

Nampa 83687

ZIP code · ID · Idaho > Canyon County > Nampa

SELLER'S MARKET

\$418K

MEDIAN SALE PRICE

312

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

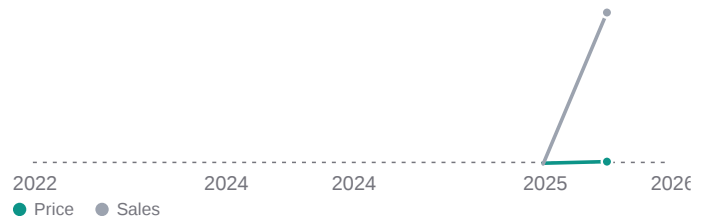
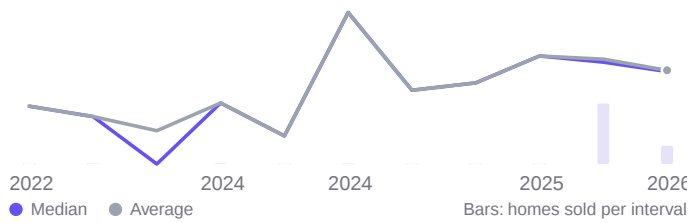
MARKET TRENDS (5 YEARS)

Sale prices

Median \$392K · Average \$397K

Growth (year over year)

Price +24.4% · Sales +4700.0%

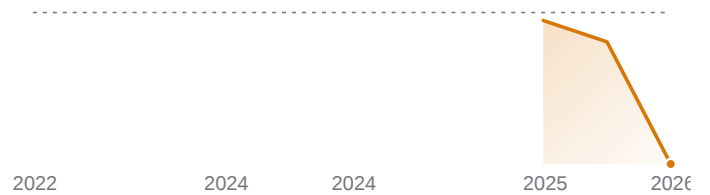


Price per square foot

\$237/ft²

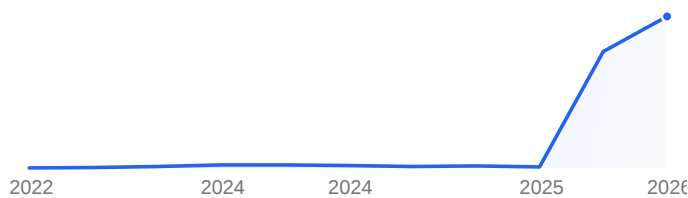
Sale premium vs estimated value

-5.2%



Annual turnover (share of homes sold)

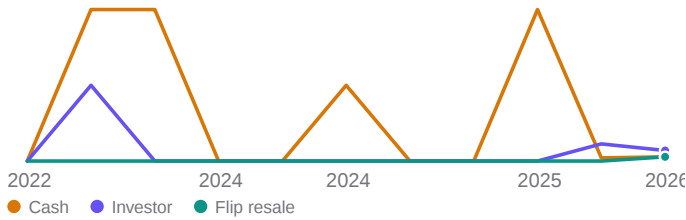
1.9%



BUYERS & OUTCOMES

Buyer mix

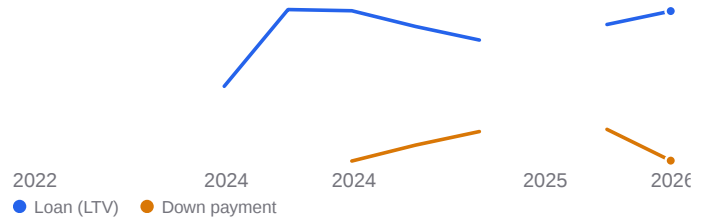
Cash 2.8% · Investor 6.9% · Flip resale 2.8%



Sellers who sold at a gain

100%

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

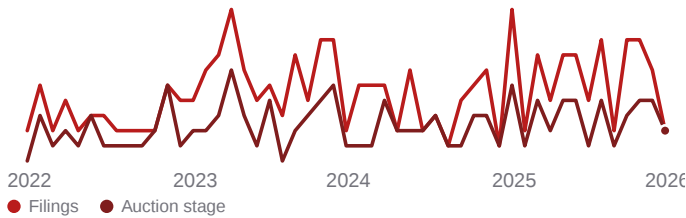


Typical hold before selling

0.1 yrs

Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	16,386
Median value (AVM)	\$431K
Median size	1,690 ft²
Median bedrooms	3
Median year built	2005
Single family	91%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.7%
Owner occupied	71%
Company owned	21%
Median loan-to-value	45%

Typical ownership tenure

6.0 yrs

COMMUNITY

Population	45,208
Density	915 / mi²
Median household income	\$67K
Average household income	\$83K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	63
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	8.9%
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.