



Ada County – Single-Family Homes

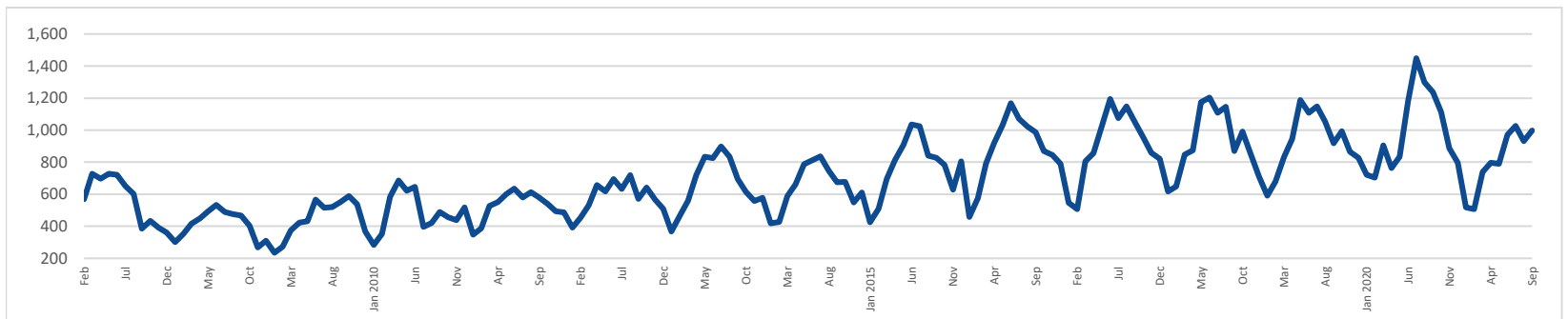
September 2021 Market Statistics

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Data from the Intermountain MLS as of October 10, 2021

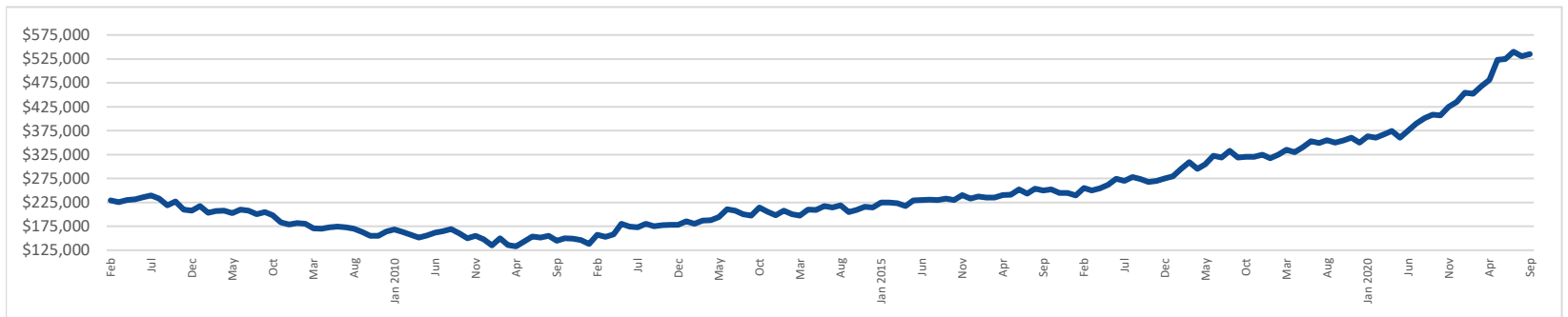
Key Metrics

| | Sep 2020 | Sep 2021 | % Chg | YTD 2020 | YTD 2021 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 1,237 | 998 | -19.3% | 9,243 | 7,995 | -13.5% |
| Median Sales Price | \$408,000 | \$534,950 | 31.1% | \$382,000 | \$502,015 | 31.4% |
| Days on Market | 26 | 19 | -26.9% | 35 | 15 | -57.1% |
| Pending Sales | 2,018 | 1,619 | -19.8% | -- | -- | -- |
| Inventory | 470 | 1,249 | 165.7% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 1.5 | 210.9% | -- | -- | -- |

