



Ada County – Single-Family Homes

September 2020 Market Statistics

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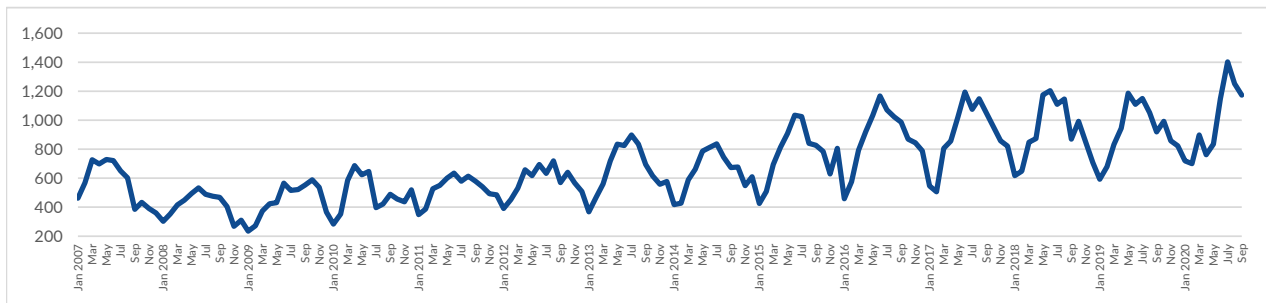
Data from the Intermountain MLS as of October 11, 2020

Key Metrics

	Sep 2019	Sep 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	919	1,172	27.5%	8,466	8,916	5.3%
Median Sales Price	\$349,900	\$409,945	17.2%	\$341,633	\$382,500	12.0%
Days on Market	34	26	-23.5%	37	36	-2.7%
Pending Sales	1,493	2,018	35.2%	--	--	--
Inventory	1,751	470	-73.2%	--	--	--
Months Supply of Inventory	1.7	0.4	-76.5%	--	--	--

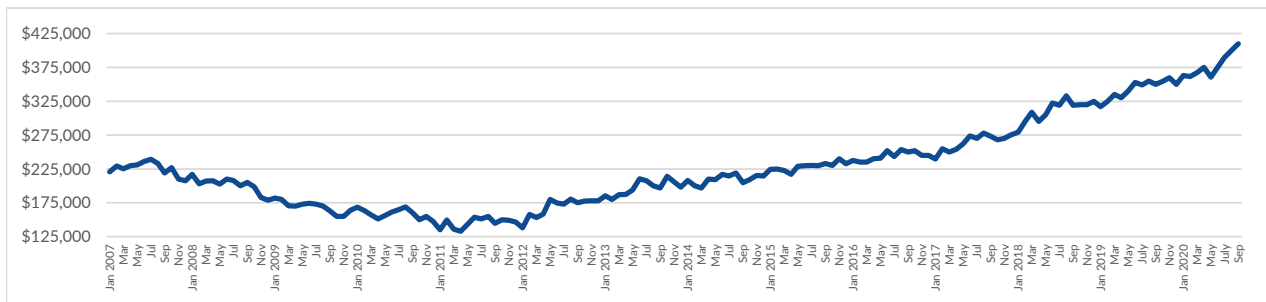
Closed Sales

High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 1,172



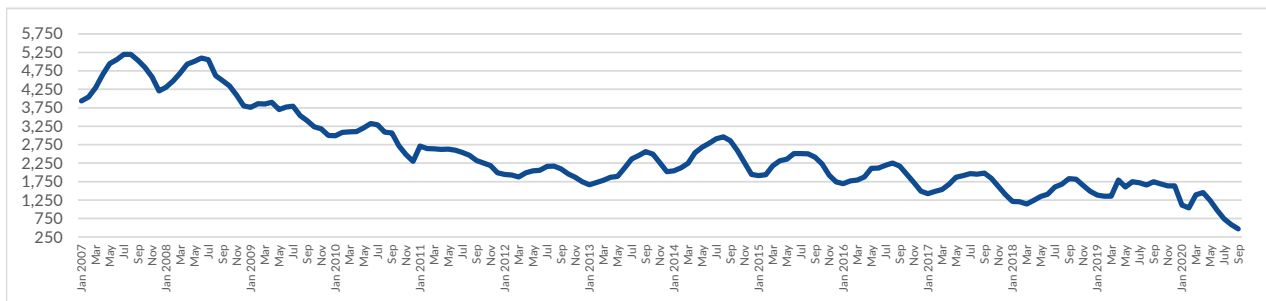
Median Sales Price

High: \$400,000 in Aug 2020 | Low: \$133,000 in Apr 2011 | Current Month: \$409,945



