



Ada County – Single-Family Homes

August 2019 Market Statistics

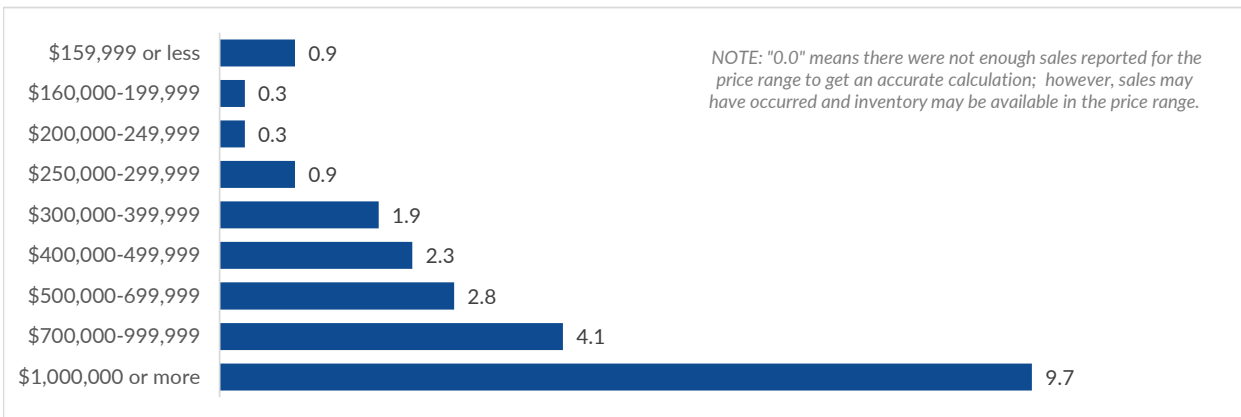
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of September 11, 2019

Key Metrics

Key Metrics	Aug 2018	Aug 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	1,146	1,035	-9.7%	7,655	7,526	-1.7%
Median Sales Price	\$333,100	\$355,000	6.6%	\$310,000	\$340,315	9.8%
Days on Market	26	32	23.1%	33	38	15.2%
Pending Sales	1,542	1,630	5.7%	--	--	--
Inventory	1,681	1,662	-1.1%	--	--	--
Months Supply of Inventory	1.5	1.7	13.3%	--	--	--

