



# Ada County – Single-Family Homes

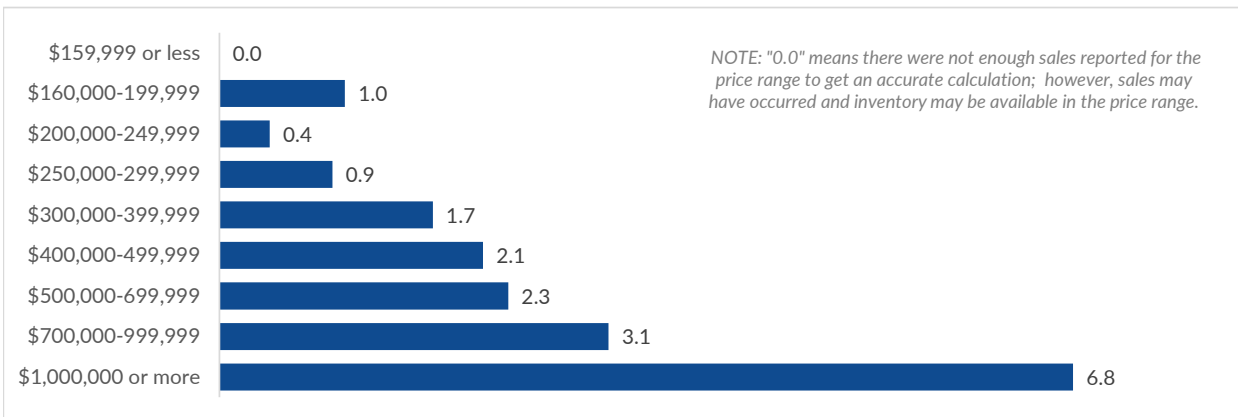
## September 2019 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of October 11, 2019

Key Metrics	Sep 2018	Sep 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	869	916	5.4%	8,520	8,459	-0.7%
Median Sales Price	\$318,990	\$349,994	9.7%	\$310,000	\$341,780	10.3%
Days on Market	30	34	13.3%	33	37	12.1%
Pending Sales	1,483	1,486	0.2%	--	--	--
Inventory	1,828	1,776	-2.8%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

## 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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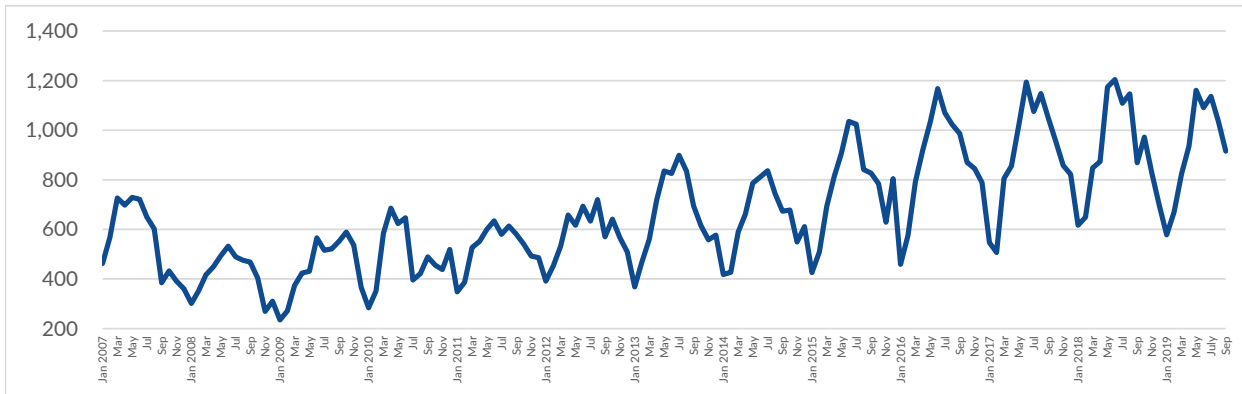
# Ada County — Single-Family Homes

