



# Ada County – Single-Family Homes

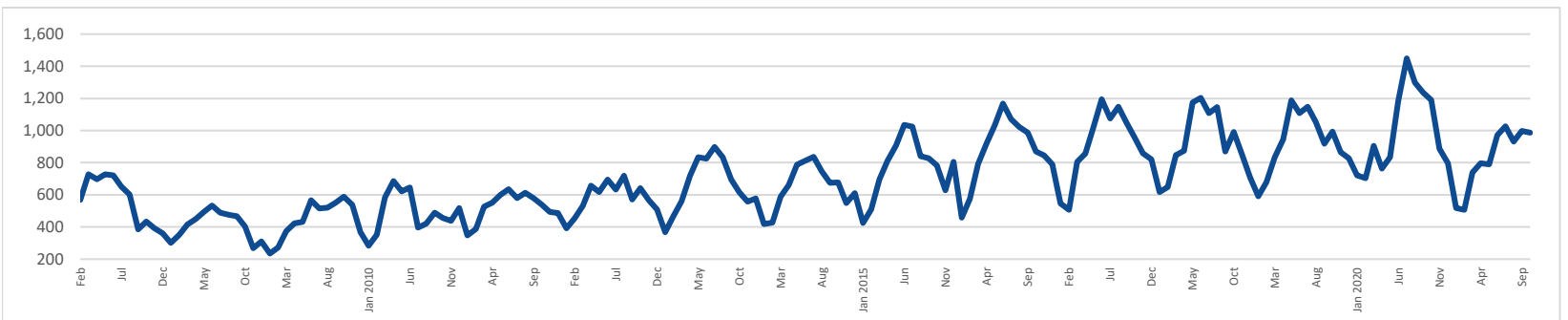
## October 2021 Market Statistics

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 Data from the Intermountain MLS as of November 8, 2021

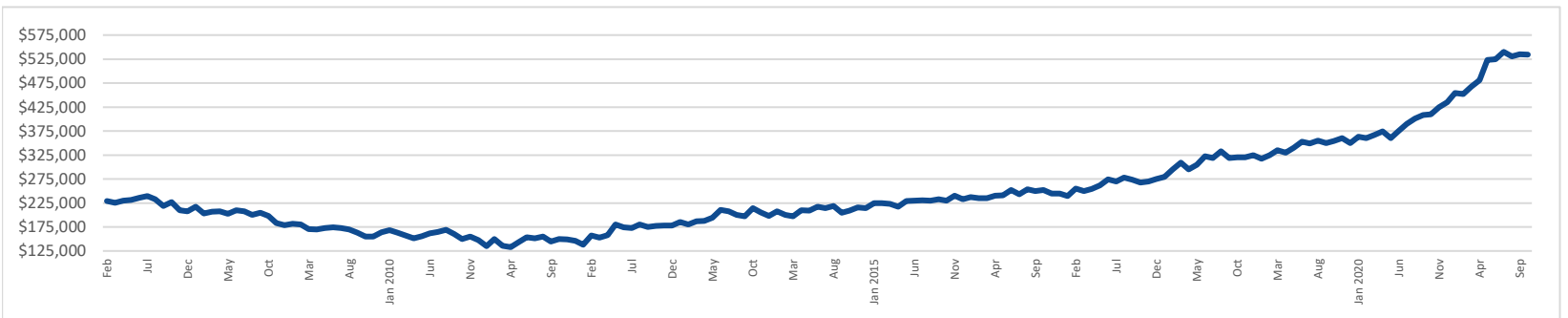
### Key Metrics

	Oct 2020	Oct 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	1,191	986	-17.2%	10,435	8,987	-13.9%
Median Sales Price	\$410,000	\$533,950	30.2%	\$385,000	\$505,000	31.2%
Days on Market	19	23	21.1%	34	16	-52.9%
Pending Sales	1,906	1,524	-20.0%	--	--	--
Inventory	443	1,145	158.5%	--	--	--
Months Supply of Inventory	0.4	1.4	211.3%	--	--	--