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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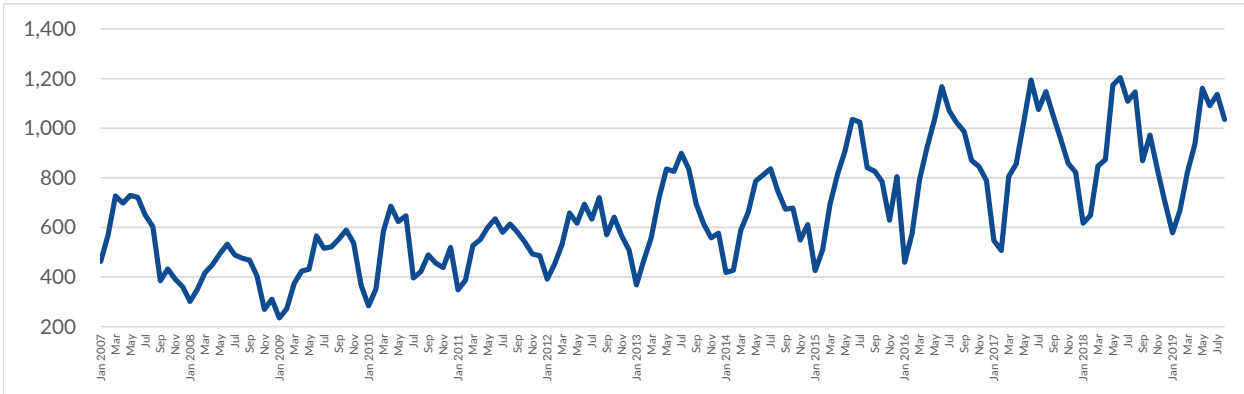
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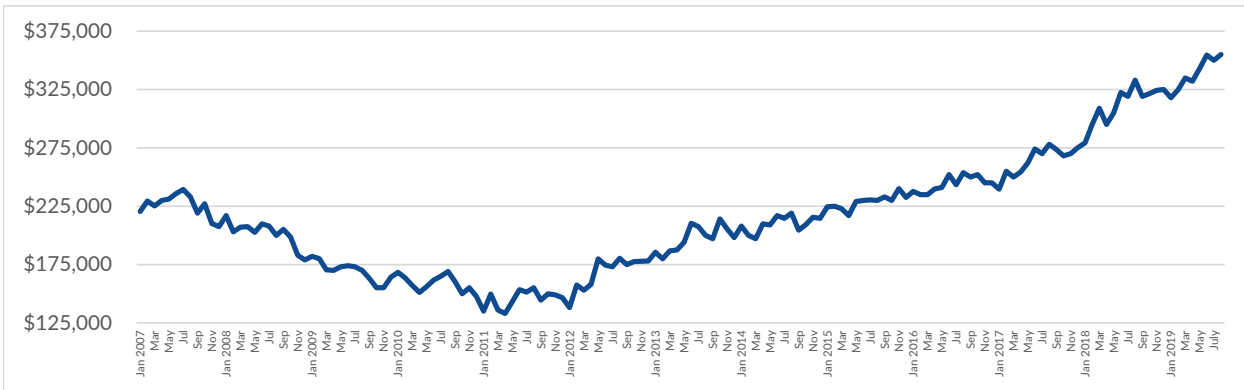
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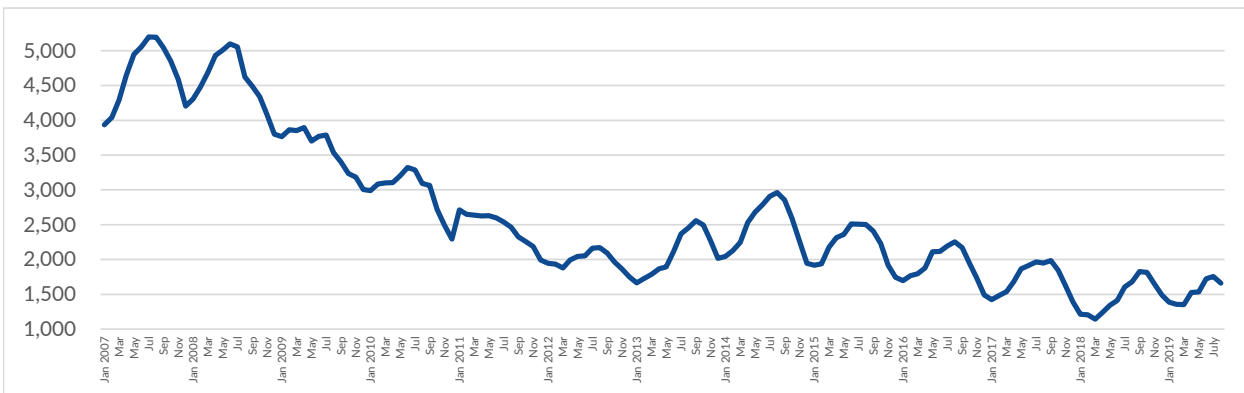
Closed Sales High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 1,035



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



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,662





Ada County – Existing/Resale

August 2019 Market Statistics

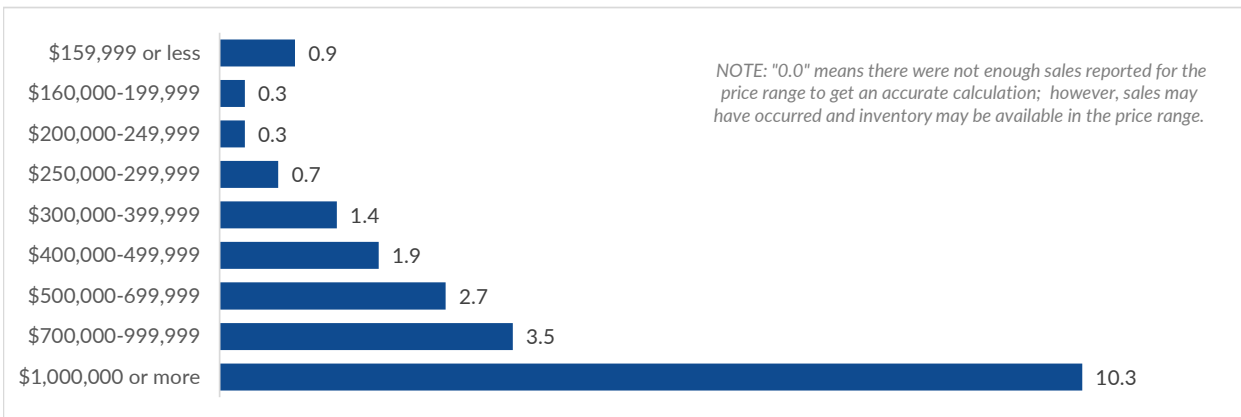
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Key Metrics

Key Metrics	Aug 2018	Aug 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	844	723	-14.3%	5,525	5,074	-8.2%
Median Sales Price	\$308,600	\$338,000	9.5%	\$289,900	\$320,000	10.4%
Days on Market	20	24	20.0%	23	24	4.3%
Pending Sales	843	847	0.5%	--	--	--
Inventory	891	858	-3.7%	--	--	--
Months Supply of Inventory	1.1	1.4	27.3%	--	--	--

