\$232,500	\$247,994
Percent Change	6.70 %	9.03 %			
Average Price	\$289,335	\$269,839	\$267,575	\$239,727	\$262,652
Percent Change	8.13 %	12.56 %			
Days on Market	56	69	61	79	64
Newly Constructed Dollar Volume	\$32,405,487	\$173,506,652	\$20,335,684	\$116,267,633	\$241,902,440
Percent Change	59.35 %	49.23 %			

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Single-Family Homes Sold in Canyon County for July 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Nampa NE (87) - 1250	65	13.89 %	\$255,799	\$233,000
New Construction	10	9.01 %	\$328,282	\$268,995
Existing	55	15.41 %	\$242,620	\$210,000
Nampa South (86) - 1260	143	30.56 %	\$270,103	\$254,900
New Construction	37	33.33 %	\$303,697	\$294,870
Existing	106	29.69 %	\$258,377	\$229,500
Melba - 1265	1	0.21 %	\$212,000	\$212,000
New Construction	0	0.00 %	\$0	\$0
Existing	1	0.28 %	\$212,000	\$212,000
Nampa NW (51) - 1270	54	11.54 %	\$219,361	\$204,950
New Construction	8	7.21 %	\$244,319	\$243,490
Existing	46	12.89 %	\$215,021	\$200,000
Caldwell NW - 1275	39	8.33 %	\$229,296	\$207,000
New Construction	11	9.91 %	\$227,428	\$213,990
Existing	28	7.84 %	\$230,030	\$201,500
Caldwell SW - 1280	98	20.94 %	\$230,691	\$212,845
New Construction	30	27.03 %	\$258,128	\$248,158
Existing	68	19.05 %	\$218,587	\$190,000
Middleton - 1285	46	9.83 %	\$302,574	\$289,495
New Construction	12	10.81 %	\$326,416	\$318,835
Existing	34	9.52 %	\$294,159	\$269,950
Canyon County Other - 1290	7	1.50 %	\$278,914	\$185,000
New Construction	1	0.90 %	\$579,900	\$579,900
Existing	6	1.68 %	\$228,750	\$182,500
Parma - 1292	6	1.28 %	\$243,300	\$259,950
New Construction	1	0.90 %	\$345,000	\$345,000
Existing	5	1.40 %	\$222,960	\$244,900
Wilder - 1293	4	0.85 %	\$414,125	\$420,950
New Construction	1	0.90 %	\$165,600	\$165,600
Existing	3	0.84 %	\$496,967	\$549,900
Greenleaf - 1294	5	1.07 %	\$240,200	\$255,000
New Construction	0	0.00 %	\$0	\$0
Existing	5	1.40 %	\$240,200	\$255,000
Totals	468	100.00 %	\$254,375	\$229,900
New Construction	111	23.72 %	\$285,831	\$269,151
Existing	357	76.28 %	\$244,595	\$210,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County July 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 %	1	0.21 %
\$90,000 - \$99,999	0	0.00 %	1	0.21 %
\$100,000 - \$119,999	0	0.00 %	2	0.43 %
\$120,000 - \$159,999	0	0.00 %	27	5.77 %
\$160,000 - \$199,999	6	1.28 %	118	25.21 %
\$200,000 - \$249,999	34	7.26 %	94	20.09 %
\$250,000 - \$299,999	35	7.48 %	43	9.19 %
\$300,000 - \$399,999	27	5.77 %	43	9.19 %
\$400,000 - \$499,999	5	1.07 %	17	3.63 %
\$500,000 and over	4	0.85 %	11	2.35 %
Totals	111	23.72 %	357	76.28 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County (Year-to-Date) July 2018 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	3	0.10 %
\$70,000 - \$89,999	0	0.00 %	16	0.56 %
\$90,000 - \$99,999	0	0.00 %	10	0.35 %
\$100,000 - \$119,999	0	0.00 %	49	1.71 %
\$120,000 - \$159,999	5	0.17 %	310	10.81 %
\$160,000 - \$199,999	71	2.48 %	737	25.71 %
\$200,000 - \$249,999	233	8.13 %	511	17.82 %
\$250,000 - \$299,999	167	5.82 %	243	8.48 %
\$300,000 - \$399,999	126	4.39 %	204	7.12 %
\$400,000 - \$499,999	30	1.05 %	82	2.86 %
\$500,000 and over	11	0.38 %	59	2.06 %
Totals	643	22.43 %	2224	77.57 %

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