

Nampa 83686

ZIP code · ID · Idaho > Canyon County > Nampa

BALANCED MARKET

\$420K

MEDIAN SALE PRICE

305

SALES (12 MO)

\$436K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

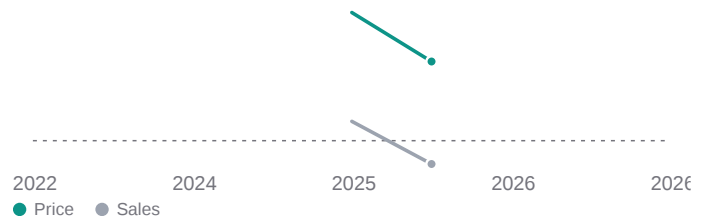
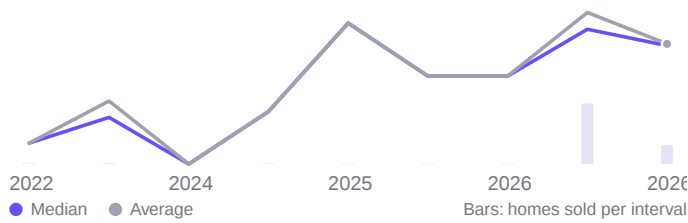
MARKET TRENDS (5 YEARS)

Sale prices

Median \$386K · Average \$391K

Growth (year over year)

Price +136.0% · Sales -40.0%

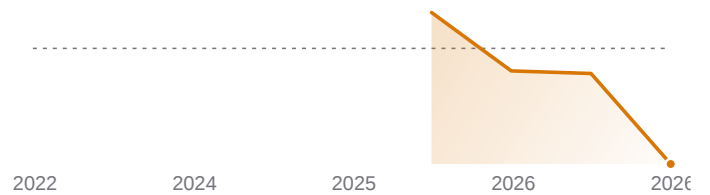


Price per square foot

\$226/ft²

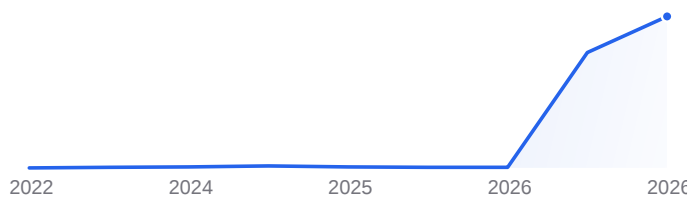
Sale premium vs estimated value

-3.6%



Annual turnover (share of homes sold)

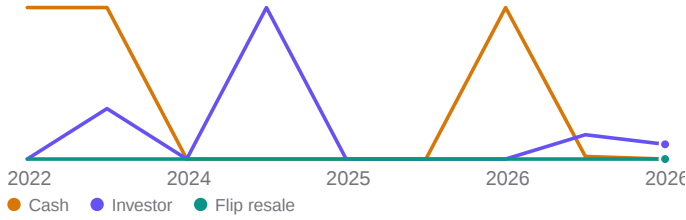
1.5%



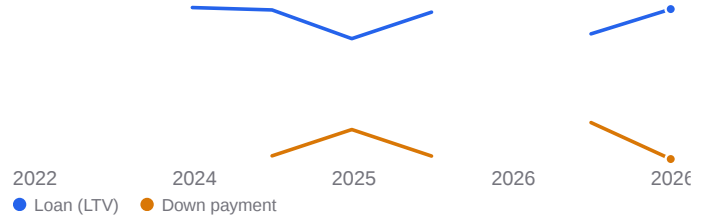
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 9.7% · Flip resale 0%

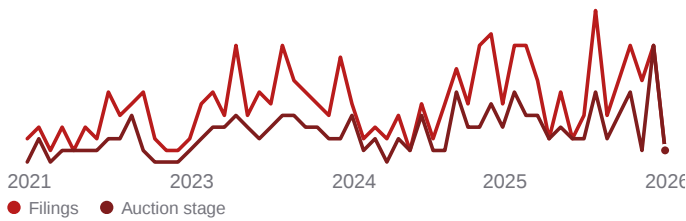


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	20,954
Median value (AVM)	\$436K
Median size	1,793 ft²
Median bedrooms	3
Median year built	2001
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.9%
Owner occupied	76%
Company owned	20%
Median loan-to-value	42%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	63,501
Density	700 / mi²
Median household income	\$79K

Average household income	\$91K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	62
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	6.2%
Unemployment	1.2%
Average temp	51°F
Annual precip	10 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.