



Ada County – Existing/Resale

April 2019 Market Statistics

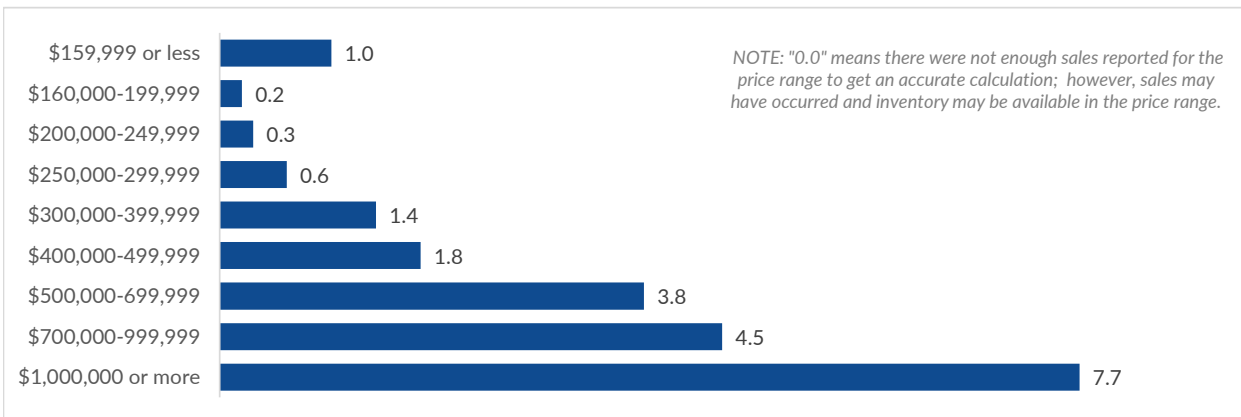
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of May 11, 2019

Key Metrics

Key Metrics	Apr 2018	Apr 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	656	596	-9.1%	2,121	1,885	-11.1%
Median Sales Price	\$274,950	\$308,450	12.2%	\$274,900	\$300,000	9.1%
Days on Market	22	21	-4.5%	31	30	-3.2%
Pending Sales	1,072	957	-10.7%	--	--	--
Inventory	636	769	20.9%	--	--	--
Months Supply of Inventory	1.0	1.4	40.0%	--	--	--

