



# Ada County – Single-Family Homes

## October 2019 Market Statistics

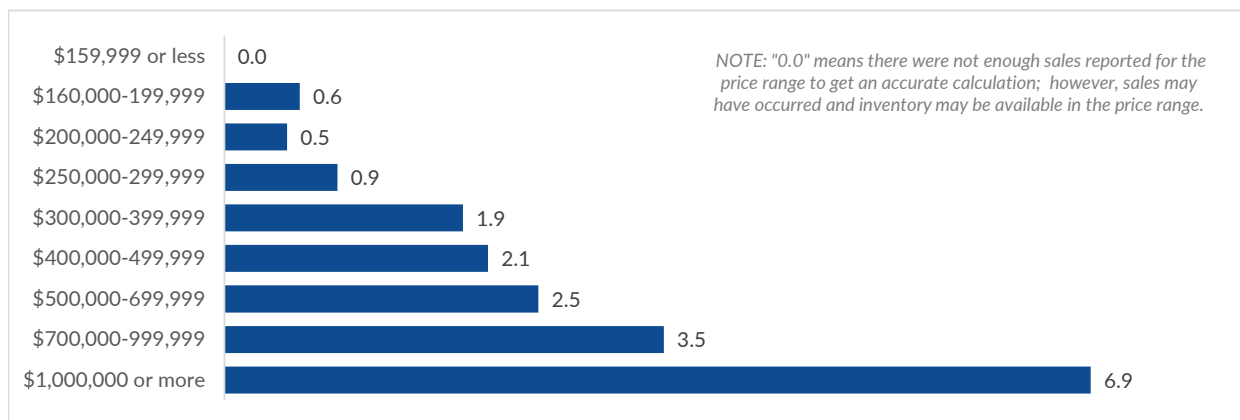
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of November 15, 2019\*

\*Due to a delay from the vendor, the October 2019 statistics were generated manually on November 15, 2019, a few days later than normal. These may be adjusted and re-released at a later date.

Key Metrics	Oct 2018	Oct 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	972	999	2.8%	9,511	9,549	0.4%
Median Sales Price	\$321,398	\$352,000	9.5%	\$311,000	\$343,000	10.3%
Days on Market	31	35	12.9%	32	35	9.4%
Pending Sales	1,333	1,425	6.9%	--	--	--
Inventory	1,816	1,649	-9.2%	--	--	--
Months Supply of Inventory	2.0	1.8	-10.0%	--	--	--

