



Ada County – Single-Family Homes

August 2020 Market Statistics

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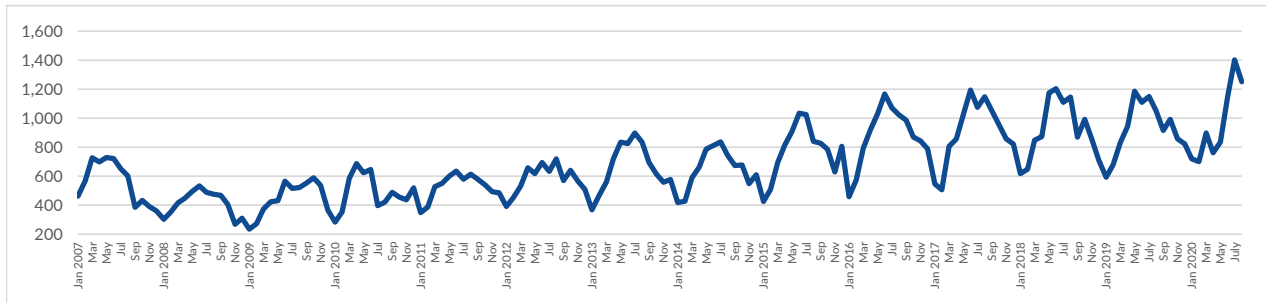
Data from the Intermountain MLS as of September 11, 2020

Key Metrics

Key Metrics	Aug 2019	Aug 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	1,052	1,251	18.9%	7,547	7,737	2.5%
Median Sales Price	\$354,995	\$400,000	12.7%	\$340,000	\$378,000	11.2%
Days on Market	32	31	-3.1%	38	37	-2.6%
Pending Sales	1,636	2,083	27.3%	--	--	--
Inventory	1,657	589	-64.5%	--	--	--
Months Supply of Inventory	1.5	0.4	-73.3%	--	--	--

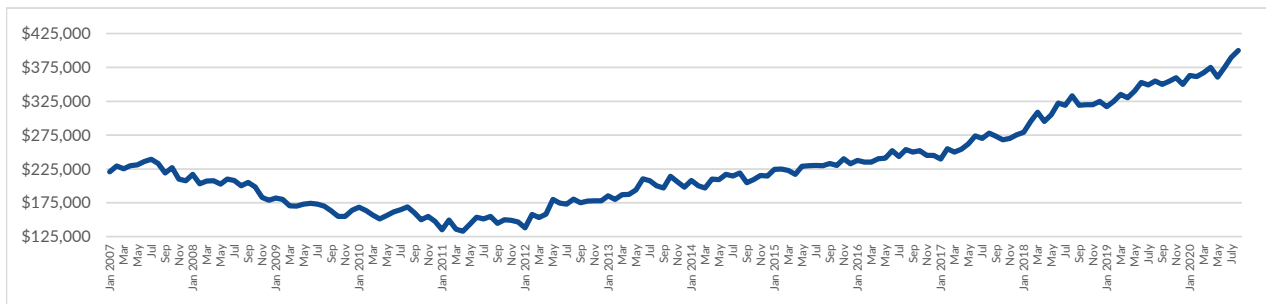
Closed Sales

High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 1,251



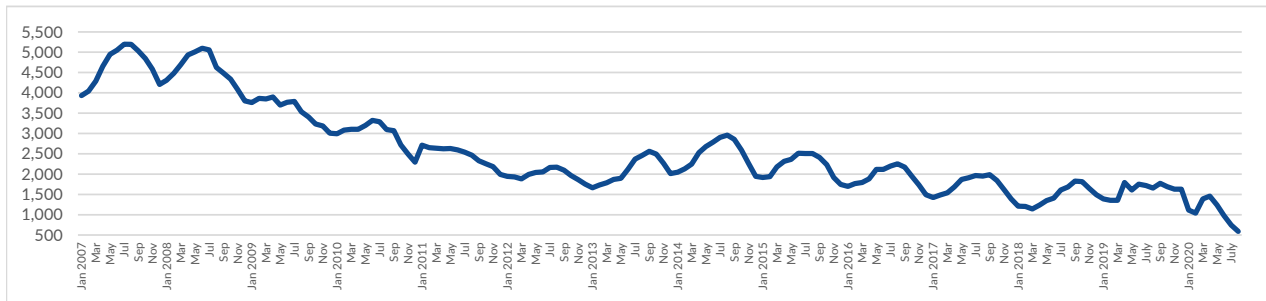
Median Sales Price

High: \$400,000 in Aug 2020 | Low: \$133,000 in Apr 2011 | Current Month: \$400,000



