



Ada County – Existing/Resale

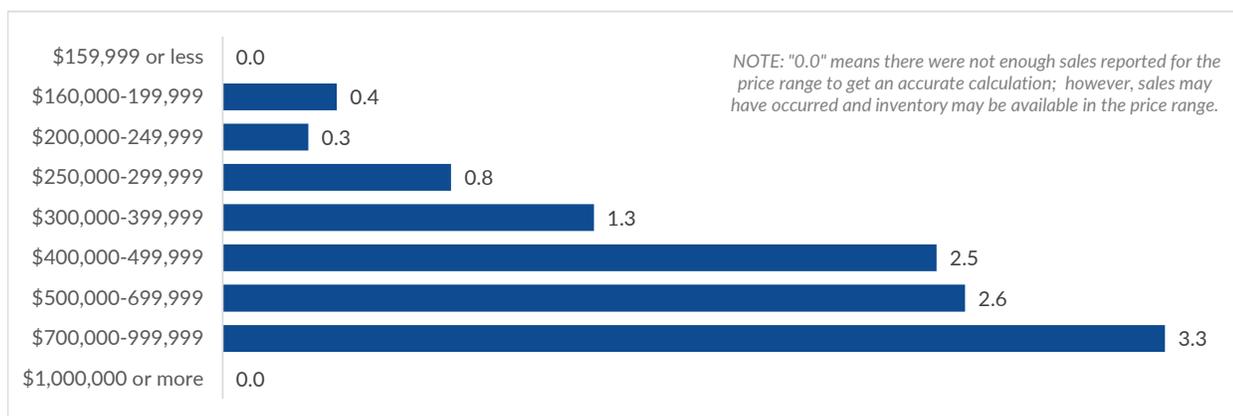
January 2019 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of February 11, 2019

Key Metrics	Jan 2018	Jan 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	442	360	-18.6%	442	360	-18.6%
Median Sales Price	\$257,000	\$286,450	11.5%	\$257,000	\$286,450	11.5%
Days on Market	39	41	5.1%	39	41	5.1%
Pending Sales	619	561	-9.4%	--	--	--
Inventory	474	502	5.9%	--	--	--
Months Supply of Inventory	0.9	1.2	33.3%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

Closed Sales – A count of the actual sales that have closed; Median Sales Price – The price at which half the homes sold for more and half sold for less; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.

