



Ada County – Single-Family Homes

April 2020 Market Statistics

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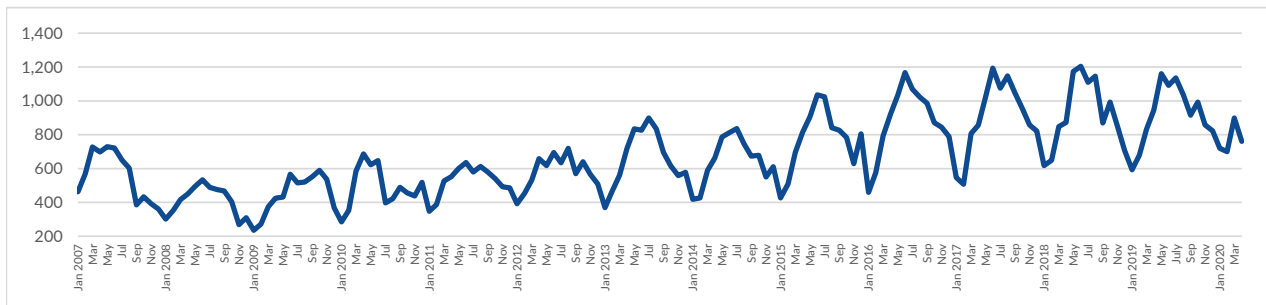
Data from the Intermountain MLS as of May 11, 2020

Key Metrics

	Apr 2019	Apr 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	945	761	-19.5%	3,049	3,090	1.3%
Median Sales Price	\$330,000	\$374,900	13.6%	\$329,900	\$366,150	11.0%
Days on Market	41	33	-19.5%	47	45	-4.3%
Pending Sales	1,482	1,561	5.3%	--	--	--
Inventory	1,793	1,454	-18.9%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

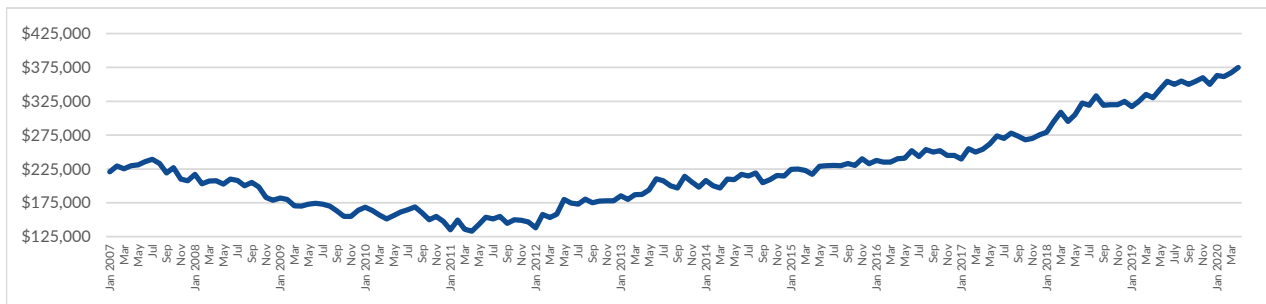
Closed Sales

High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 761



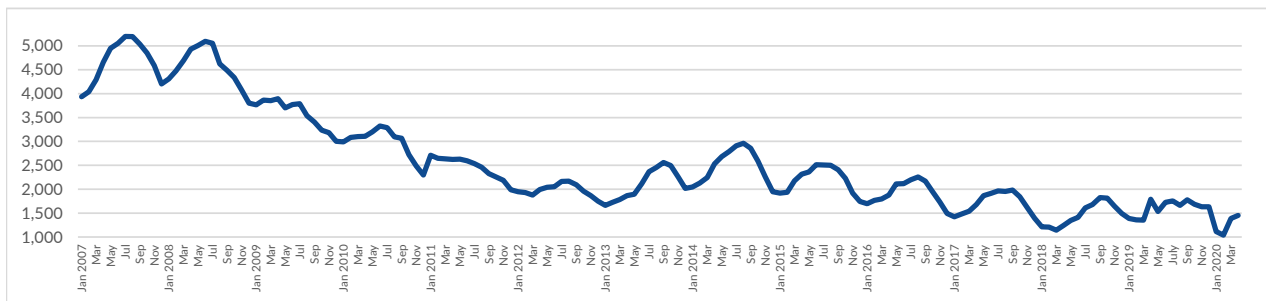
Median Sales Price

High: \$374,900 in Apr 2020 | Low: \$133,000 in Apr 2011 | Current Month: \$374,900



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 1,039 in Feb 2020 | Current Month: 1,454



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. If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation: intermountainmls.com/agentsearch.



