

Middleton

City · ID · Idaho > Canyon County

SELLER'S MARKET

\$449K

MEDIAN SALE PRICE

140

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

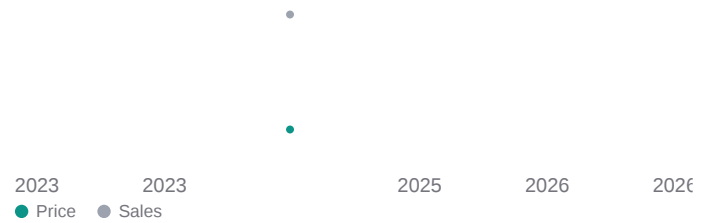
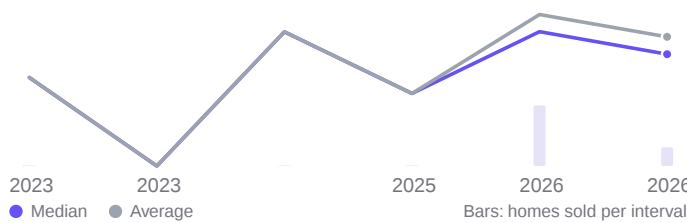
MARKET TRENDS (5 YEARS)

Sale prices

Median \$466K · Average \$504K

Growth (year over year)

Price +24.1% · Sales +100.0%

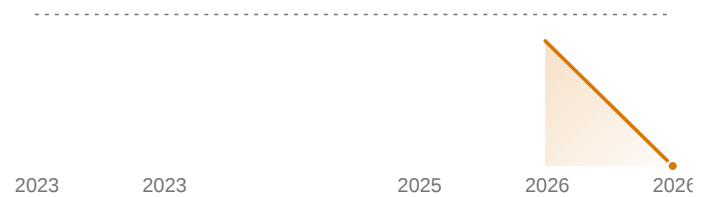


Price per square foot

\$212/ft²

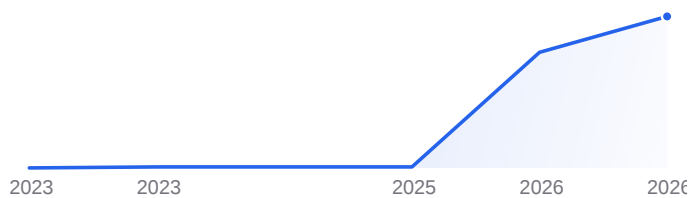
Sale premium vs estimated value

-7.8%



Annual turnover (share of homes sold)

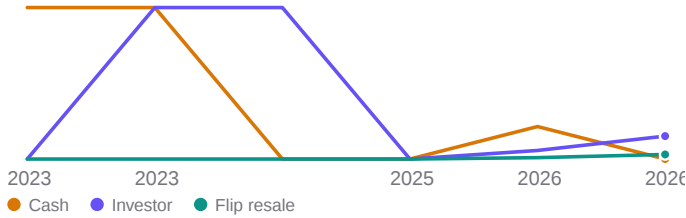
2.0%



BUYERS & OUTCOMES

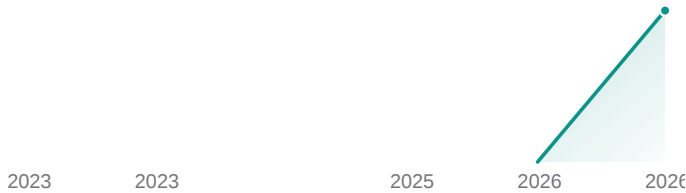
Buyer mix

Cash 0% · Investor 15% · Flip resale 3.0%



Sellers who sold at a gain

100%

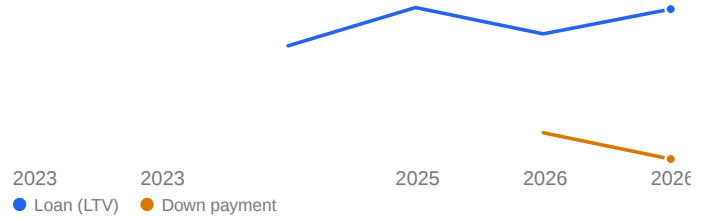


Median annualized return at resale

+13.8%

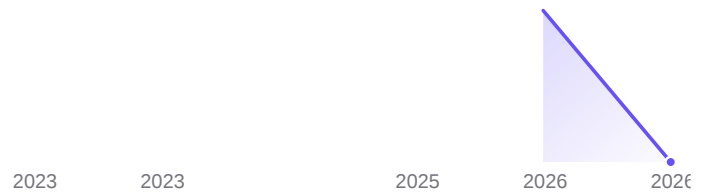


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



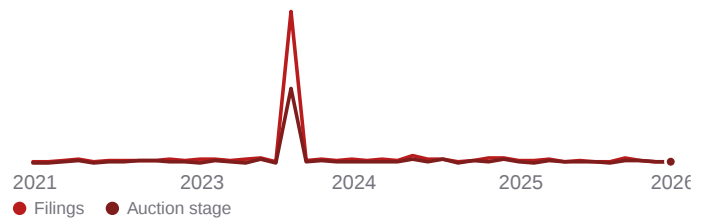
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,123
Median value (AVM)	\$534K
Median size	2,004 ft²
Median bedrooms	3
Median year built	2012
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.4%
Owner occupied	73%
Company owned	24%
Median loan-to-value	41%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	11,013
Density	1,975 / mi²
Median household income	\$69K
Average household income	\$86K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	67
Homes occupied	98%
Bachelor's or higher	20%
Poverty rate	9.2%
Unemployment	1.3%
Average temp	51°F
Annual precip	11 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.