



Ada County — Single-Family Homes

January 2021 Market Statistics

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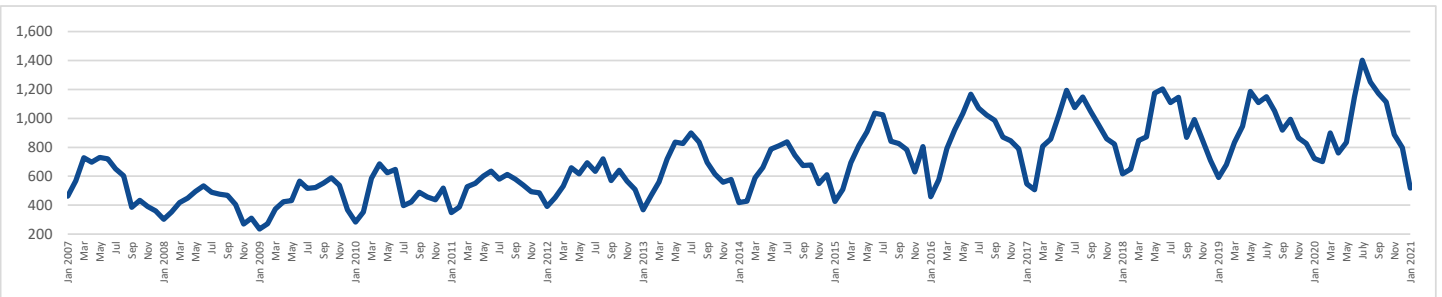
Data from the Intermountain MLS as of February 11, 2021

Key Metrics

	Jan 2020	Jan 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	722	519	-28.1%	722	519	-28.1%
Median Sales Price	\$363,305	\$454,000	25.0%	\$363,305	\$454,000	25.0%
Days on Market	53	18	-66.0%	53	18	-66.0%
Pending Sales	1,352	1,616	19.5%	--	--	--
Inventory	1,115	269	-75.9%	--	--	--
Months Supply of Inventory	1.4	0.4	-71.4%	--	--	--

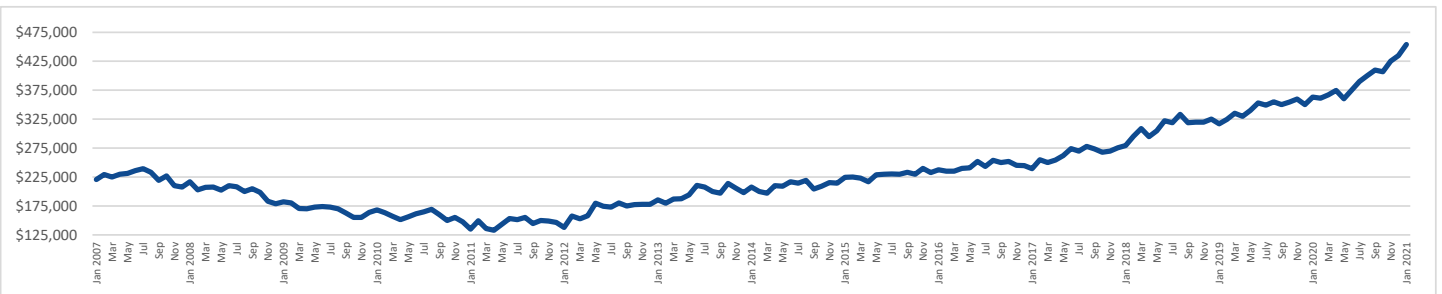
Closed Sales

High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 519



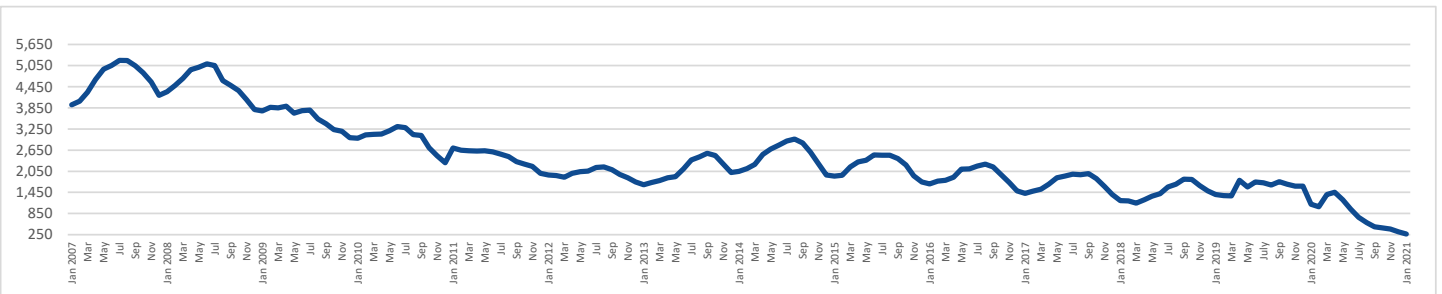
Median Sales Price

High: \$454,900 in Jan 2021 | Low: \$133,000 in Apr 2011 | Current Month: \$454,000



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 269



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If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation: intermountainmls.com/agentsearch.