Ada County – Existing/Resale

April 2020 Market Statistics

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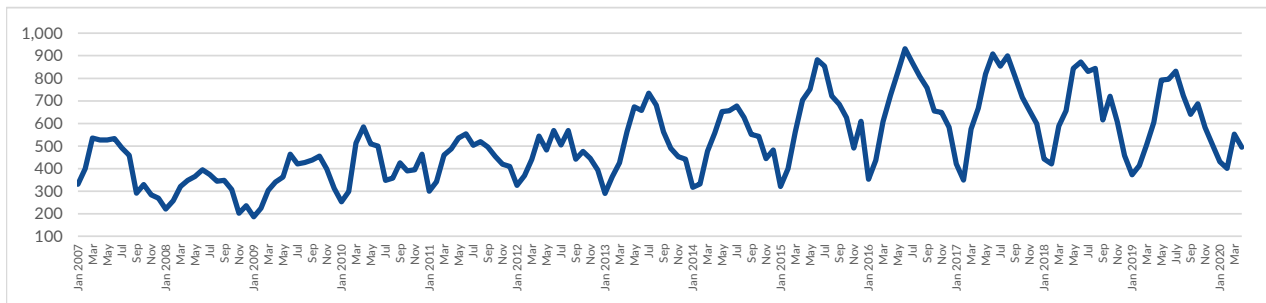
Data from the Intermountain MLS as of May 11, 2020

Key Metrics

	Apr 2019	Apr 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	604	495	-18.0%	1,893	1,884	-0.5%
Median Sales Price	\$309,400	\$345,000	11.5%	\$300,000	\$347,000	15.7%
Days on Market	21	16	-23.8%	30	26	-13.3%
Pending Sales	751	706	-6.0%	--	--	--
Inventory	907	669	-26.2%	--	--	--
Months Supply of Inventory	1.4	1.3	-7.1%	--	--	--

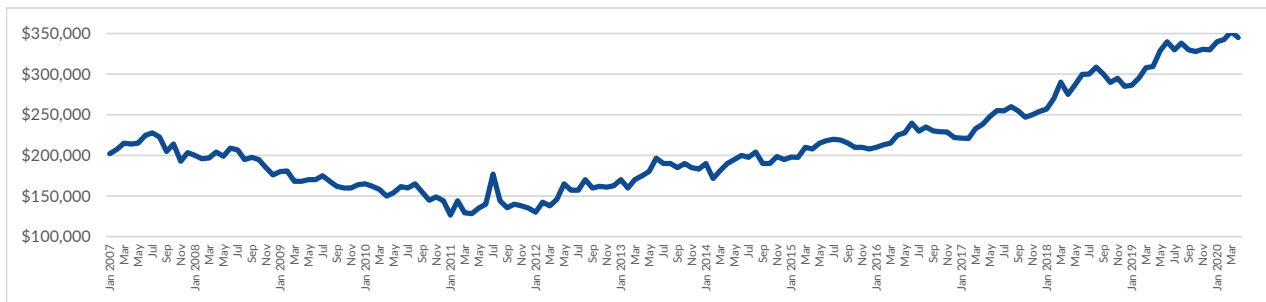
Closed Sales

High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 495



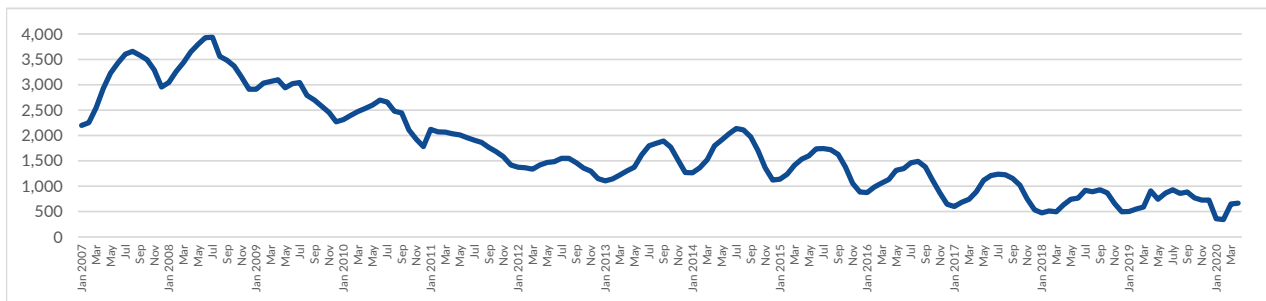
Median Sales Price

High: \$352,250 in Mar 2020 | Low: \$126,500 in Jan 2011 | Current Month: \$345,000



Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 344 in Feb 2020 | Current Month: 669



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Ada County – New Construction

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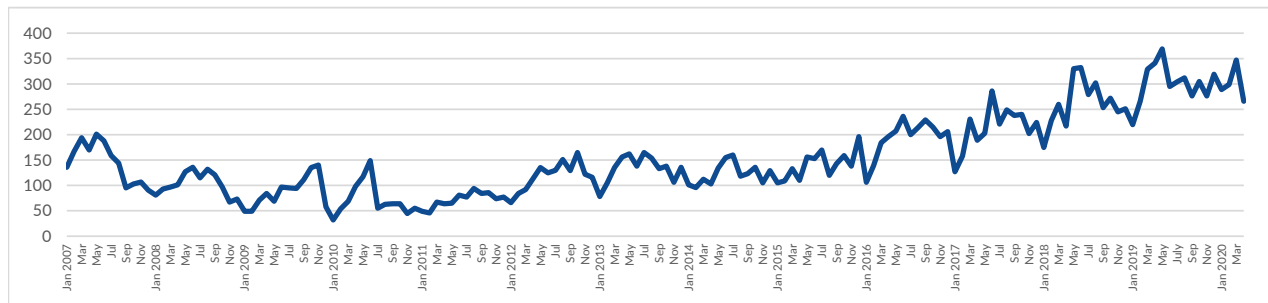
Data from the Intermountain MLS as of May 11, 2020

Key Metrics

	Apr 2019	Apr 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	341	266	-22.0%	1,156	1,206	4.3%
Median Sales Price	\$368,990	\$416,287	12.8%	\$371,486	\$409,900	10.3%
Days on Market	76	64	-15.8%	75	73	-2.7%
Pending Sales	731	855	17.0%	--	--	--
Inventory	886	785	-11.4%	--	--	--
Months Supply of Inventory	2.3	2.6	13.0%	--	--	--

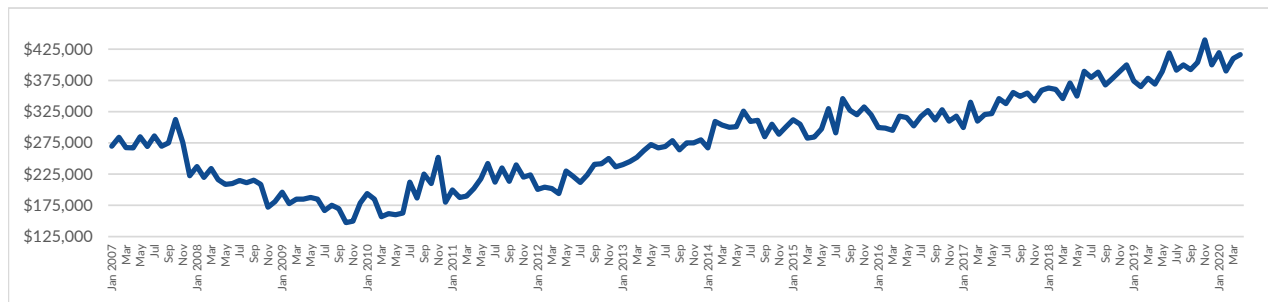
Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 266



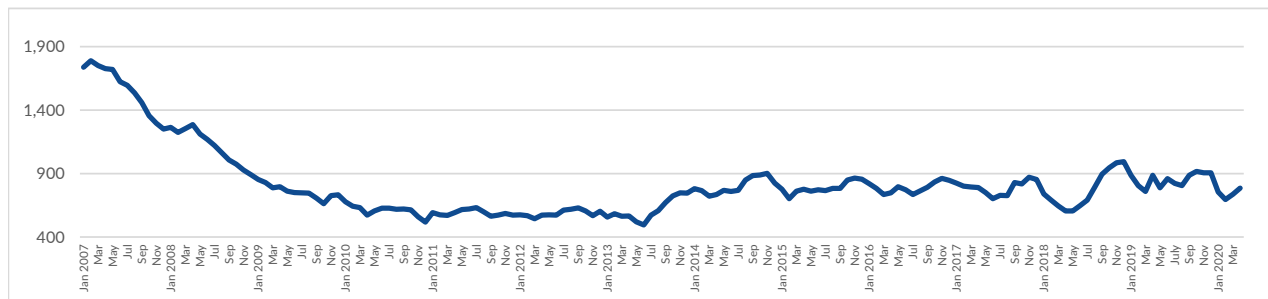
Median Sales Price

High: \$439,849 in Nov 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$416,287



Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 495 in Jun 2013 | Current Month: 785



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