

Caldwell 83605

ZIP code · ID · Idaho · Canyon County · Caldwell

SELLER'S MARKET

\$382K

MEDIAN SALE PRICE

181

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

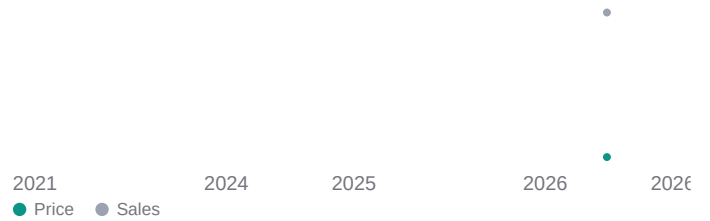
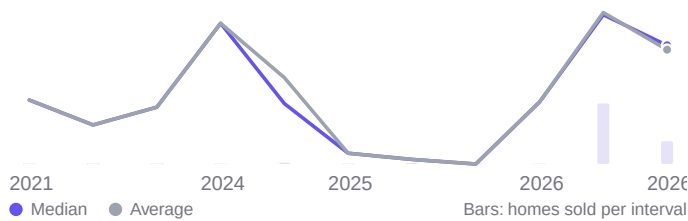
MARKET TRENDS (5 YEARS)

Sale prices

Median \$352K · Average \$346K

Growth (year over year)

Price +96.9% · Sales +2116.7%

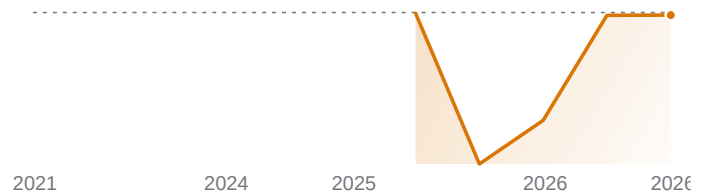
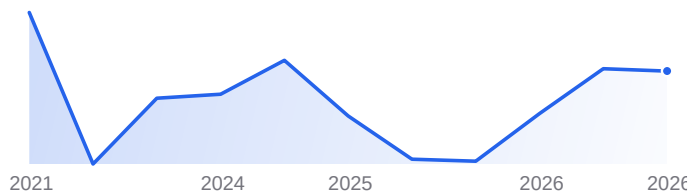


Price per square foot

\$234/ft²

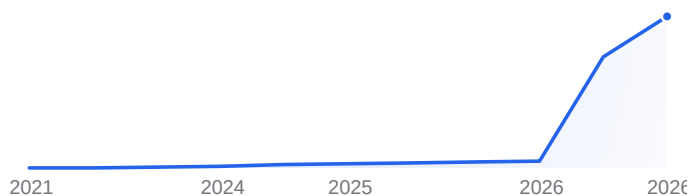
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

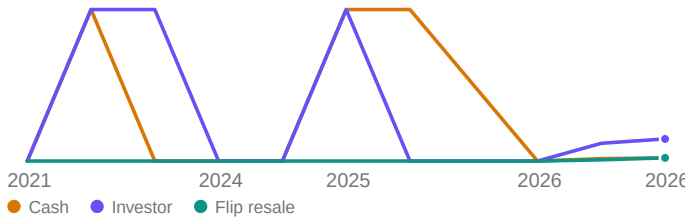
1.3%



BUYERS & OUTCOMES

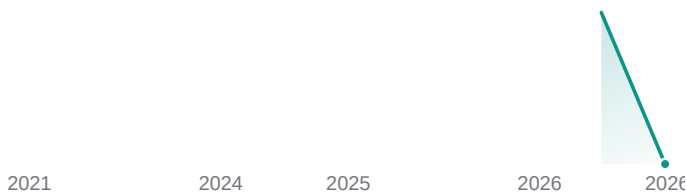
Buyer mix

Cash 2.1% · Investor 15% · Flip resale 2.1%

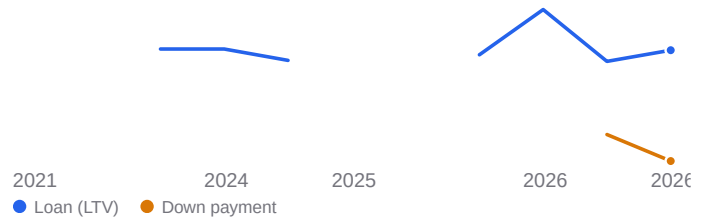


Sellers who sold at a gain

0%

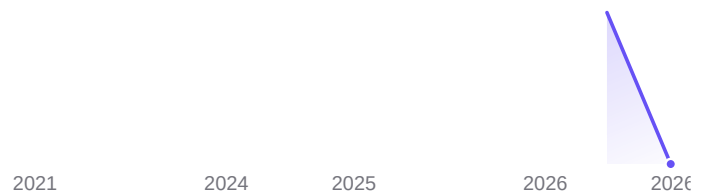


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



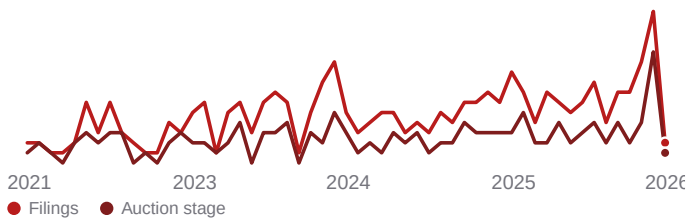
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	14,053
Median value (AVM)	\$375K
Median size	1,522 ft²
Median bedrooms	3
Median year built	1996
Single family	88%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.9%
Owner occupied	72%
Company owned	18%
Median loan-to-value	41%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	43,687
Density	1,711 / mi²
Median household income	\$56K
Average household income	\$67K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	68
Homes occupied	97%
Bachelor's or higher	12%
Poverty rate	12.2%
Unemployment	1.2%
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.