### 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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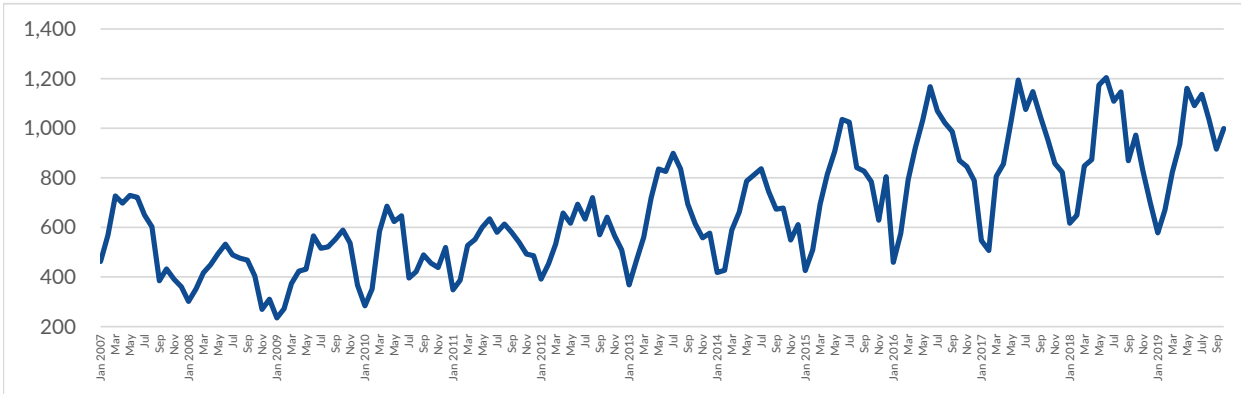
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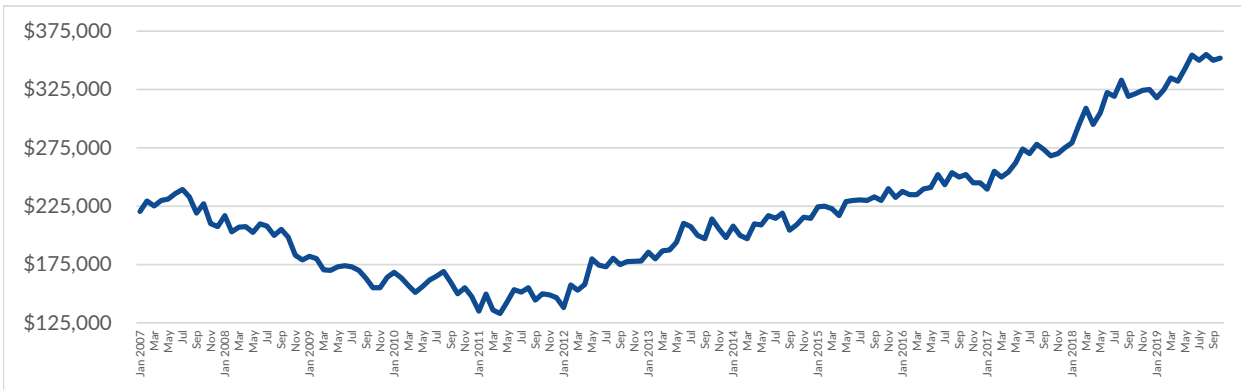
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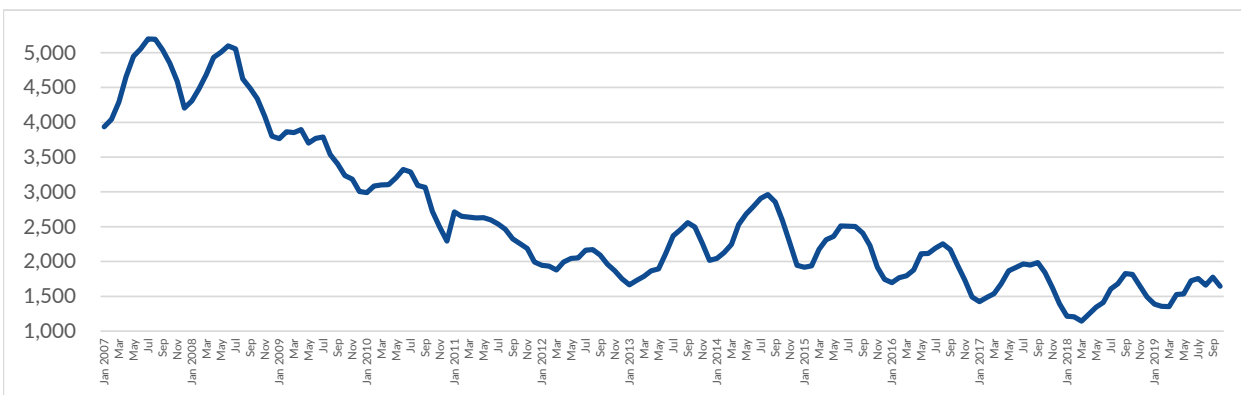
**Closed Sales** High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 999



**Median Sales Price** High: \$355,000 in Aug 2019 | Low: \$133,000 in Apr 2011 | Current Month: \$352,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,649