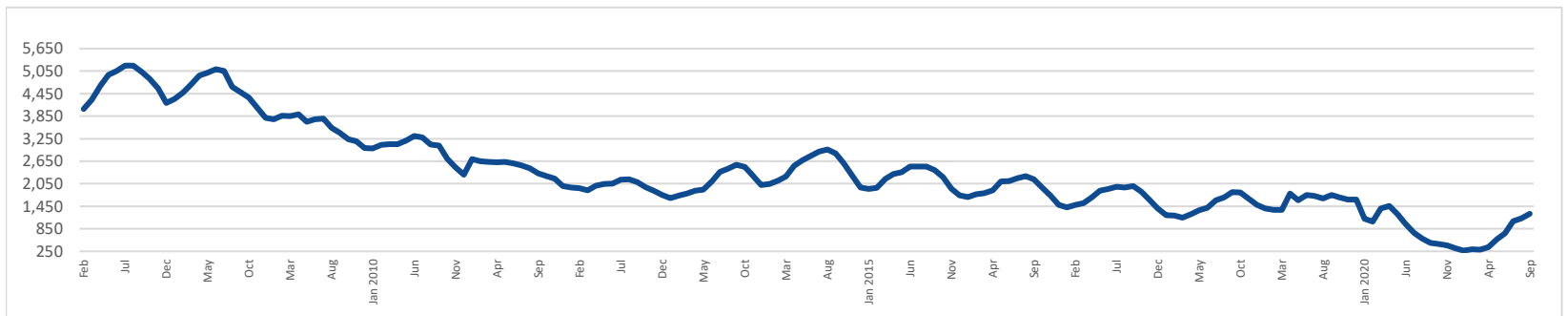
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 998



Median Sales Price High: \$540,000 in Jul 2021 | Low: \$133,000 in Apr 2011 | Current Month: \$534,950



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,249



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Ada County – Existing/Resale

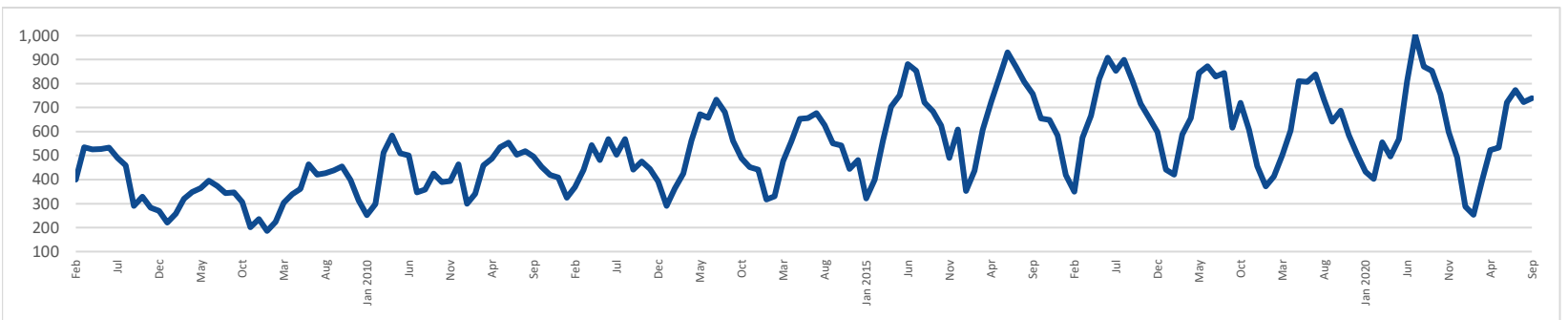
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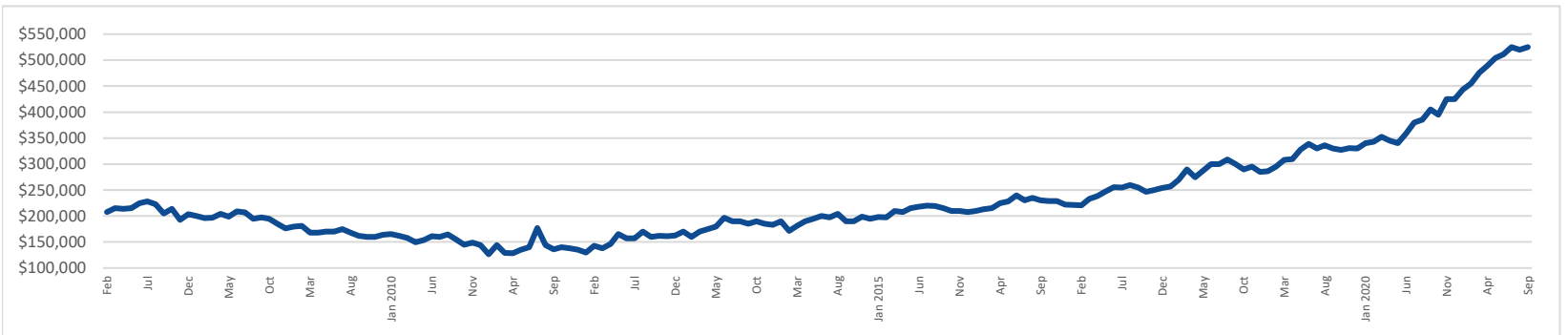
Key Metrics

