



# Ada County – Single-Family Homes

## May 2020 Market Statistics

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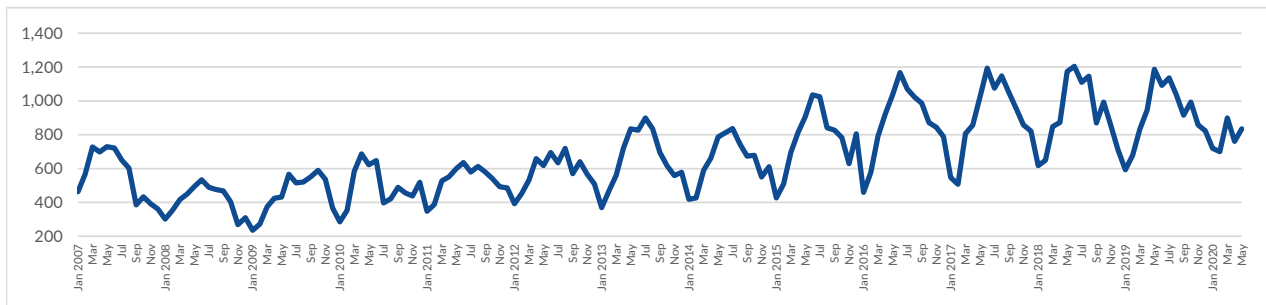
Data from the Intermountain MLS as of June 11, 2020

### Key Metrics

Key Metrics	May 2019	May 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	1,187	834	-29.7%	4,236	3,925	-7.3%
Median Sales Price	\$340,000	\$360,450	6.0%	\$332,945	\$365,000	9.6%
Days on Market	32	28	-12.5%	43	41	-4.7%
Pending Sales	1,869	1,957	4.7%	--	--	--
Inventory	1,607	1,239	-22.9%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

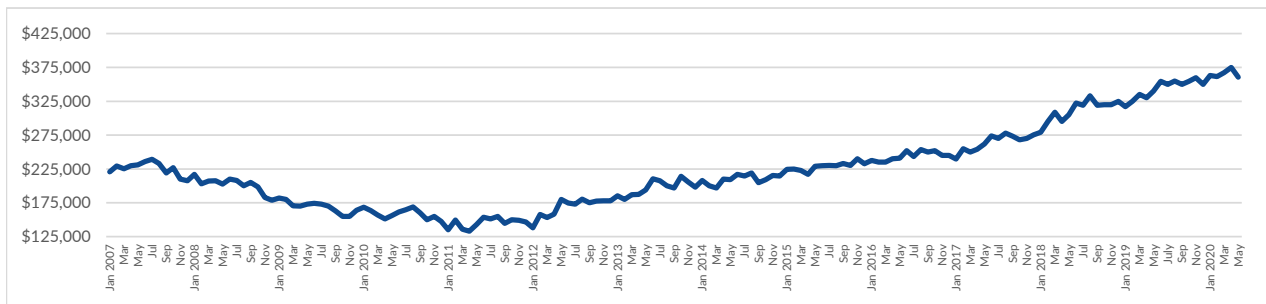
### Closed Sales

High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 834



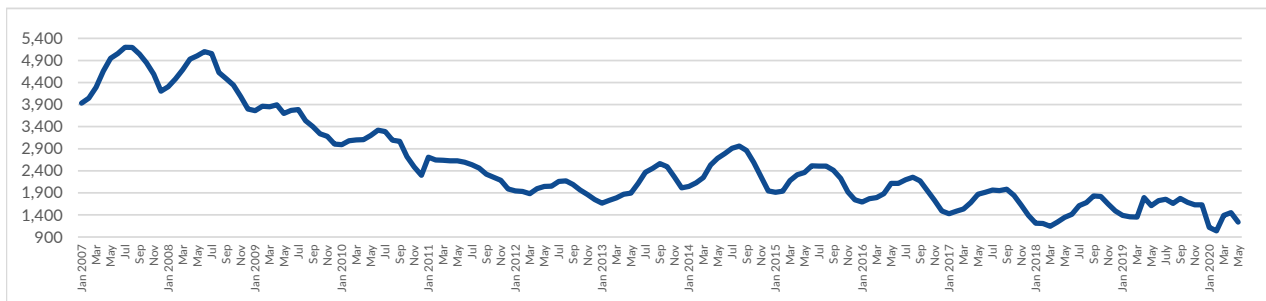
### Median Sales Price

High: \$374,900 in Apr 2020 | Low: \$133,000 in Apr 2011 | Current Month: \$360,450



### Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 1,039 in Feb 2020 | Current Month: 1,239