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 589 in Aug 2020 | Current Month: 589



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Ada County – Existing/Resale

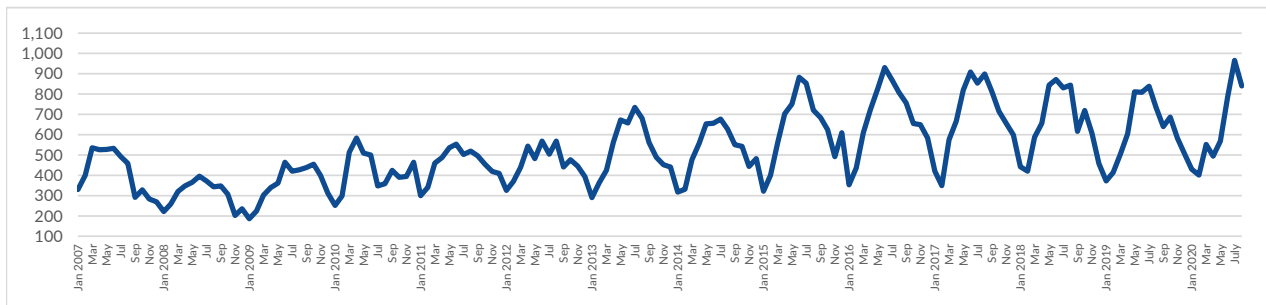
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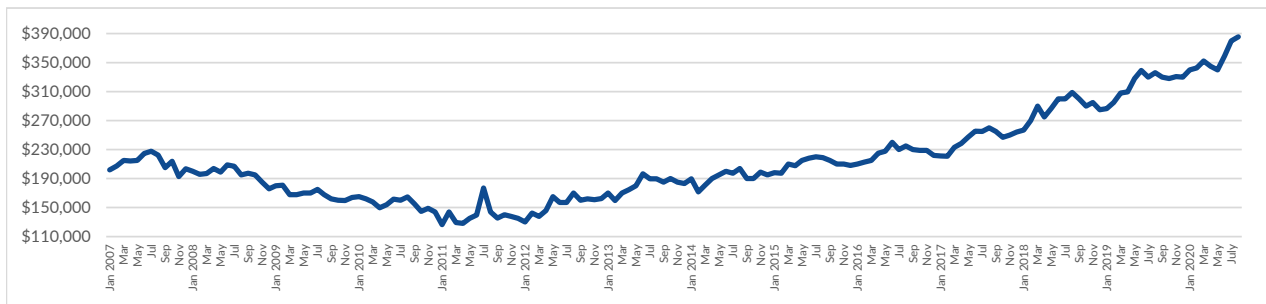
Data from the Intermountain MLS as of September 11, 2020

Key Metrics	Aug 2019	Aug 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	734	840	14.4%	5,086	5,052	-0.7%
Median Sales Price	\$335,900	\$385,500	14.8%	\$320,000	\$360,000	12.5%
Days on Market	24	19	-20.8%	24	23	-4.2%
Pending Sales	851	965	13.4%	--	--	--
Inventory	856	239	-72.1%	--	--	--
Months Supply of Inventory	1.1	0.3	-72.7%	--	--	--

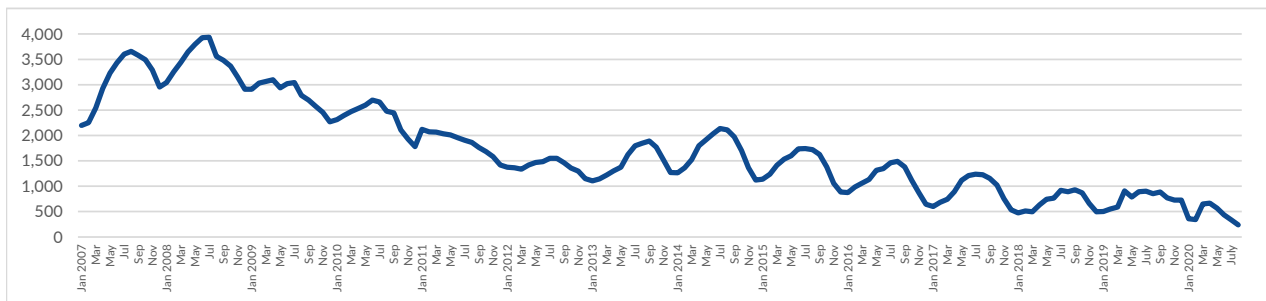
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 840



Median Sales Price High: \$385,500 in Aug 2020 | Low: \$126,500 in Jan 2011 | Current Month: \$385,500



