



Ada County – Single-Family Homes

March 2020 Market Statistics

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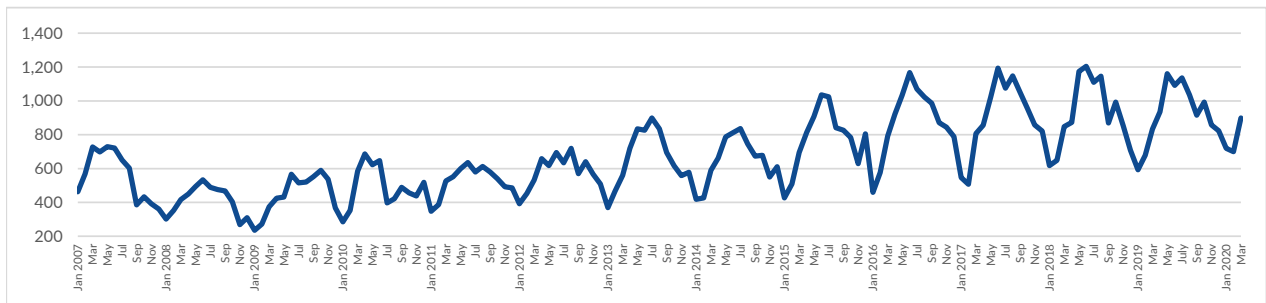
Data from the Intermountain MLS as of April 11, 2020

Key Metrics

Key Metrics	Mar 2019	Mar 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	833	899	7.9%	2,104	2,323	10.4%
Median Sales Price	\$335,000	\$367,000	9.6%	\$326,758	\$364,900	11.7%
Days on Market	49	43	-12.2%	50	48	-4.0%
Pending Sales	1,633	1,460	-10.6%	--	--	--
Inventory	1,352	1,390	2.8%	--	--	--
Months Supply of Inventory	1.8	1.7	-5.6%	--	--	--

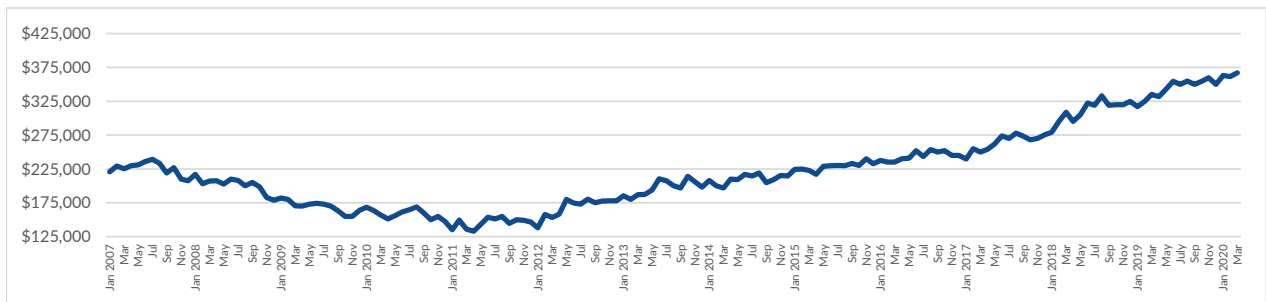
Closed Sales

High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 899



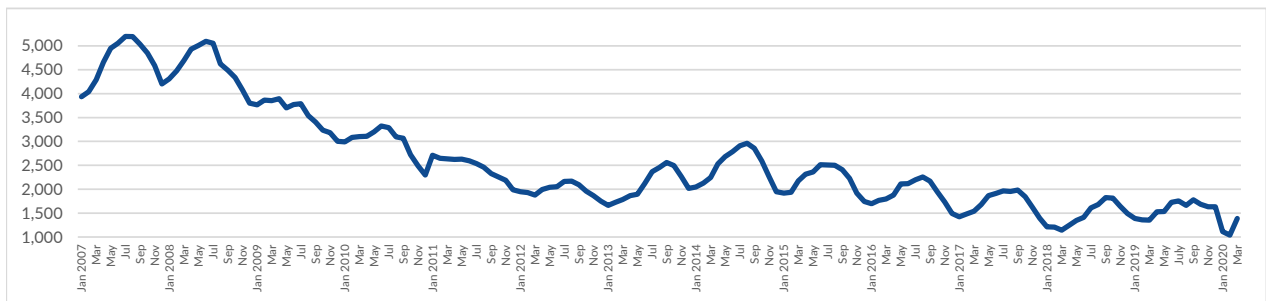
Median Sales Price

High: \$367,000 in Mar 2020 | Low: \$133,000 in Apr 2011 | Current Month: \$367,000