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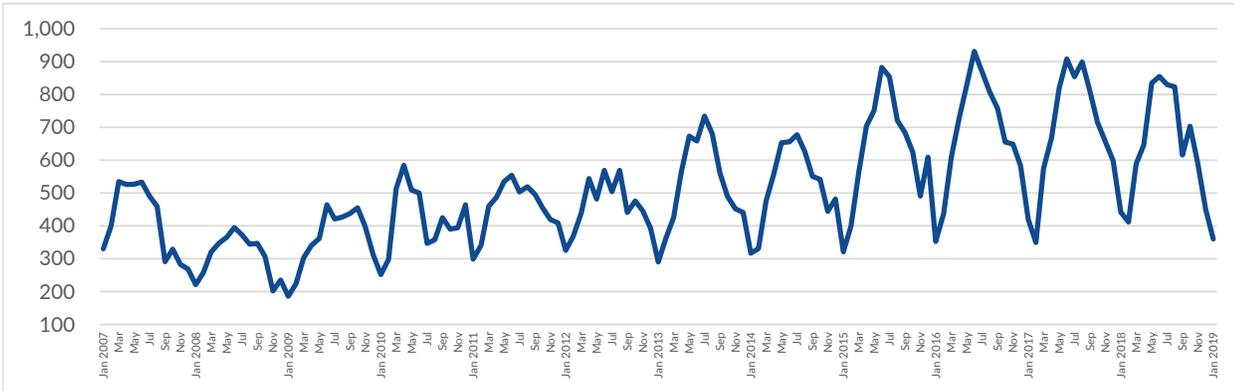
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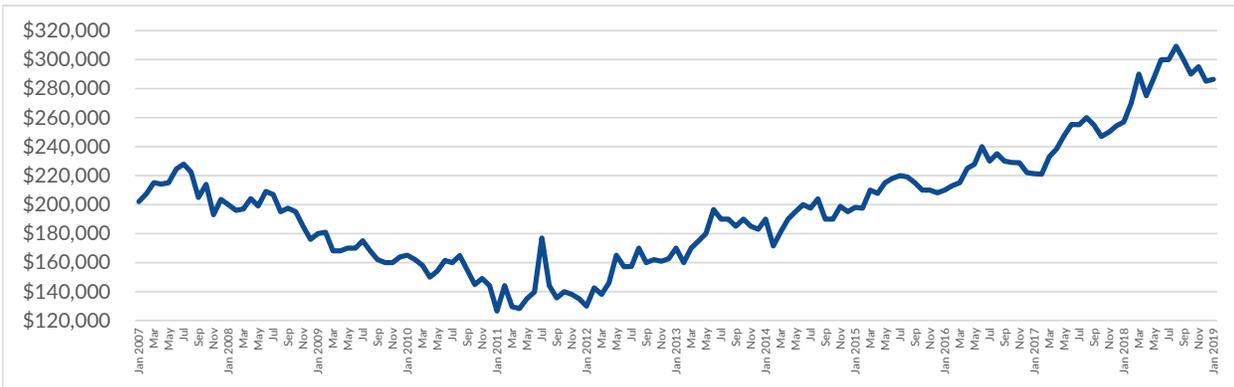
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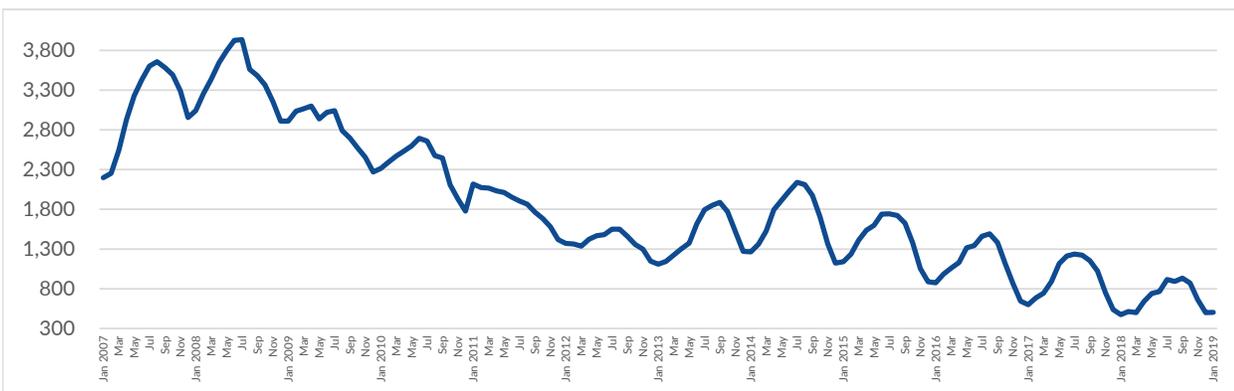
Closed Sales High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 360



Median Sales Price High: \$309,200 in Aug 2018 | Low: \$126,500 in Jan 2011 | Current Month: \$286,450



Inventory of Homes for Sale High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 502





Ada County – New Construction

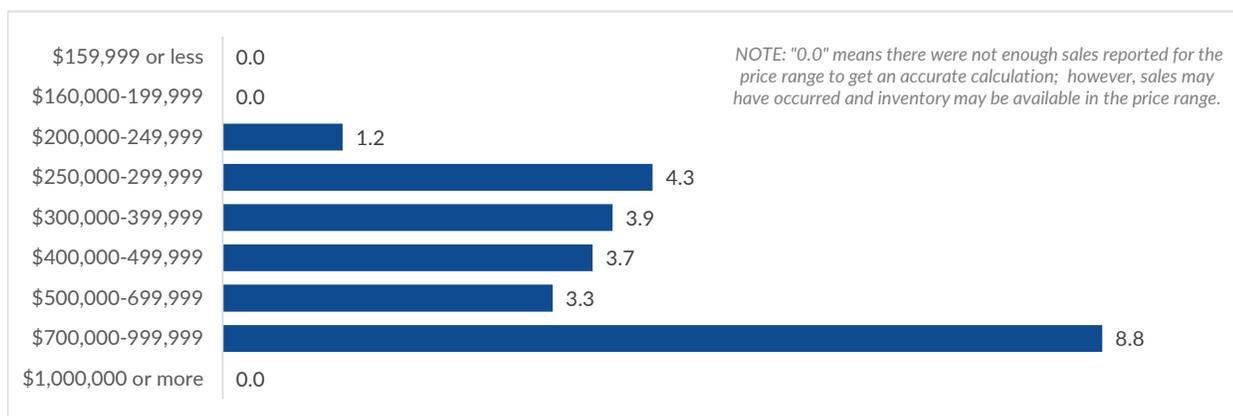
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Key Metrics	Jan 2018	Jan 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	175	218	24.6%	175	218	24.6%
Median Sales Price	\$384,359	\$373,789	-2.8%	\$362,890	\$373,786	3.0%
Days on Market	49	62	26.5%	49	62	26.5%
Pending Sales	757	722	-4.6%	--	--	--
Inventory	739	886	19.9%	--	--	--
Months Supply of Inventory	3.8	3.9	2.6%	--	--	--

