



# Ada County – Single-Family Homes

## December 2019 Market Statistics

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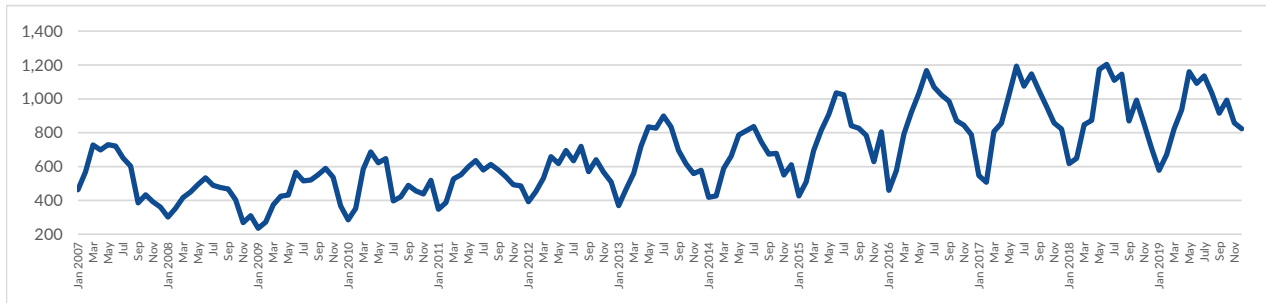
Data from the Intermountain MLS as of January 17, 2020

### Key Metrics

Key Metrics	Dec 2018	Dec 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	708	823	16.2%	11,097	11,147	0.5%
Median Sales Price	\$325,000	\$350,000	7.7%	\$314,000	\$345,000	9.9%
Days on Market	39	49	25.6%	33	39	18.2%
Pending Sales	1,084	1,460	34.7%	--	--	--
Inventory	1,491	1,631	9.4%	--	--	--
Months Supply of Inventory	1.9	1.8	-5.3%	--	--	--

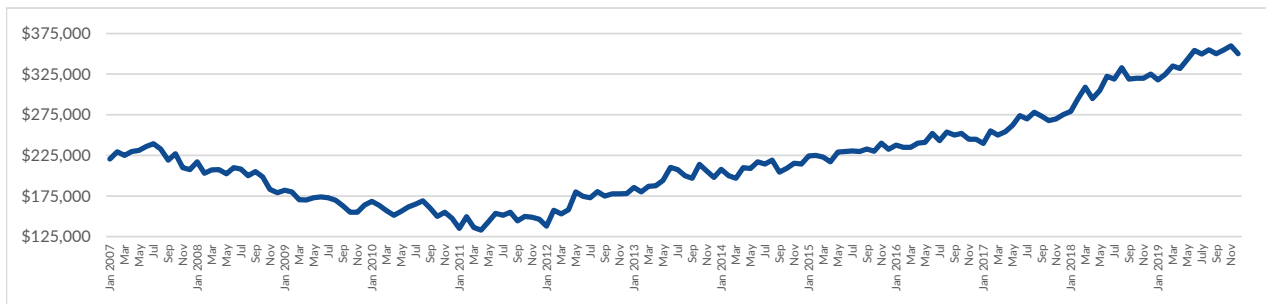
### Closed Sales

High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 823



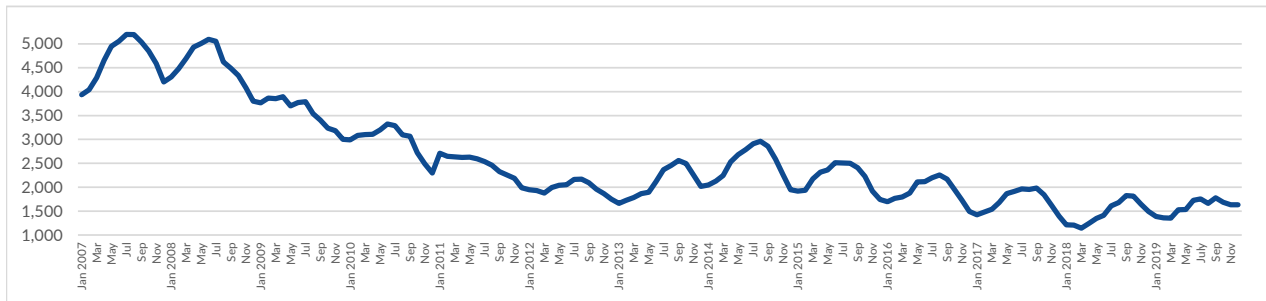
### Median Sales Price

High: \$359,900 in Nov 2019 | Low: \$133,000 in Apr 2011 | Current Month: \$350,000



### Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,631



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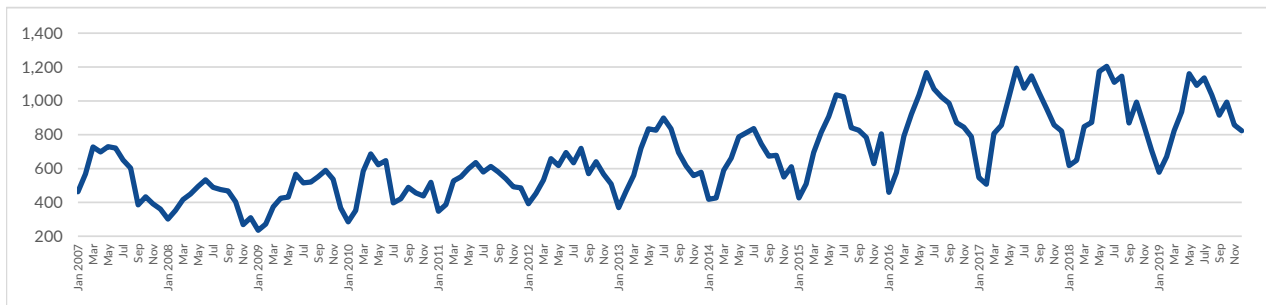
# Ada County – Existing/Resale

## December 2019 Market Statistics

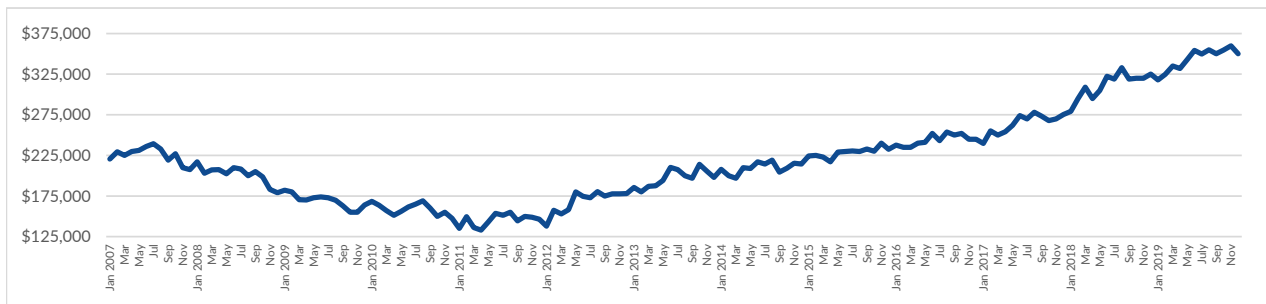
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Data from the Intermountain MLS as of January 17, 2020

Key Metrics	Dec 2018	Dec 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	457	504	10.3%	7,944	7,511	-5.5%
Median Sales Price	\$285,000	\$330,000	15.8%	\$290,000	\$324,900	12.0%
Days on Market	32	33	3.1%	24	26	8.3%
Pending Sales	467	721	54.4%	--	--	--
Inventory	498	725	45.6%	--	--	--
Months Supply of Inventory	0.9	1.3	44.4%	--	--	--

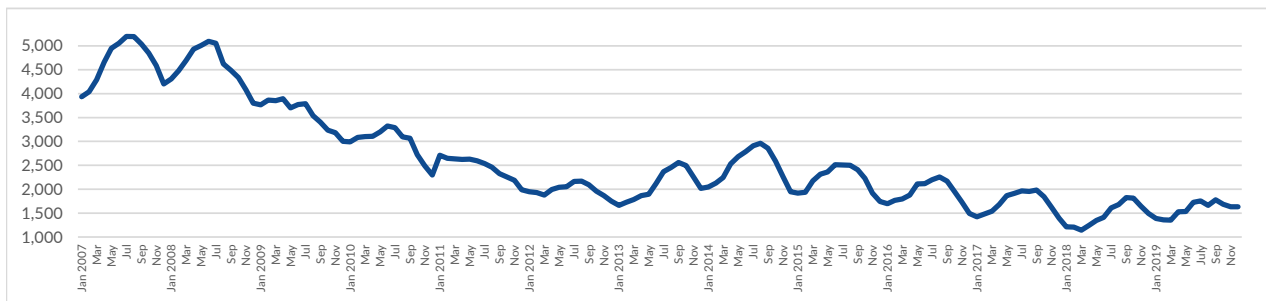
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 504



**Median Sales Price** High: \$339,945 in Jun 2019 | Low: \$126,500 in Jan 2011 | Current Month: \$330,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 474 in Jan 2018 | Current Month: 725



