



Ada County – Single-Family Homes

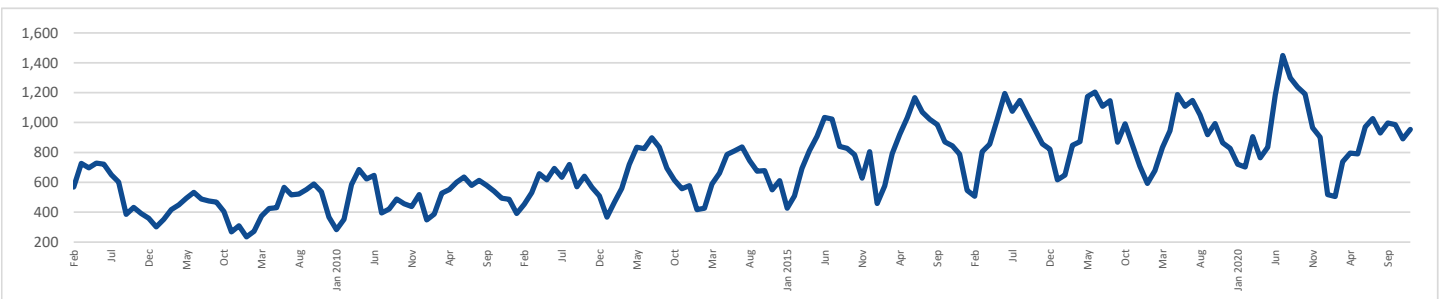
December 2021 Market Statistics

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Data from the Intermountain MLS as of January 10, 2022

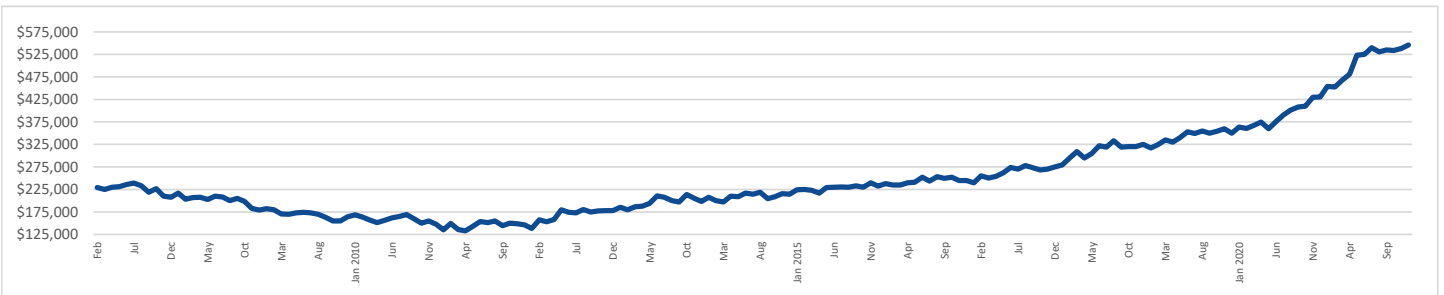
Key Metrics

Key Metrics	Dec 2020	Dec 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	902	954	5.8%	12,303	10,855	-11.8%
Median Sales Price	\$430,073	\$546,000	27.0%	\$393,000	\$510,987	30.0%
Days on Market	18	32	77.8%	31	18	-41.9%
Pending Sales	1,512	1,198	-20.8%	--	--	--
Inventory	331	582	75.8%	--	--	--
Months Supply of Inventory	0.3	0.7	111.5%	--	--	--