| | Sep 2020 | Sep 2021 | % Chg | YTD 2020 | YTD 2021 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 854 | 739 | -13.5% | 6,099 | 5,527 | -9.4% |
| Median Sales Price | \$405,000 | \$525,000 | 29.6% | \$365,000 | \$500,000 | 37.0% |
| Days on Market | 17 | 17 | 0.0% | 22 | 11 | -50.0% |
| Pending Sales | 861 | 821 | -4.6% | -- | -- | -- |
| Inventory | 182 | 866 | 375.8% | -- | -- | -- |
| Months Supply of Inventory | 0.3 | 1.5 | 444.3% | -- | -- | -- |

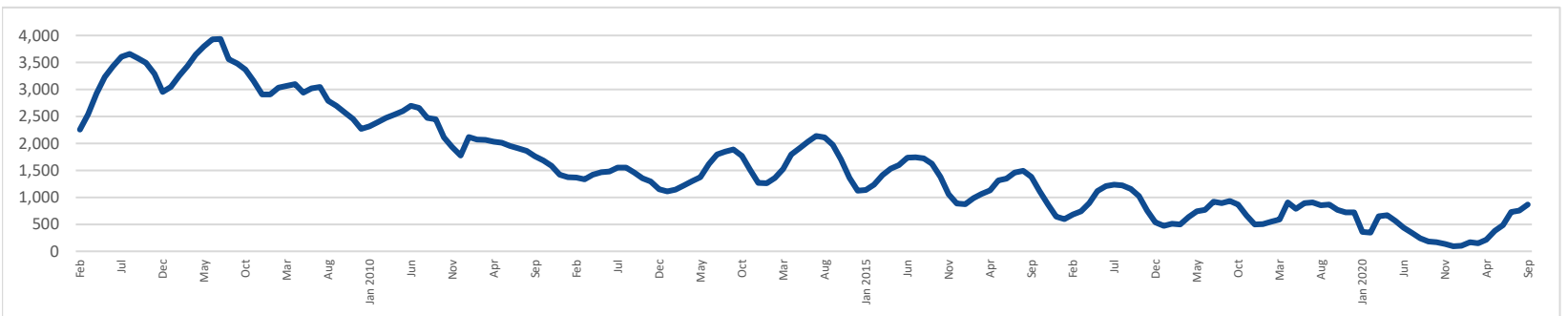
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 739



Median Sales Price High: \$525,000 in Sep 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: 866



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Ada County – New Construction