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 420 in Sep 2020 | Current Month: 470



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Ada County – Existing/Resale

September 2020 Market Statistics

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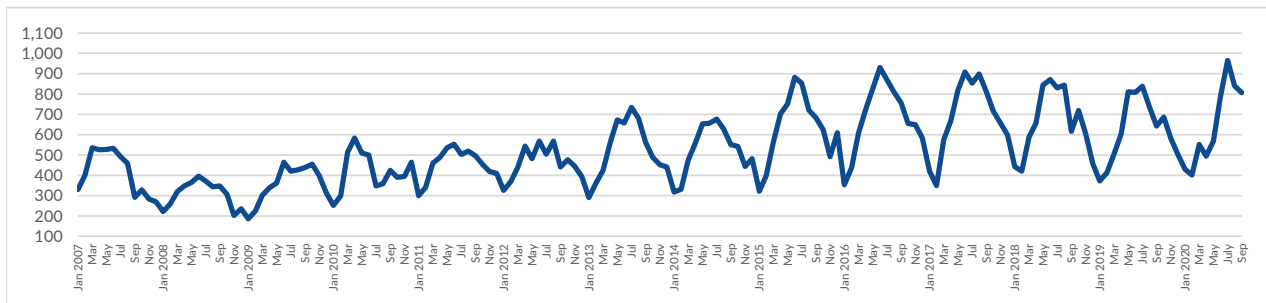
Data from the Intermountain MLS as of October 11, 2020

Key Metrics

	Sep 2019	Sep 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	642	807	25.7%	5,728	5,860	2.3%
Median Sales Price	\$329,900	\$405,350	22.9%	\$320,000	\$365,000	14.1%
Days on Market	26	17	-34.6%	24	22	-8.3%
Pending Sales	764	861	12.7%	--	--	--
Inventory	867	182	-79.0%	--	--	--
Months Supply of Inventory	1.2	0.2	-83.3%	--	--	--

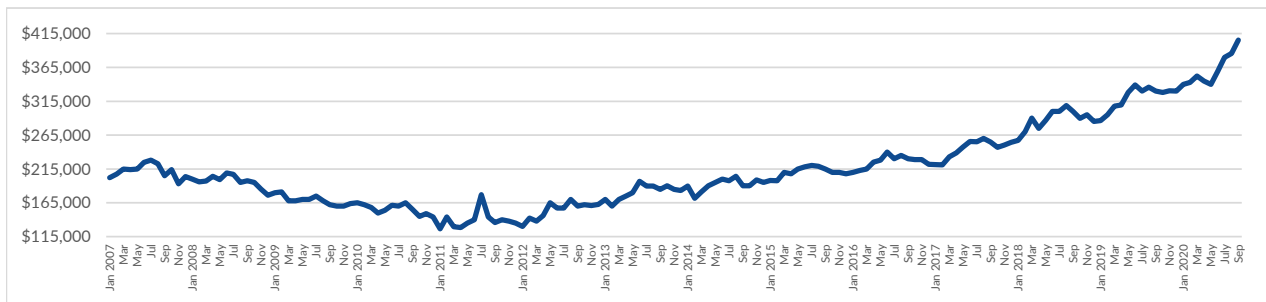
Closed Sales

High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 807



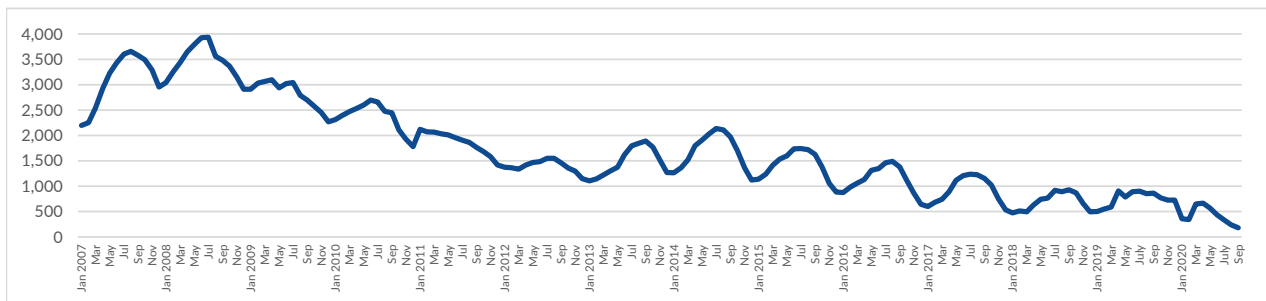
Median Sales Price

High: \$405,350 in Sep 2020 | Low: \$126,500 in Jan 2011 | Current Month: \$405,350



Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 182 in Sep 2020 | Current Month: 182



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Ada County – New Construction

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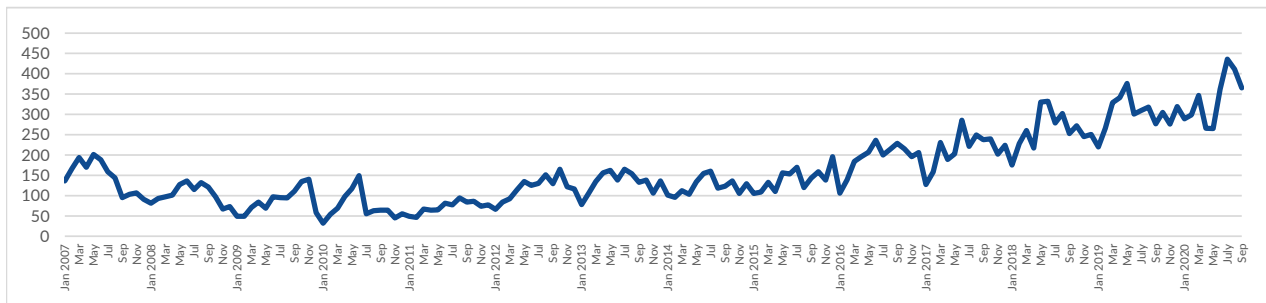
Data from the Intermountain MLS as of October 11, 2020

Key Metrics

	Sep 2019	Sep 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	277	365	31.8%	2,738	3,056	11.6%
Median Sales Price	\$392,490	\$414,990	5.7%	\$386,965	\$418,000	8.0%
Days on Market	53	46	-13.2%	64	62	-3.1%
Pending Sales	729	1,157	58.7%	--	--	--
Inventory	884	288	-67.4%	--	--	--
Months Supply of Inventory	2.9	0.7	-75.9%	--	--	--

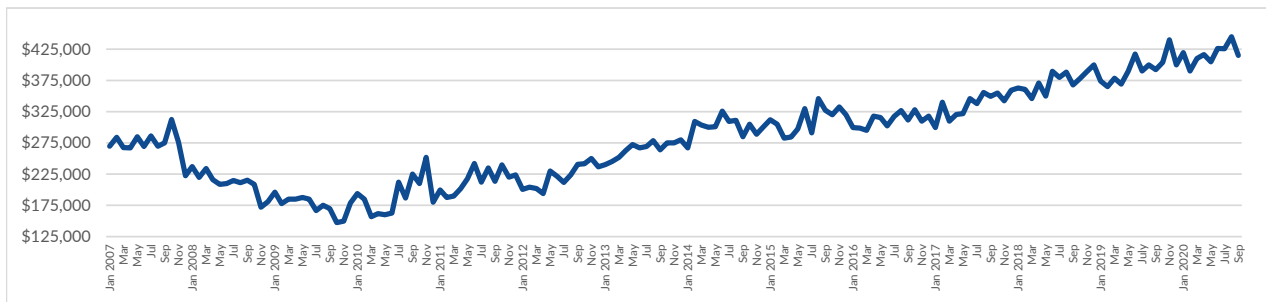
Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 365



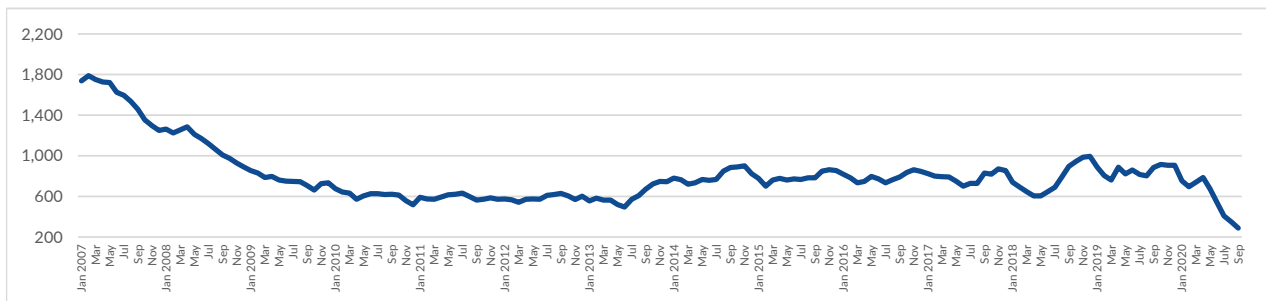
Median Sales Price

High: \$444,900 in Aug 2020 | Low: \$147,390 in Oct 2009 | Current Month: \$414,990



Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 288 in Sep 2020 | Current Month: 288



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