



# Ada County – Existing/Resale

## February 2019 Market Statistics

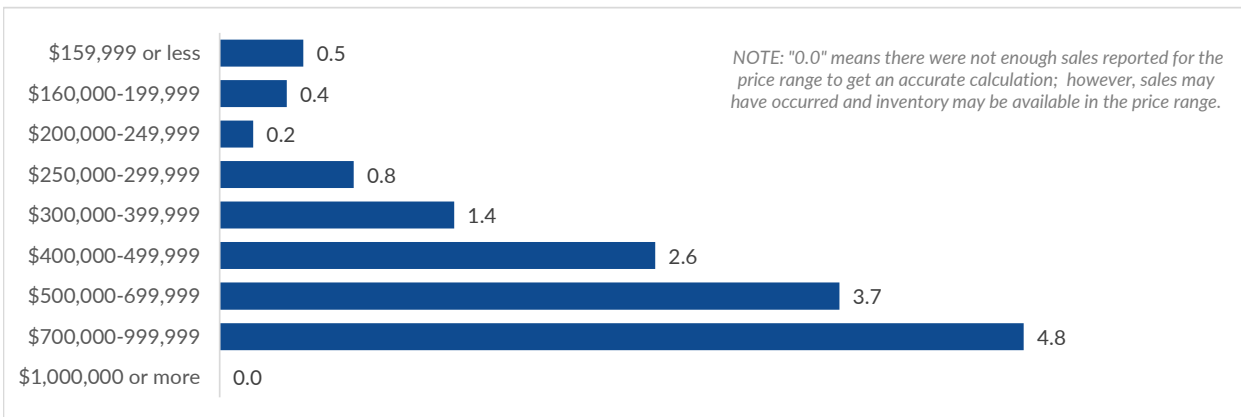
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of March 11, 2019

### Key Metrics

Key Metrics	Feb 2018	Feb 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	421	411	-2.4%	863	779	-9.7%
Median Sales Price	\$269,900	<b>\$295,000</b>	9.3%	\$262,900	<b>\$291,067</b>	10.7%
Days on Market	43	36	-16.3%	41	38	-7.3%
Pending Sales	736	600	-18.5%	--	--	--
Inventory	513	551	7.4%	--	--	--
Months Supply of Inventory	1.1	1.4	27.3%	--	--	--

### 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.

The information in this report is based primarily on the public statistics provided by the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR), available here: [intermountainmls.com/Statistics/Static.aspx](http://intermountainmls.com/Statistics/Static.aspx). These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in the counties or cities during the specified time period. The IMLS and BRR provide these statistics for purposes of general market analysis but make no representations as to past or future performance. || The term "single-family homes" includes detached single-family homes with or without acreage, as classified in the IMLS. These numbers do not include activity for mobile homes, condominiums, townhomes, land, commercial, or multi-family properties (like apartment buildings). To reduce errors, only data falling within three (3) standard deviations from the mean have been included in the report. || For questions, please contact Breanna Vanstrom, Chief Executive Officer of Boise Regional REALTORS®, at [breanna@boirealtors.com](mailto:breanna@boirealtors.com). Market reports are released on or after the 12th calendar day of each month, and will be available here: [boirealtors.com/category/market-info](http://boirealtors.com/category/market-info). || If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation. You can find a REALTOR® at [intermountainmls.com/Agents/Searchagents.aspx](http://intermountainmls.com/Agents/Searchagents.aspx). || Copyright © 2019 Boise Regional REALTORS®



