



# Ada County – Single-Family Homes

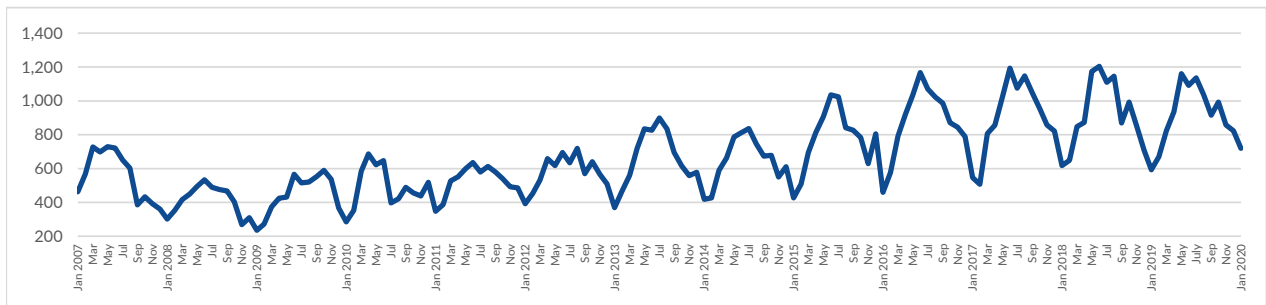
## January 2020 Market Statistics

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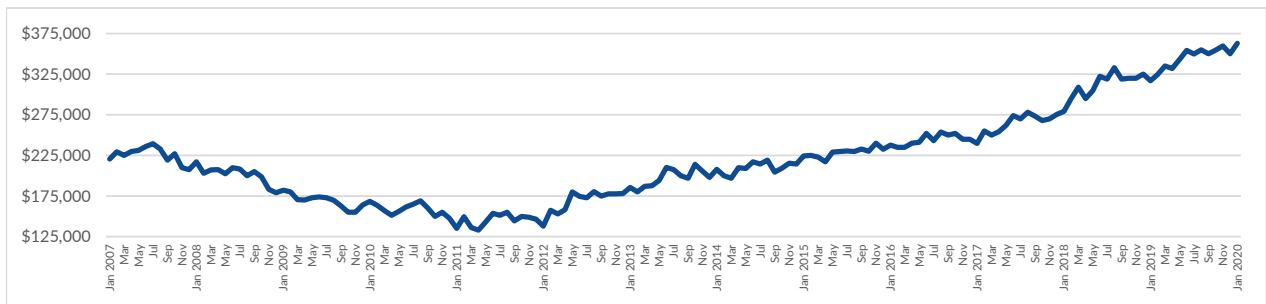
Data from the Intermountain MLS as of February 11, 2020

Key Metrics	Jan 2019	Jan 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	592	719	21.5%	592	719	21.5%
Median Sales Price	\$316,999	\$363,000	14.5%	\$316,999	\$363,000	14.5%
Days on Market	49	53	8.2%	49	53	8.2%
Pending Sales	1,283	1,352	5.4%	--	--	--
Inventory	1,388	1,115	-19.7%	--	--	--
Months Supply of Inventory	2.2	1.4	-36.4%	--	--	--

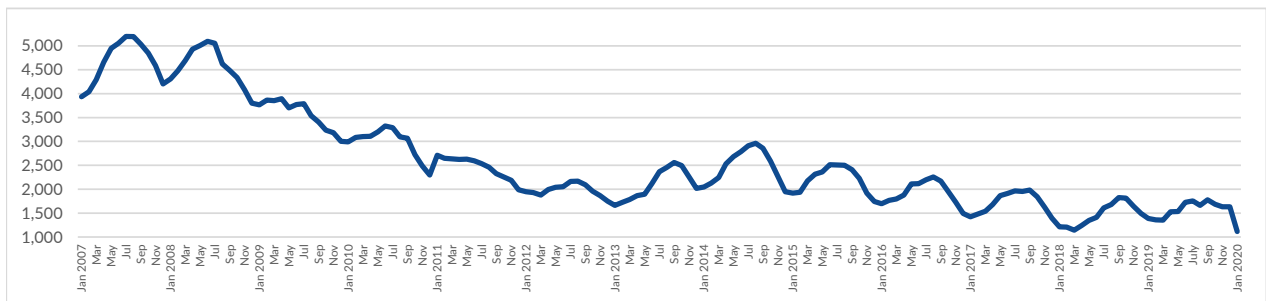
**Closed Sales** High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 719



**Median Sales Price** High: \$363,000 in Jan 2020 | Low: \$133,000 in Apr 2011 | Current Month: \$363,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,115 in Jan 2020 | Current Month: 1,115



These statistics are based upon information secured by the agent from the owner or their representative and reported to the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR). 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 geography noted 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. For additional information, please visit [boirealtors.com/notes-on-data-sources-and-methodology](http://boirealtors.com/notes-on-data-sources-and-methodology). If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation: [intermountainmls.com/agentsearch](http://intermountainmls.com/agentsearch).



