

Canyon County Single Family Home Sales Comparing May 2021 with May 2020					
	May-21	Year to Date 21	May-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	357		553		
Total Pending Residential Listings	1223		991		
Total Single-Family Homes Sold	463	1,853	402	2,104	5,213
Percent Change	15.17%	-11.93%			
Median Price	\$410,000	\$386,635	\$277,018	\$270,995	\$327,733
Percent Change	48.00%	42.67%			
Average Price	\$435,363	\$408,110	\$307,620	\$297,725	\$357,785
Percent Change	41.53%	37.08%			
Days on Market	12	14	33	44	24
Total Dollar Volume	\$201,573,205	\$756,227,637	\$123,663,173	\$626,412,874	\$1,865,134,311
Percent Change	63.00%	20.72%			

Canyon County Existing Home Sales					
	May-21	Year to Date 21	May-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	194		233		
Existing Pending Listings	410		478		
Existing Homes Sold	292	1,081	270	1,325	3,239
Percent Change	8.15%	-18.42%			
Median Price	\$390,500	\$369,000	\$264,950	\$257,000	\$309,000
Percent Change	47.39%	43.58%			
Average Price	\$436,471	\$403,894	\$296,398	\$285,804	\$349,953
Percent Change	47.26%	41.32%			
Days on Market	9	12	18	26	17
Existing Dollar Volume	\$127,449,671	\$436,609,836	\$80,027,405	\$378,690,586	\$1,133,498,390
Percent Change	59.26%	15.29%			

Canyon County Newly Constructed Home Sales					
	May-21	Year to Date 21	May-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	163		320		
Newly Constructed Pending Listings	813		513		
Newly Constructed Homes Sold	171	772	132	779	1,974
Percent Change	29.55%	-0.90%			
Median Price	\$427,000	\$410,000	\$315,700	\$295,490	\$354,914
Percent Change	35.25%	38.75%			
Average Price	\$433,471	\$414,013	\$330,574	\$318,000	\$370,636
Percent Change	31.13%	30.19%			
Days on Market	17	17	63	75	36
Newly Constructed Dollar Volume	\$74,123,534	\$319,617,801	\$43,635,768	\$247,722,288	\$731,635,921
Percent Change	69.87%	29.02%			

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Single-Family Homes Sold in Canyon County for May 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Nampa NE (87) - 1250	72	15.55%	\$459,621	\$405,000
New Construction	32	18.71%	\$446,204	\$425,245
Existing	40	13.70%	\$470,355	\$388,000
Nampa South (86) - 1260	118	25.49%	\$448,446	\$425,500
New Construction	36	21.05%	\$455,484	\$440,600
Existing	82	28.08%	\$445,356	\$425,000
Melba - 1265	2	0.43%	\$467,450	\$467,450
New Construction	0	0.00%	\$0	\$0
Existing	2	0.68%	\$467,450	\$467,450
Nampa NW (51) - 1270	53	11.45%	\$352,302	\$350,000
New Construction	17	9.94%	\$385,773	\$371,986
Existing	36	12.33%	\$336,496	\$345,850
Caldwell NW - 1275	67	14.47%	\$396,364	\$390,000
New Construction	40	23.39%	\$400,688	\$409,753
Existing	27	9.25%	\$389,959	\$380,000
Caldwell SW - 1280	89	19.22%	\$409,565	\$380,000
New Construction	31	18.13%	\$432,402	\$427,000
Existing	58	19.86%	\$397,359	\$367,000
Middleton - 1285	38	8.21%	\$499,946	\$478,445
New Construction	13	7.60%	\$477,573	\$476,990
Existing	25	8.56%	\$511,580	\$480,000
Canyon County Other - 1290	9	1.94%	\$758,778	\$649,000
New Construction	0	0.00%	\$0	\$0
Existing	9	3.08%	\$758,778	\$649,000
Parma - 1292	1	0.22%	\$390,000	\$390,000
New Construction	0	0.00%	\$0	\$0
Existing	1	0.34%	\$390,000	\$390,000
Wilder - 1293	9	1.94%	\$456,089	\$410,000
New Construction	1	0.58%	\$600,000	\$600,000
Existing	8	2.74%	\$438,100	\$404,450
Greenleaf - 1294	5	1.08%	\$525,500	\$533,000
New Construction	1	0.58%	\$649,000	\$649,000
Existing	4	1.37%	\$494,625	\$504,000
Totals	463	100.00%	\$435,363	\$410,000
New Construction	171	36.93%	\$433,471	\$427,000
Existing	292	63.07%	\$436,471	\$390,500

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County May 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	0.22%
\$160,000 - \$199,999	0	0.00%	4	0.86%
\$200,000 - \$249,999	0	0.00%	5	1.08%
\$250,000 - \$299,999	7	1.51%	12	2.59%
\$300,000 - \$399,999	49	10.58%	131	28.29%
\$400,000 - \$499,999	87	18.79%	83	17.93%
\$500,000 and over	28	6.05%	56	12.10%
Totals	171	36.93%	292	63.07%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County (Year-to-Date) May 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	0.05%
\$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%	9	0.49%
\$160,000 - \$199,999	0	0.00%	10	0.54%
\$200,000 - \$249,999	8	0.43%	57	3.08%
\$250,000 - \$299,999	56	3.03%	127	6.86%
\$300,000 - \$399,999	275	14.86%	473	25.55%
\$400,000 - \$499,999	346	18.69%	249	13.45%
\$500,000 and over	87	4.70%	153	8.27%
Totals	772	41.71%	1079	58.29%

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