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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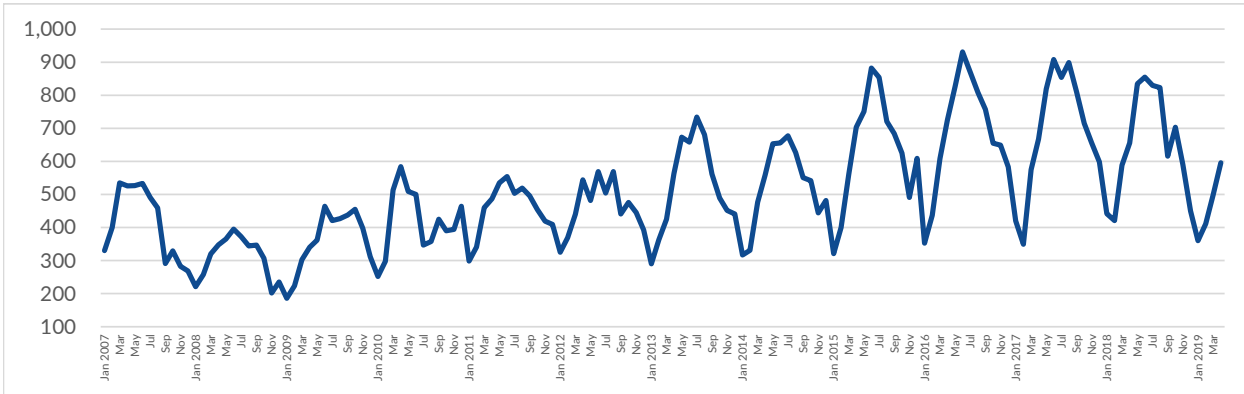
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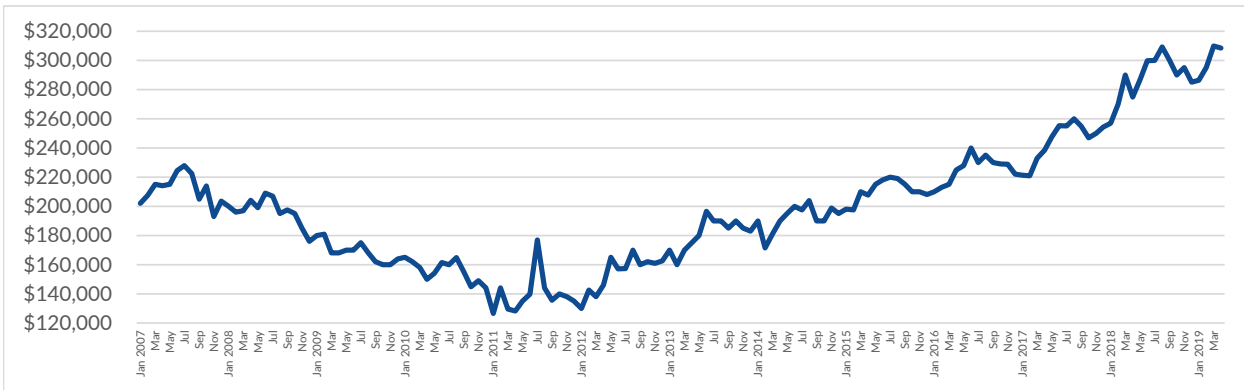
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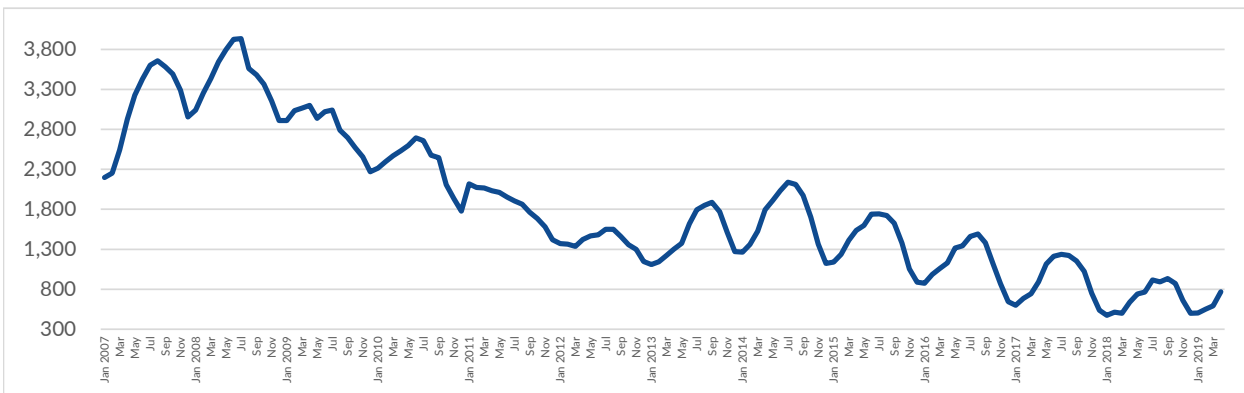
Closed Sales High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 596



Median Sales Price High: \$309,900 in Mar 2019 | Low: \$126,500 in Jan 2011 | Current Month: \$308,450



Inventory of Homes for Sale High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 769





