



Ada County – Single-Family Homes

June 2020 Market Statistics

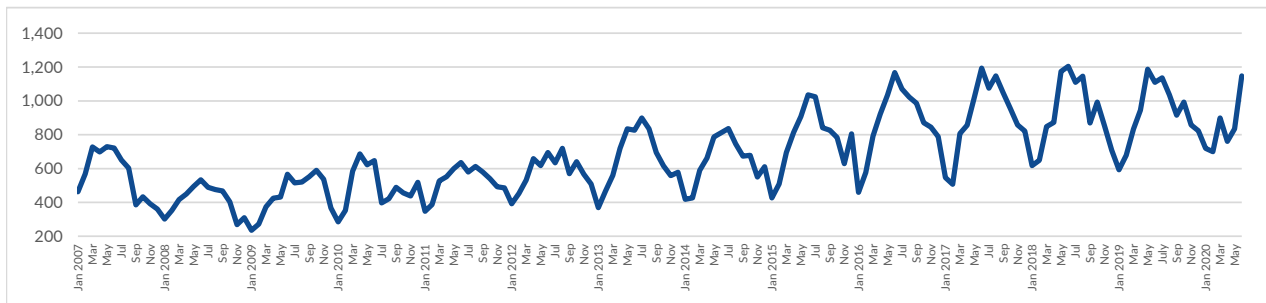
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Data from the Intermountain MLS as of July 11, 2020

Key Metrics

	Jun 2019	Jun 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	1,109	1,147	3.4%	5,345	5,073	-5.1%
Median Sales Price	\$352,891	\$375,000	6.3%	\$337,490	\$368,316	9.1%
Days on Market	31	32	3.2%	40	39	-2.5%
Pending Sales	1,744	2,040	17.0%	--	--	--
Inventory	1,750	977	-44.2%	--	--	--
Months Supply of Inventory	1.5	1.0	-33.3%	--	--	--

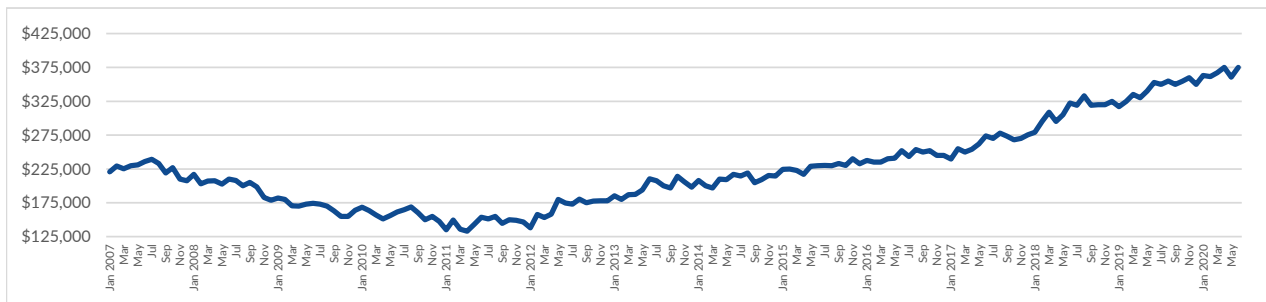
Closed Sales

High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 1,147



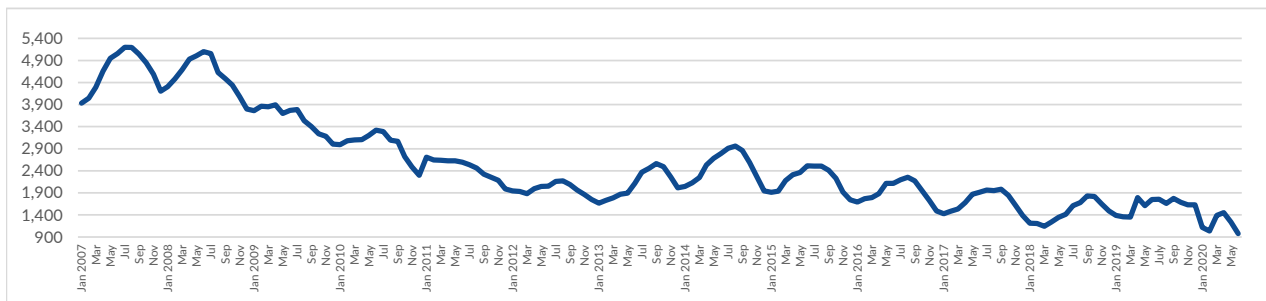
Median Sales Price

High: \$375,000 in Jun 2020 | Low: \$133,000 in Apr 2011 | Current Month: \$375,000



