



Ada County — Single-Family Homes

March 2021 Market Statistics

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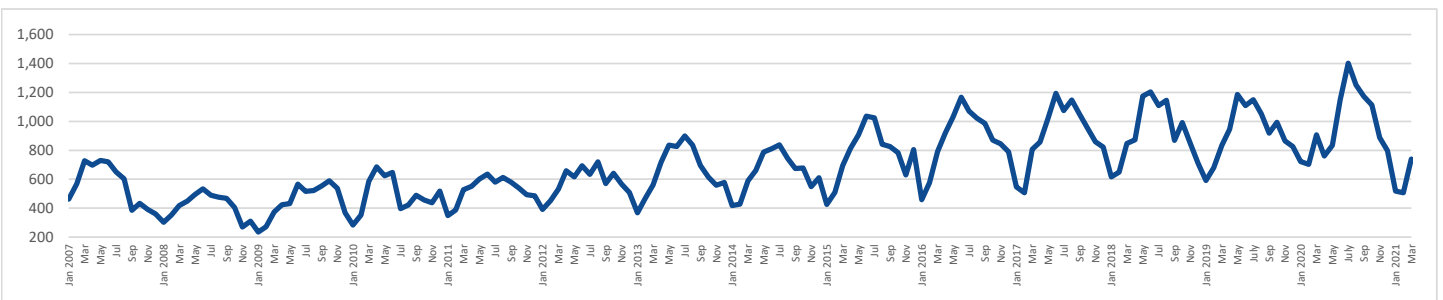
Data from the Intermountain MLS as of April 11, 2021

Key Metrics

	Mar 2020	Mar 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	906	739	-18.4%	2,332	1,778	-23.8%
Median Sales Price	\$367,250	\$467,325	27.2%	\$364,945	\$459,555	25.9%
Days on Market	44	22	-50.0%	49	20	-59.2%
Pending Sales	1,460	1,735	18.8%	--	--	--
Inventory	1,390	295	-78.8%	--	--	--
Months Supply of Inventory	1.7	0.5	-70.6%	--	--	--

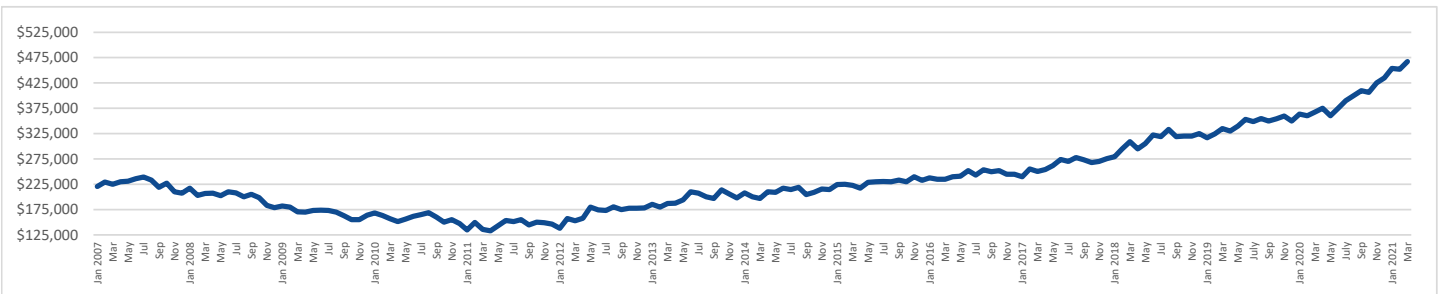
Closed Sales

High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 739



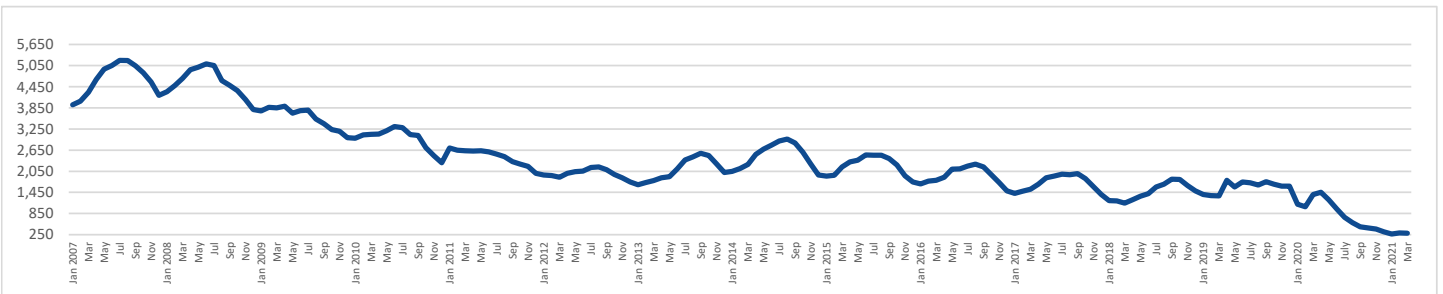
Median Sales Price

High: \$467,325 in Mar 2021 | Low: \$133,000 in Apr 2011 | Current Month: \$467,325