## September 2019 Market Statistics

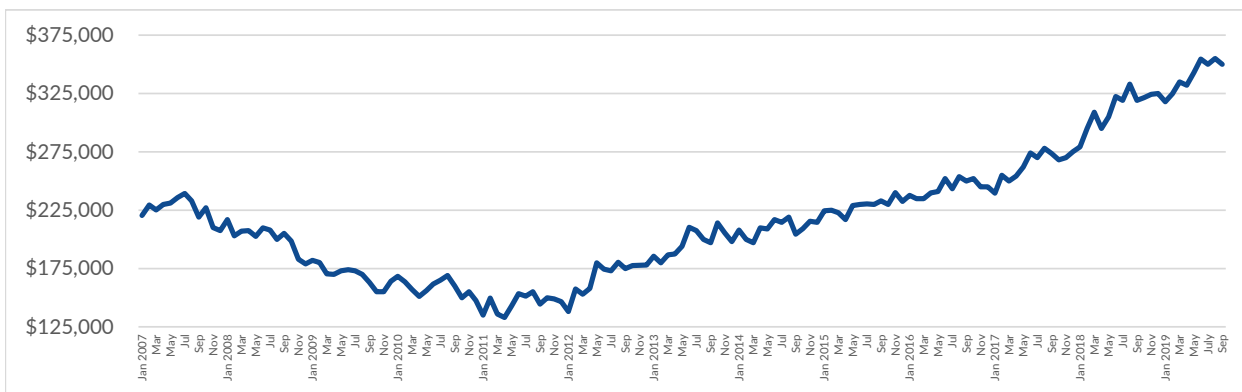
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Data from the Intermountain MLS as of October 11, 2019

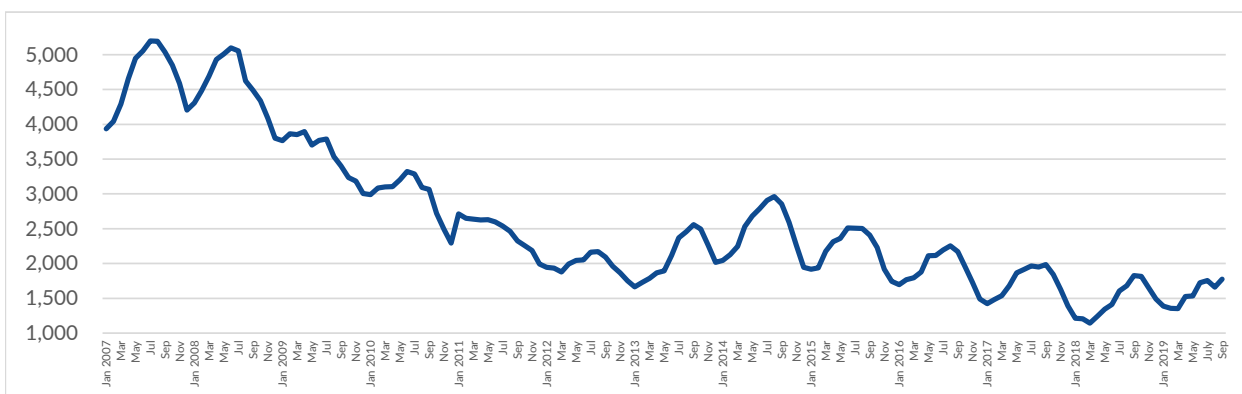
**Closed Sales** High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 916