Months Supply of Inventory by Price Range



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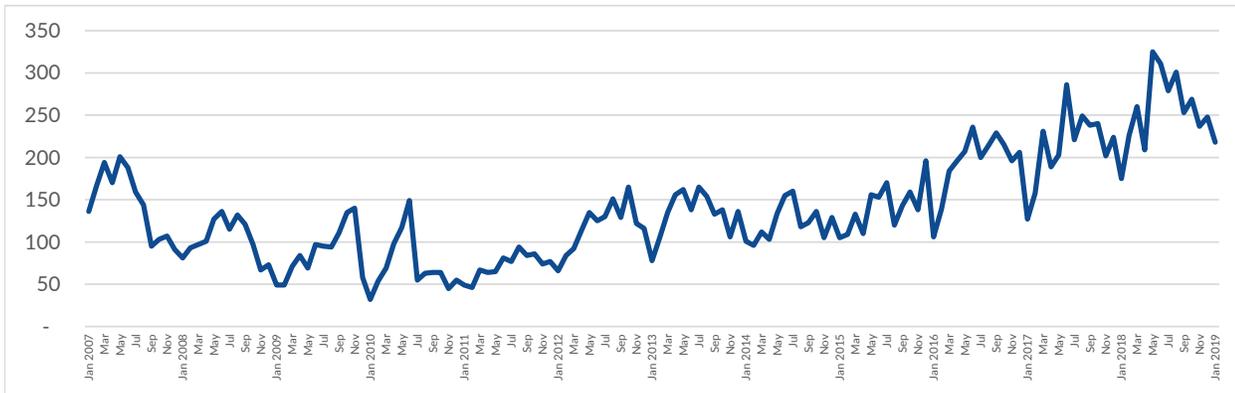
Ada County – New Construction

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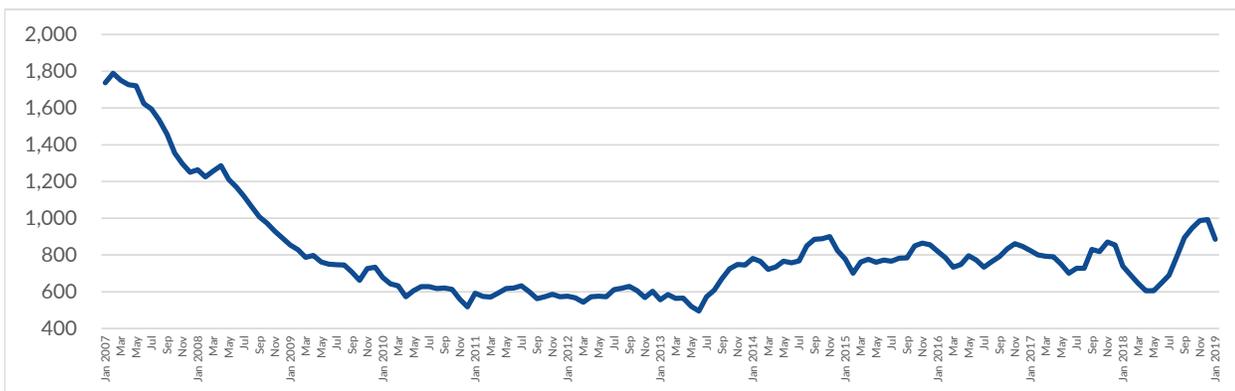
Closed Sales High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 218



Median Sales Price High: \$393,705 in Jun 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$373,786



Inventory High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 886





Ada County – Single-Family Homes

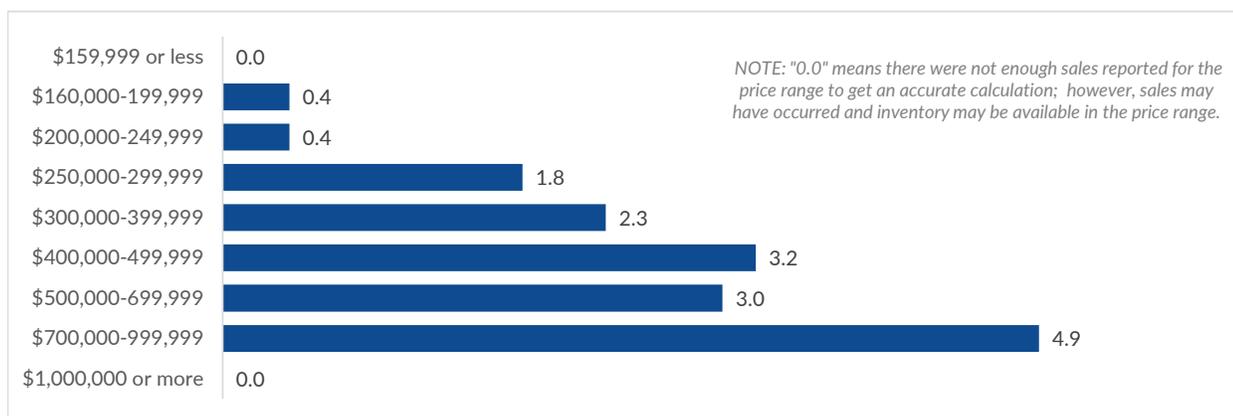
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Data from the Intermountain MLS as of February 11, 2019

