



# Ada County – Single-Family Homes

## November 2020 Market Statistics

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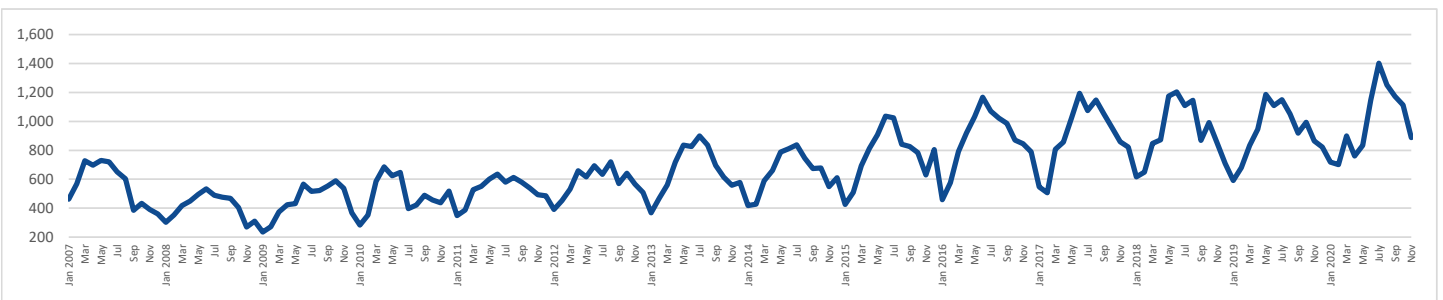
Data from the Intermountain MLS as of December 11, 2020

### Key Metrics

Key Metrics	Nov 2019	Nov 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	865	887	2.5%	10,326	10,929	5.8%
Median Sales Price	\$359,900	\$425,000	18.1%	\$344,990	\$389,000	12.8%
Days on Market	40	18	-55.0%	38	33	-13.2%
Pending Sales	1,460	1,700	16.4%	--	--	--
Inventory	1,631	408	-75.0%	--	--	--
Months Supply of Inventory	1.7	0.4	-76.5%	--	--	--

