

Canyon County Single Family Home Sales Comparing June 2025 with June 2024					
	Jun-25	Year to Date 25	Jun-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	1233		1092		
Total Pending Residential Listings	706		786		
Total Single-Family Homes Sold	484	2,475	406	2,272	4,540
Percent Change	19.21%	8.93%			
Median Price	\$439,990	\$424,990	\$424,945	\$415,000	\$419,990
Percent Change	3.54%	2.41%			
Average Price	\$510,803	\$490,099	\$492,688	\$473,320	\$481,331
Percent Change	3.68%	3.54%			
Days on Market	42	51	48	48	52
Total Dollar Volume	\$247,228,775	\$1,212,994,720	\$200,031,511	\$1,075,384,128	\$2,185,241,619
Percent Change	23.59%	12.80%			

Canyon County Existing Home Sales					
	Jun-25	Year to Date 25	Jun-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	646		586		
Existing Pending Listings	281		281		
Existing Homes Sold	288	1,313	225	1,182	2,399
Percent Change	28.00%	11.08%			
Median Price	\$400,500	\$399,900	\$420,000	\$397,700	\$392,000
Percent Change	-4.64%	0.55%			
Average Price	\$485,595	\$474,601	\$501,852	\$470,100	\$468,832
Percent Change	-3.24%	0.96%			
Days on Market	31	38	34	35	40
Existing Dollar Volume	\$139,851,477	\$623,150,520	\$112,916,732	\$555,658,634	\$1,124,729,026
Percent Change	23.85%	12.15%			

Canyon County Newly Constructed Home Sales					
	Jun-25	Year to Date 25	Jun-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	587		506		
Newly Constructed Pending Listings	425		505		
Newly Constructed Homes Sold	196	1,162	181	1,090	2,141
Percent Change	8.29%	6.61%			
Median Price	\$481,000	\$449,450	\$428,467	\$429,990	\$438,990
Percent Change	12.26%	4.53%			
Average Price	\$547,843	\$507,611	\$481,297	\$476,812	\$495,335
Percent Change	13.83%	6.46%			
Days on Market	57	66	66	62	66
Newly Constructed Dollar Volume	\$107,377,298	\$589,844,200	\$87,114,779	\$519,725,494	\$1,060,512,593
Percent Change	23.26%	13.49%			

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Single-Family Homes Sold in Canyon County for June 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Nampa NE (87) - 1250	74	15.45%	\$471,050	\$417,095
New Construction	34	17.62%	\$498,063	\$446,823
Existing	40	13.99%	\$448,089	\$392,500
Nampa South (86) - 1260	104	21.71%	\$499,737	\$427,072
New Construction	18	9.33%	\$621,372	\$587,950
Existing	86	30.07%	\$474,279	\$409,950
Melba - 1265	1	0.21%	\$365,000	\$365,000
New Construction	0	0.00%	\$0	\$0
Existing	1	0.35%	\$365,000	\$365,000
Nampa NW (51) - 1270	51	10.65%	\$428,529	\$401,900
New Construction	21	10.88%	\$538,660	\$494,990
Existing	30	10.49%	\$351,437	\$357,000
Caldwell NW - 1275	76	15.87%	\$454,317	\$425,448
New Construction	53	27.46%	\$456,359	\$439,990
Existing	23	8.04%	\$449,612	\$395,000
Caldwell SW - 1280	81	16.91%	\$460,308	\$402,275
New Construction	34	17.62%	\$537,940	\$450,400
Existing	47	16.43%	\$404,149	\$362,509
Middleton - 1285	74	15.45%	\$680,614	\$604,950
New Construction	33	17.10%	\$651,385	\$564,990
Existing	41	14.34%	\$704,139	\$610,000
Canyon County Other - 1290	7	1.46%	\$619,049	\$469,500
New Construction	0	0.00%	\$0	\$0
Existing	7	2.45%	\$619,049	\$469,500
Parma - 1292	4	0.84%	\$458,725	\$398,700
New Construction	0	0.00%	\$0	\$0
Existing	4	1.40%	\$458,725	\$398,700
Wilder - 1293	4	0.84%	\$803,750	\$750,000
New Construction	0	0.00%	\$0	\$0
Existing	4	1.40%	\$803,750	\$750,000
Greenleaf - 1294	3	0.63%	\$610,933	\$592,900
New Construction	0	0.00%	\$0	\$0
Existing	3	1.05%	\$610,933	\$592,900
Totals	479	100.00%	\$506,148	\$439,898
New Construction	193	40.29%	\$535,769	\$479,995
Existing	286	59.71%	\$486,159	\$400,500

Single-Family Homes Sold in Canyon County for June 2025				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County June 2025 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	0.21%
\$160,000 - \$199,999	0	0.00%	1	0.21%
\$200,000 - \$249,999	0	0.00%	6	1.25%
\$250,000 - \$299,999	0	0.00%	13	2.71%
\$300,000 - \$399,999	38	7.93%	119	24.84%
\$400,000 - \$499,999	72	15.03%	63	13.15%
\$500,000 - \$599,999	44	9.19%	35	7.31%
\$600,000 - \$699,999	13	2.71%	18	3.76%
\$700,000 - \$799,999	13	2.71%	3	0.63%
\$800,000 - \$899,999	3	0.63%	8	1.67%
\$900,000 - \$999,999	3	0.63%	2	0.42%
\$1,000,000 - \$1,999,999	7	1.46%	17	3.55%
\$2,000,000 - \$2,999,999	0	0.00%	0	0.00%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	193	40.29%	286	59.71%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Canyon County (Year-to-Date) June 2025 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%	4	0.16%
\$160,000 - \$199,999	0	0.00%	7	0.28%
\$200,000 - \$249,999	0	0.00%	25	1.02%
\$250,000 - \$299,999	0	0.00%	65	2.64%
\$300,000 - \$399,999	299	12.15%	566	23.00%
\$400,000 - \$499,999	475	19.30%	295	11.99%
\$500,000 - \$599,999	225	9.14%	131	5.32%
\$600,000 - \$699,999	61	2.48%	75	3.05%
\$700,000 - \$799,999	30	1.22%	33	1.34%
\$800,000 - \$899,999	15	0.61%	42	1.71%
\$900,000 - \$999,999	7	0.28%	20	0.81%
\$1,000,000 - \$1,999,999	38	1.54%	45	1.83%
\$2,000,000 - \$2,999,999	0	0.00%	2	0.08%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.04%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	1150	46.73%	1311	53.27%

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