Ada County — Existing/Resale

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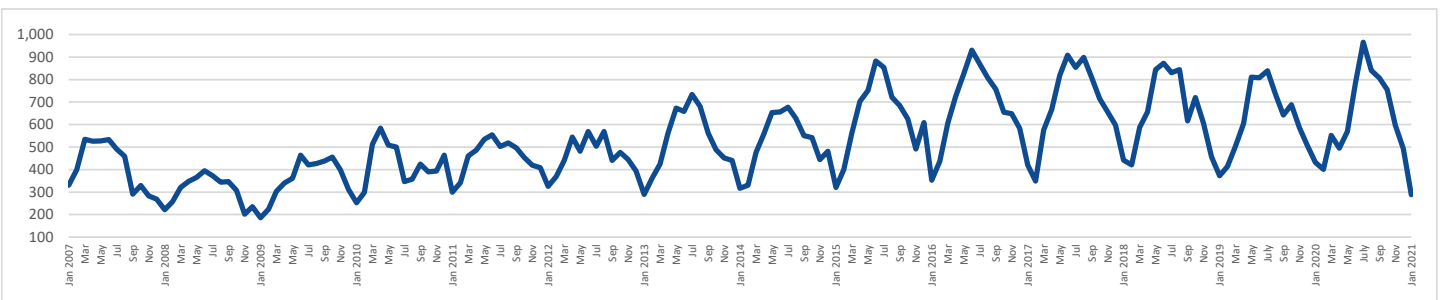
Data from the Intermountain MLS as of February 11, 2021

Key Metrics

	Jan 2020	Jan 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	432	288	-33.3%	432	288	-33.3%
Median Sales Price	\$340,000	\$443,500	30.4%	\$340,000	\$443,500	30.4%
Days on Market	39	13	-66.7%	39	13	-66.7%
Pending Sales	522	413	-20.9%	--	--	--
Inventory	361	103	-71.5%	--	--	--
Months Supply of Inventory	0.8	0.3	-62.5%	--	--	--

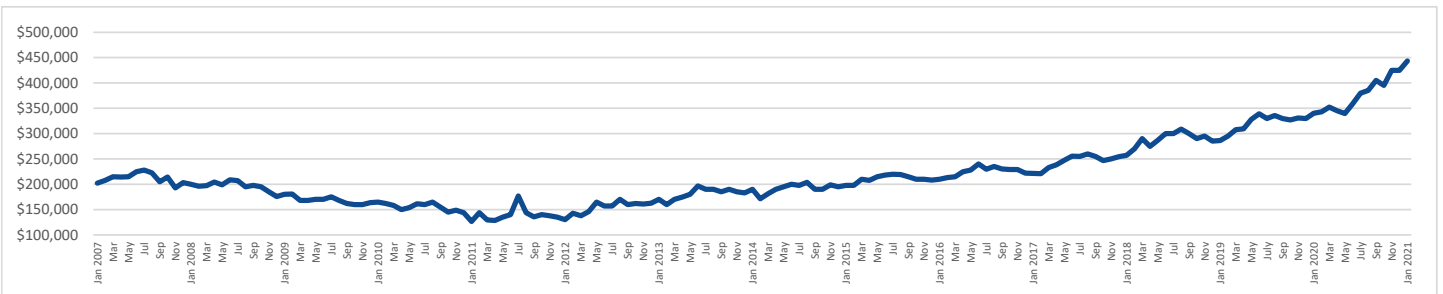
Closed Sales

High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 288



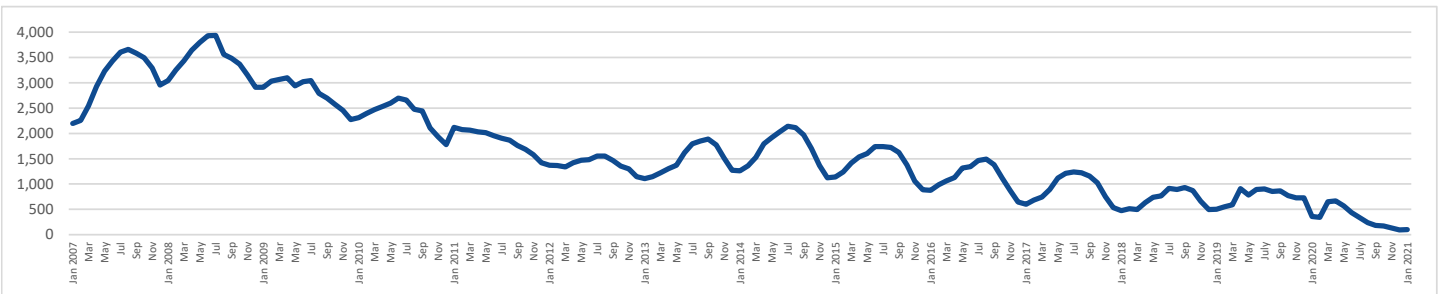
Median Sales Price

High: \$443,500 in Jan 2021 | Low: \$126,500 in Jan 2011 | Current Month: \$443,500



Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 103



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Ada County — New Construction

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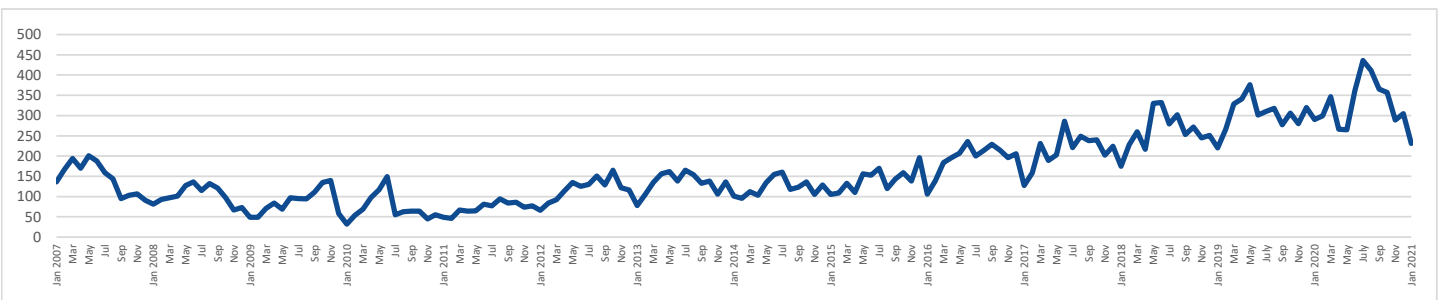
Data from the Intermountain MLS as of February 11, 2021

Key Metrics

Key Metrics	Jan 2020	Jan 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	290	231	-20.3%	290	231	-20.3%
Median Sales Price	\$419,670	\$460,000	9.6%	\$419,670	\$460,000	9.6%
Days on Market	74	25	-66.2%	74	25	-66.2%
Pending Sales	830	1,203	44.9%	--	--	--
Inventory	754	166	-78.0%	--	--	--
Months Supply of Inventory	2.5	0.6	-76.0%	--	--	--

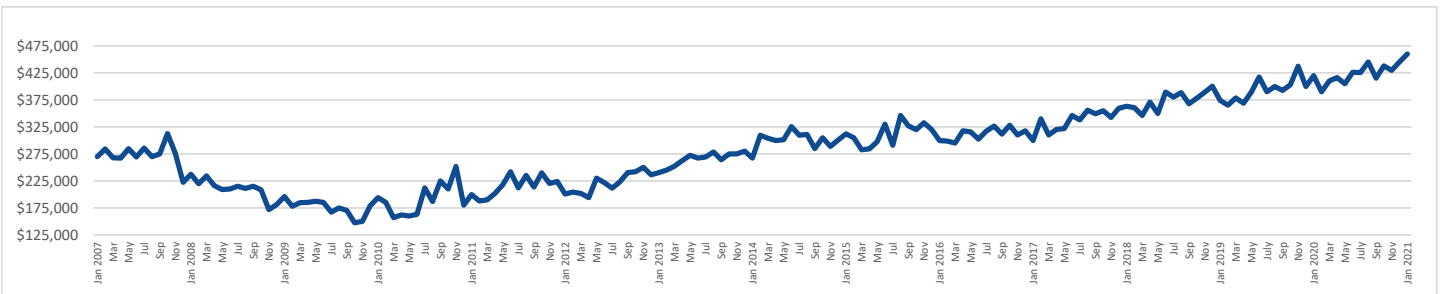
Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 231



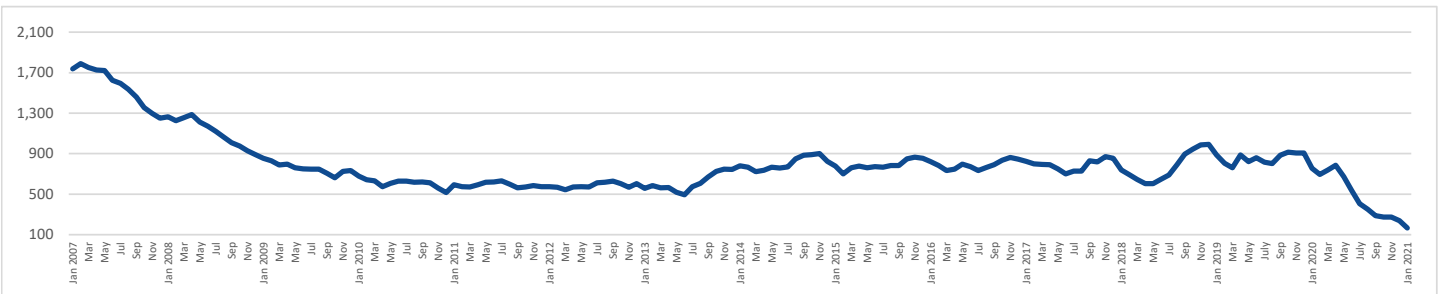
Median Sales Price

High: \$460,000 in Jan 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$460,000



Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 166 in Jan 2021 | Current Month: 166



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