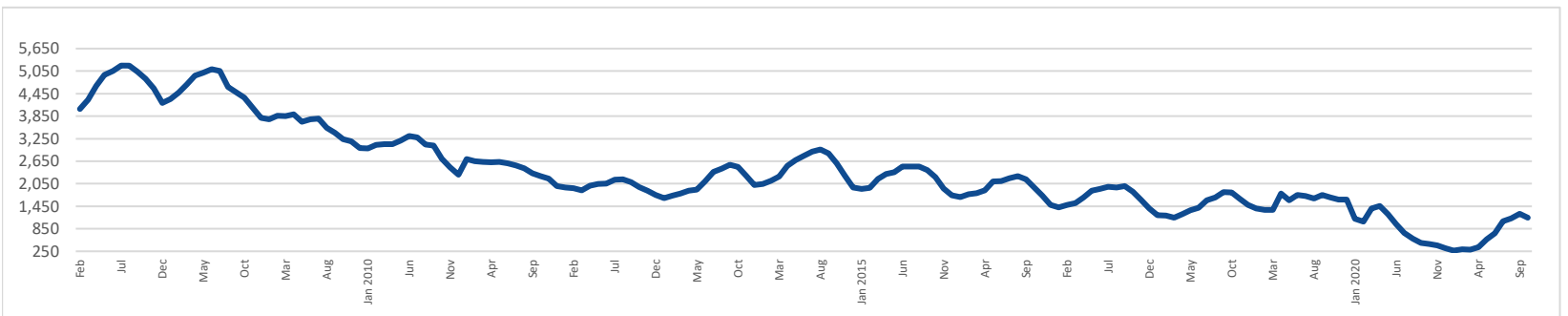
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 986



**Median Sales Price** High: \$540,000 in Jul 2021 | Low: \$133,000 in Apr 2011 | Current Month: \$533,950



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,145



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# Ada County – Existing/Resale

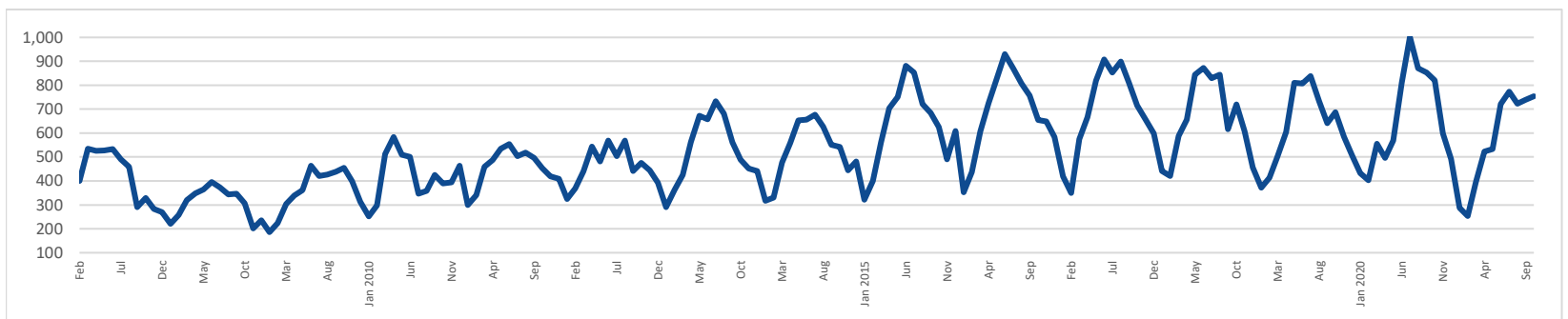
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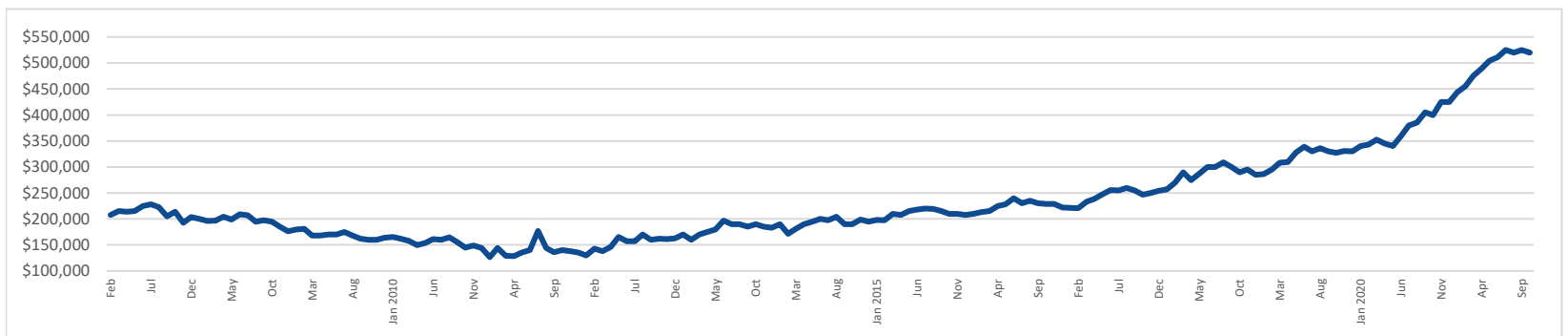
### Key Metrics