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 977 in Jun 2020 | Current Month: 977



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Ada County – Existing/Resale

June 2020 Market Statistics

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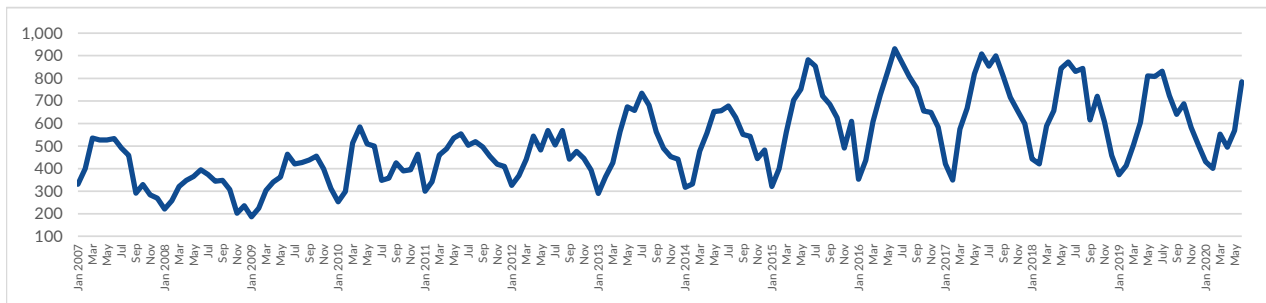
Data from the Intermountain MLS as of July 11, 2020

Key Metrics

	Jun 2019	Jun 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	808	785	-2.8%	3,512	3,239	-7.8%
Median Sales Price	\$339,000	\$359,000	5.9%	\$315,000	\$349,900	11.1%
Days on Market	19	20	5.3%	25	24	-4.0%
Pending Sales	922	1,022	10.8%	--	--	--
Inventory	891	438	-50.8%	--	--	--
Months Supply of Inventory	1.1	0.6	-45.5%	--	--	--

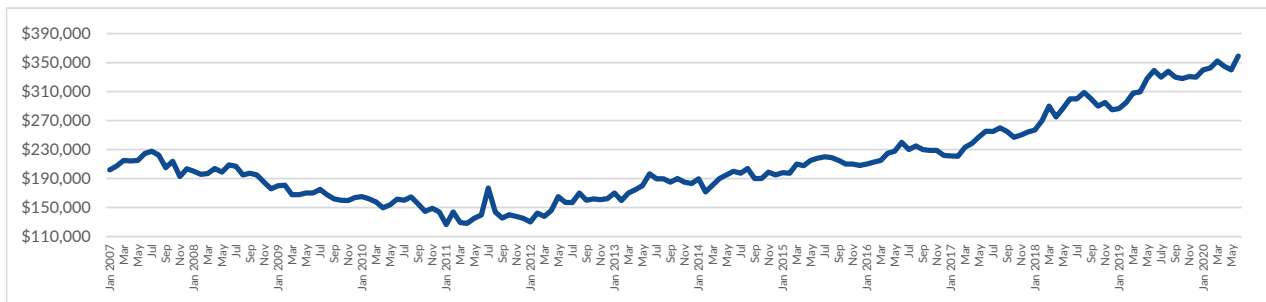
Closed Sales

High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 785



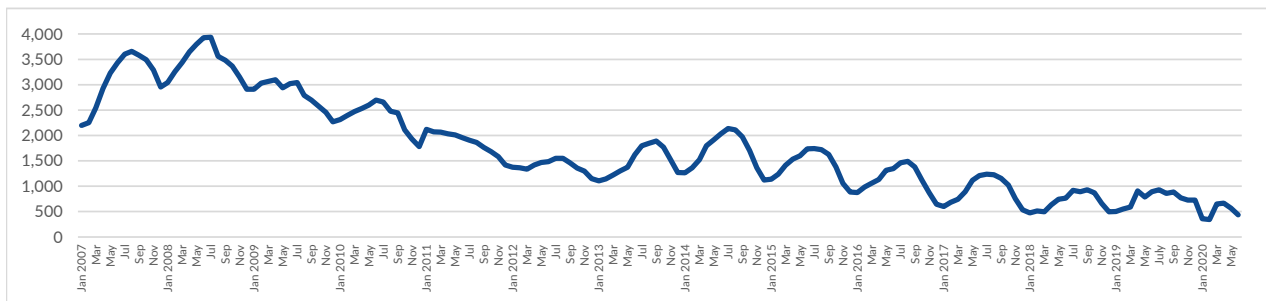
Median Sales Price

High: \$359,000 in Jun 2020 | Low: \$126,500 in Jan 2011 | Current Month: \$359,000



Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 344 in Feb 2020 | Current Month: 438



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Ada County – New Construction

June 2020 Market Statistics

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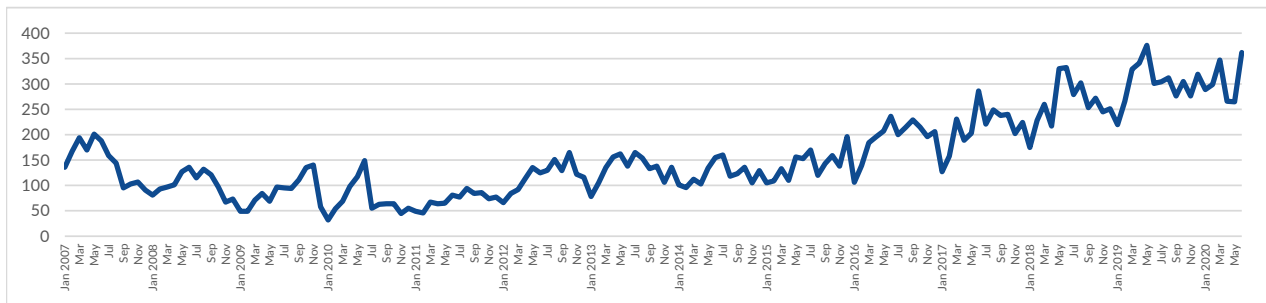
Data from the Intermountain MLS as of July 11, 2020

Key Metrics

	Jun 2019	Jun 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	301	362	20.3%	1,833	1,834	0.1%
Median Sales Price	\$417,400	\$426,073	2.1%	\$380,000	\$410,000	7.9%
Days on Market	63	59	-6.3%	70	67	-4.3%
Pending Sales	822	1,018	23.8%	--	--	--
Inventory	859	539	-37.3%	--	--	--
Months Supply of Inventory	2.6	1.7	-34.6%	--	--	--

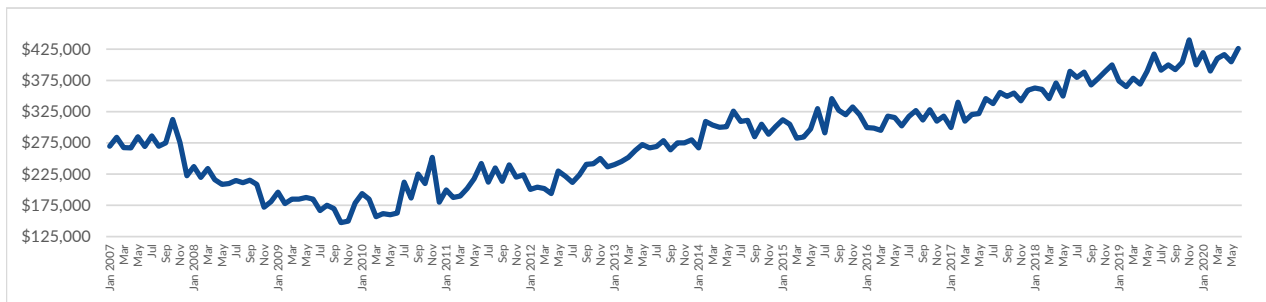
Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 362



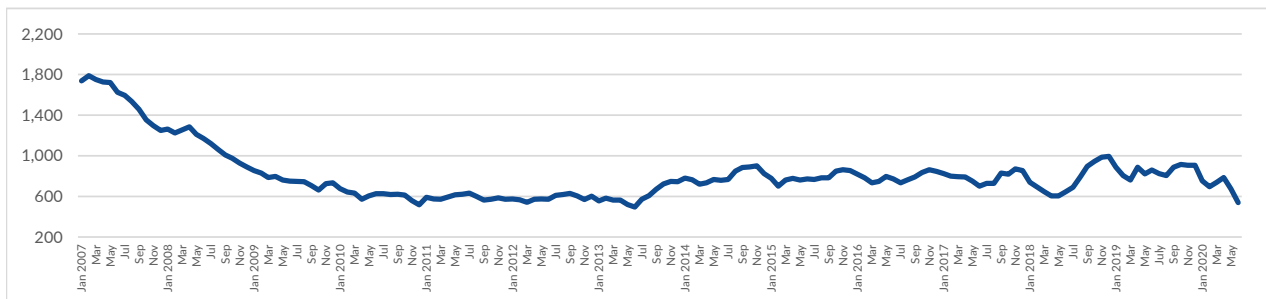
Median Sales Price

High: \$439,849 in Nov 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$426,073



Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 495 in Jun 2013 | Current Month: 539



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