**Median Sales Price** High: \$355,000 in Aug 2019 | Low: \$133,000 in Apr 2011 | Current Month: \$349,994



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,776





# Ada County — Existing/Resale

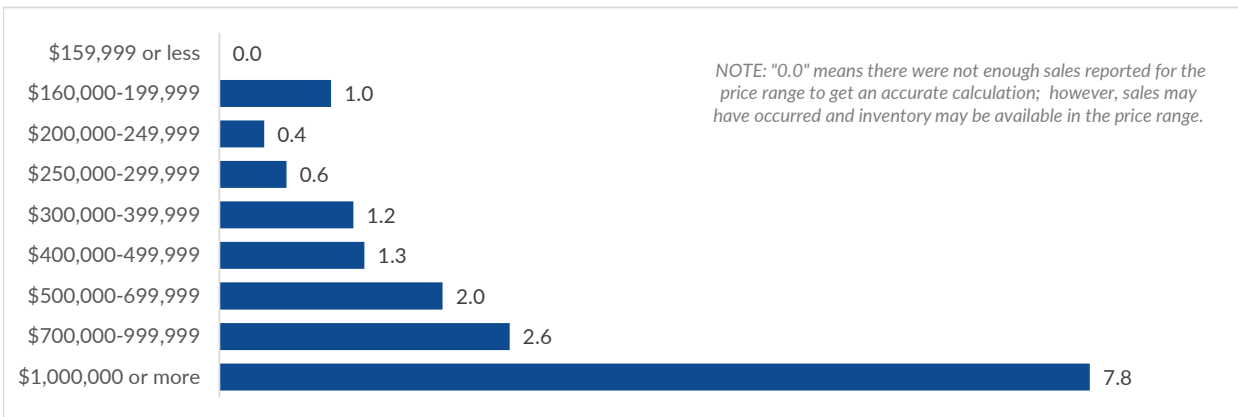
## September 2019 Market Statistics

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Key Metrics	Sep 2018	Sep 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	616	640	3.9%	6,136	5,726	-6.7%
Median Sales Price	\$299,950	<b>\$329,900</b>	10.0%	\$290,000	<b>\$320,820</b>	10.6%
Days on Market	23	<b>26</b>	13.0%	23	<b>24</b>	4.3%
Pending Sales	787	<b>755</b>	-4.1%	--	--	--
Inventory	933	<b>889</b>	-4.7%	--	--	--
Months Supply of Inventory	1.0	<b>1.2</b>	20.0%	--	--	--

## Months Supply of Inventory by Price Range



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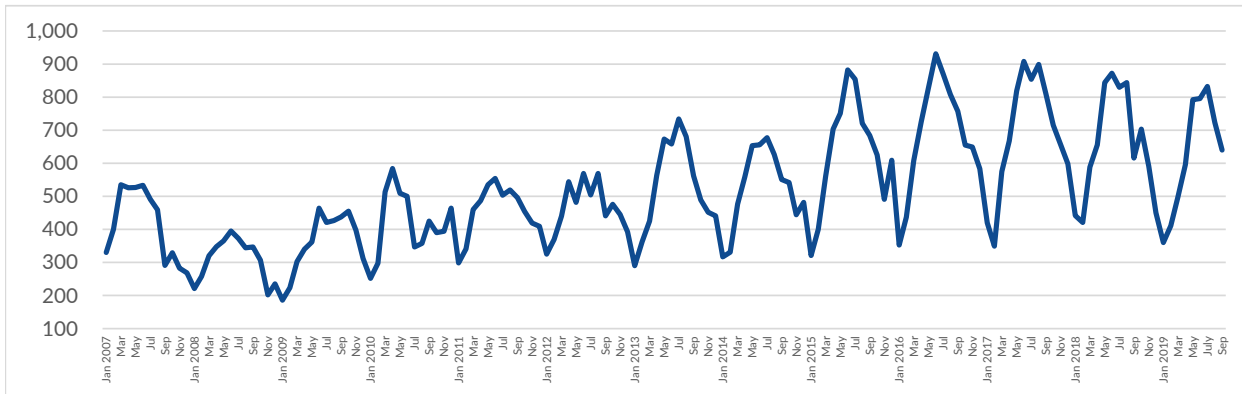
# Ada County — Existing/Resale

## September 2019 Market Statistics

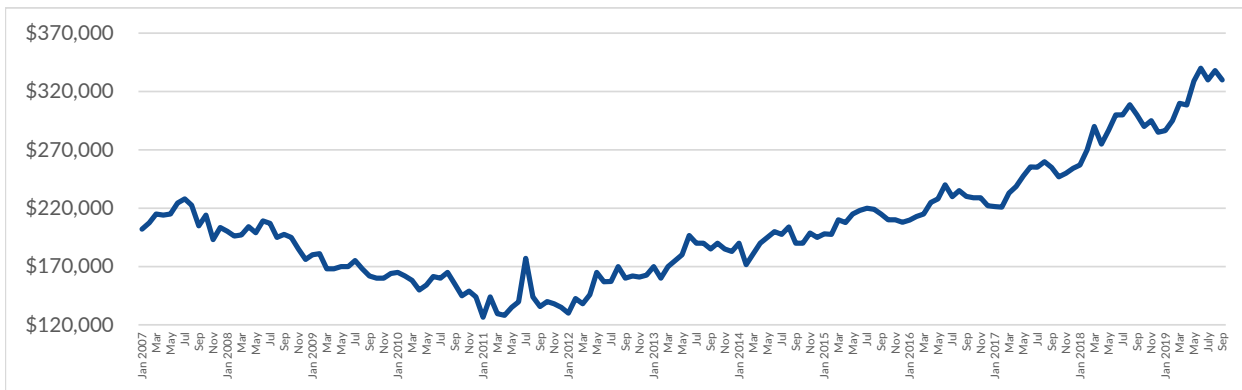
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Data from the Intermountain MLS as of October 11, 2019

