



Ada County – Single-Family Homes

July 2020 Market Statistics

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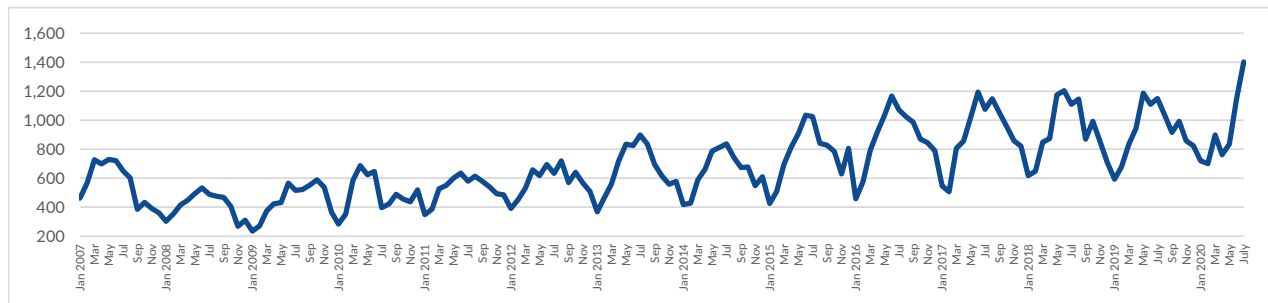
Data from the Intermountain MLS as of August 11, 2020

Key Metrics

	Jul 2019	Jul 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	1,149	1,402	22.0%	6,495	6,479	-0.2%
Median Sales Price	\$349,000	\$390,000	11.7%	\$339,900	\$374,755	10.3%
Days on Market	30	35	16.7%	38	38	0.0%
Pending Sales	1,763	2,046	16.1%	--	--	--
Inventory	1,721	743	-56.8%	--	--	--
Months Supply of Inventory	1.5	0.6	-60.0%	--	--	--

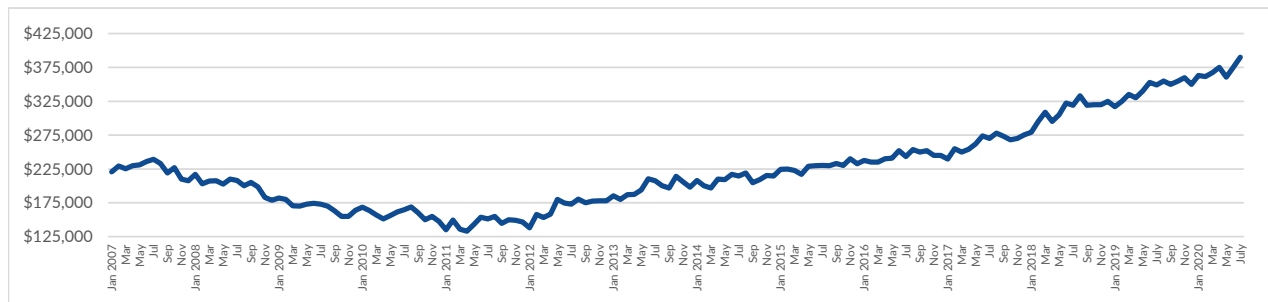
Closed Sales

High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 1,402



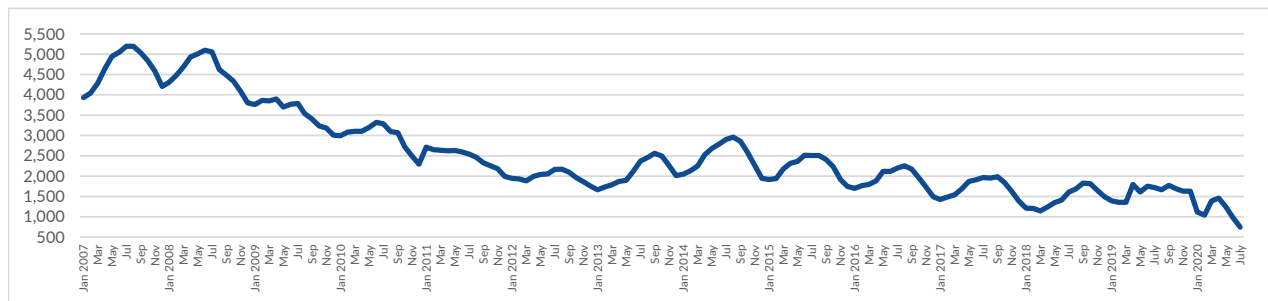
Median Sales Price

High: \$390,000 in Jul 2020 | Low: \$133,000 in Apr 2011 | Current Month: \$390,000



