

Canyon County Single Family Home Sales Comparing February 2021 with February 2020					
	Feb-21	Year to Date 21	Feb-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	190		591		
Total Pending Residential Listings	987		920		
Total Single-Family Homes Sold	269	557	358	691	5,524
Percent Change	-24.86 %	-19.39 %			
Median Price	\$369,000	\$350,000	\$265,000	\$262,990	\$302,900
Percent Change	39.25 %	33.08 %			
Average Price	\$394,299	\$376,186	\$294,576	\$293,947	\$332,789
Percent Change	33.85 %	27.98 %			
Days on Market	15	15	53	52	30
Total Dollar Volume	\$106,066,305	\$209,535,389	\$105,458,117	\$203,117,594	\$1,838,326,831
Percent Change	0.58 %	3.16 %			

Canyon County Existing Home Sales					
	Feb-21	Year to Date 21	Feb-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	106		206		
Existing Pending Listings	289		387		
Existing Homes Sold	149	322	219	444	3,505
Percent Change	-31.96 %	-27.48 %			
Median Price	\$340,000	\$326,000	\$255,500	\$249,900	\$284,000
Percent Change	33.07 %	30.45 %			
Average Price	\$385,098	\$365,154	\$284,067	\$282,672	\$324,934
Percent Change	35.57 %	29.18 %			
Days on Market	13	15	32	37	19
Existing Dollar Volume	\$57,379,622	\$117,579,431	\$62,210,743	\$125,506,309	\$1,138,892,111
Percent Change	-7.77 %	-6.32 %			

Canyon County Newly Constructed Home Sales					
	Feb-21	Year to Date 21	Feb-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	84		385		
Newly Constructed Pending Listings	698		533		
Newly Constructed Homes Sold	120	235	139	247	2,019
Percent Change	-13.67 %	-4.86 %			
Median Price	\$399,325	\$387,990	\$284,490	\$287,490	\$332,000
Percent Change	40.37 %	34.96 %			
Average Price	\$405,722	\$391,302	\$311,132	\$314,216	\$346,426
Percent Change	30.40 %	24.53 %			
Days on Market	18	15	86	78	51
Newly Constructed Dollar Volume	\$48,686,683	\$91,955,958	\$43,247,374	\$77,611,285	\$699,434,720
Percent Change	12.58 %	18.48 %			

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Single-Family Homes Sold in Canyon County for February 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Nampa NE (87) - 1250	54	20.07 %	\$400,573	\$410,000
New Construction	37	31.09 %	\$411,691	\$417,680
Existing	17	11.33 %	\$376,376	\$368,000
Nampa South (86) - 1260	63	23.42 %	\$369,461	\$350,000
New Construction	23	19.33 %	\$399,898	\$386,090
Existing	40	26.67 %	\$351,960	\$332,500
Melba - 1265	1	0.37 %	\$282,000	\$282,000
New Construction	0	0.00 %	\$0	\$0
Existing	1	0.67 %	\$282,000	\$282,000
Nampa NW (51) - 1270	39	14.50 %	\$342,889	\$324,900
New Construction	18	15.13 %	\$351,040	\$336,022
Existing	21	14.00 %	\$335,902	\$324,900
Caldwell NW - 1275	39	14.50 %	\$364,985	\$366,990
New Construction	19	15.97 %	\$379,122	\$384,990
Existing	20	13.33 %	\$351,554	\$322,450
Caldwell SW - 1280	37	13.75 %	\$365,337	\$350,000
New Construction	14	11.76 %	\$406,964	\$394,875
Existing	23	15.33 %	\$340,000	\$330,000
Middleton - 1285	22	8.18 %	\$549,274	\$465,602
New Construction	7	5.88 %	\$518,660	\$491,871
Existing	15	10.00 %	\$563,560	\$407,000
Canyon County Other - 1290	3	1.12 %	\$619,167	\$360,000
New Construction	0	0.00 %	\$0	\$0
Existing	3	2.00 %	\$619,167	\$360,000
Parma - 1292	6	2.23 %	\$383,650	\$342,950
New Construction	0	0.00 %	\$0	\$0
Existing	6	4.00 %	\$383,650	\$342,950
Wilder - 1293	4	1.49 %	\$469,327	\$411,153
New Construction	1	0.84 %	\$507,307	\$507,307
Existing	3	2.00 %	\$456,667	\$315,000
Greenleaf - 1294	1	0.37 %	\$515,000	\$515,000
New Construction	0	0.00 %	\$0	\$0
Existing	1	0.67 %	\$515,000	\$515,000
Totals	269	100.00 %	\$390,146	\$367,500
New Construction	119	44.24 %	\$401,577	\$398,900
Existing	150	55.76 %	\$381,077	\$337,500

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County February 2021 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 %	0	0.00 %
\$120,000 - \$159,999	0	0.00 %	1	0.37 %
\$160,000 - \$199,999	0	0.00 %	1	0.37 %
\$200,000 - \$249,999	2	0.74 %	8	2.97 %
\$250,000 - \$299,999	12	4.46 %	27	10.04 %
\$300,000 - \$399,999	48	17.84 %	70	26.02 %
\$400,000 - \$499,999	44	16.36 %	25	9.29 %
\$500,000 and over	13	4.83 %	18	6.69 %
Totals	119	44.24 %	150	55.76 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County (Year-to-Date) February 2021 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	0.18 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	0	0.00 %
\$120,000 - \$159,999	0	0.00 %	4	0.72 %
\$160,000 - \$199,999	0	0.00 %	1	0.18 %
\$200,000 - \$249,999	7	1.26 %	29	5.22 %
\$250,000 - \$299,999	28	5.04 %	66	11.87 %
\$300,000 - \$399,999	95	17.09 %	142	25.54 %
\$400,000 - \$499,999	86	15.47 %	50	8.99 %
\$500,000 and over	18	3.24 %	29	5.22 %
Totals	234	42.09 %	322	57.91 %

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