



Ada County – Single-Family Homes

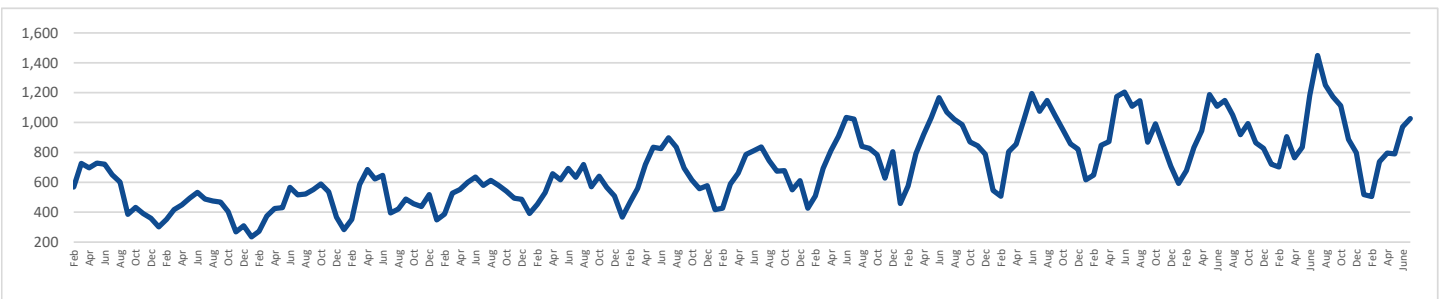
July 2021 Market Statistics

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Data from the Intermountain MLS as of August 8, 2021

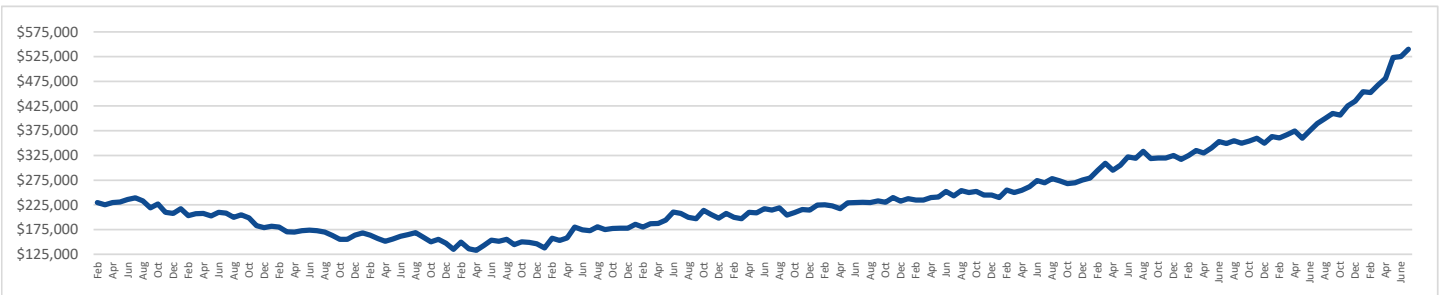
Key Metrics

Key Metrics	Jul 2020	Jul 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	1,449	1,027	-29.1%	6,707	6,053	-9.8%
Median Sales Price	\$390,000	\$540,000	38.5%	\$373,900	\$495,000	32.4%
Days on Market	35	13	-62.9%	38	14	-63.2%
Pending Sales	2,046	1,605	-21.6%	--	--	--
Inventory	743	1,055	42.0%	--	--	--
Months Supply of Inventory	0.8	1.2	50.8%	--	--	--

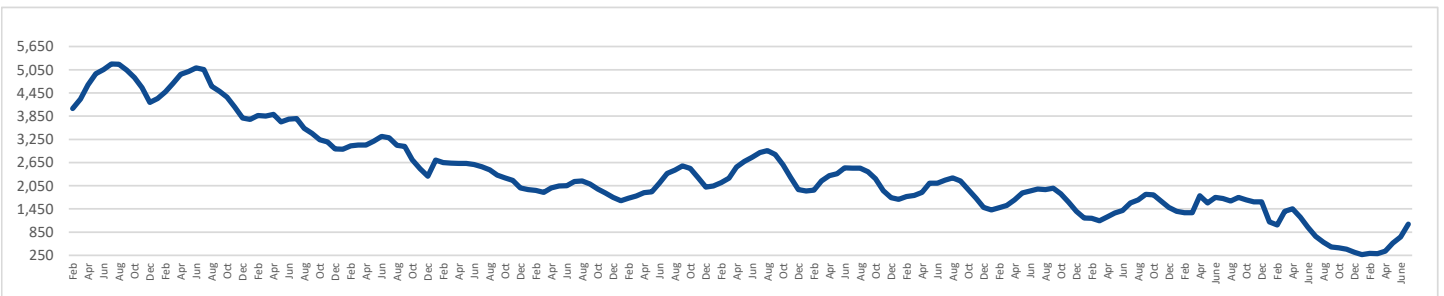
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 1,027



Median Sales Price High: \$540,000 in Jul 2021 | Low: \$133,000 in Apr 2011 | Current Month: \$540,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,055



