

MEDIAN SALES PRICE		\$	YOY %	MOM %
ALL	\$416,490		+1.6%	-2.0%
RESALE	\$390,900		+4.0%	-1.0%
NEW	\$429,990		+1.2%	-4.7%

- Median Sales Price increased by 2% in February, but increases were seen in Median Sales Price for new and resale homes. This indicates that there was a slight change in the composition of homes sold in February from those sold in January.
- Most resale homes sold in February (54%) were in Nampa and priced \$20K lower and more likely to have smaller square footage than similar homes sold last month.

HOMES SOLD		SOLD	YOY %	MOM %
ALL	368		+11.5%	+39.9%
RESALE	177		+32.1%	+35.1%
NEW	191		-2.6%	+44.7%

- The number of homes sold increased by 40% in February, the largest monthly increase observed since June 2020. The increase was seen for both new and resale homes.
- Homes sold in February were, on average, younger than those sold in January. These homes tend to be more expensive than older resale homes.
- There is far less evidence this month of sales being lowered from the original price.

PENDING SALES		✓	YOY %	MOM %
ALL	703		-1.0%	+4.0%
RESALE	233		+0.4%	+5.9%
NEW	470		-1.7%	+3.1%

- The majority (66%) of pending sales continue to be new homes located in Nampa and Caldwell. New homes with pending sales that are under construction across Canyon County have notably lower average days on market when compared to other new homes (21 days on average).
- Most pending homes have a current price below the original list price indicating seller willingness to move prices to attract buyers (except in Star and Middleton).

“A MESSAGE FROM BRR’S PRESIDENT

Canyon County experienced a notable 40% increase in home sales this February, driven by rising demand for new homes in Nampa and Caldwell. As competition heats up, partnering with a REALTOR® can help you take advantage of opportunities and avoid the pitfalls of shifting home prices.
~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	1,016		+39.9%	+11.5%
RESALE	419		+29.3%	+10.0%
NEW	597		+48.5%	+12.6%

- Resale homes added to inventory this month are mostly over 20 years old and located outside of Caldwell and Nampa. Despite being on the market under 30 days, they appear to have already reduced in list price.
- New homes added to inventory this month in Middleton and Nampa have increased their price from their original price. The most affordable new homes appear to be located in Caldwell and have not had price adjustments.

DAYS ON MARKET		📅	YOY %	MOM %
ALL	64		+30.6%	+1.6%
RESALE	49		+22.5%	-14.0%
NEW	78		+39.3%	+13.0%

- 53% of resale homes sold in February were on the market for less than 30 days. Unlike January, price did not appear to be as closely related to the amount of time a home spent on the market before sale. On average, homes that were on the market 10 days or less were priced higher than homes on the market over 10 days.
- A group of 8 new homes sold this month were on the market over 200 days, affecting new build’s average.

MARKET MATH!



“Balanced” Market = 4-6 MSI

CURRENT MSI: 2.7 Months

Market Speeds + Inventory = Months’ Supply of Inventory