# Ada County – Existing/Resale

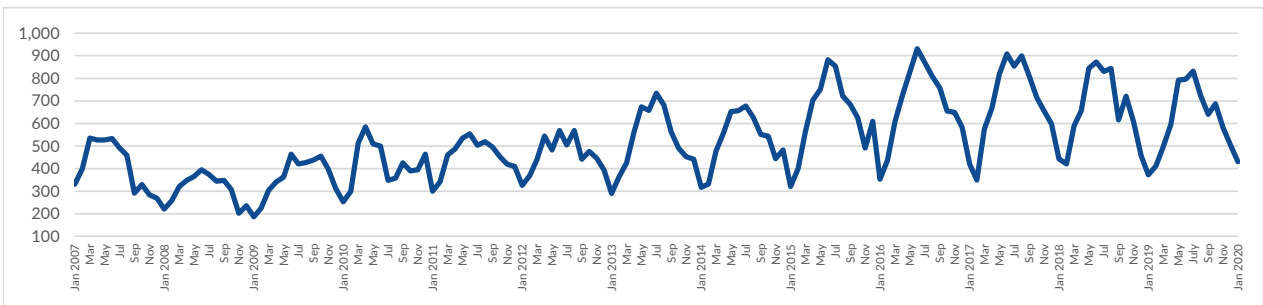
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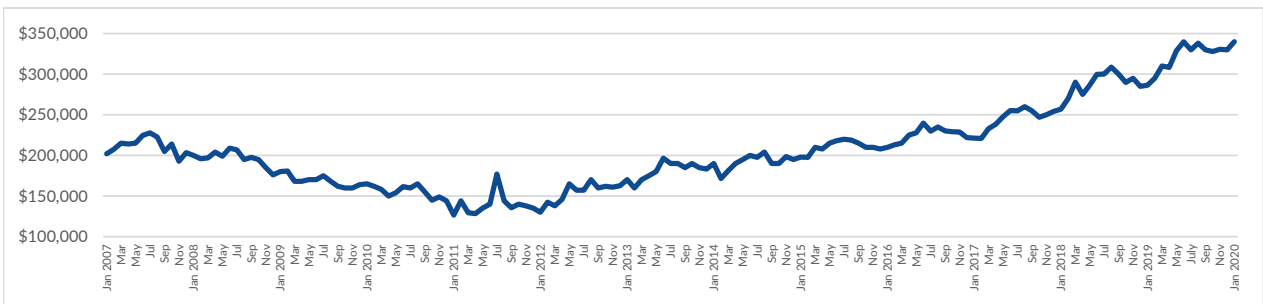
Data from the Intermountain MLS as of February 11, 2020

Key Metrics	Jan 2019	Jan 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	372	430	15.6%	372	430	15.6%
Median Sales Price	\$286,450	\$340,000	18.7%	\$286,450	\$340,000	18.7%
Days on Market	41	39	-4.9%	41	39	-4.9%
Pending Sales	561	522	-7.0%	--	--	--
Inventory	502	361	-28.1%	--	--	--
Months Supply of Inventory	1.2	0.8	-33.3%	--	--	--

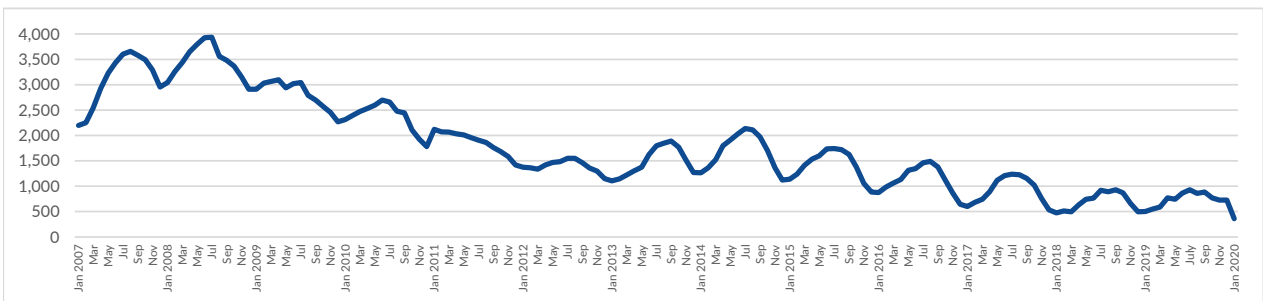
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 430