Ada County – New Construction

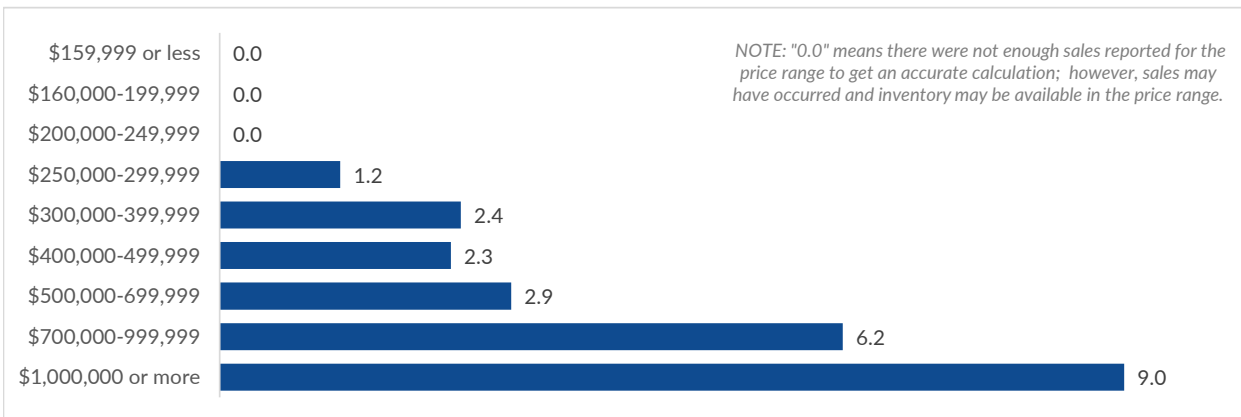
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Key Metrics	Apr 2018	Apr 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	217	339	56.2%	887	1,153	30.0%
Median Sales Price	\$370,990	\$369,000	-0.5%	\$356,170	\$371,798	4.4%
Days on Market	64	77	20.3%	63	75	19.0%
Pending Sales	954	888	-6.9%	--	--	--
Inventory	605	756	25.0%	--	--	--
Months Supply of Inventory	2.6	2.3	-11.5%	--	--	--

Months Supply of Inventory by Price Range



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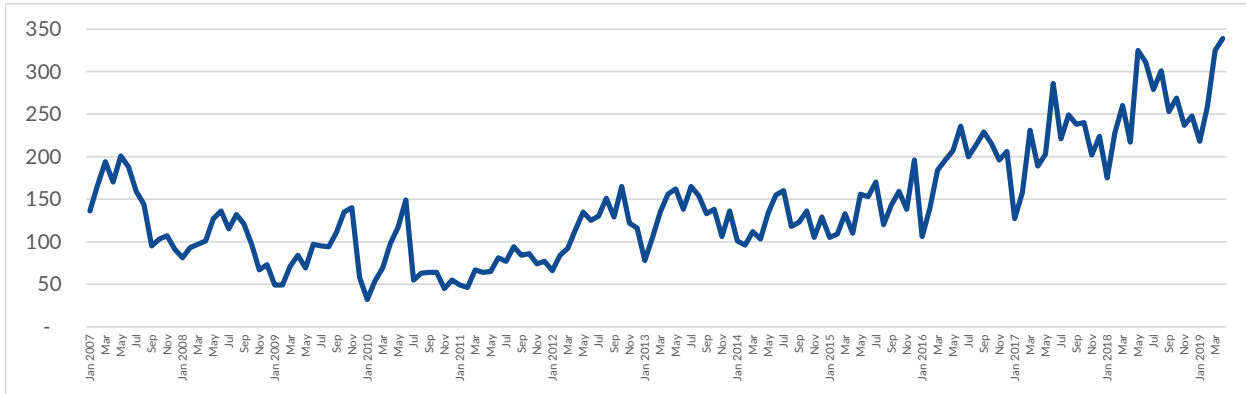
Ada County – New Construction