# Ada County – Existing/Resale

## October 2019 Market Statistics

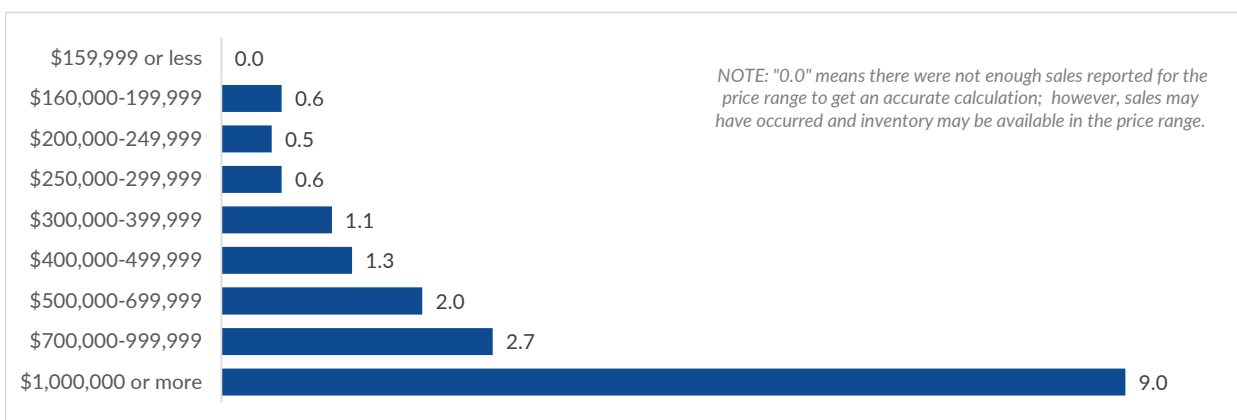
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Key Metrics	Oct 2018	Oct 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	703	698	-0.7%	6,857	6,580	-4.0%
Median Sales Price	\$290,000	\$328,250	13.2%	\$290,000	\$324,000	11.7%
Days on Market	25	26	4.0%	23	23	0.0%
Pending Sales	669	730	9.1%	--	--	--
Inventory	870	753	-13.4%	--	--	--
Months Supply of Inventory	1.3	1.2	-7.7%	--	--	--

### Months Supply of Inventory by Price Range



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

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# Ada County – Existing/Resale

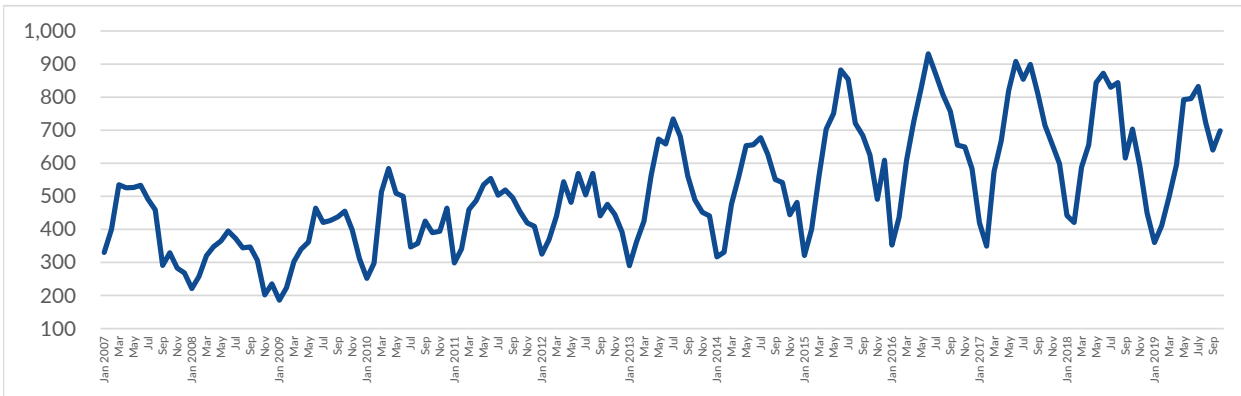
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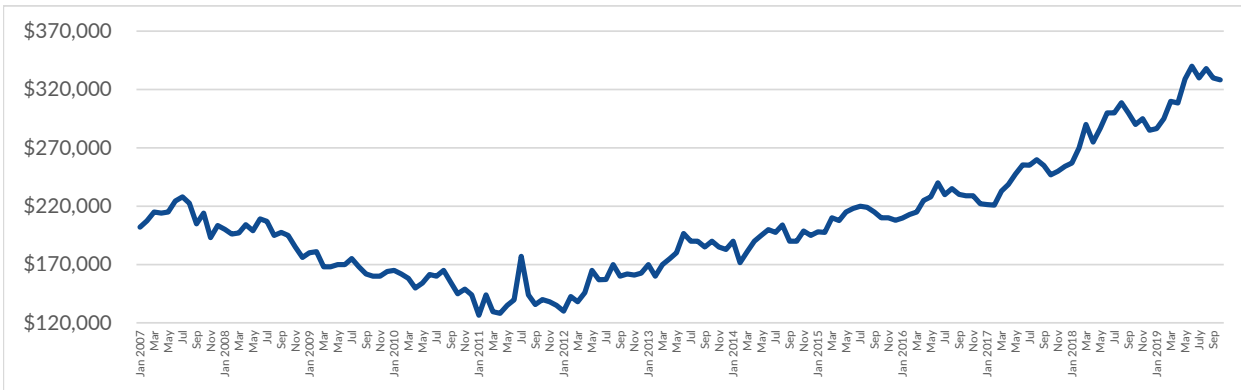
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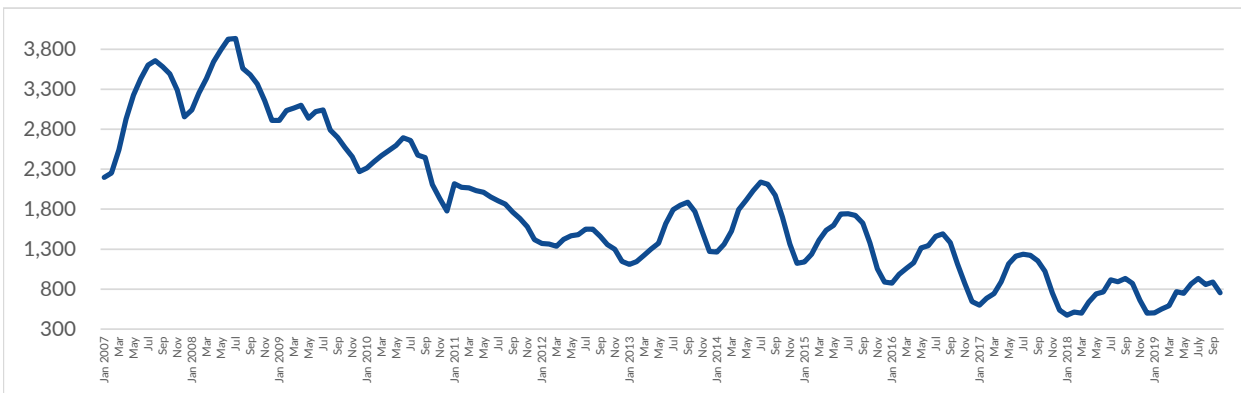
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 698