**Median Sales Price** High: \$340,000 in Jan 2020 | Low: \$126,500 in Jan 2011 | Current Month: \$340,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 361 in Jan 2020 | Current Month: 361



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# Ada County – New Construction

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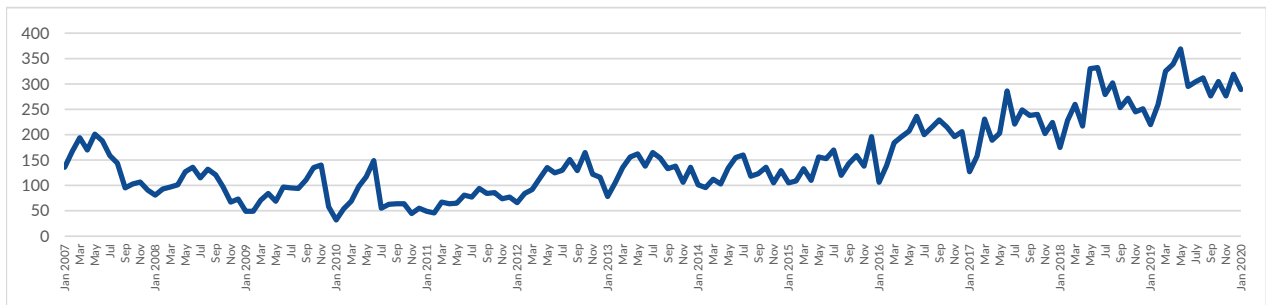
Data from the Intermountain MLS as of February 11, 2020

### Key Metrics

Key Metrics	Jan 2019	Jan 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	220	289	31.4%	220	289	31.4%
Median Sales Price	\$373,786	\$419,440	12.2%	\$373,786	\$419,440	12.2%
Days on Market	62	75	21.0%	62	75	21.0%
Pending Sales	722	830	15.0%	--	--	--
Inventory	886	754	-14.9%	--	--	--
Months Supply of Inventory	3.9	2.5	-35.9%	--	--	--

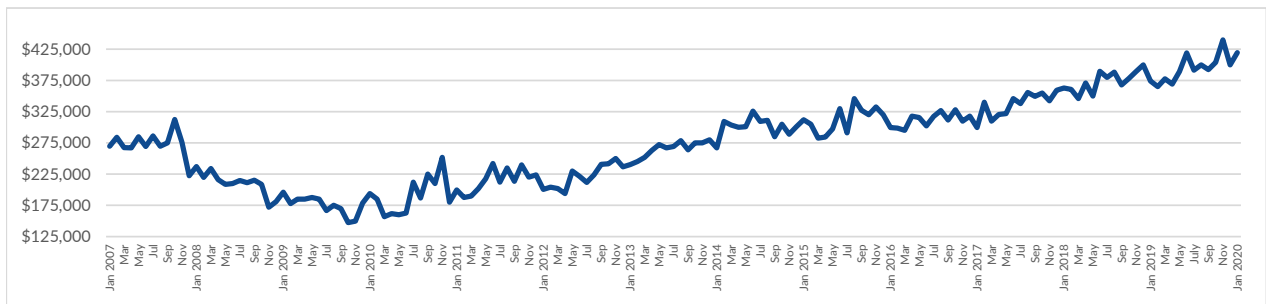
### Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 289



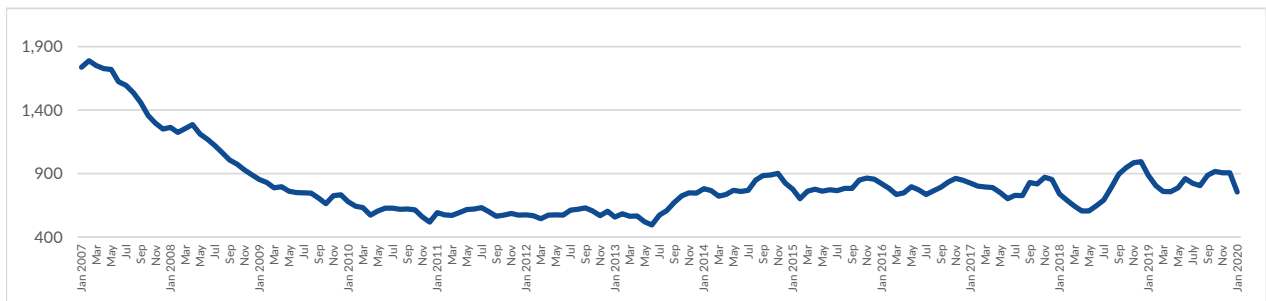
### Median Sales Price

High: \$439,849 in Nov 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$419,440



### Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 495 in Jun 2013 | Current Month: 7



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