

Canyon County Single Family Home Sales Comparing October 2018 with October 2017					
	Oct-18	Year to Date 18	Oct-17	Year to Date 17	Previous 12 Months
Total Active Residential Listings	786		856		
Total Pending Residential Listings	563		627		
Total Single-Family Homes Sold	419	4,170	414	3,876	4,470
Percent Change	1.21 %	7.59 %			
Median Price	\$220,000	\$215,000	\$184,930	\$179,900	\$211,274
Percent Change	18.96 %	19.51 %			
Average Price	\$243,618	\$241,045	\$212,930	\$205,607	\$236,642
Percent Change	14.41 %	17.24 %			
Days on Market	27	34	39	39	36
Total Dollar Volume	\$102,075,815	\$1,005,159,573	\$88,152,912	\$796,933,474	\$1,057,790,081
Percent Change	15.79 %	26.13 %			

Canyon County Existing Home Sales					
	Oct-18	Year to Date 18	Oct-17	Year to Date 17	Previous 12 Months
Existing Residential Listings	470		517		
Existing Pending Listings	347		410		
Existing Homes Sold	349	3,310	331	3,134	3,543
Percent Change	5.44 %	5.62 %			
Median Price	\$209,900	\$203,000	\$174,000	\$170,125	\$199,800
Percent Change	20.63 %	19.32 %			
Average Price	\$233,621	\$231,804	\$201,052	\$196,082	\$227,099
Percent Change	16.20 %	18.22 %			
Days on Market	24	26	36	31	28
Existing Dollar Volume	\$81,533,662	\$767,270,151	\$66,548,142	\$614,519,574	\$804,612,210
Percent Change	22.52 %	24.86 %			

Canyon County Newly Constructed Home Sales					
	Oct-18	Year to Date 18	Oct-17	Year to Date 17	Previous 12 Months
Newly Constructed Residential Listings	316		339		
Newly Constructed Pending Listings	216		217		
Newly Constructed Homes Sold	70	860	83	742	927
Percent Change	-15.66 %	15.90 %			
Median Price	\$279,338	\$259,325	\$248,515	\$236,114	\$255,000
Percent Change	12.40 %	9.83 %			
Average Price	\$293,459	\$276,616	\$260,298	\$245,841	\$273,115
Percent Change	12.74 %	12.52 %			
Days on Market	44	63	52	70	64
Newly Constructed Dollar Volume	\$20,542,153	\$237,889,422	\$21,604,770	\$182,413,900	\$253,177,871
Percent Change	-4.92 %	30.41 %			

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Single-Family Homes Sold in Canyon County for October 2018				
MLS Area	# Sold	Market %	Average Price	Median Price
Nampa NE (87) - 1250	56	13.40 %	\$249,104	\$222,500
New Construction	11	15.49 %	\$304,301	\$309,980
Existing	45	12.97 %	\$235,612	\$210,500
Nampa South (86) - 1260	118	28.23 %	\$255,311	\$229,000
New Construction	16	22.54 %	\$322,336	\$325,672
Existing	102	29.39 %	\$244,798	\$220,000
Melba - 1265	0	0.00 %	\$0	\$0
New Construction	0	0.00 %	\$0	\$0
Existing	0	0.00 %	\$0	\$0
Nampa NW (51) - 1270	68	16.27 %	\$204,055	\$197,450
New Construction	9	12.68 %	\$253,788	\$270,390
Existing	59	17.00 %	\$196,469	\$194,500
Caldwell NW - 1275	29	6.94 %	\$221,096	\$210,000
New Construction	5	7.04 %	\$228,944	\$228,000
Existing	24	6.92 %	\$219,461	\$209,900
Caldwell SW - 1280	76	18.18 %	\$223,368	\$205,000
New Construction	16	22.54 %	\$266,900	\$235,540
Existing	60	17.29 %	\$211,760	\$195,700
Middleton - 1285	49	11.72 %	\$290,640	\$262,004
New Construction	12	16.90 %	\$347,525	\$312,995
Existing	37	10.66 %	\$272,191	\$249,900
Canyon County Other - 1290	11	2.63 %	\$288,682	\$217,500
New Construction	0	0.00 %	\$0	\$0
Existing	11	3.17 %	\$288,682	\$217,500
Parma - 1292	4	0.96 %	\$281,975	\$232,450
New Construction	0	0.00 %	\$0	\$0
Existing	4	1.15 %	\$281,975	\$232,450
Wilder - 1293	5	1.20 %	\$333,793	\$348,958
New Construction	2	2.82 %	\$353,979	\$353,979
Existing	3	0.86 %	\$320,335	\$330,900
Greenleaf - 1294	2	0.48 %	\$190,000	\$190,000
New Construction	0	0.00 %	\$0	\$0
Existing	2	0.58 %	\$190,000	\$190,000
Totals	418	100.00 %	\$243,861	\$220,000
New Construction	71	16.99 %	\$296,932	\$279,990
Existing	347	83.01 %	\$233,002	\$209,900

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County October 2018 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.24 %
\$70,000 - \$89,999	0	0.00 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	5	1.20 %
\$120,000 - \$159,999	0	0.00 %	38	9.09 %
\$160,000 - \$199,999	4	0.96 %	101	24.16 %
\$200,000 - \$249,999	20	4.78 %	109	26.08 %
\$250,000 - \$299,999	16	3.83 %	35	8.37 %
\$300,000 - \$399,999	25	5.98 %	42	10.05 %
\$400,000 - \$499,999	4	0.96 %	7	1.67 %
\$500,000 and over	2	0.48 %	9	2.15 %
Totals	71	16.99 %	347	83.01 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County (Year-to-Date) October 2018 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	8	0.19 %
\$70,000 - \$89,999	0	0.00 %	19	0.46 %
\$90,000 - \$99,999	0	0.00 %	11	0.26 %
\$100,000 - \$119,999	0	0.00 %	63	1.51 %
\$120,000 - \$159,999	5	0.12 %	418	10.03 %
\$160,000 - \$199,999	86	2.06 %	1054	25.28 %
\$200,000 - \$249,999	290	6.96 %	833	19.98 %
\$250,000 - \$299,999	226	5.42 %	371	8.90 %
\$300,000 - \$399,999	190	4.56 %	321	7.70 %
\$400,000 - \$499,999	49	1.18 %	119	2.85 %
\$500,000 and over	18	0.43 %	88	2.11 %
Totals	864	20.72 %	3305	79.28 %

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