



Ada County – Single-Family Homes

June 2021 Market Statistics

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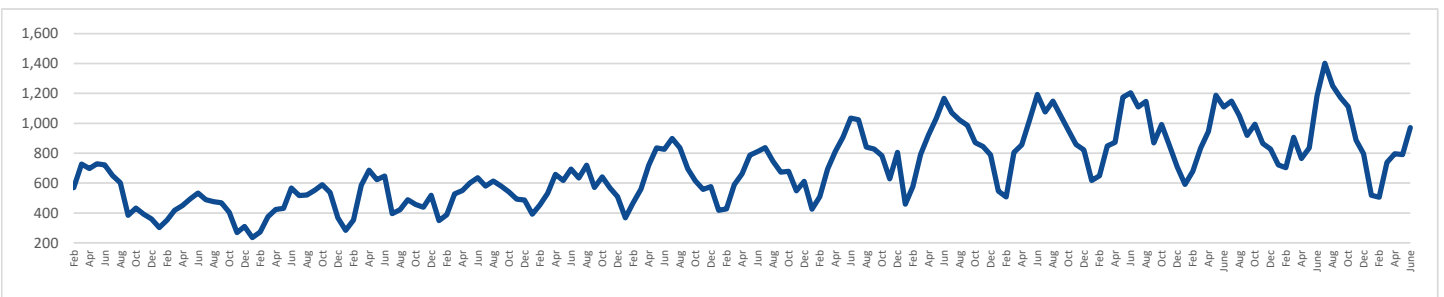
Data from the Intermountain MLS as of July 8, 2021

Key Metrics

Key Metrics	Jun 2020	Jun 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	1,184	971	-18.0%	5,258	5,021	-4.5%
Median Sales Price	\$375,000	\$525,000	40.0%	\$367,945	\$486,000	32.1%
Days on Market	32	10	-68.8%	39	14	-64.1%
Pending Sales	2,040	1,676	-17.8%	--	--	--
Inventory	977	729	-25.4%	--	--	--
Months Supply of Inventory	1.0	0.8	-20.0%	--	--	--

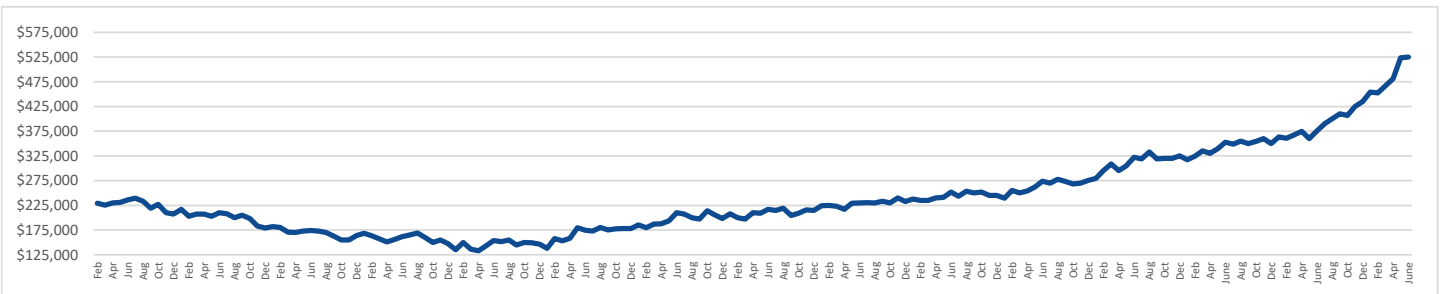
Closed Sales

High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 971



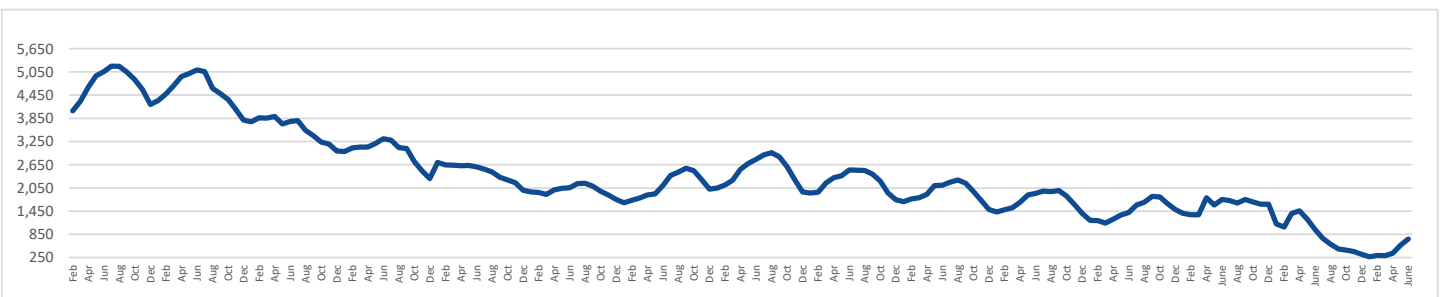
Median Sales Price

High: \$525,000 in Jun 2021 | Low: \$133,000 in Apr 2011 | Current Month: \$525,000