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# Ada County – New Construction

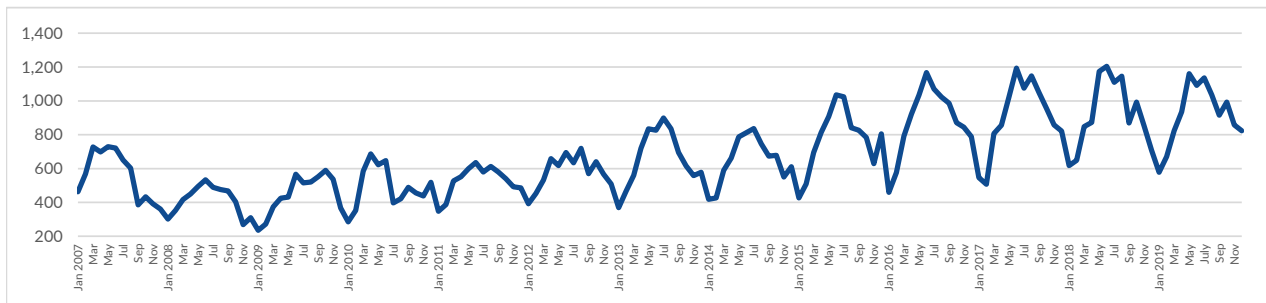
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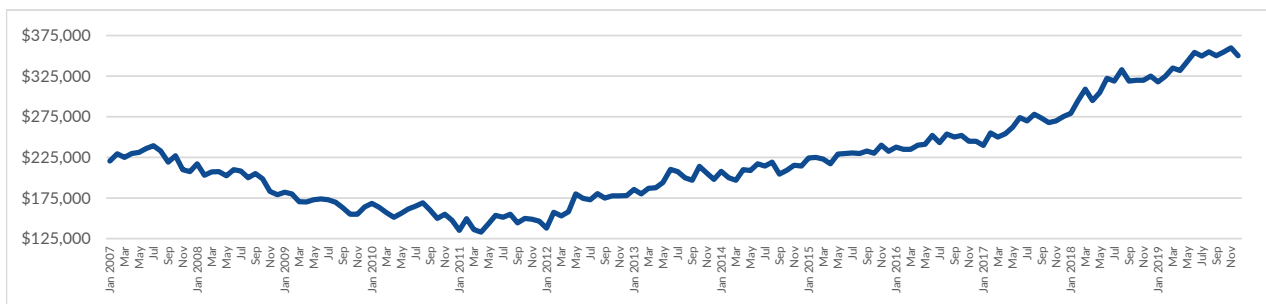
Data from the Intermountain MLS as of January 17, 2020

Key Metrics	Dec 2018	Dec 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	251	319	27.1%	3,153	3,636	15.3%
Median Sales Price	\$399,990	\$399,990	0.0%	\$373,897	\$392,400	4.9%
Days on Market	52	74	42.3%	54	65	20.4%
Pending Sales	617	739	19.8%	--	--	--
Inventory	993	906	-8.8%	--	--	--
Months Supply of Inventory	4.0	2.9	-27.5%	--	--	--

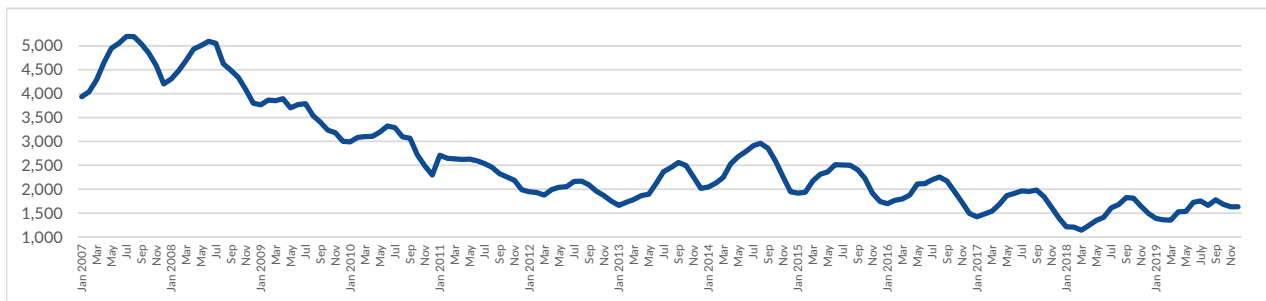
**Closed Sales** High: 508 in Aug 2008 | Low: 32 in Jan 2010 | Current Month: 319



**Median Sales Price** High: \$439,849 in Nov 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$399,990



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 | Low: 495 in Jun 2013 | Current Month: 906



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