



# CALDWELL

## TOP COMMUNITIES GUIDE

**BEST SELLING | TOP LUXURY | MOST AFFORDABLE**

At one point, Caldwell was home to more millionaires than any other town in Idaho. Most were ranchers and farmers. Most notably was J.R. Simplot, who made Idaho famous for its potatoes. Caldwell maintains a small farming town feel even as the city grows. Many companies with new services have noticed this promising growth and have set up storefronts throughout Caldwell, which has given many people easier access to their favorite restaurant or store. Three events to attend every year are the Caldwell Night Rodeo, the Canyon County Fair, and the Indian Creek Winter Festival.



# [CALDWELL]

Caldwell is also home to the College of Idaho and the College of Western Idaho. These bustling 4-year colleges have been staple institutions in Caldwell as well as spearheads for the city's growth. Despite its small size, Caldwell boasts 10 city parks, a community pool, Purple Sage Golf Course, and a municipal airport. Caldwell is the heart of Idaho's emerging wine country—with 11 vineyards surrounding it—adding to the diverse agricultural economy of the city. More than 30 new communities have been built recently. The small-town lifestyle, easy commute on Interstate-84, availability of large homesites, and a wide price range of new and existing homes make Caldwell an attractive suburb.



**MEDIAN HOME PRICE: \$543,267**

**23**  
TOTAL NEW SUBDIVISIONS

Scan the QR code to view new Caldwell subdivisions.



## NORTH CALDWELL

### BEST SELLING

|  | TOTAL SALES | MEDIAN SALES PRICE |
|--|-------------|--------------------|
| <a href="#"><u>Mason Creek</u></a>     | 73          | \$404,000          |
| <a href="#"><u>Arbor</u></a>           | 60          | \$385,190          |
| <a href="#"><u>Virginia Park</u></a>   | 52          | \$441,768          |
| <a href="#"><u>Dover Place</u></a>     | 48          | \$404,990          |
| <a href="#"><u>Voyage Crossing</u></a> | 40          | \$328,770          |

### TOP LUXURY

|  | TOTAL SALES | MEDIAN SALES PRICE |
|--|-------------|--------------------|
| <a href="#"><u>Skyline Ridge Estates</u></a> | 1           | \$1,050,000        |
| <a href="#"><u>Hartland</u></a>              | 7           | \$679,900          |
| <a href="#"><u>Mandalay Ranch</u></a>        | 3           | \$559,900          |
| <a href="#"><u>Virginia Park</u></a>         | 52          | \$441,768          |
| <a href="#"><u>Saddleback Park</u></a>       | 1           | \$432,605          |

### MOST AFFORDABLE

|  | TOTAL SALES | MEDIAN SALES PRICE |
|--|-------------|--------------------|
| <a href="#"><u>Voyage Crossing</u></a>   | 40          | \$328,770          |
| <a href="#"><u>Pennsylvania Park</u></a> | 3           | \$370,000          |
| <a href="#"><u>Arbor</u></a>             | 60          | \$385,190          |
| <a href="#"><u>Mason Creek</u></a>       | 73          | \$404,000          |
| <a href="#"><u>Dover Place</u></a>       | 48          | \$404,990          |

\*The Information Provided Is Derived From The Intermountain MLS. It Is Deemed Reliable But Not Guaranteed.

## SOUTH CALDWELL

### BEST SELLING

|                                       | TOTAL SALES | MEDIAN SALES PRICE |
|---------------------------------------|-------------|--------------------|
| <a href="#"><u>Cedar Crossing</u></a> | 56          | \$490,655          |
| <a href="#"><u>Sienna Hills</u></a>   | 51          | \$489,900          |
| <a href="#"><u>Arrowleaf</u></a>      | 48          | \$351,990          |
| <a href="#"><u>Cedars</u></a>         | 43          | \$390,000          |
| <a href="#"><u>Windsor Creek</u></a>  | 19          | \$417,990          |

### TOP LUXURY

|  | TOTAL SALES | MEDIAN SALES PRICE |
|--|-------------|--------------------|
| <a href="#"><u>Summerwind at Orchard Hills</u></a> | 2           | \$1,054,950        |
| <a href="#"><u>Timberstone</u></a>                 | 1           | \$631,610          |
| <a href="#"><u>Highlight Estates</u></a>           | 14          | \$565,000          |
| <a href="#"><u>Sylvan Manor</u></a>                | 1           | \$495,000          |
| <a href="#"><u>Cedar Crossing</u></a>              | 56          | \$490,655          |

### MOST AFFORDABLE

|   | TOTAL SALES | MEDIAN SALES PRICE |
|---|-------------|--------------------|
| <a href="#"><u>Windsor Creek East</u></a> | 2           | \$280,984          |
| <a href="#"><u>Arrowleaf</u></a>          | 48          | \$351,990          |
| <a href="#"><u>Woodway Estates</u></a>    | 9           | \$365,990          |
| <a href="#"><u>Cedars</u></a>             | 43          | \$390,000          |
| <a href="#"><u>Manchester Park</u></a>    | 5           | \$405,000          |

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