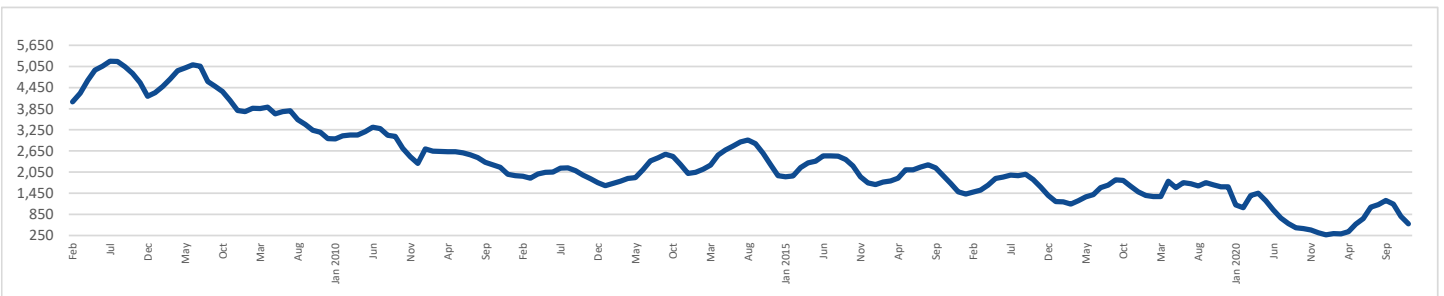
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 954



Median Sales Price High: \$546,000 in Jul 2021 | Low: \$133,000 in Apr 2011 | Current Month: \$546,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 582



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Ada County – Existing/Resale

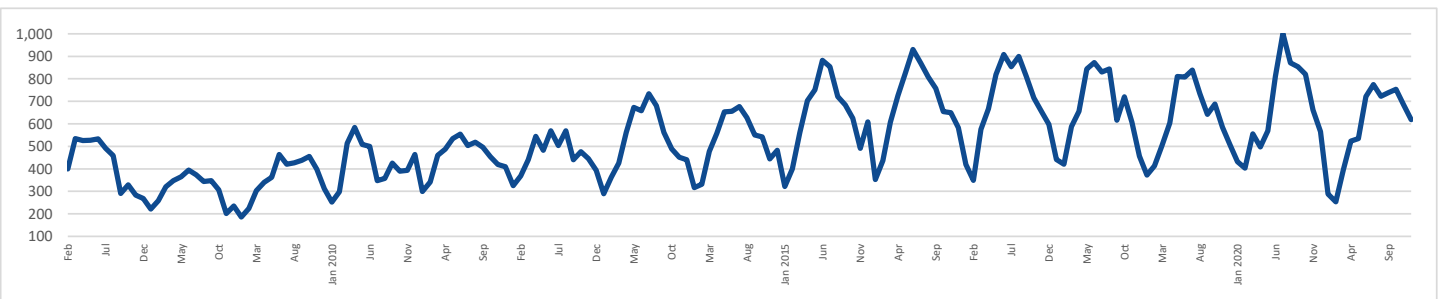
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Key Metrics

Key Metrics	Dec 2020	Dec 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	565	619	9.6%	8,147	7,600	-6.7%
Median Sales Price	\$420,000	\$510,000	21.4%	\$375,000	\$505,000	34.7%
Days on Market	12	30	150.0%	19	15	-21.1%
Pending Sales	367	421	14.7%	--	--	--
Inventory	84	267	217.9%	--	--	--
Months Supply of Inventory	0.1	0.5	264.7%	--	--	--

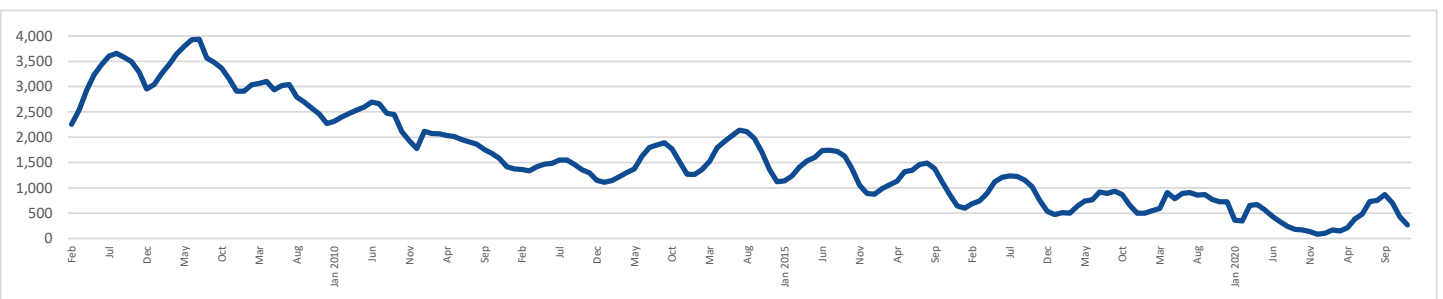
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 619