Key Metrics	Jan 2018	Jan 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	617	578	-6.3%	617	578	-6.3%
Median Sales Price	\$279,263	\$318,000	13.9%	\$279,263	\$318,000	13.9%
Days on Market	42	49	16.7%	42	49	16.7%
Pending Sales	1,376	1,283	-6.8%	--	--	--
Inventory	1,213	1,388	14.4%	--	--	--
Months Supply of Inventory	1.7	2.2	29.4%	--	--	--

Months Supply of Inventory by Price Range



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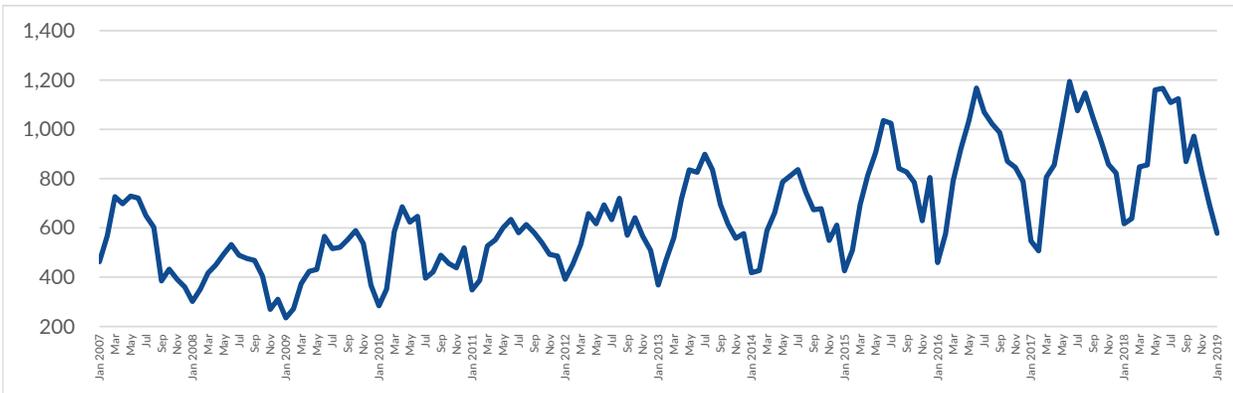
Ada County – Single-Family Homes

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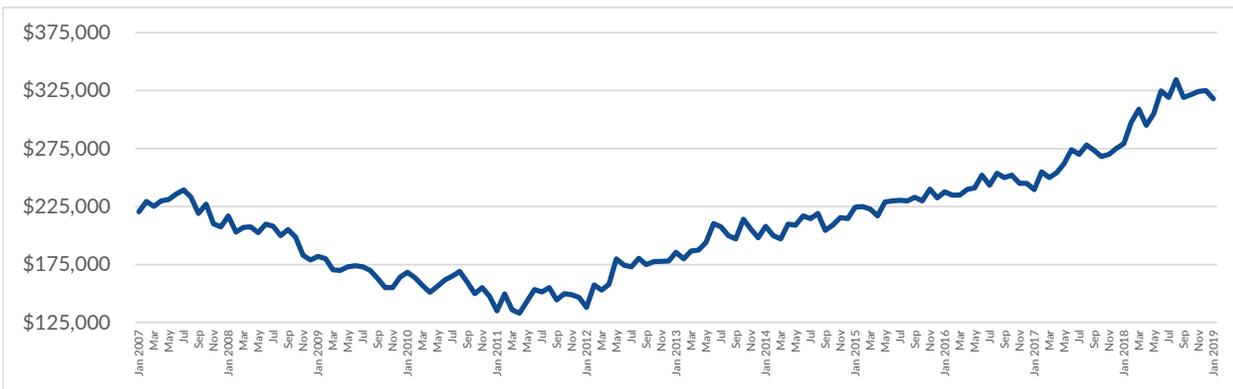
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Data from the Intermountain MLS as of February 11, 2019

Closed Sales High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 578



Median Sales Price High: \$334,400 in Aug 2018 | Low: \$133,000 in Apr 2011 | Current Month: \$318,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,388