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 295



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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

March 2021 Market Statistics

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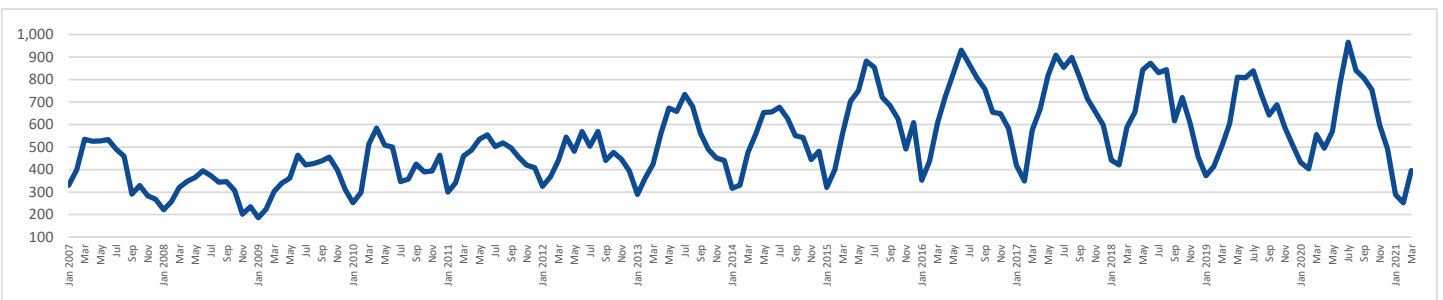
Data from the Intermountain MLS as of April 11, 2021

Key Metrics

	Mar 2020	Mar 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	556	396	-28.8%	1,392	945	-32.1%
Median Sales Price	\$352,250	\$475,500	35.0%	\$347,650	\$459,500	32.2%
Days on Market	22	14	-36.4%	30	13	-56.7%
Pending Sales	587	638	8.7%	--	--	--
Inventory	652	150	-77.0%	--	--	--
Months Supply of Inventory	1.3	0.5	-61.5%	--	--	--

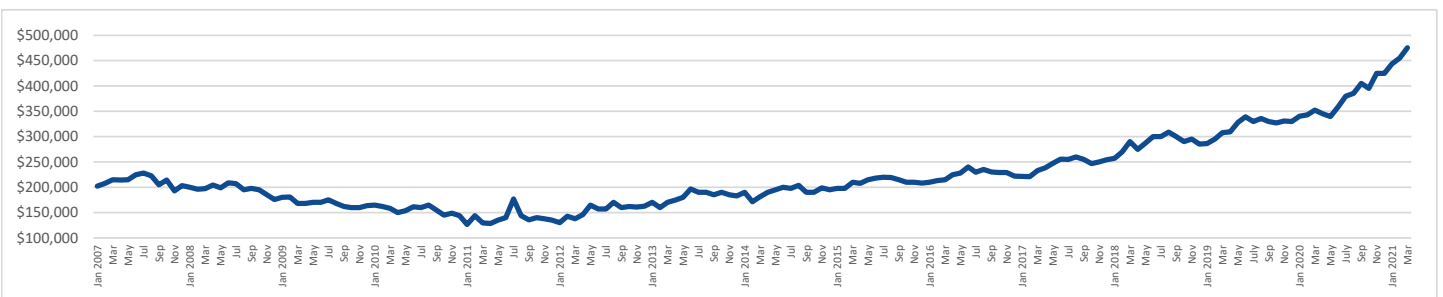
Closed Sales

High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 396



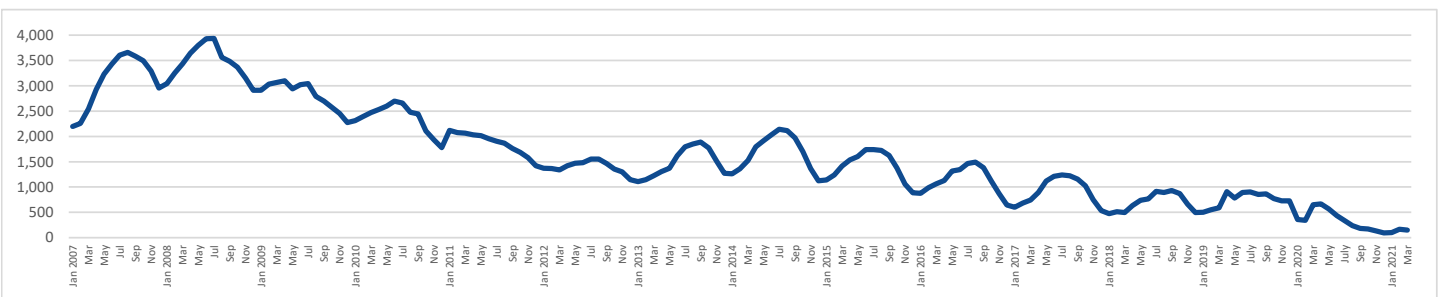
Median Sales Price

High: \$475,500 in Mar 2021 | Low: \$126,500 in Jan 2011 | Current Month: \$475,500



Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 150



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Ada County — New Construction

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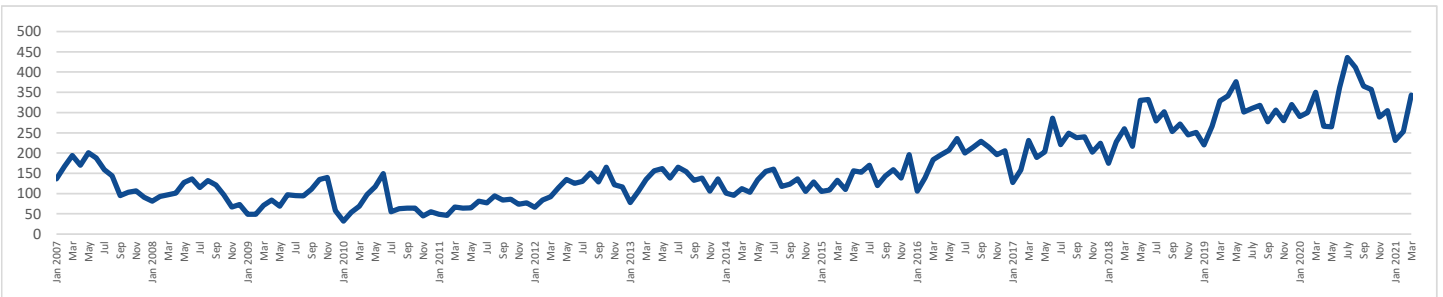
Data from the Intermountain MLS as of April 11, 2021

Key Metrics

Key Metrics	Mar 2020	Mar 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	350	343	-2.0%	940	833	-11.4%
Median Sales Price	\$409,900	\$460,920	12.4%	\$407,100	\$459,610	12.9%
Days on Market	78	32	-59.0%	76	29	-61.8%
Pending Sales	873	1,097	25.7%	--	--	--
Inventory	738	145	-80.4%	--	--	--
Months Supply of Inventory	2.2	0.5	-77.3%	--	--	--

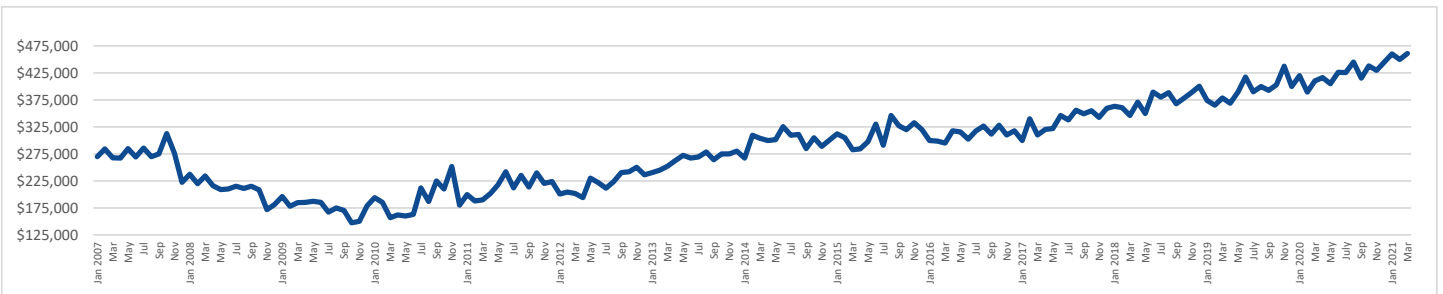
Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 343



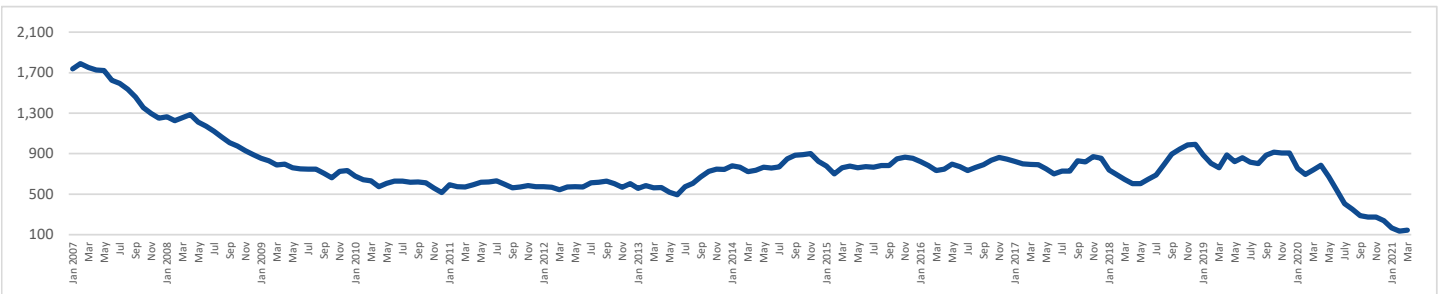
Median Sales Price

High: \$460,920 in Mar 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$460,920



Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 145



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