Months Supply of Inventory by Price Range



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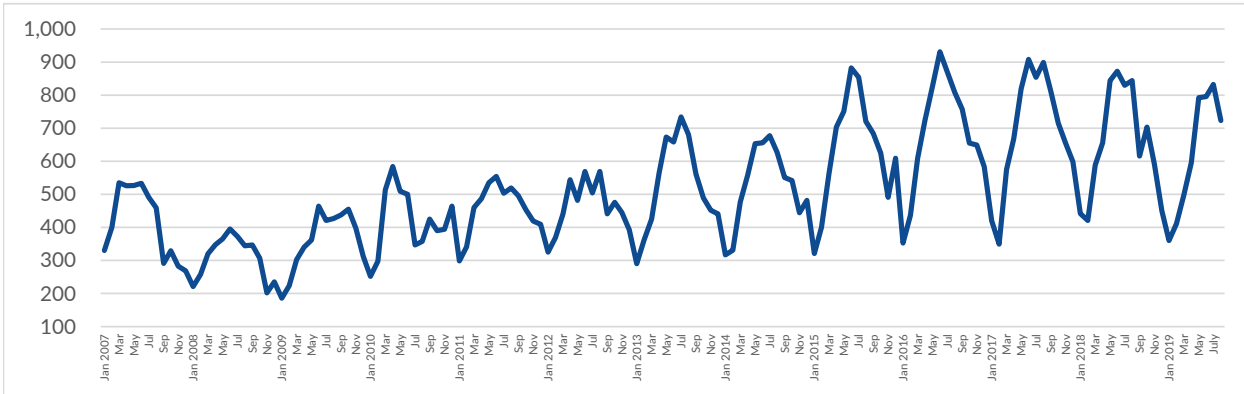
Ada County – Existing/Resale

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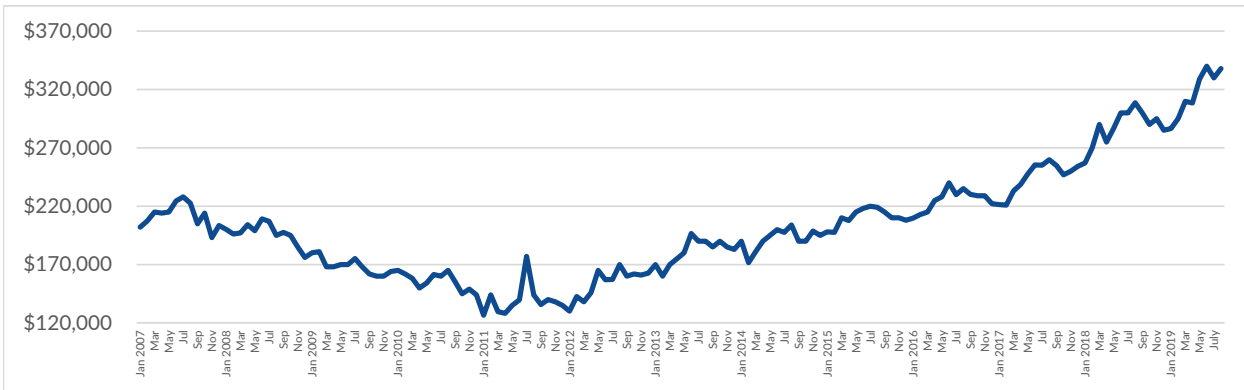
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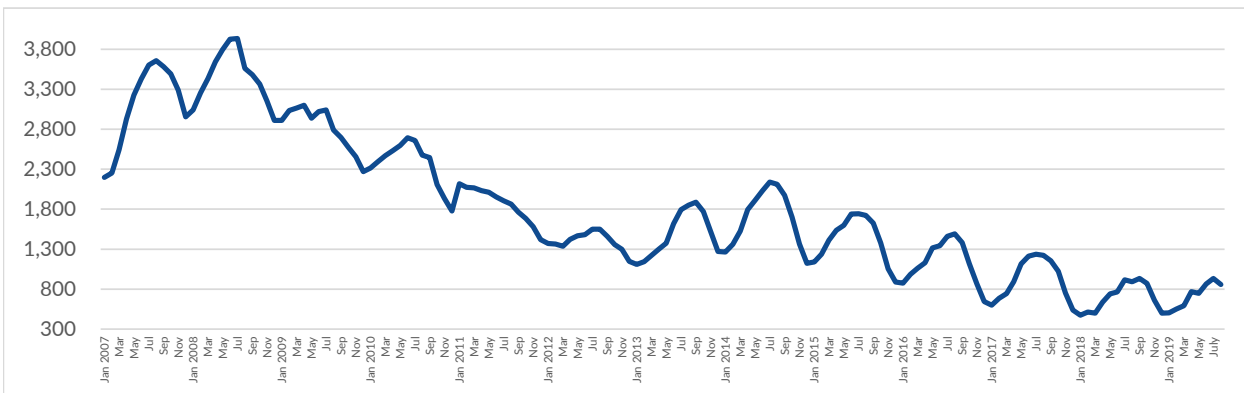
Closed Sales High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 723