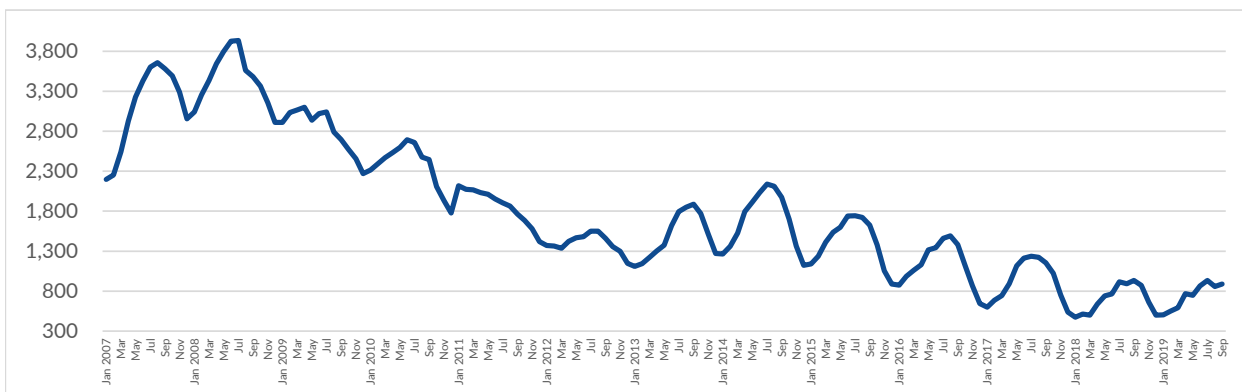
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 640



**Median Sales Price** High: \$339,945 in Jun 2019 | Low: \$126,500 in Jan 2011 | Current Month: \$329,900



**Inventory of Homes for Sale** High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 889





# Ada County – New Construction

## September 2019 Market Statistics

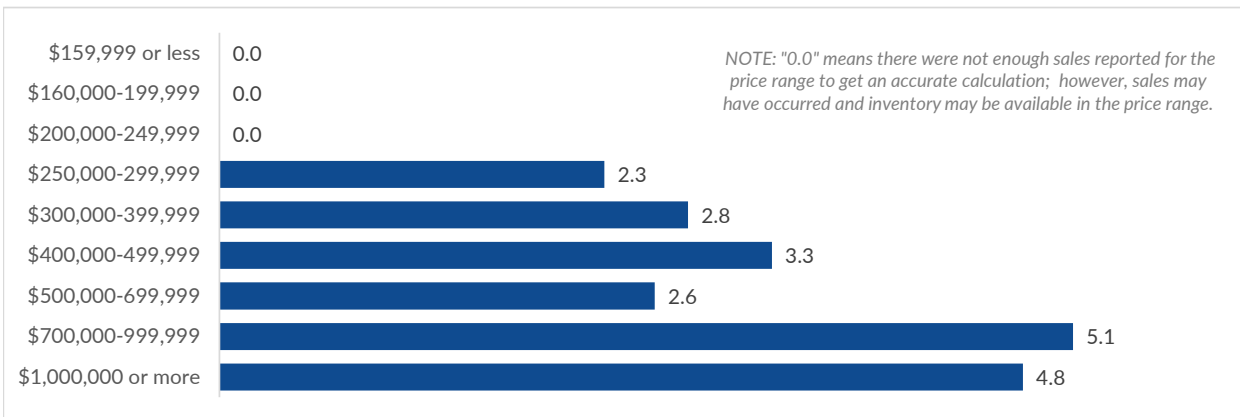
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of October 11, 2019