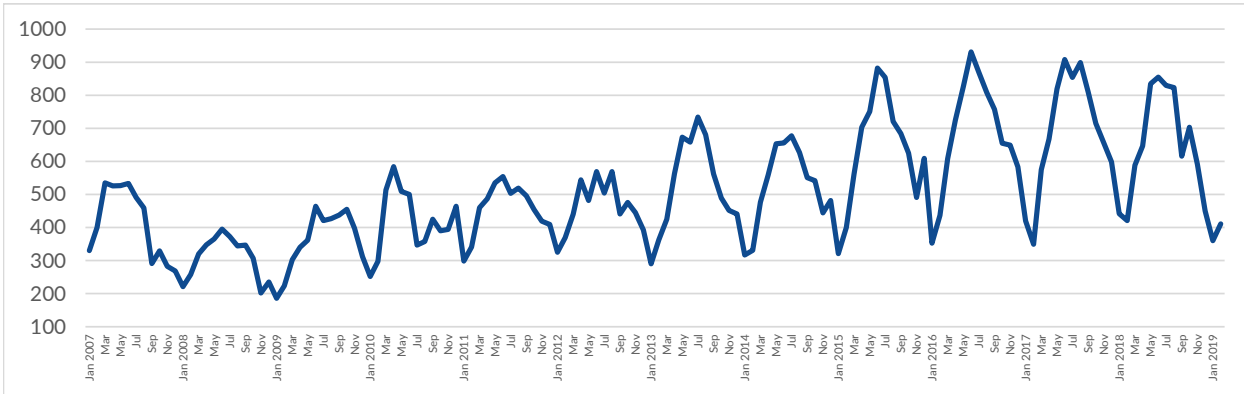
# Ada County – Existing/Resale

## February 2019 Market Statistics

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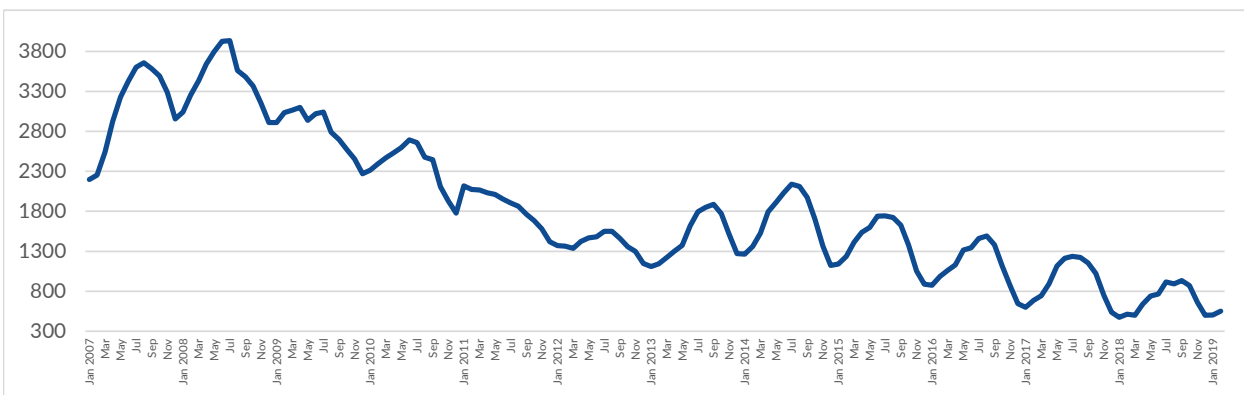
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 411



**Median Sales Price** High: \$309,200 in Aug 2018 | Low: \$126,500 in Jan 2011 | Current Month: \$295,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 551