**Median Sales Price** High: \$339,945 in Jun 2019 | Low: \$126,500 in Jan 2011 | Current Month: \$328,250



**Inventory of Homes for Sale** High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 753





# Ada County – New Construction

## October 2019 Market Statistics

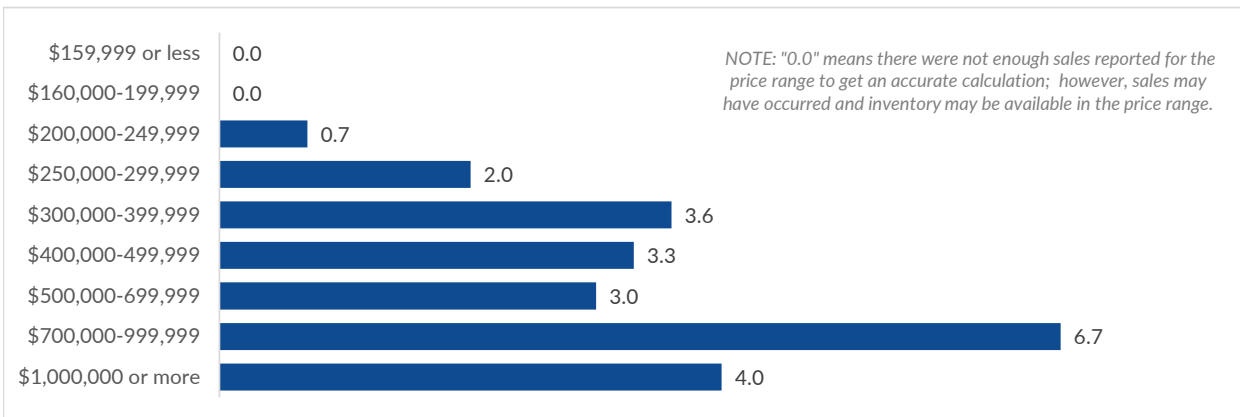
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Key Metrics	Oct 2018	Oct 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	269	301	11.9%	2,654	2,969	11.9%
Median Sales Price	\$378,976	\$401,702	6.0%	\$369,951	\$389,900	5.4%
Days on Market	45	59	31.1%	56	63	12.5%
Pending Sales	664	722	8.7%	--	--	--
Inventory	946	892	-5.7%	--	--	--
Months Supply of Inventory	3.7	3.2	-13.5%	--	--	--