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 1,039 in Feb 2020 | Current Month: 1,390



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Ada County – Existing/Resale

March 2020 Market Statistics

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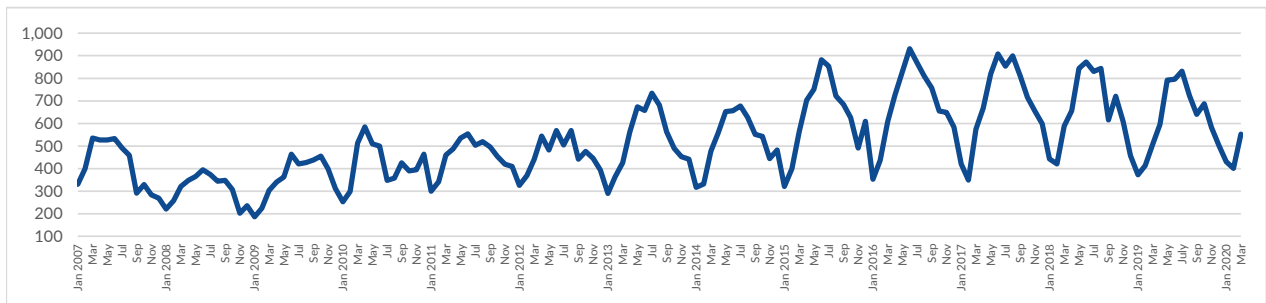
Data from the Intermountain MLS as of April 11, 2020

Key Metrics

Key Metrics	Mar 2019	Mar 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	504	552	9.5%	1,289	1,386	7.5%
Median Sales Price	\$307,875	\$352,250	14.4%	\$298,900	\$347,275	16.2%
Days on Market	29	21	-27.6%	35	30	-14.3%
Pending Sales	774	587	-24.2%	--	--	--
Inventory	592	652	10.1%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

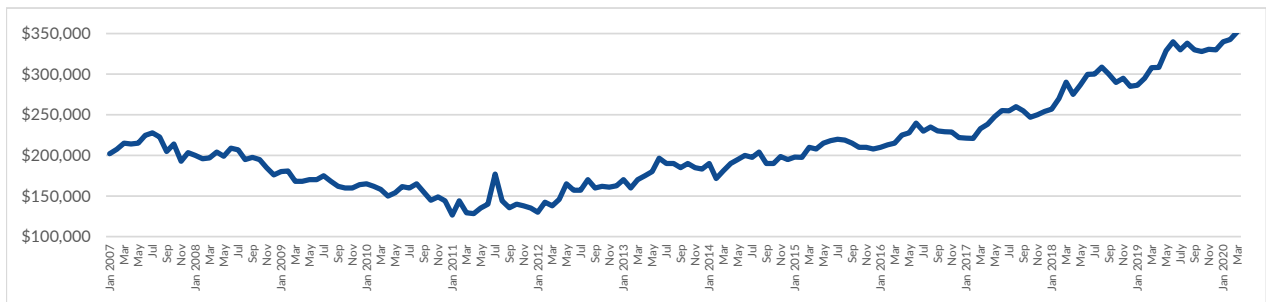
Closed Sales

High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 552



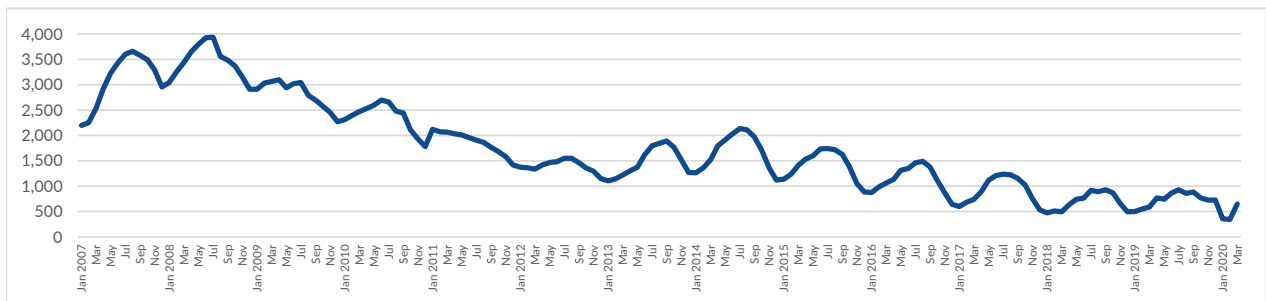
Median Sales Price

High: \$352,250 in Mar 2020 | Low: \$126,500 in Jan 2011 | Current Month: \$352,250



Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 344 in Feb 2020 | Current Month: 652



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Ada County – New Construction

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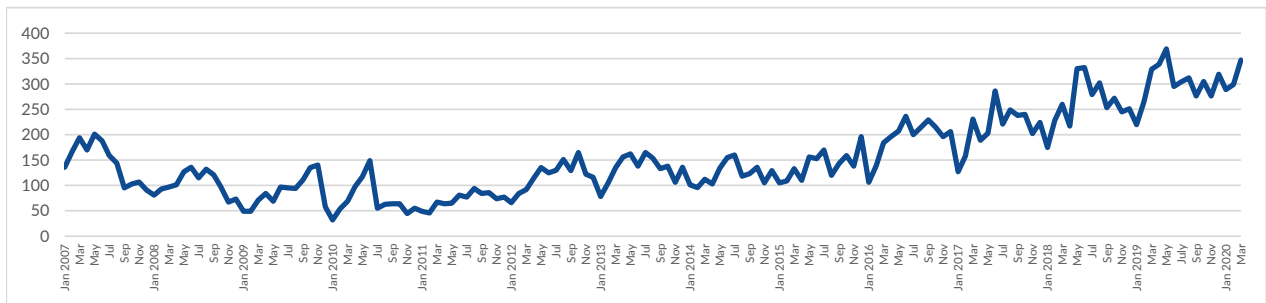
Data from the Intermountain MLS as of April 11, 2020

Key Metrics

	Mar 2019	Mar 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	329	347	5.5%	815	937	15.0%
Median Sales Price	\$378,650	\$409,900	8.3%	\$374,947	\$407,000	8.5%
Days on Market	80	78	-2.5%	75	75	0.0%
Pending Sales	859	873	1.6%	--	--	--
Inventory	760	738	-2.9%	--	--	--
Months Supply of Inventory	2.6	2.2	-15.4%	--	--	--

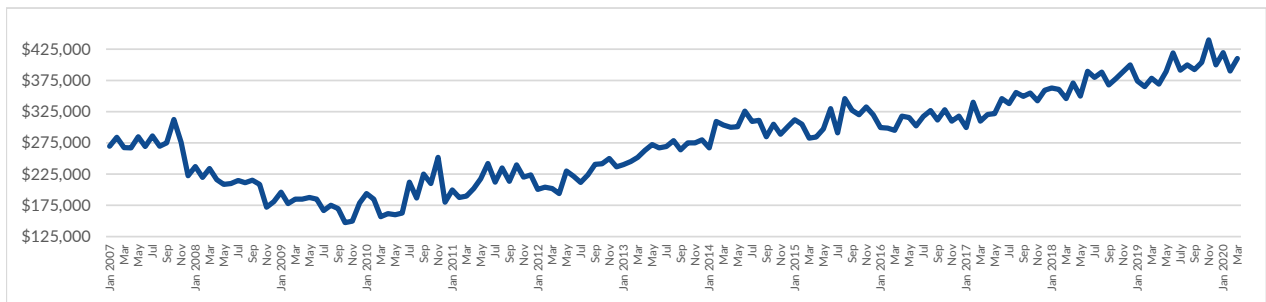
Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 347



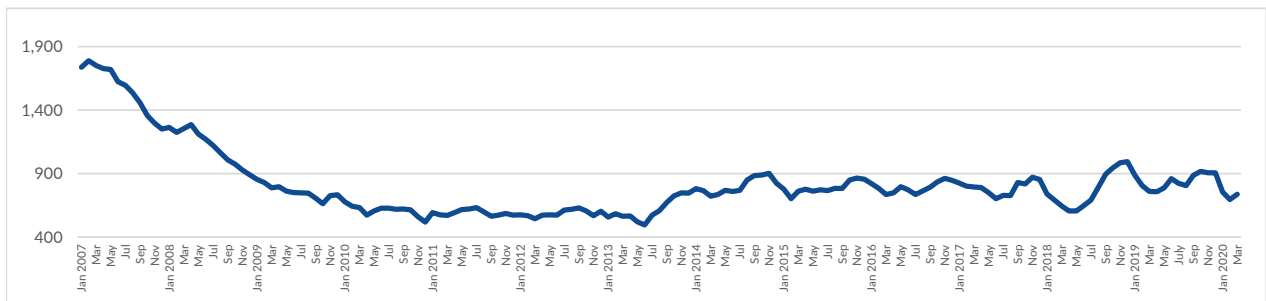
Median Sales Price

High: \$439,849 in Nov 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$409,900



Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 495 in Jun 2013 | Current Month: 738



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