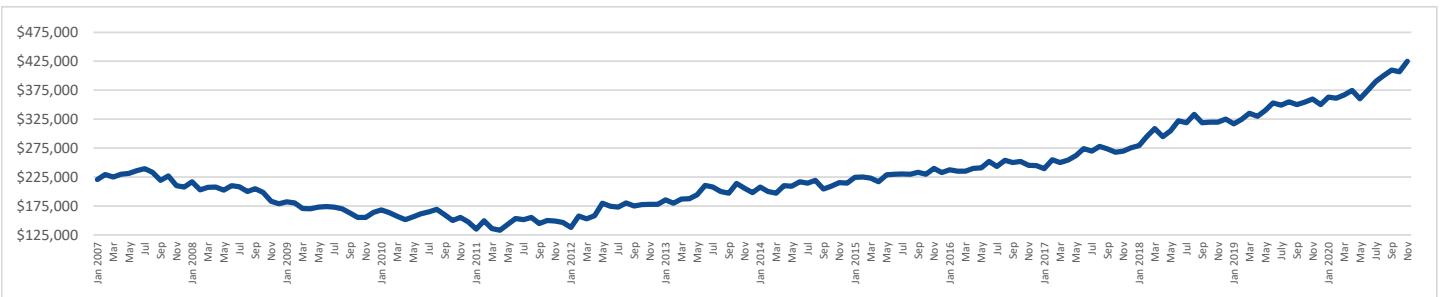
### Closed Sales

High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 887



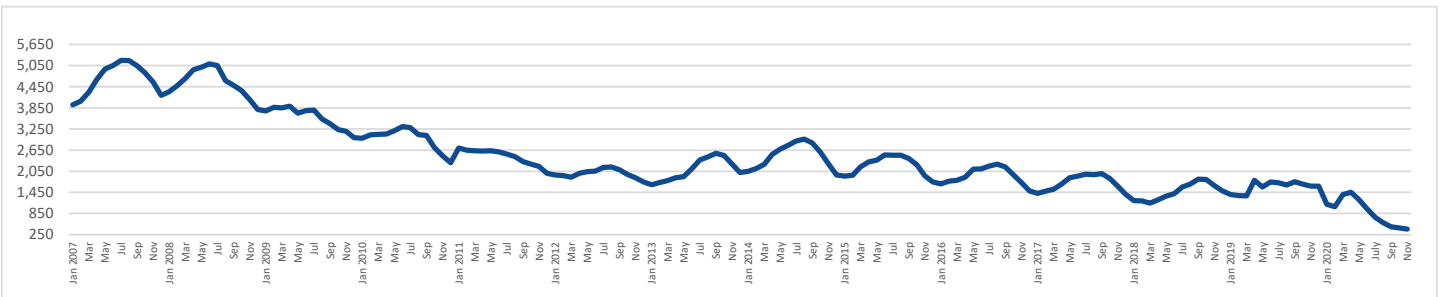
### Median Sales Price

High: \$425,000 in Nov 2020 | Low: \$133,000 in Apr 2011 | Current Month: \$425,000



### Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 408 in Nov 2020 | Current Month: 408



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# Ada County – Existing/Resale

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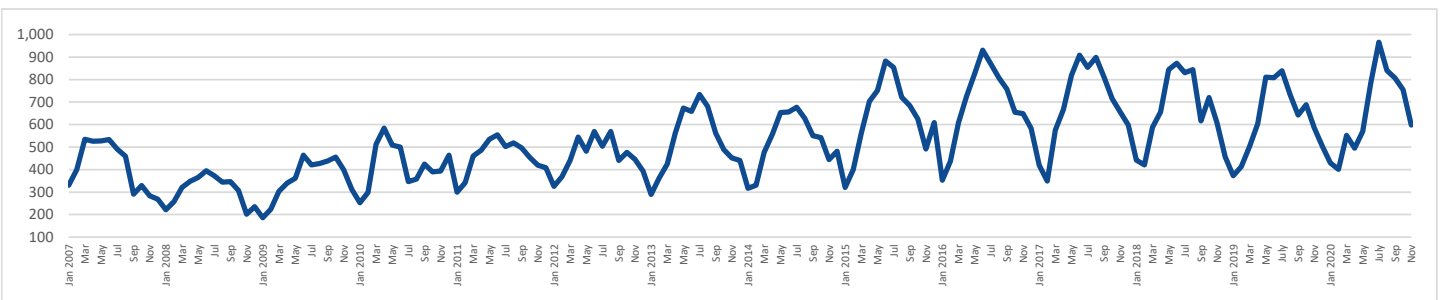
Data from the Intermountain MLS as of December 11, 2020

### Key Metrics

Key Metrics	Nov 2019	Nov 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	585	598	2.2%	7,002	7,224	3.2%
Median Sales Price	\$331,000	\$425,000	28.4%	\$324,000	\$374,000	15.4%
Days on Market	32	13	-59.4%	25	20	-20.0%
Pending Sales	721	536	-25.7%	--	--	--
Inventory	725	134	-81.5%	--	--	--
Months Supply of Inventory	1.1	0.2	-81.8%	--	--	--

