

MEDIAN SALES PRICE		YOY %	MOM %
ALL	\$435,000	+6.4%	+2.4%
RESALE	\$400,000	+5.3%	+0.0%
NEW	\$452,990	+3.3%	+3.0%

- The median sales price in Canyon County rose by \$10,000 from November to December.
- New homes, homes <1-5 years old, and homes 6-10 years old had similar median prices (around \$452,000).
- The median price of sold homes in Parma increased by \$141,250 in December. Notably, 4 of the 8 homes sold in Parma sold for over \$600,000, contributing to the town's median sales price increase.

HOMES SOLD		YOY %	MOM %
ALL	430	+15.0%	+27.6%
RESALE	201	+8.1%	+10.4%
NEW	229	+21.8%	+47.7%

- December saw the highest sales of new homes since December 2021.
- In 2025, 52% of sold Canyon County homes were in Nampa and a third (33%) were sold in Caldwell
- After a significant drop (-25%) in sales in November, sales in December rebounded by 27.6%.
- Sales in Nampa were similar to October sales after the November dip while Caldwell didn't fully bounce back.

PENDING SALES		YOY %	MOM %
ALL	484	-8.2%	-16.4%
RESALE	190	+25.0%	-10.8%
NEW	294	-21.6%	-19.7%

- 475 sales were pending at the end of December. This is a drop of 100 from the end of November.
- The median price of pending sales is \$462,612, about \$40,000 above December's median for closed homes.
- 62% of pending sales are for new homes. The average price of these homes is \$581,475.
- There are currently 9 homes pending sale in Star. The most homes sold in Star in a month in 2025 was 8.

“A MESSAGE FROM BRR'S PRESIDENT

Canyon County rebounded nicely in December after a slower November, especially with strong new home activity. Prices stayed relatively stable, even as days on market stretched slightly. It's a market that rewards patience and thoughtful pricing, particularly during the winter months.
~Susan Weaver, Boise Regional REALTORS® 2026 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	926	+1.9%	-15.5%
RESALE	331	-15.6%	-27.9%
NEW	595	+15.1%	-6.6%

- About 23% of current inventory was added in December.
- Contrary to March 2025's statistic that 17.5% of listings nationally are new construction, 63% of homes in Canyon County are new builds.
- 14% of homes on the market have decreased their price by \$30,000 or more. Homes on the market 81 years or older have had the largest drops in listing prices (-\$90,000 on average).

DAYS ON MARKET		YOY %	MOM %
ALL	61	+7.0%	+5.2%
RESALE	50	+2.0%	+13.6%
NEW	72	+12.5%	-4.0%

- Average days on market increased again in December from 55.5 days in November to 60.6 days in December. The decrease in sales in November may have led to this lag in average days on market.
- The average days on market for houses sold in Caldwell increased by about 3 weeks (from 50 days to 73).
- Additionally, the average days on market for houses 1-5 years old increased by three weeks (from 27 to 49 days).

MARKET MATH!



"Balanced" Market = 4-6 MSI

CURRENT MSI: 2.2 Months

Market Speeds + Inventory = Months' Supply of Inventory

