

Mar
2025

Boise Regional REALTORS®

Market Stat Sheet

CANYON

COUNTY
SINGLE-FAMILY
HOMES

MEDIAN SALES PRICE



YOY %

MOM %

ALL	\$424,990	+2.8%	+2.0%
RESALE	\$395,000	+0.8%	+1.0%
NEW	\$441,490	+2.1%	+2.7%

- Median Sales Price increased by 2% in March.
- The prices of resale homes sold that were 5 years or younger increased in March by around \$40K when compared to those sold in February.
- Resale homes in Caldwell were priced significantly lower than those sold in February. A larger volume of these lower cost resale homes were sold in March.

HOMES SOLD



YOY %

MOM %

ALL	391	+3.7%	+6.3%
RESALE	189	+6.8%	+6.8%
NEW	202	+1.0%	+5.8%

- The number of homes sold increased by 6.3% this month. While this is the second consecutive month an increase has been observed. The level of increase has cooled considerably from last month's 40% increase in sales.
- New homes and resale homes are being sold at near equal quantities in Canyon County, with the proportion of homes sold that are resale homes increasing this month.

PENDING SALES



YOY %

MOM %

ALL	833	+11.4%	+18.5%
RESALE	318	+22.8%	+36.5%
NEW	515	+5.3%	+9.6%

- A larger portion (62% in March) of pending sales in Canyon County continue to be new homes. A large portion of homes under construction were pending sale in March, primarily located in Nampa and Caldwell. This segment of new homes were on the market for 21 days on average.
- March faced a 37% increase in pending resale sales. These resale homes tended to be younger (44% under 20 years old) and priced lower than new homes pending sale.

- Year-Over-Year (YOY)** — Comparison of the current month to same month in previous year.
- Month-Over-Month (MOM)** — Comparison of the current month to the previous month.

INVENTORY



YOY %

MOM %

ALL	1,046	+27.9%	+3.0%
RESALE	445	+14.4%	+6.2%
NEW	601	+40.1%	+0.7%

- Inventory increased slightly overall in Canyon County this month; the most significant increase was seen in resale home inventory.
- 47% of resale homes added to inventory this month are in Nampa and currently sit at a more affordable price point than similar inventory added in Caldwell this month.
- A segment of resale homes priced at \$750k+, located outside Nampa/Caldwell, entered inventory in March.

DAYS ON MARKET



YOY %

MOM %

ALL	53	+6.0%	-17.2%
RESALE	39	+8.3%	-20.4%
NEW	66	+6.5%	-15.4%

- Days on Market decreased by 11 days on average this month with significant decreases being seen for new and resale homes.
- Younger resale homes (20 years or under) saw a decrease in average Days on Market, despite being priced higher than similarly aged homes sold in February. This may indicate buyer appetite for resale homes in Canyon, likely due to their greater affordability than new builds.

MARKET
MATH!



"Balanced" Market
= 4-6 MSI

CURRENT MSI: 2.8 Months

Market Speeds + Inventory =
Months' Supply of Inventory

"BALANCED"



A MESSAGE FROM BRR'S PRESIDENT

Canyon County's steady climb in pending sales and buyer interest in affordable, younger resale homes highlights a competitive but evolving market. A REALTOR® helps buyers move quickly and sellers price strategically, two key factors in today's landscape.

~Elizabeth Hume, Boise Regional REALTORS® 2024 President

BOIREALTORS.COM | Data from the Intermountain MLS as of April 11, 2025.

Provided by Boise Regional REALTORS® in partnership with the Idaho Policy Institute | For more info, visit boirealtors.com/market-reports.