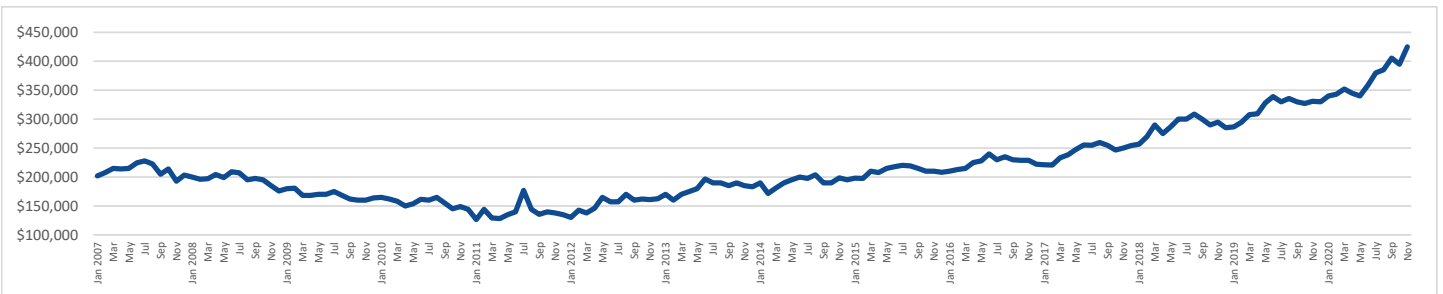
### Closed Sales

High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 598



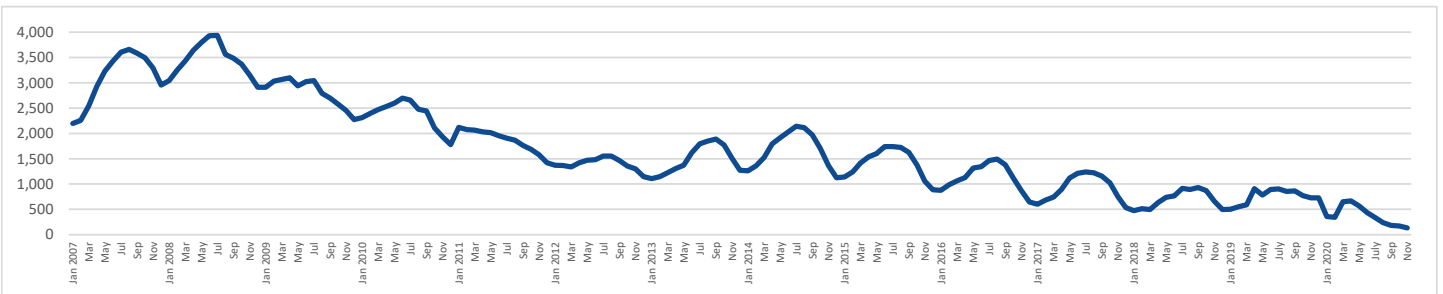
### Median Sales Price

High: \$425,000 in Nov 2020 | Low: \$126,500 in Jan 2011 | Current Month: \$425,000



### Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 134 in Nov 2020 | Current Month: 134



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# Ada County – New Construction

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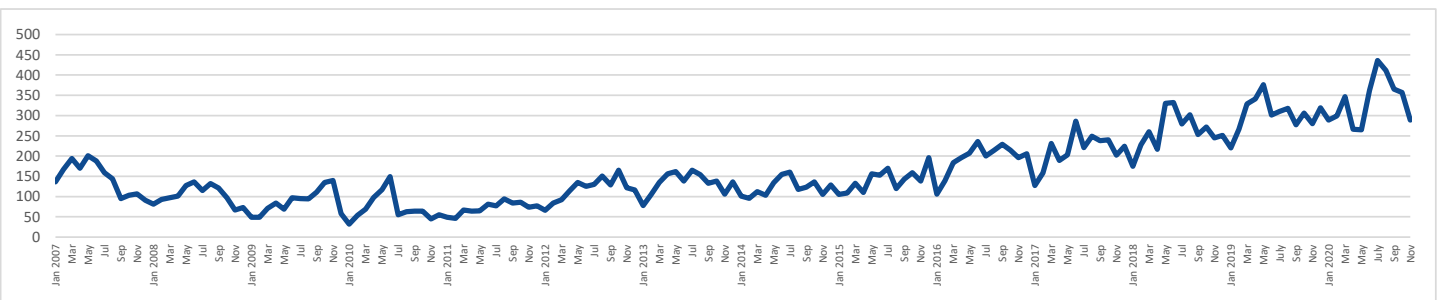
Data from the Intermountain MLS as of December 11, 2020