	Oct 2020	Oct 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	820	754	-8.0%	6,920	6,281	-9.2%
Median Sales Price	\$400,000	\$520,000	30.0%	\$369,900	\$502,709	35.9%
Days on Market	12	21	75.0%	21	12	-42.9%
Pending Sales	731	758	3.7%	--	--	--
Inventory	170	703	313.5%	--	--	--
Months Supply of Inventory	0.3	1.2	381.1%	--	--	--

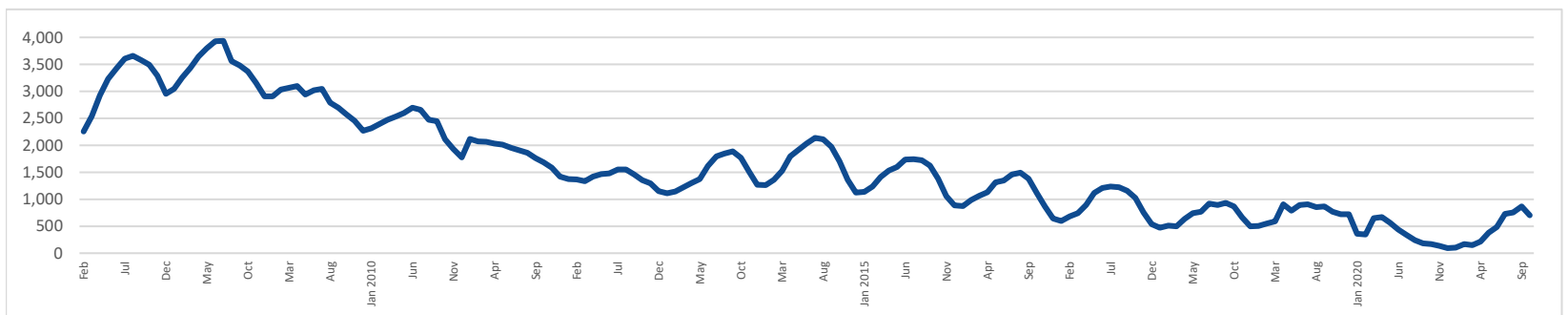
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 754



**Median Sales Price** High: \$525,000 in Sep 2021 | Low: \$126,500 in Jan 2011 | Current Month: \$520,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 703



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# Ada County – New Construction