# Ada County – New Construction

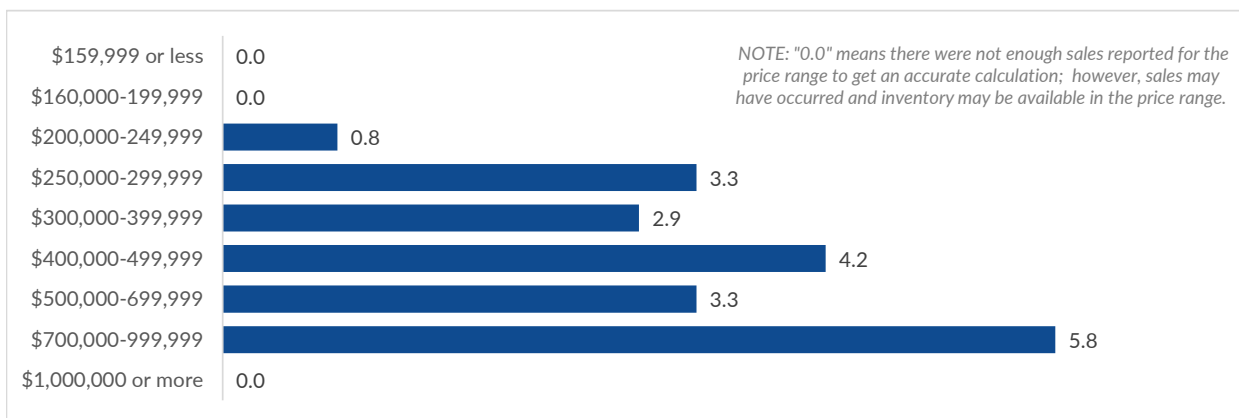
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Key Metrics	Feb 2018	Feb 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	228	259	13.6%	403	478	18.6%
Median Sales Price	\$360,500	\$365,142	1.3%	\$362,000	\$369,286	2.0%
Days on Market	69	78	13.0%	60	71	18.3%
Pending Sales	777	799	2.8%	--	--	--
Inventory	692	805	16.3%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--

### Months Supply of Inventory by Price Range



### Explanation of Metrics and Notes on Data Sources and Methodology

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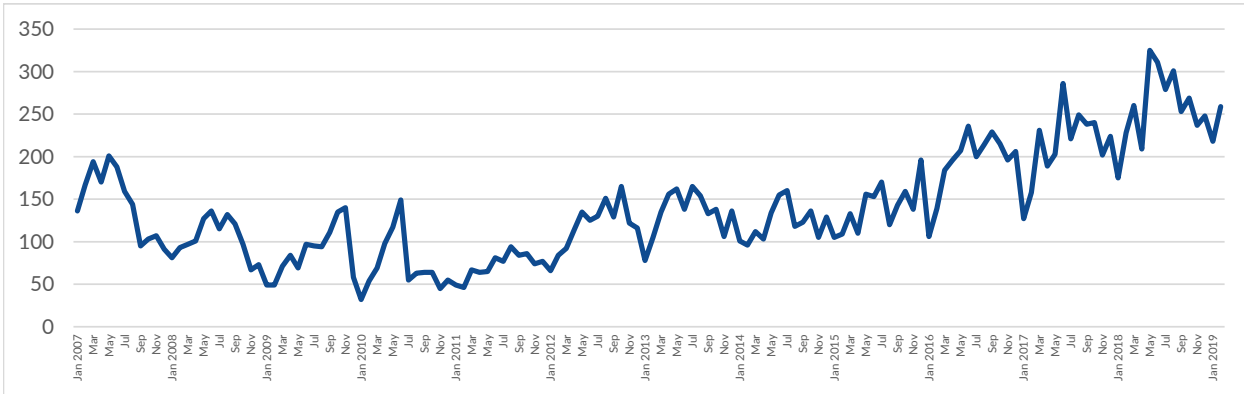
# Ada County – New Construction

