

Canyon County Single Family Home Sales Comparing March 2021 with March 2020					
	Mar-21	Year to Date 21	Mar-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	249		651		
Total Pending Residential Listings	1106		895		
Total Single-Family Homes Sold	399	957	521	1,212	5,282
Percent Change	-23.42 %	-21.04 %			
Median Price	\$386,000	\$370,000	\$271,900	\$267,990	\$310,000
Percent Change	41.96 %	38.06 %			
Average Price	\$411,471	\$390,942	\$296,874	\$295,205	\$339,535
Percent Change	38.60 %	32.43 %			
Days on Market	14	15	50	51	28
Total Dollar Volume	\$164,177,070	\$374,131,459	\$154,671,142	\$357,788,736	\$1,793,421,621
Percent Change	6.15 %	4.57 %			

Canyon County Existing Home Sales					
	Mar-21	Year to Date 21	Mar-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	96		291		
Existing Pending Listings	356		382		
Existing Homes Sold	205	527	308	752	3,352
Percent Change	-33.44 %	-29.92 %			
Median Price	\$365,000	\$340,000	\$257,750	\$252,000	\$290,000
Percent Change	41.61 %	34.92 %			
Average Price	\$412,277	\$383,484	\$282,332	\$282,533	\$331,602
Percent Change	46.03 %	35.73 %			
Days on Market	13	14	29	34	18
Existing Dollar Volume	\$84,516,686	\$202,096,117	\$86,958,223	\$212,464,532	\$1,111,529,610
Percent Change	-2.81 %	-4.88 %			

Canyon County Newly Constructed Home Sales					
	Mar-21	Year to Date 21	Mar-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	153		360		
Newly Constructed Pending Listings	750		513		
Newly Constructed Homes Sold	194	430	213	460	1,930
Percent Change	-8.92 %	-6.52 %			
Median Price	\$405,000	\$398,950	\$292,990	\$291,205	\$337,505
Percent Change	38.23 %	37.00 %			
Average Price	\$410,621	\$400,082	\$317,901	\$315,922	\$353,312
Percent Change	29.17 %	26.64 %			
Days on Market	15	15	81	79	45
Newly Constructed Dollar Volume	\$79,660,384	\$172,035,342	\$67,712,919	\$145,324,204	\$681,892,011
Percent Change	17.64 %	18.38 %			

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Single-Family Homes Sold in Canyon County for March 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Nampa NE (87) - 1250	73	18.43 %	\$401,371	\$395,000
New Construction	47	24.23 %	\$407,917	\$405,000
Existing	26	12.87 %	\$389,538	\$375,250
Nampa South (86) - 1260	103	26.01 %	\$395,285	\$371,860
New Construction	41	21.13 %	\$385,145	\$372,706
Existing	62	30.69 %	\$401,990	\$370,500
Melba - 1265	0	0.00 %	\$0	\$0
New Construction	0	0.00 %	\$0	\$0
Existing	0	0.00 %	\$0	\$0
Nampa NW (51) - 1270	55	13.89 %	\$367,541	\$355,000
New Construction	22	11.34 %	\$380,813	\$399,373
Existing	33	16.34 %	\$358,694	\$325,000
Caldwell NW - 1275	44	11.11 %	\$396,661	\$385,690
New Construction	30	15.46 %	\$372,737	\$383,118
Existing	14	6.93 %	\$447,929	\$393,999
Caldwell SW - 1280	63	15.91 %	\$401,477	\$401,000
New Construction	32	16.49 %	\$435,439	\$436,641
Existing	31	15.35 %	\$366,419	\$345,000
Middleton - 1285	39	9.85 %	\$520,337	\$445,000
New Construction	19	9.79 %	\$509,956	\$445,000
Existing	20	9.90 %	\$530,200	\$435,000
Canyon County Other - 1290	3	0.76 %	\$389,333	\$355,000
New Construction	0	0.00 %	\$0	\$0
Existing	3	1.49 %	\$389,333	\$355,000
Parma - 1292	6	1.52 %	\$367,250	\$348,250
New Construction	1	0.52 %	\$259,000	\$259,000
Existing	5	2.48 %	\$388,900	\$437,500
Wilder - 1293	4	1.01 %	\$230,500	\$170,000
New Construction	0	0.00 %	\$0	\$0
Existing	4	1.98 %	\$230,500	\$170,000
Greenleaf - 1294	6	1.52 %	\$399,833	\$345,000
New Construction	2	1.03 %	\$589,000	\$589,000
Existing	4	1.98 %	\$305,250	\$303,000
Totals	396	100.00 %	\$403,942	\$385,685
New Construction	194	48.99 %	\$410,223	\$405,000
Existing	202	51.01 %	\$397,910	\$361,500

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County March 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 %	3	0.76 %
\$160,000 - \$199,999	0	0.00 %	5	1.26 %
\$200,000 - \$249,999	0	0.00 %	12	3.03 %
\$250,000 - \$299,999	15	3.79 %	20	5.05 %
\$300,000 - \$399,999	73	18.43 %	88	22.22 %
\$400,000 - \$499,999	89	22.47 %	46	11.62 %
\$500,000 and over	17	4.29 %	28	7.07 %
Totals	194	48.99 %	202	51.01 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County (Year-to-Date) March 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	0.10 %
\$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 %	7	0.73 %
\$160,000 - \$199,999	0	0.00 %	6	0.63 %
\$200,000 - \$249,999	7	0.73 %	41	4.30 %
\$250,000 - \$299,999	43	4.51 %	86	9.02 %
\$300,000 - \$399,999	168	17.63 %	230	24.13 %
\$400,000 - \$499,999	176	18.47 %	96	10.07 %
\$500,000 and over	35	3.67 %	57	5.98 %
Totals	429	45.02 %	524	54.98 %

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