### Key Metrics

	Sep 2018	Sep 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	253	276	9.1%	2,384	2,733	14.6%
Median Sales Price	\$367,900	\$392,445	6.7%	\$369,148	\$386,990	4.8%
Days on Market	47	53	12.8%	57	64	12.3%
Pending Sales	696	731	5.0%	--	--	--
Inventory	895	887	-0.9%	--	--	--
Months Supply of Inventory	3.1	2.9	-6.5%	--	--	--

### Months Supply of Inventory by Price Range



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

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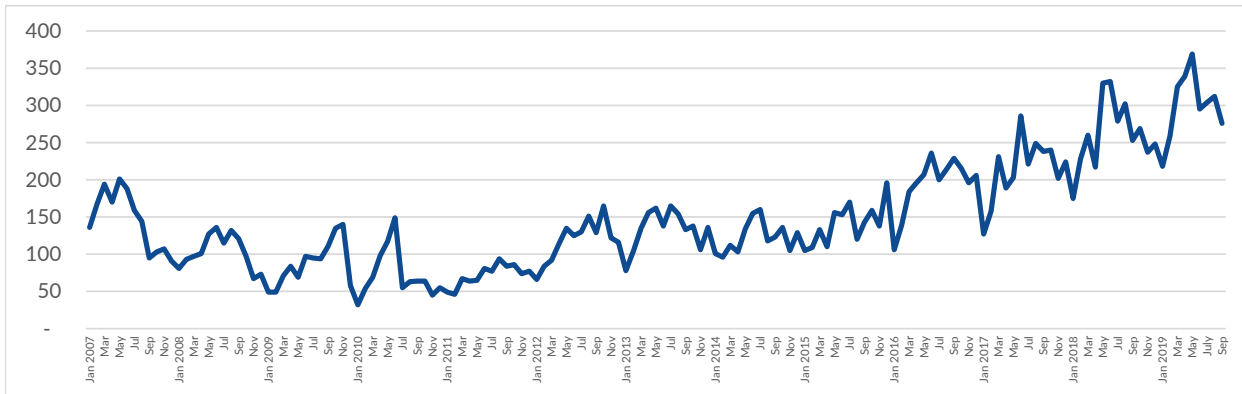
# Ada County – New Construction

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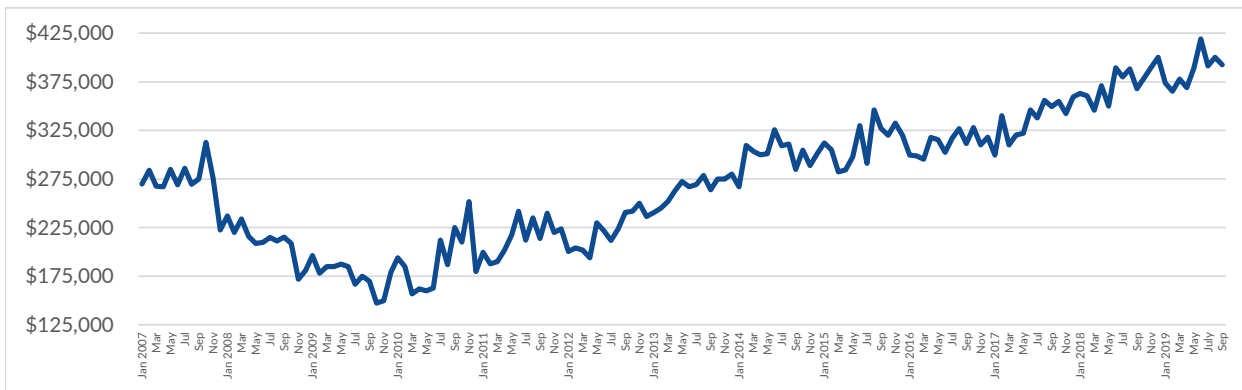
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Data from the Intermountain MLS as of October 11, 2019

**Closed Sales** High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 276



**Median Sales Price** High: \$419,040 in Jun 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$392,445



**Inventory** High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 887