## February 2019 Market Statistics

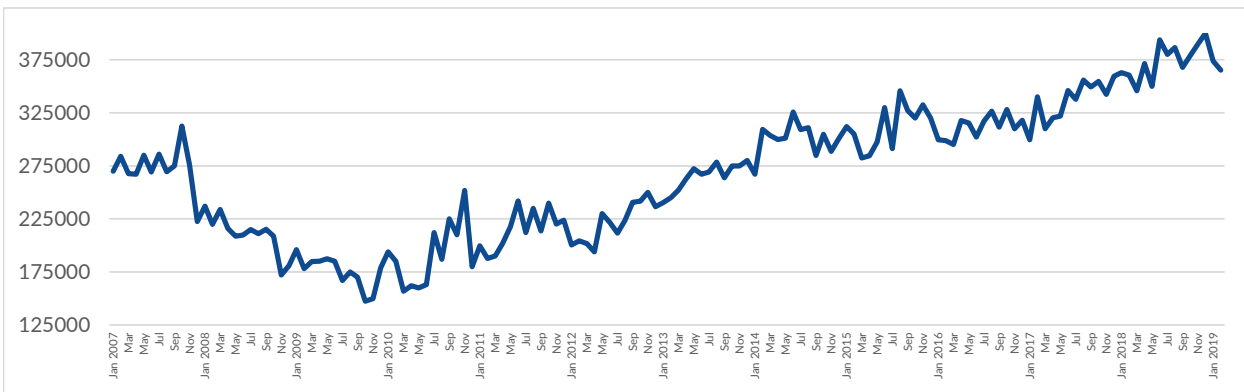
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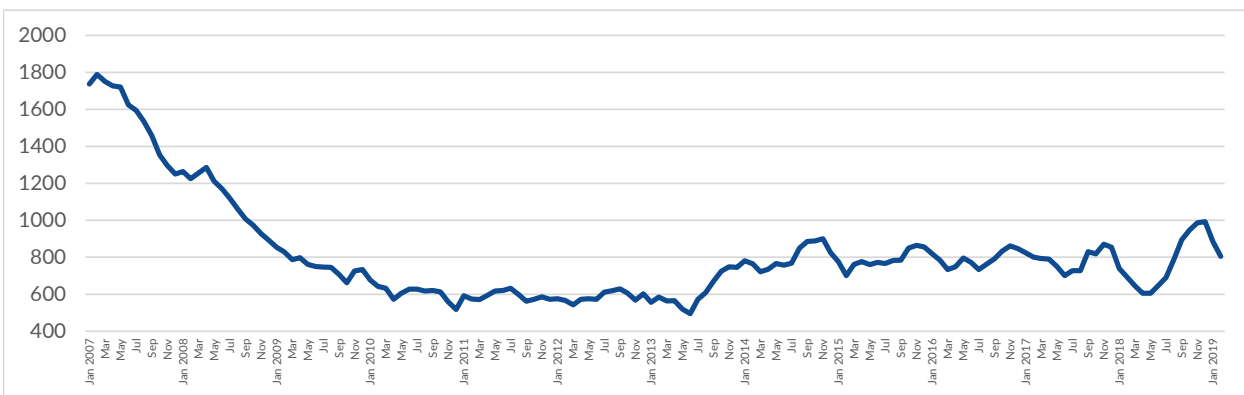
**Closed Sales** High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 259



**Median Sales Price** High: \$393,705 in Jun 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$365,142



**Inventory** High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 805





# Ada County – Single-Family Homes

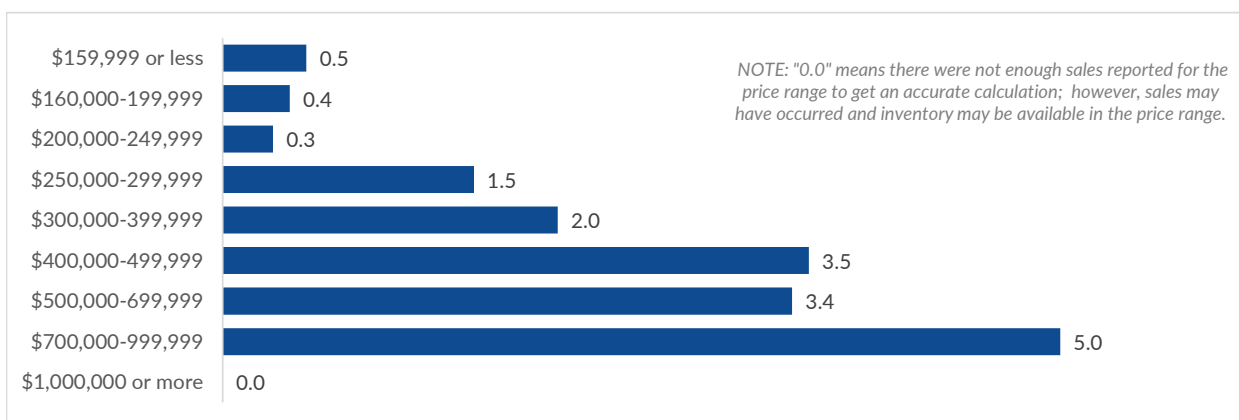
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Key Metrics	Feb 2018	Feb 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	649	670	3.2%	1,266	1,257	-0.7%
Median Sales Price	\$295,090	\$324,800	10.1%	\$286,745	\$320,000	11.6%
Days on Market	52	52	0.0%	47	50	6.4%
Pending Sales	1,513	1,399	-7.5%	--	--	--
Inventory	1,205	1,356	12.5%	--	--	--
Months Supply of Inventory	1.8	2.1	16.7%	--	--	--

