




MEDIAN SALES PRICE 		YOY %	MOM %
ALL	\$425,000	+6.3%	+4.0%
RESALE	\$395,000	+4.4%	+3.9%
NEW	\$451,249	+11.4%	+2.7%

- Median Sales Price increased by 4%, the largest increase seen since May 2023. The increase in Median Sales Price was more significant for resale homes.
- 53% of all resale homes sold in January were between 11-30 years old. Similarly-aged homes sold in December on average were on smaller properties which may be a reason for a higher Median Sales Price in January.

HOMES SOLD 		YOY %	MOM %
ALL	263	-9.9%	-28.9%
RESALE	131	-1.5%	-28.4%
NEW	132	-17.0%	-29.4%

- Homes sold declined by 29%, the third straight month of decline (with similar drops for both new and resale).
- 263 homes sold in January, even split between new and resale homes.
- On average, resale homes sold in January had a final sale price that was \$21K less than the original list price. This trend supports evidence that price remains a key driver in sales and buyers may continue to hold negotiating power.

PENDING SALES 		YOY %	MOM %
ALL	676	+0.9%	+28.3%
RESALE	220	+27.9%	+44.7%
NEW	456	-8.4%	+21.6%

- Pending sales increased 28% from December to January. Significant increases were seen with new and existing home pending sales.
- 67% of pending sales are new homes, the majority of which are currently under construction.
- 25% of the homes pending sale currently were new homes on the market for 0 days. These homes have a Median Sales Price of \$521K.


**“A MESSAGE FROM BRR’S PRESIDENT**

In January, Canyon County saw a 4% increase in Median Sales Price, driven by resale homes with larger lot sizes. While home sales dropped, pending sales rose, signaling future activity. With inventory stable, well-priced homes are selling faster. Partnering with a REALTOR® is key to navigating these market shifts and securing the best deal.  
~Elizabeth Hume, Boise Regional REALTORS® 2025 President

- 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	911	+28.3%	+0.2%
RESALE	381	+29.6%	-2.8%
NEW	530	+27.4%	+2.5%

- Currently 866 homes in inventory and 35% have been on the market more than 90 days.
- There are a group of resale homes that are 10 years or younger that are priced around \$700K and have been on the market more than 60 days on average.
- Prices of these homes have declined around \$20K on average but may need to come down further to attract buyers.

DAYS ON MARKET 		YOY %	MOM %
ALL	63	+31.3%	+10.5%
RESALE	57	+29.5%	+14.0%
NEW	69	+32.7%	+7.8%

- Days on Market increased by 6 days on average in January.
- Price appears to be a key driver for how long homes are remaining available. Homes sold quickly tend to be those that are least expensive regardless of age.
- For example, homes that spent an average of 0-30 Days on Market had an average price approximately \$45k lower than those that spent 90+ Days on Market.

**MARKET MATH!**



“Balanced” Market = 4-6 MSI

CURRENT MSI: 2.5 Months

Market Speeds + Inventory = Months’ Supply of Inventory