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Ada County – Existing/Resale

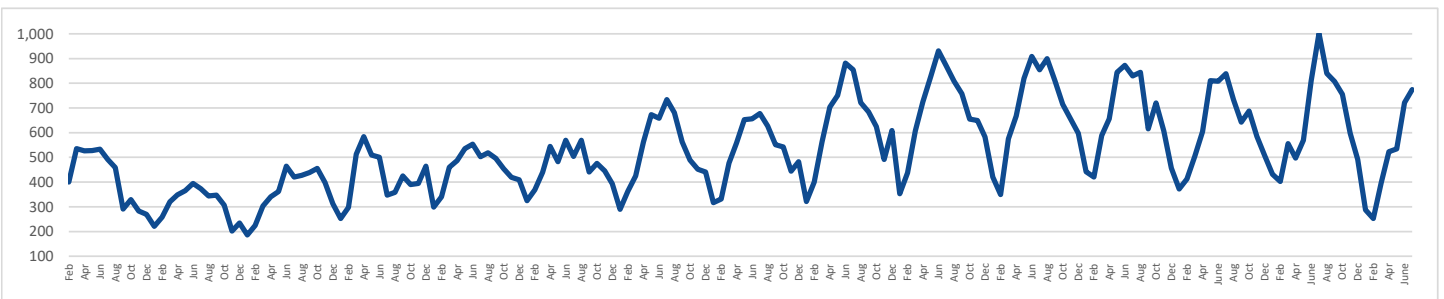
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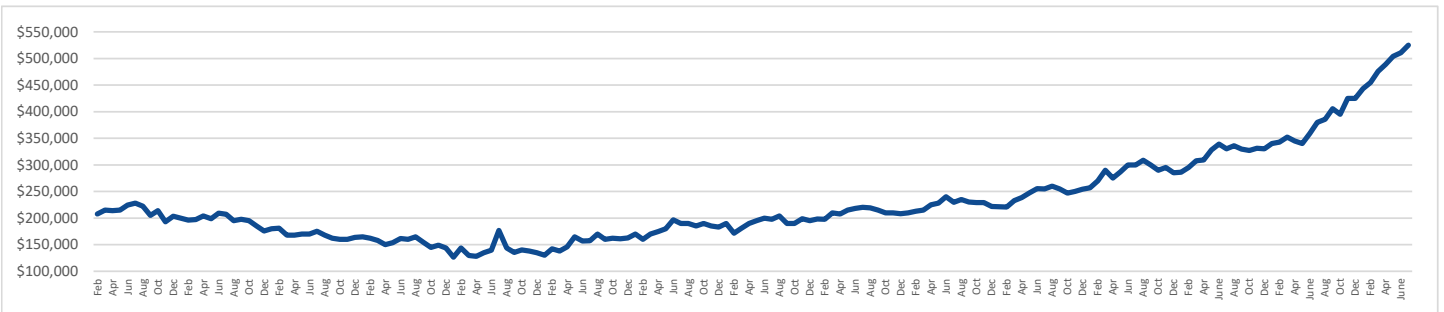
Key Metrics

Key Metrics	Jul 2020	Jul 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	1,002	774	-22.8%	4,374	4,062	-7.1%
Median Sales Price	\$379,900	\$525,000	38.2%	\$355,000	\$499,000	40.6%
Days on Market	22	11	-50.0%	23	10	-56.5%
Pending Sales	967	740	-23.5%	--	--	--
Inventory	337	729	116.3%	--	--	--
Months Supply of Inventory	0.5	1.3	130.1%	--	--	--

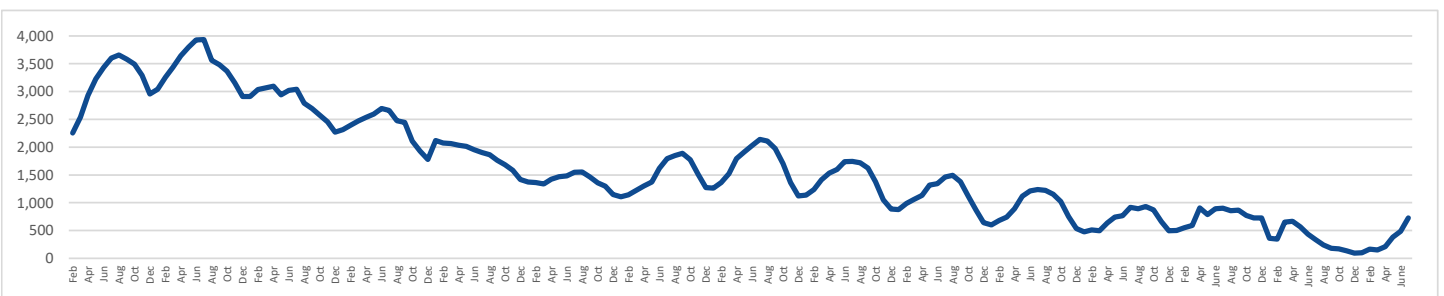
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 744