### Key Metrics

Key Metrics	Nov 2019	Nov 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	280	289	3.2%	3,324	3,705	11.5%
Median Sales Price	\$437,485	\$429,859	-1.7%	\$391,725	\$420,270	7.3%
Days on Market	57	29	-49.1%	64	57	-10.9%
Pending Sales	739	1,164	57.5%	--	--	--
Inventory	906	274	-69.8%	--	--	--
Months Supply of Inventory	3.0	0.9	-70.0%	--	--	--

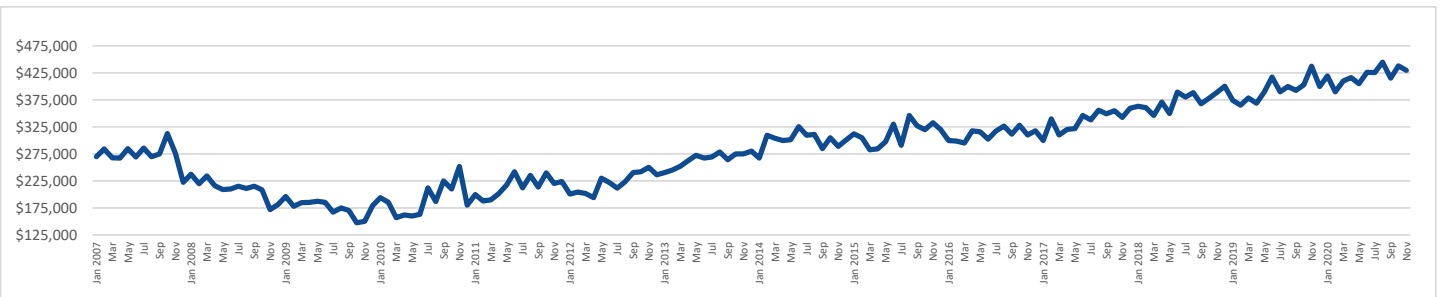
### Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 289



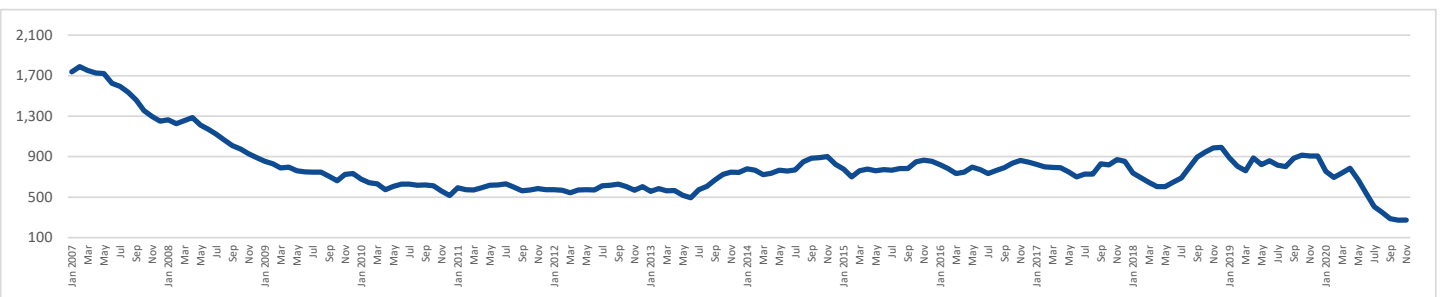
### Median Sales Price

High: \$444,900 in Aug 2020 | Low: \$147,390 in Oct 2009 | Current Month: \$429,859



### Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 273 in Oct 2020 | Current Month: 274



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