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 729



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Ada County – Existing/Resale

June 2021 Market Statistics

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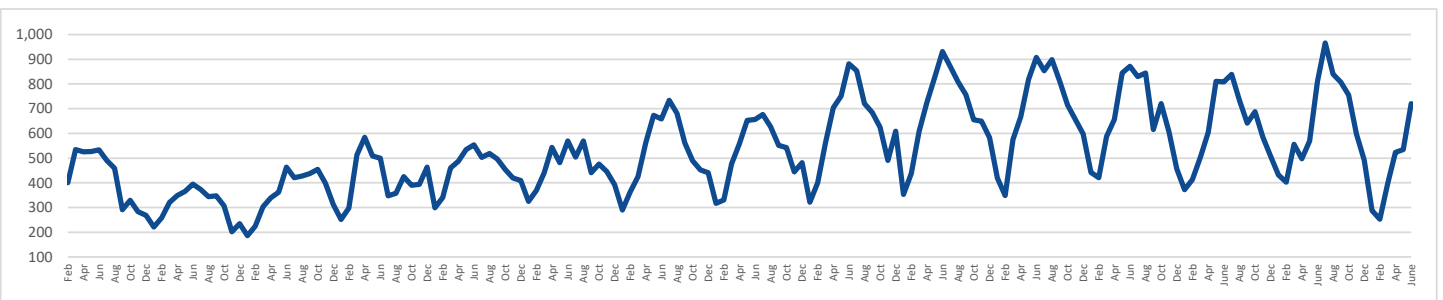
Data from the Intermountain MLS as of July 8, 2021

Key Metrics

Key Metrics	Jun 2020	Jun 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	810	721	-11.0%	3,372	3,285	-2.6%
Median Sales Price	\$359,000	\$511,000	42.3%	\$349,200	\$489,900	40.3%
Days on Market	20	10	-50.0%	23	9	-60.9%
Pending Sales	1,022	768	-24.9%	--	--	--
Inventory	438	485	10.7%	--	--	--
Months Supply of Inventory	0.6	0.7	16.7%	--	--	--

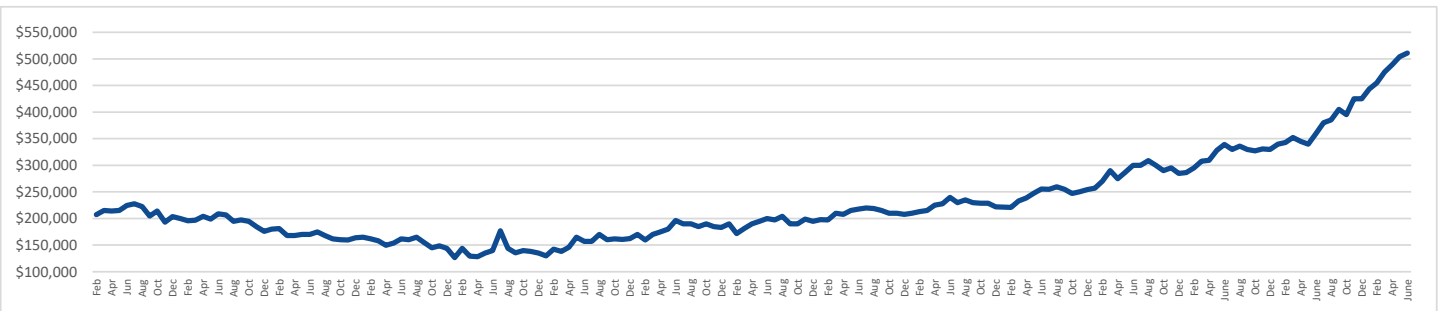
Closed Sales

High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 721



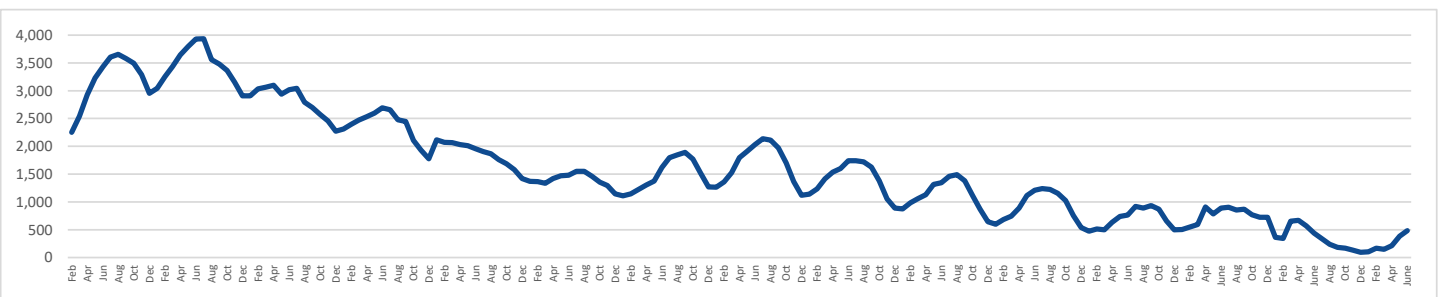
Median Sales Price

High: \$511,000 in Jun 2021 | Low: \$126,500 in Jan 2011 | Current Month: \$511,000



Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 485



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Ada County – New Construction

June 2021 Market Statistics

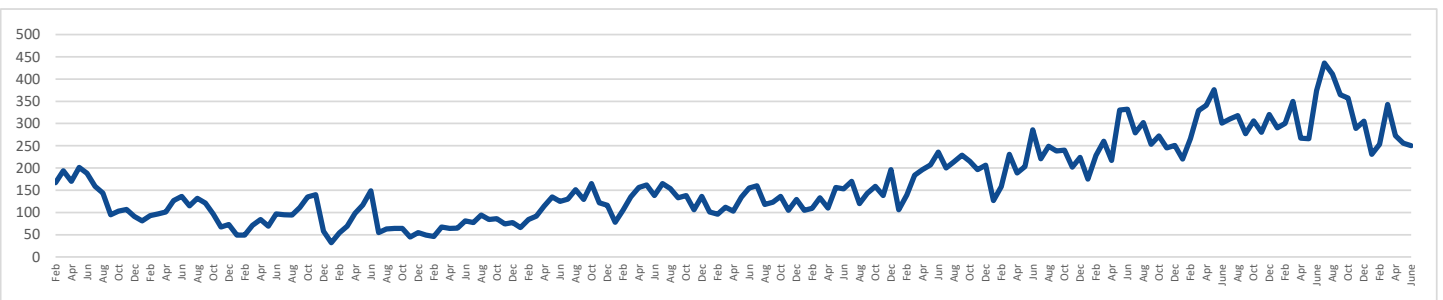
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Data from the Intermountain MLS as of July 8, 2021

Key Metrics

	Jun 2020	Jun 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	374	250	-33.2%	1,886	1,736	-8.0%
Median Sales Price	\$428,936	\$552,200	28.7%	\$410,919	\$483,151	17.6%
Days on Market	59	11	-81.4%	66	24	-63.6%
Pending Sales	1,018	908	-10.8%	--	--	--
Inventory	539	244	-54.7%	--	--	--
Months Supply of Inventory	1.7	0.9	-47.1%	--	--	--

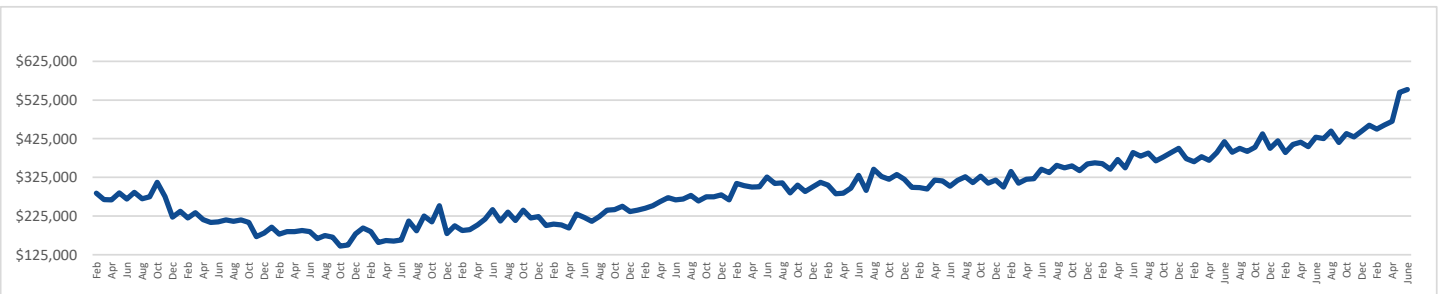
Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 250



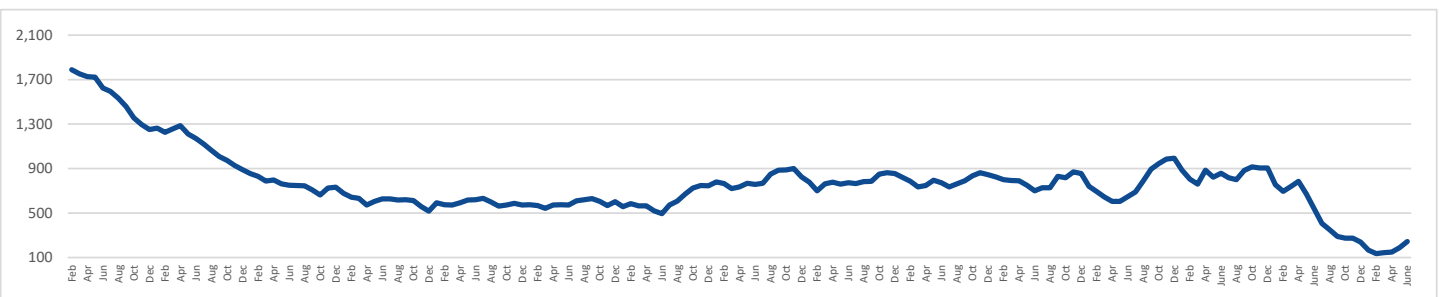
Median Sales Price

High: \$552,200 in Jun 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$552,200



Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 244



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