Median Sales Price High: \$525,000 in Jul 2021 | Low: \$126,500 in Jan 2011 | Current Month: \$525,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 729



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Ada County – New Construction

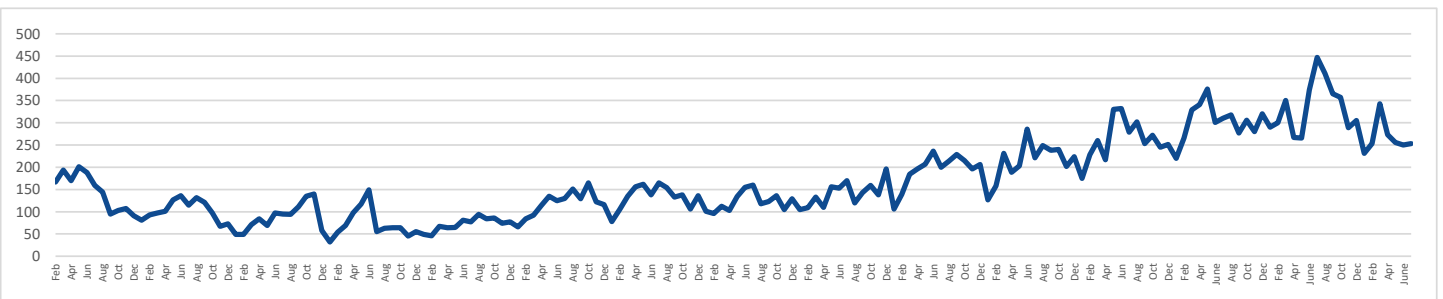
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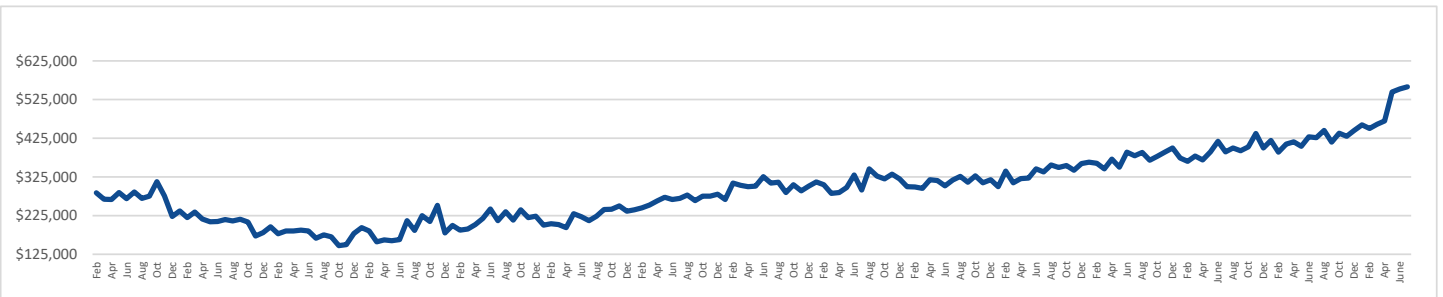
Key Metrics

Key Metrics	Jul 2020	Jul 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	447	253	-43.4%	2,333	1,991	-14.7%
Median Sales Price	\$426,350	\$558,000	30.9%	\$414,000	\$492,635	19.0%
Days on Market	64	18	-71.9%	66	23	-65.2%
Pending Sales	1,079	865	-19.8%	--	--	--
Inventory	406	326	-19.7%	--	--	--
Months Supply of Inventory	1.3	1.1	-15.0%	--	--	--

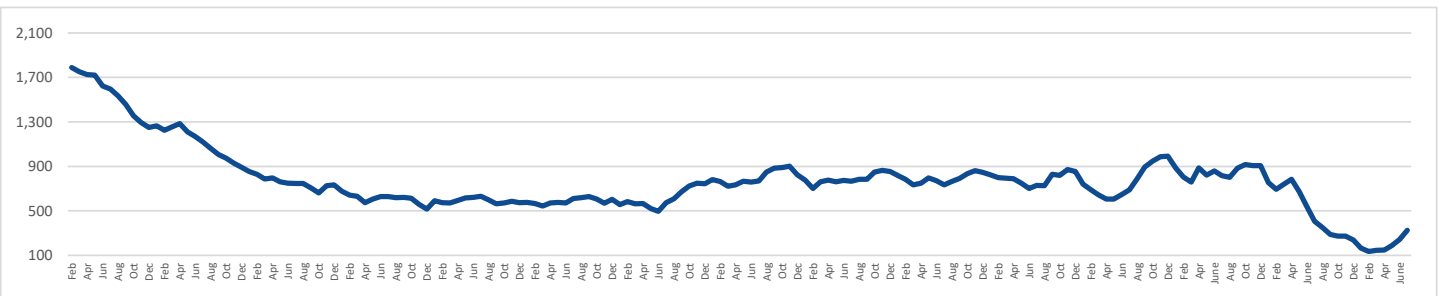
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 253



Median Sales Price High: \$558,000 in Jul 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$558,000



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 326



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