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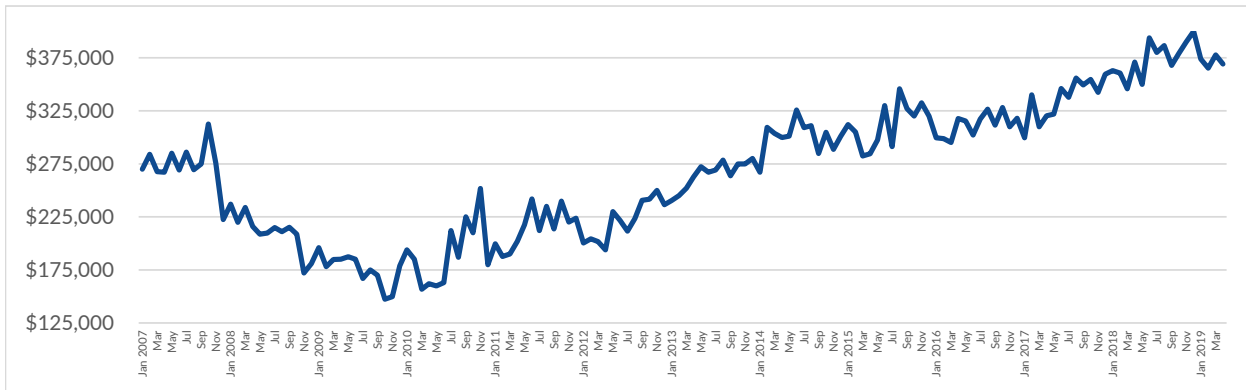
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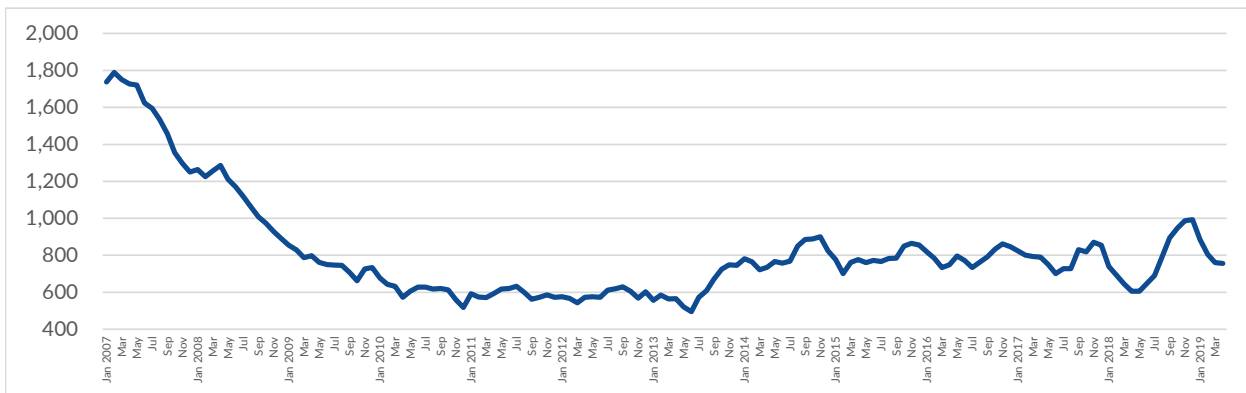
Closed Sales High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 339



Median Sales Price High: \$399,970 in Dec 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$369,000



Inventory High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 756





Ada County – Single-Family Homes

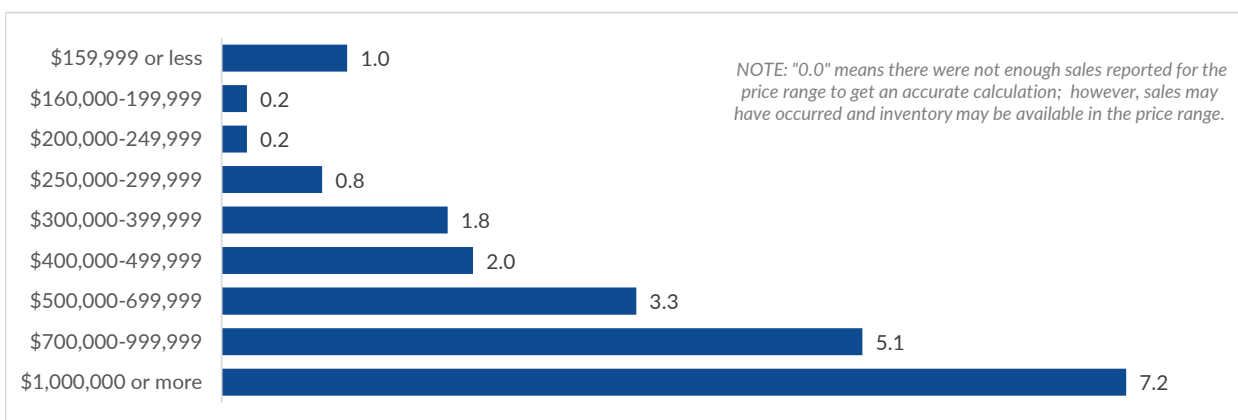
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Key Metrics	Apr 2018	Apr 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	873	935	7.1%	3,008	3,038	1.0%
Median Sales Price	\$295,000	\$331,990	12.5%	\$295,749	\$329,900	11.5%
Days on Market	32	41	28.1%	41	47	14.6%
Pending Sales	2,026	1,845	-8.9%	--	--	--
Inventory	1,241	1,525	22.9%	--	--	--
Months Supply of Inventory	1.4	1.7	21.4%	--	--	--