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 239 in Aug 2020 | Current Month: 239



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Ada County – New Construction

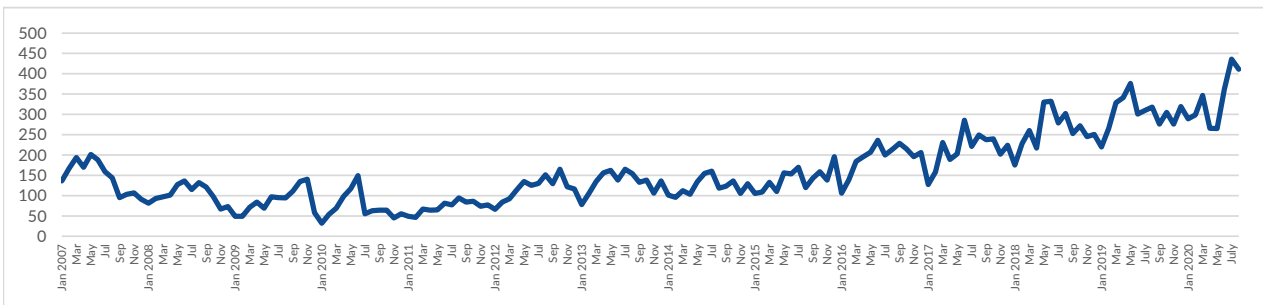
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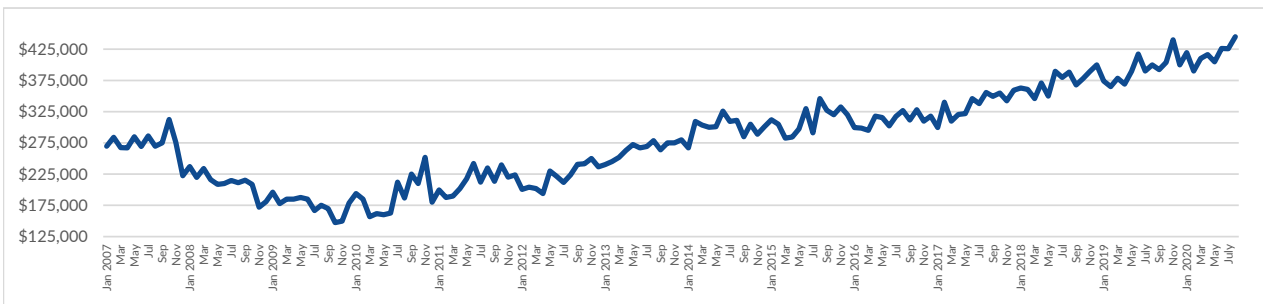
Data from the Intermountain MLS as of September 11, 2020

Key Metrics	Aug 2019	Aug 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	318	411	29.2%	2,461	2,685	9.1%
Median Sales Price	\$399,949	\$444,900	11.2%	\$385,900	\$418,700	8.5%
Days on Market	50	56	12.0%	66	65	-1.5%
Pending Sales	785	1,118	42.4%	--	--	--
Inventory	801	350	-56.3%	--	--	--
Months Supply of Inventory	2.6	0.8	-69.2%	--	--	--

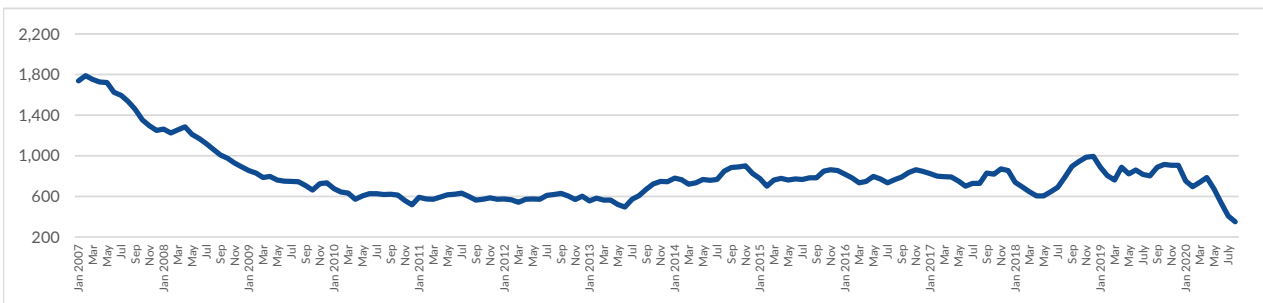
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 411



Median Sales Price High: \$444,900 in Aug 2020 | Low: \$147,390 in Oct 2009 | Current Month: \$444,900



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 350 in Aug 2020 | Current Month: 350



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