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# Ada County – Existing/Resale

## May 2020 Market Statistics

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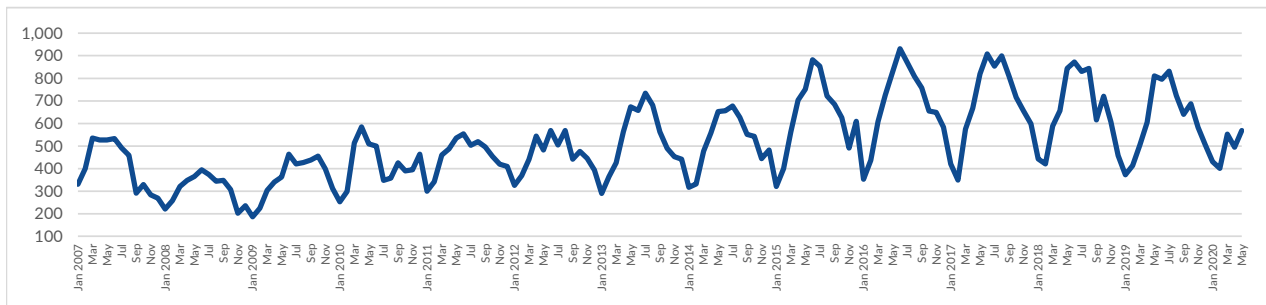
Data from the Intermountain MLS as of June 11, 2020

### Key Metrics

Key Metrics	May 2019	May 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	811	569	-29.8%	2,704	2,454	-9.2%
Median Sales Price	\$328,000	\$339,900	3.6%	\$309,900	\$345,000	11.3%
Days on Market	18	19	5.6%	27	25	-7.4%
Pending Sales	1,003	998	-0.5%	--	--	--
Inventory	785	567	-27.8%	--	--	--
Months Supply of Inventory	1.1	1.0	-9.1%	--	--	--

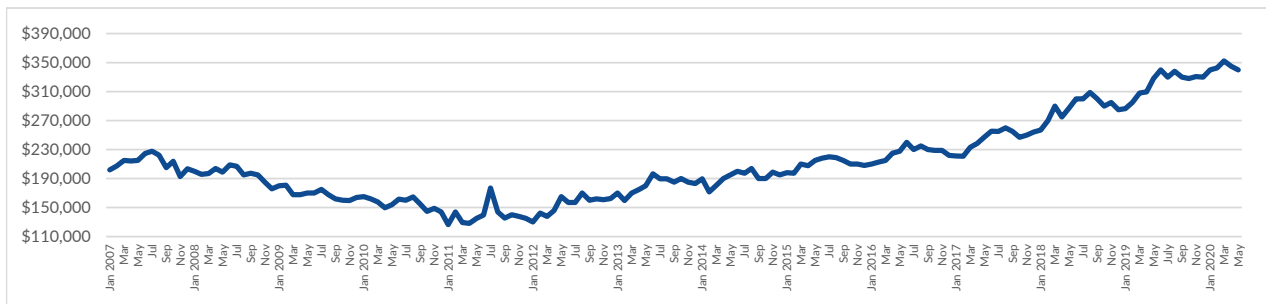
### Closed Sales

High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 569



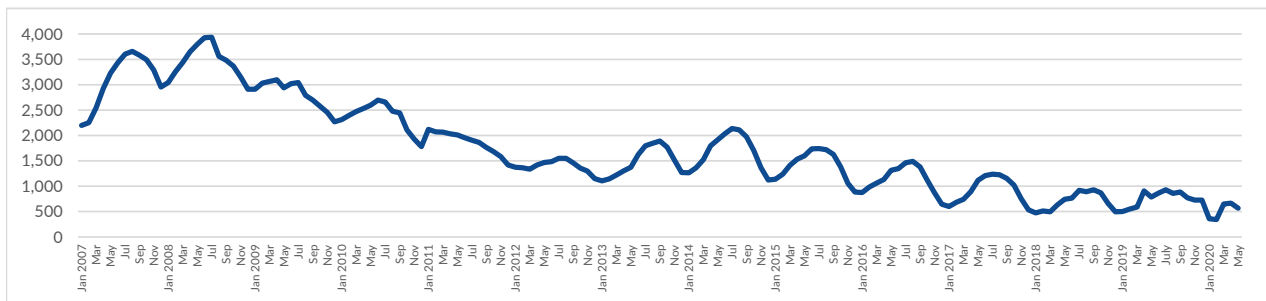
### Median Sales Price

High: \$352,250 in Mar 2020 | Low: \$126,500 in Jan 2011 | Current Month: \$339,900



### Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 344 in Feb 2020 | Current Month: 567



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# Ada County – New Construction

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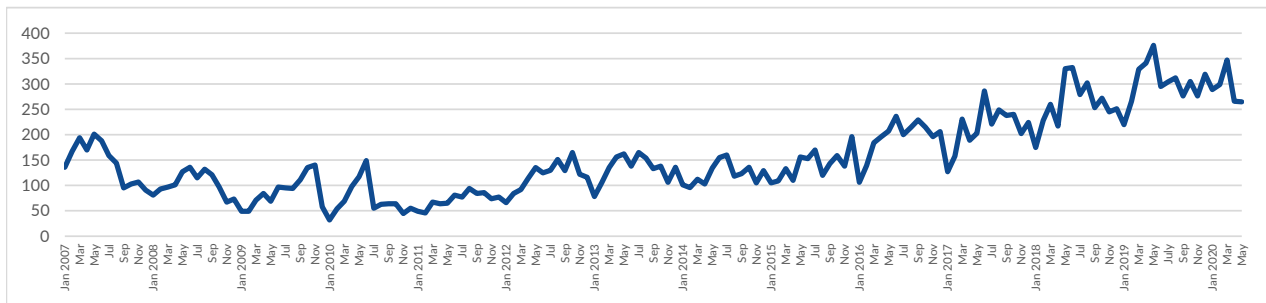
Data from the Intermountain MLS as of June 11, 2020

### Key Metrics

Key Metrics	May 2019	May 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	376	265	-29.5%	1,532	1,471	-4.0%
Median Sales Price	\$389,450	\$404,797	3.9%	\$376,700	\$409,900	8.8%
Days on Market	62	48	-22.6%	72	68	-5.6%
Pending Sales	866	959	10.7%	--	--	--
Inventory	822	672	-18.2%	--	--	--
Months Supply of Inventory	2.2	2.4	9.1%	--	--	--

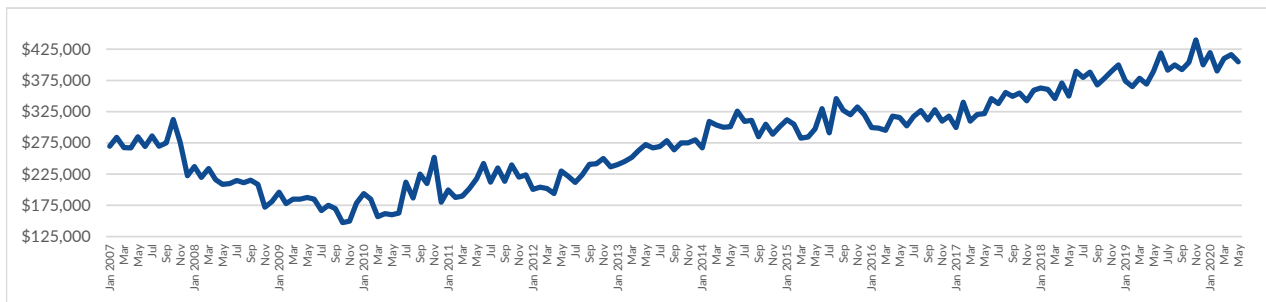
### Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 265



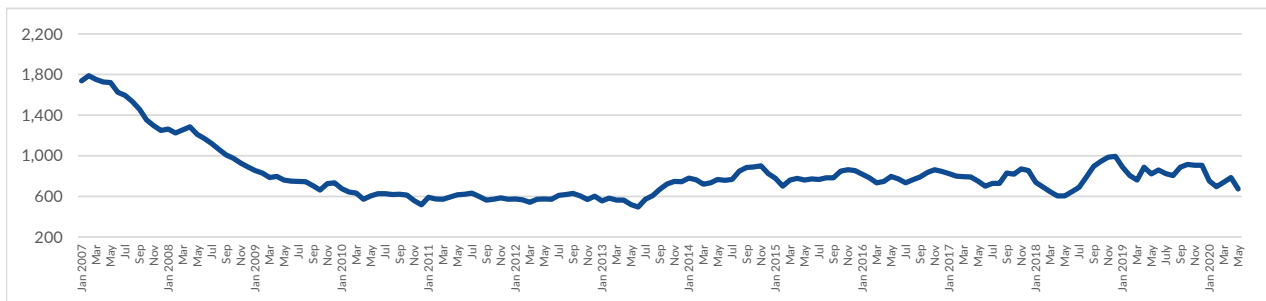
### Median Sales Price

High: \$439,849 in Nov 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$404,797



### Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 495 in Jun 2013 | Current Month: 672



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