### Months Supply of Inventory by Price Range



### Explanation of Metrics and Notes on Data Sources and Methodology

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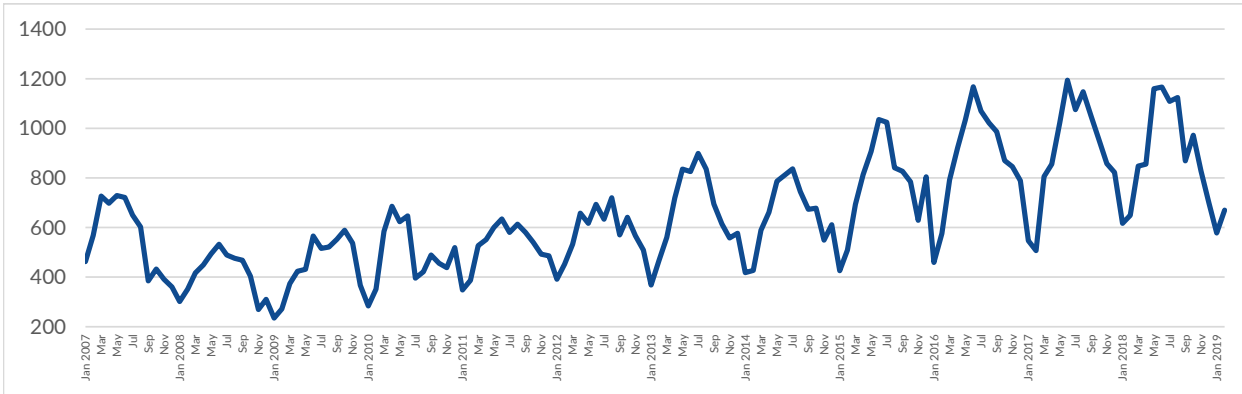
# Ada County – Single-Family Homes

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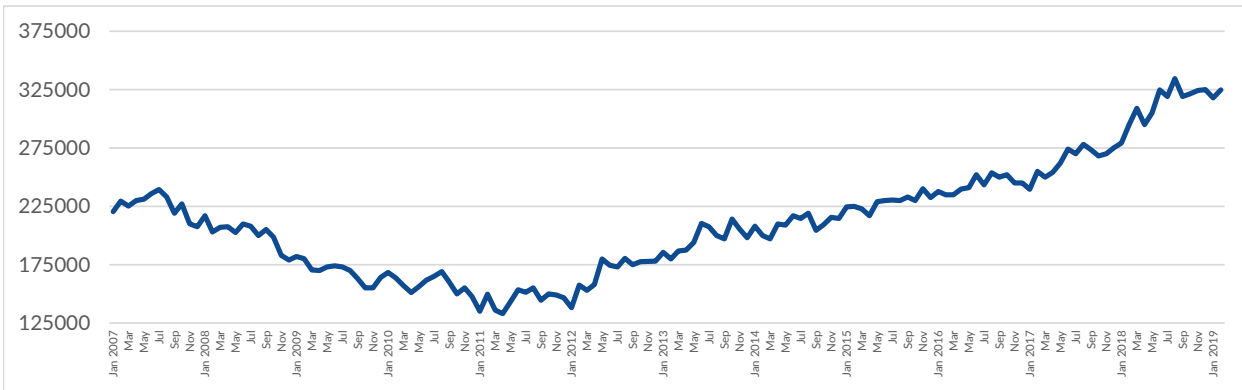
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Data from the Intermountain MLS as of March 11, 2019

**Closed Sales** High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 670



**Median Sales Price** High: \$334,400 in Aug 2018 | Low: \$133,000 in Apr 2011 | Current Month: \$324,800



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