Median Sales Price High: \$339,945 in Jun 2019 | Low: \$126,500 in Jan 2011 | Current Month: \$338,000



Inventory of Homes for Sale High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 858





Ada County – New Construction

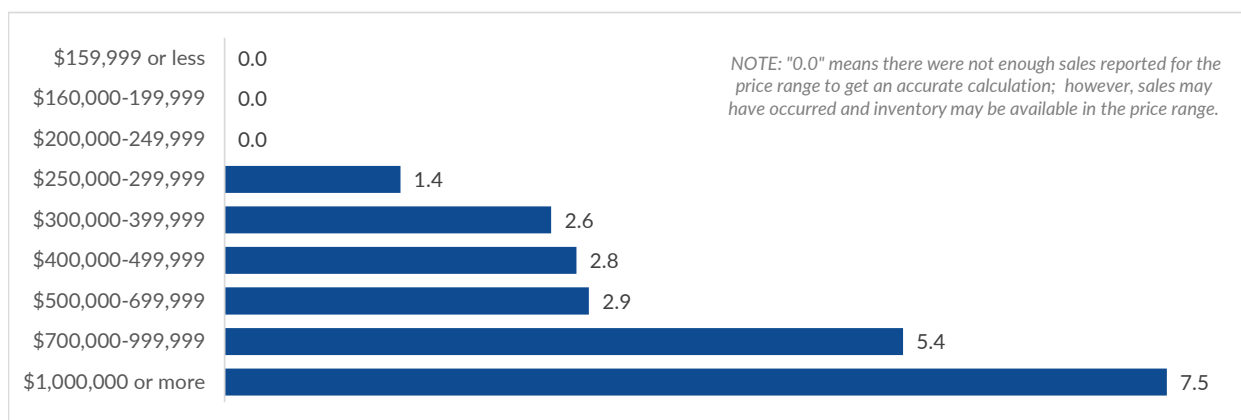
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Key Metrics	Aug 2018	Aug 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	302	312	3.3%	2,130	2,452	15.1%
Median Sales Price	\$388,185	\$399,999	3.0%	\$369,836	\$386,000	4.4%
Days on Market	42	51	21.4%	58	51	-12.1%
Pending Sales	699	783	12.0%	--	--	--
Inventory	790	804	1.8%	--	--	--
Months Supply of Inventory	2.7	2.5	-7.4%	--	--	--

Months Supply of Inventory by Price Range



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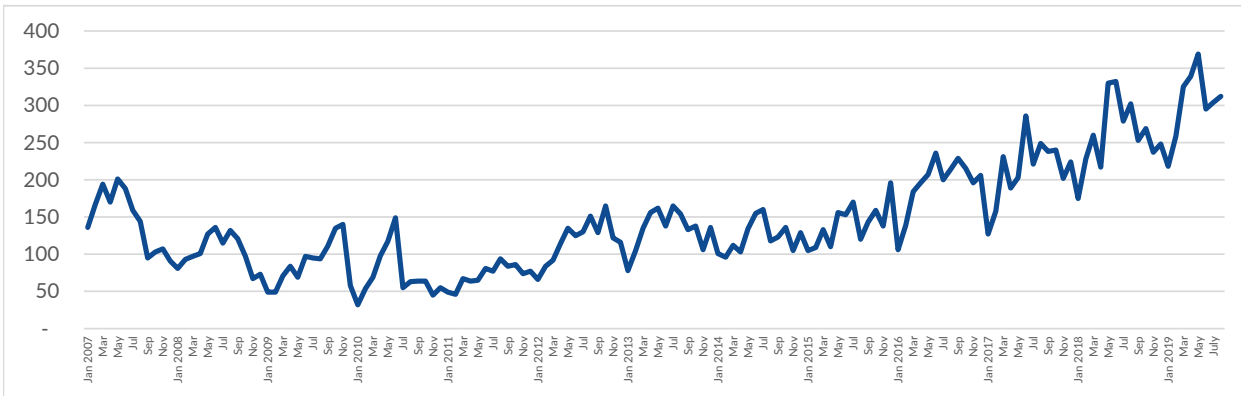
Ada County – New Construction

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Closed Sales High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 312



Median Sales Price High: \$419,040 in Jun 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$399,999