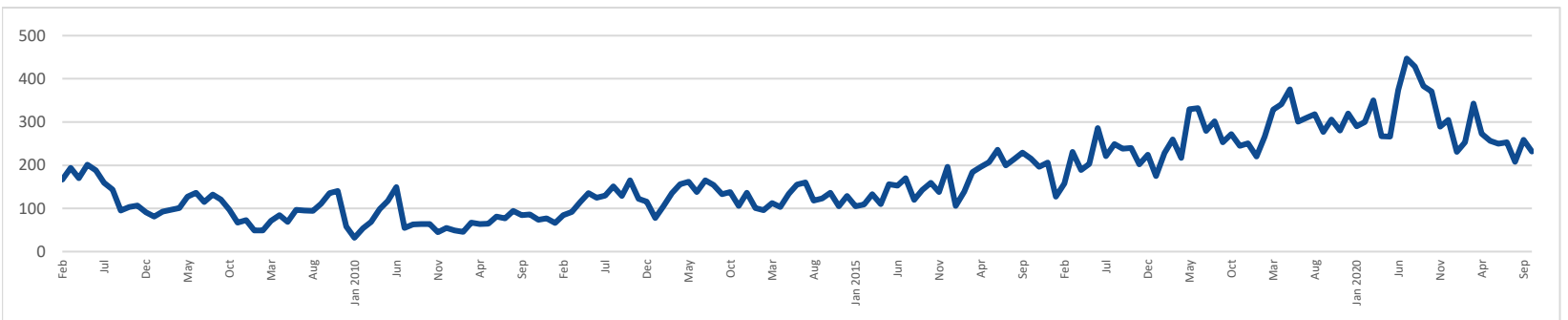
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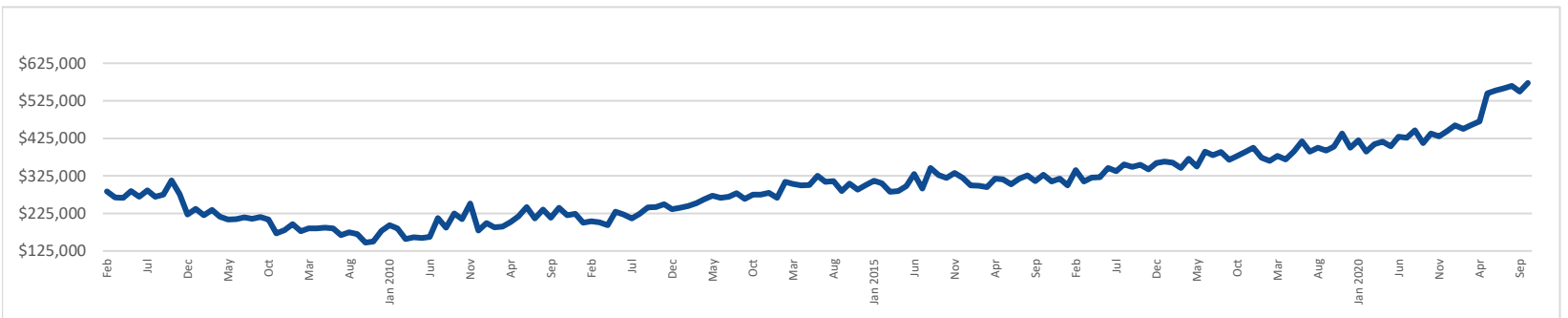
### Key Metrics

	Oct 2020	Oct 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	371	232	-37.5%	3,515	2,706	-23.0%
Median Sales Price	\$438,125	\$572,450	30.7%	\$420,665	\$510,420	21.3%
Days on Market	36	30	-16.7%	59	23	-61.0%
Pending Sales	1,175	766	-34.8%	--	--	--
Inventory	273	442	61.9%	--	--	--
Months Supply of Inventory	0.8	1.7	109.4%	--	--	--

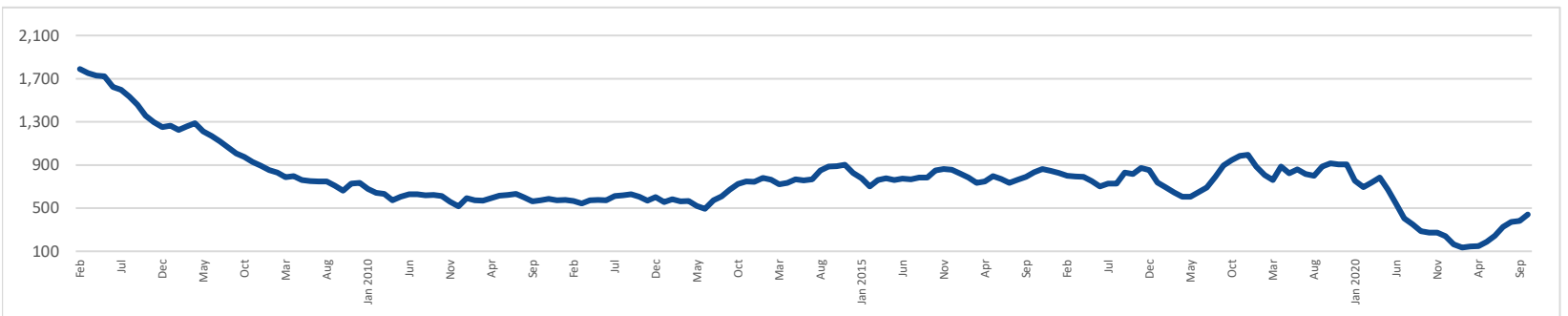
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 232



**Median Sales Price** High: \$572,450 in Oct 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$572,450



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 442



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