

Canyon County Single Family Home Sales Comparing December 2020 with December 2019					
	Dec-20	Year to Date 20	Dec-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	193		844		
Total Pending Residential Listings	751		643		
Total Single-Family Homes Sold	448	5,910	391	5,153	5,479
Percent Change	14.58 %	14.69 %			
Median Price	\$339,445	\$295,990	\$255,000	\$247,920	\$293,000
Percent Change	33.12 %	19.39 %			
Average Price	\$361,818	\$326,807	\$283,194	\$275,117	\$324,029
Percent Change	27.76 %	18.79 %			
Days on Market	17	34	46	39	35
Total Dollar Volume	\$162,094,537	\$1,931,430,117	\$110,729,040	\$1,417,677,817	\$1,775,354,781
Percent Change	46.39 %	36.24 %			

Canyon County Existing Home Sales					
	Dec-20	Year to Date 20	Dec-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	76		389		
Existing Pending Listings	239		355		
Existing Homes Sold	278	3,762	279	3,719	3,496
Percent Change	-0.36 %	1.16 %			
Median Price	\$312,500	\$278,800	\$238,000	\$235,000	\$275,000
Percent Change	31.30 %	18.64 %			
Average Price	\$354,038	\$318,690	\$269,109	\$263,864	\$315,884
Percent Change	31.56 %	20.78 %			
Days on Market	15	21	35	29	22
Existing Dollar Volume	\$98,422,496	\$1,198,912,811	\$75,081,415	\$981,310,924	\$1,104,329,214
Percent Change	31.09 %	22.17 %			

Canyon County Newly Constructed Home Sales					
	Dec-20	Year to Date 20	Dec-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	117		455		
Newly Constructed Pending Listings	512		288		
Newly Constructed Homes Sold	170	2,148	112	1,434	1,983
Percent Change	51.79 %	49.79 %			
Median Price	\$373,705	\$324,990	\$288,745	\$278,482	\$320,000
Percent Change	29.42 %	16.70 %			
Average Price	\$374,541	\$341,023	\$318,282	\$304,300	\$338,389
Percent Change	17.68 %	12.07 %			
Days on Market	21	56	72	67	59
Newly Constructed Dollar Volume	\$63,672,041	\$732,517,306	\$35,647,625	\$436,366,893	\$671,025,567
Percent Change	78.62 %	67.87 %			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Canyon County for December 2020

MLS Area	# Sold	Market %	Average Price	Median Price
Nampa NE (87) - 1250	96	21.52 %	\$378,340	\$374,662
New Construction	58	34.12 %	\$377,416	\$389,039
Existing	38	13.77 %	\$379,751	\$346,725
Nampa South (86) - 1260	97	21.75 %	\$374,275	\$339,900
New Construction	30	17.65 %	\$381,534	\$368,283
Existing	67	24.28 %	\$371,025	\$320,200
Melba - 1265	2	0.45 %	\$408,500	\$408,500
New Construction	0	0.00 %	\$0	\$0
Existing	2	0.72 %	\$408,500	\$408,500
Nampa NW (51) - 1270	57	12.78 %	\$283,880	\$275,000
New Construction	18	10.59 %	\$302,440	\$278,215
Existing	39	14.13 %	\$275,314	\$272,500
Caldwell NW - 1275	55	12.33 %	\$331,496	\$315,250
New Construction	25	14.71 %	\$346,064	\$348,000
Existing	30	10.87 %	\$319,355	\$302,500
Caldwell SW - 1280	80	17.94 %	\$344,198	\$325,000
New Construction	24	14.12 %	\$390,373	\$394,695
Existing	56	20.29 %	\$324,409	\$308,000
Middleton - 1285	39	8.74 %	\$447,121	\$382,783
New Construction	13	7.65 %	\$455,186	\$415,000
Existing	26	9.42 %	\$443,088	\$373,000
Canyon County Other - 1290	3	0.67 %	\$425,833	\$369,500
New Construction	0	0.00 %	\$0	\$0
Existing	3	1.09 %	\$425,833	\$369,500
Parma - 1292	9	2.02 %	\$371,322	\$357,500
New Construction	1	0.59 %	\$419,000	\$419,000
Existing	8	2.90 %	\$365,363	\$346,250
Wilder - 1293	5	1.12 %	\$447,180	\$251,000
New Construction	1	0.59 %	\$535,000	\$535,000
Existing	4	1.45 %	\$425,225	\$248,000
Greenleaf - 1294	3	0.67 %	\$344,967	\$245,000
New Construction	0	0.00 %	\$0	\$0
Existing	3	1.09 %	\$344,967	\$245,000
Totals	446	100.00 %	\$360,358	\$337,990
New Construction	170	38.12 %	\$374,541	\$373,705
Existing	276	61.88 %	\$351,621	\$311,500

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County December 2020 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 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	1	0.22 %
\$120,000 - \$159,999	0	0.00 %	2	0.45 %
\$160,000 - \$199,999	0	0.00 %	8	1.79 %
\$200,000 - \$249,999	5	1.12 %	27	6.05 %
\$250,000 - \$299,999	23	5.16 %	76	17.04 %
\$300,000 - \$399,999	85	19.06 %	101	22.65 %
\$400,000 - \$499,999	49	10.99 %	29	6.50 %
\$500,000 and over	8	1.79 %	32	7.17 %
Totals	170	38.12 %	276	61.88 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County (Year-to-Date) December 2020 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.02 %
\$70,000 - \$89,999	0	0.00 %	1	0.02 %
\$90,000 - \$99,999	0	0.00 %	1	0.02 %
\$100,000 - \$119,999	0	0.00 %	6	0.10 %
\$120,000 - \$159,999	0	0.00 %	51	0.86 %
\$160,000 - \$199,999	1	0.02 %	197	3.34 %
\$200,000 - \$249,999	212	3.59 %	882	14.93 %
\$250,000 - \$299,999	588	9.95 %	1125	19.05 %
\$300,000 - \$399,999	930	15.74 %	874	14.80 %
\$400,000 - \$499,999	321	5.43 %	296	5.01 %
\$500,000 and over	93	1.57 %	328	5.55 %
Totals	2145	36.31 %	3762	63.69 %

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.