

Caldwell 83607

ZIP code · ID · Idaho > Canyon County > Caldwell

BALANCED MARKET

\$420K

MEDIAN SALE PRICE

-54.6%

1-YR CHANGE

232

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



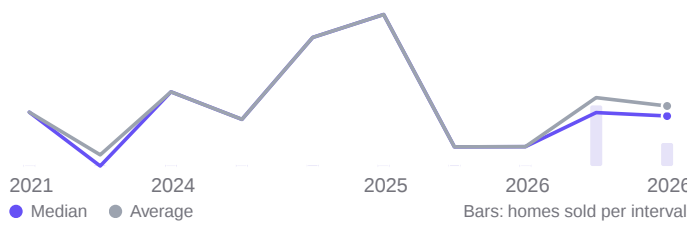
MARKET TRENDS (5 YEARS)

Sale prices

Median \$407K · Average \$458K

Growth (year over year)

Price -54.6% · Sales +4540.0%

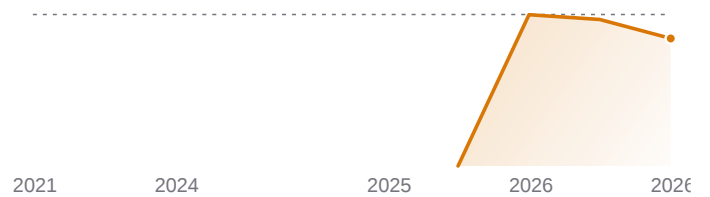
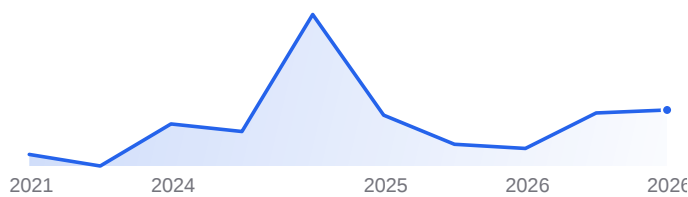


Price per square foot

\$251/ft²

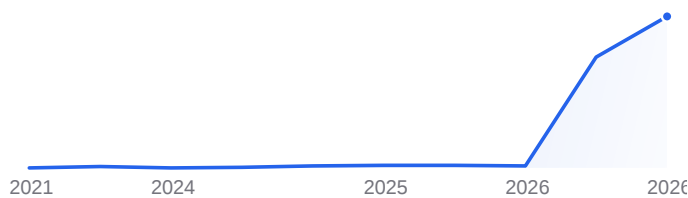
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

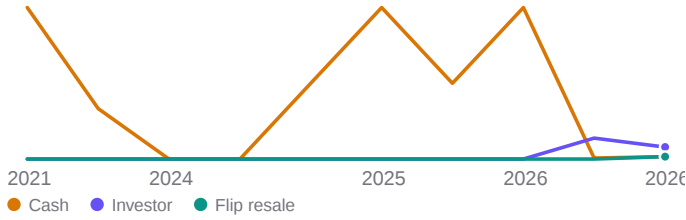
1.5%



BUYERS & OUTCOMES

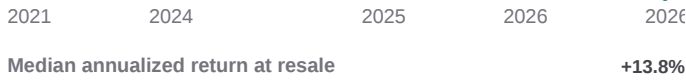
Buyer mix

Cash 1.6% · Investor 7.9% · Flip resale 1.6%



Sellers who sold at a gain

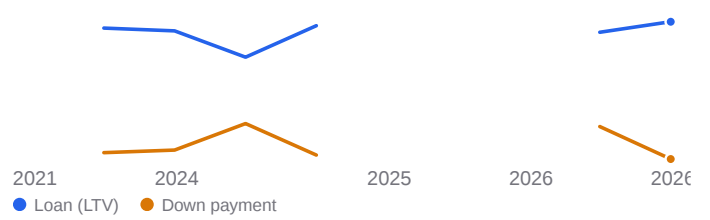
100%



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 5 · Auction stage 5

HOUSING STOCK

Homes	15,232
Median value (AVM)	\$468K
Median size	1,807 ft²
Median bedrooms	3
Median year built	2005
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.6%
Owner occupied	72%
Company owned	19%
Median loan-to-value	37%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	43,138
Density	187 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	66
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	7.4%
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.