### Months Supply of Inventory by Price Range



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

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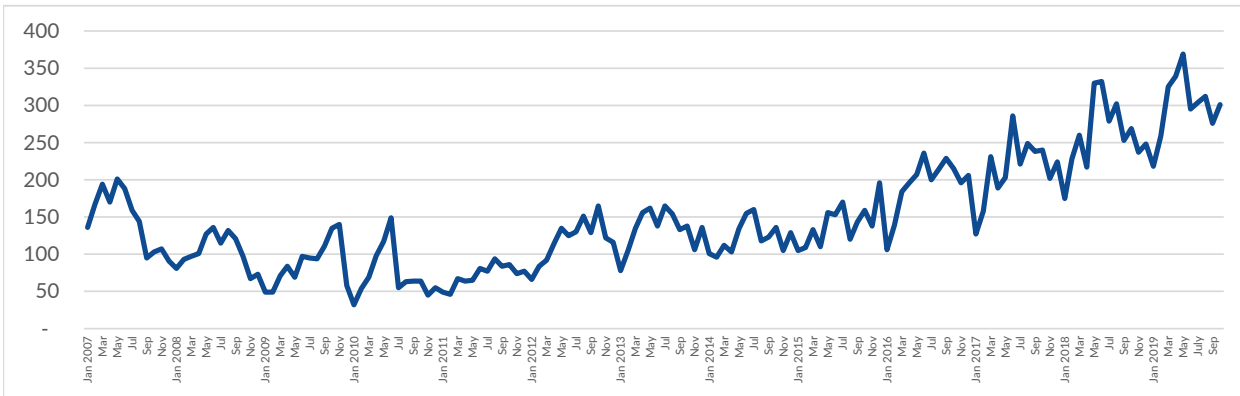
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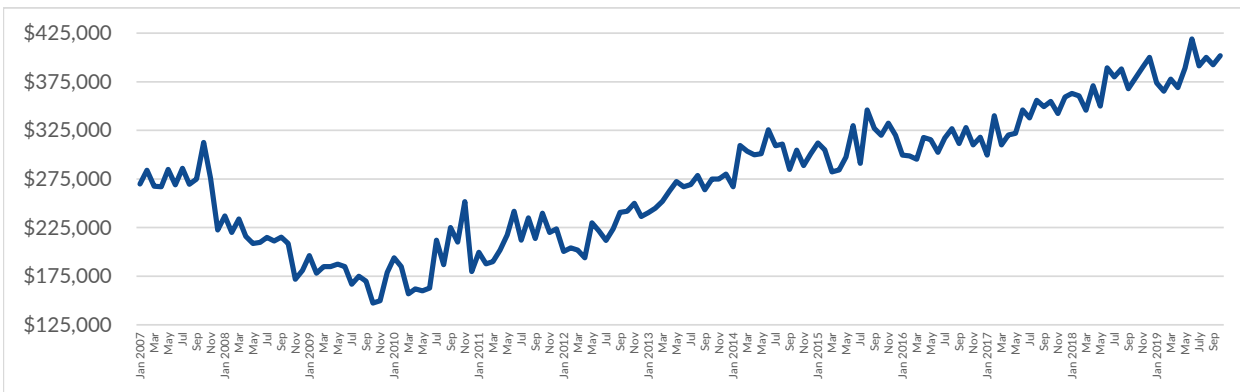
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**Closed Sales** High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 301



**Median Sales Price** High: \$419,040 in Jun 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$401,702



**Inventory** High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 892