Months Supply of Inventory by Price Range



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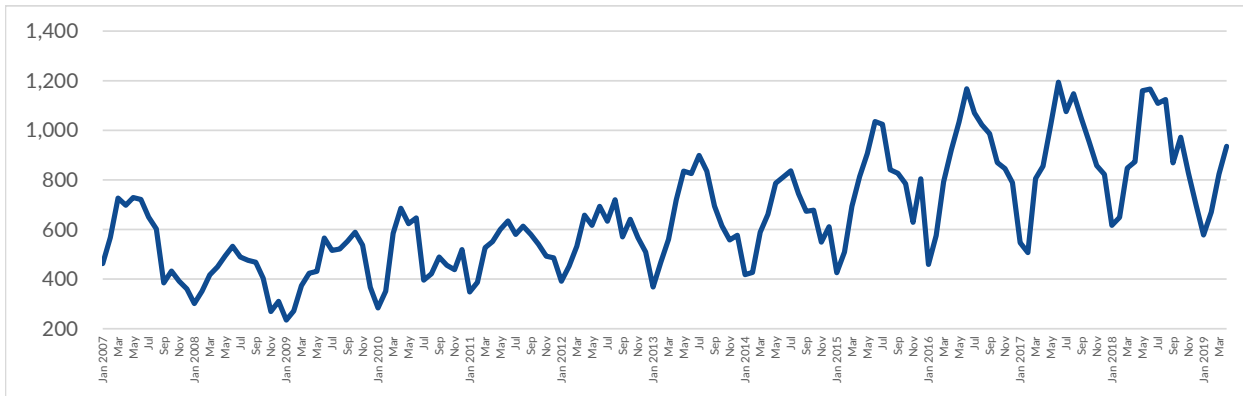
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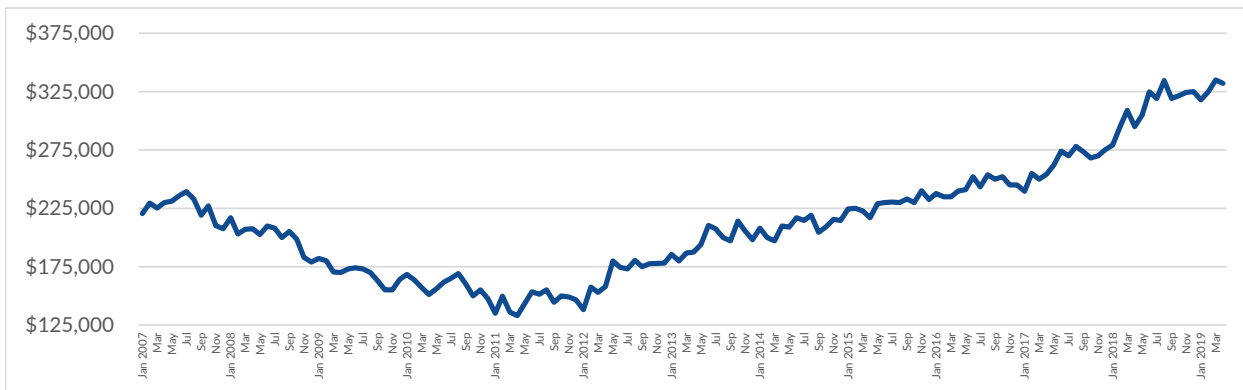
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Closed Sales High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 935



Median Sales Price High: \$335,000 in Mar 2019 | Low: \$133,000 in Apr 2011 | Current Month: \$331,990



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,525