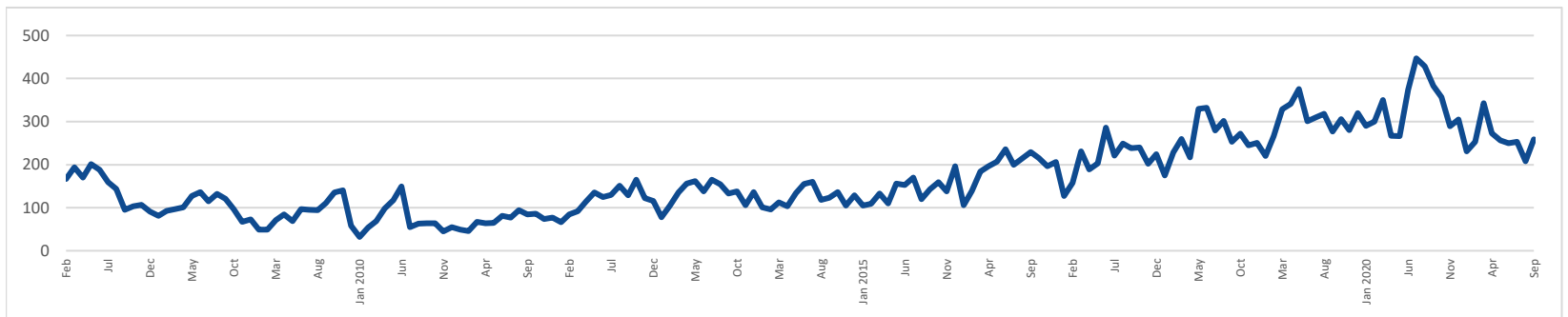
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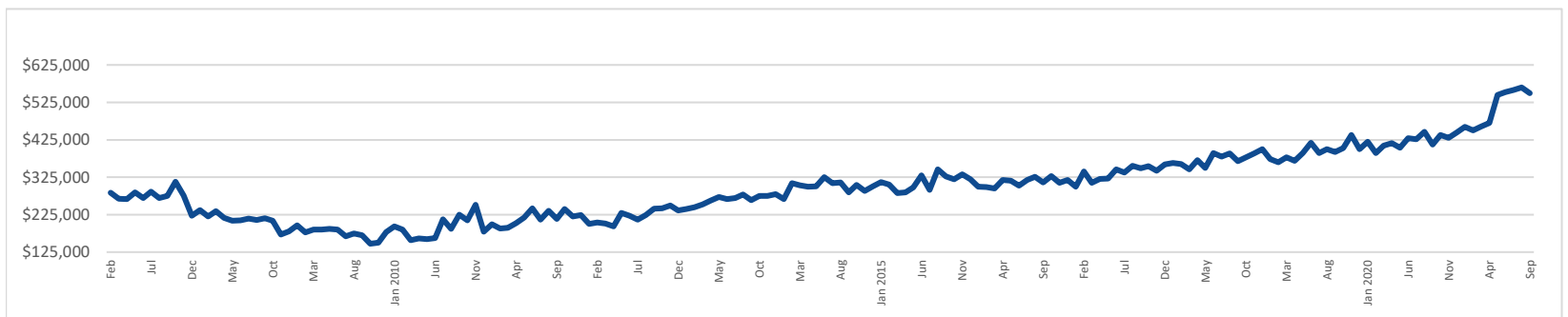
Key Metrics

| | Sep 2020 | Sep 2021 | % Chg | YTD 2020 | YTD 2021 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 383 | 259 | -32.4% | 3,144 | 2,468 | -21.5% |
| Median Sales Price | \$412,645 | \$549,850 | 33.3% | \$419,314 | \$505,000 | 20.4% |
| Days on Market | 46 | 23 | -50.0% | 62 | 23 | -62.9% |
| Pending Sales | 1,157 | 798 | -31.0% | -- | -- | -- |
| Inventory | 288 | 383 | 33.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.4 | 62.8% | -- | -- | -- |

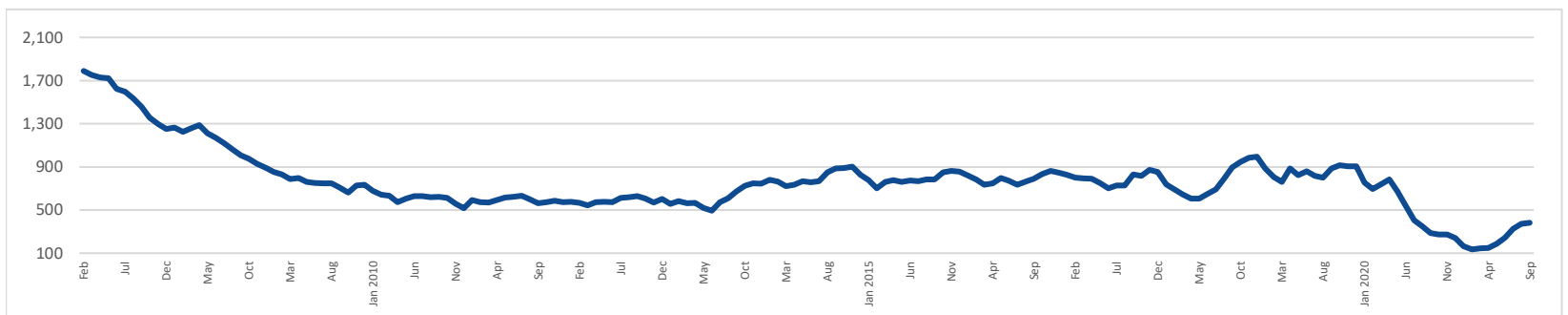
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 259



Median Sales Price High: \$564,873 in Aug 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$549,850



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 383



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