

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.

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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: \$415,990

Scan the QR code to view new Caldwell subdivisions.



NORTH CALDWELL

BEST SELLING

	TOTAL SALES	MEDIAN SALES PRICE
<u>Delaware Park</u>	27	\$307,000
<u>Mason Creek</u>	26	\$382,332
<u>Mandalay Ranch</u>	13	\$425,000
<u>Pennsylvania Park</u>	8	\$370,000

	TOTAL SALES	MEDIAN SALES PRICE
<u>Hartland</u>	8	\$568,074
<u>Brittany Heights</u>	5	\$392,990
<u>Shadow Glen</u>	5	\$405,147

*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
<u>Ferncroft</u>	15	\$360,198
<u>Klamath Falls</u>	13	\$355,000
<u>Arrowleaf</u>	12	\$361,472
<u>Cedar Crossing</u>	9	\$402,990

	TOTAL SALES	MEDIAN SALES PRICE
<u>Highlight Estates</u>	2	\$572,000
<u>North Star</u>	2	\$850,000

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