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 743 in Jul 2020 | Current Month: 743



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Ada County – Existing/Resale

July 2020 Market Statistics

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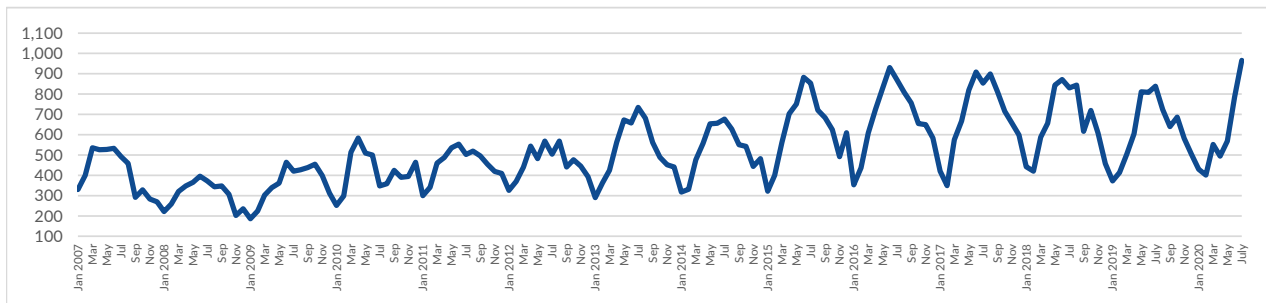
Data from the Intermountain MLS as of August 11, 2020

Key Metrics

	Jul 2019	Jul 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	839	966	15.1%	4,352	4,206	-3.4%
Median Sales Price	\$330,000	\$380,000	15.2%	\$319,900	\$355,000	11.0%
Days on Market	21	22	4.8%	24	23	-4.2%
Pending Sales	901	967	7.3%	--	--	--
Inventory	904	337	-62.7%	--	--	--
Months Supply of Inventory	1.1	0.4	-63.6%	--	--	--

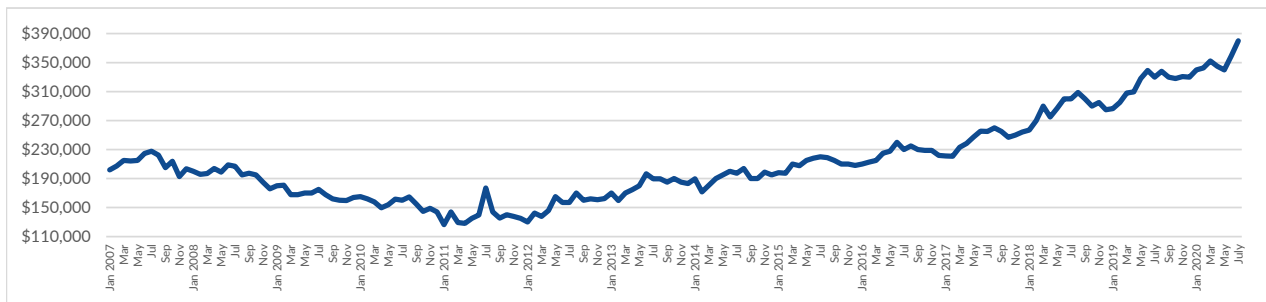
Closed Sales

High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 966



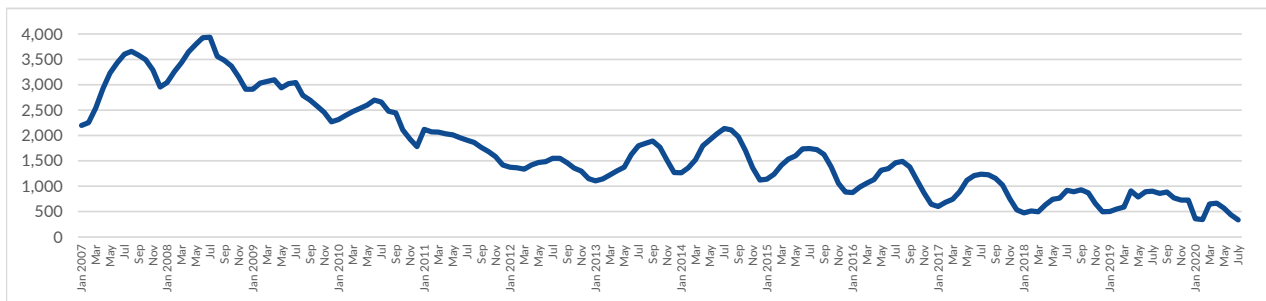
Median Sales Price

High: \$380,000 in Jul 2020 | Low: \$126,500 in Jan 2011 | Current Month: \$380,000



Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 337 in Jul 2020 | Current Month: 337



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Ada County – New Construction

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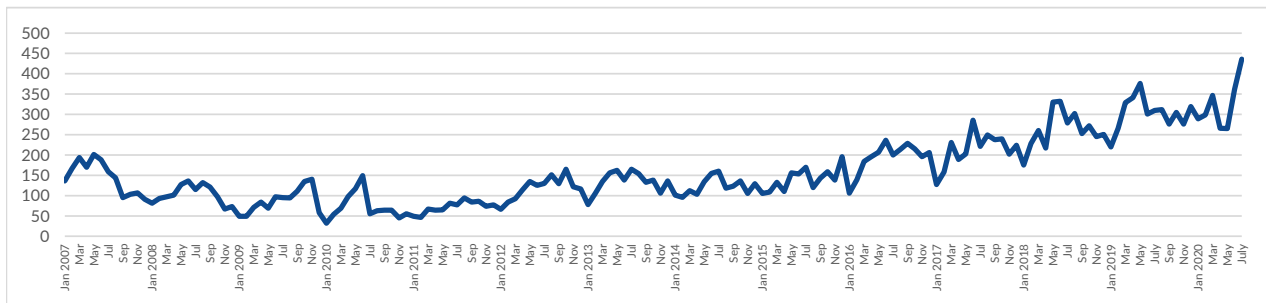
Data from the Intermountain MLS as of August 11, 2020

Key Metrics

	Jul 2019	Jul 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	310	436	40.6%	2,143	2,273	6.1%
Median Sales Price	\$389,995	\$425,625	9.1%	\$383,254	\$411,900	7.5%
Days on Market	54	64	18.5%	68	66	-2.9%
Pending Sales	862	1,079	25.2%	--	--	--
Inventory	817	406	-50.3%	--	--	--
Months Supply of Inventory	2.8	1.0	-64.3%	--	--	--

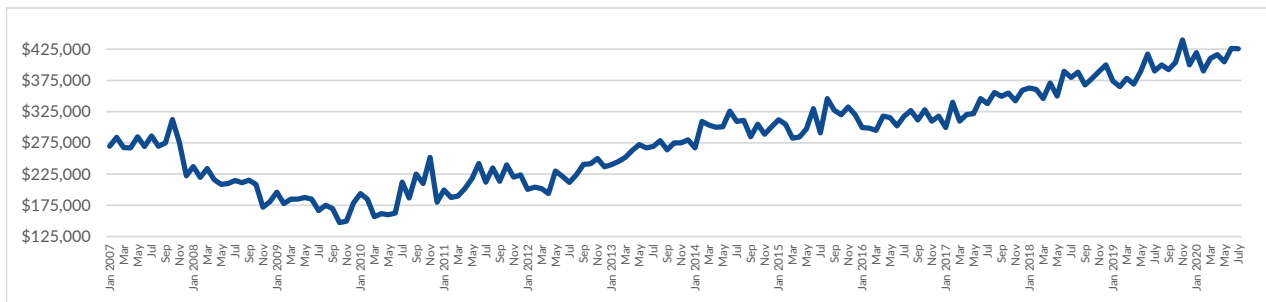
Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 436



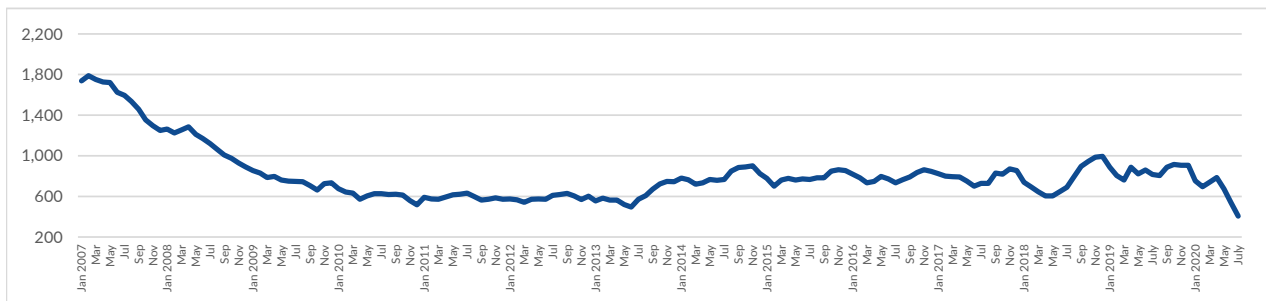
Median Sales Price

High: \$439,849 in Nov 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$425,625



Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 406 in Jul 2020 | Current Month: 406



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