Median Sales Price High: \$525,000 in Sep 2021 | Low: \$126,500 in Jan 2011 | Current Month: \$510,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 267



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Ada County – New Construction

December 2021 Market Statistics

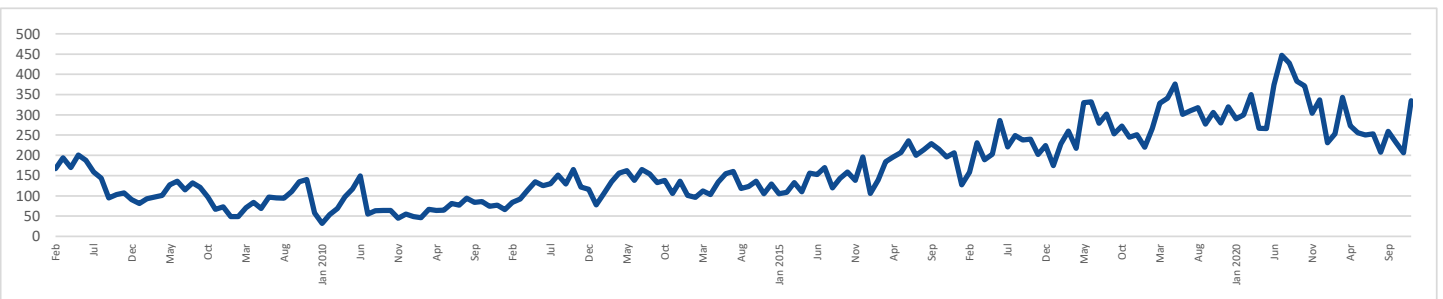
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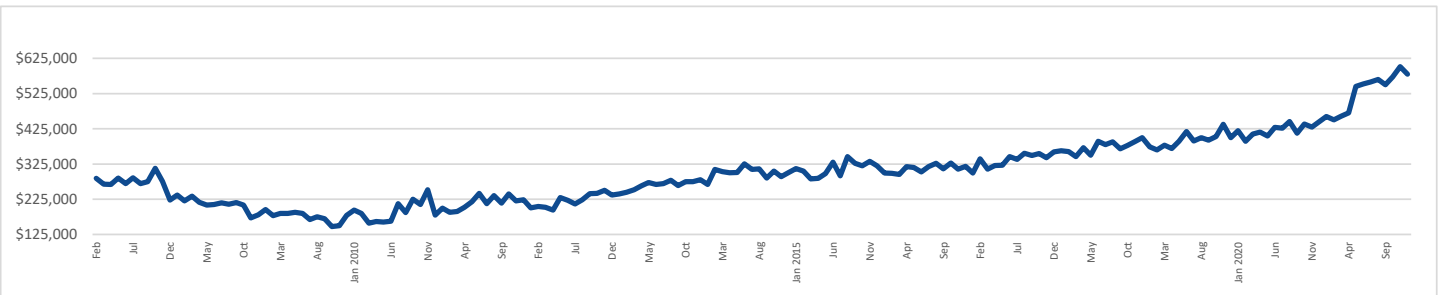
Key Metrics

Key Metrics	Dec 2020	Dec 2021	% Chg	YTD 2020	YTD 2021	% Chg
Closed Sales	337	335	-0.6%	4,156	3,255	-21.7%
Median Sales Price	\$444,900	\$579,990	30.4%	\$426,348	\$525,000	23.1%
Days on Market	29	37	27.6%	55	26	-52.7%
Pending Sales	1,145	777	-32.1%	--	--	--
Inventory	247	315	27.5%	--	--	--
Months Supply of Inventory	0.7	1.2	69.4%	--	--	--

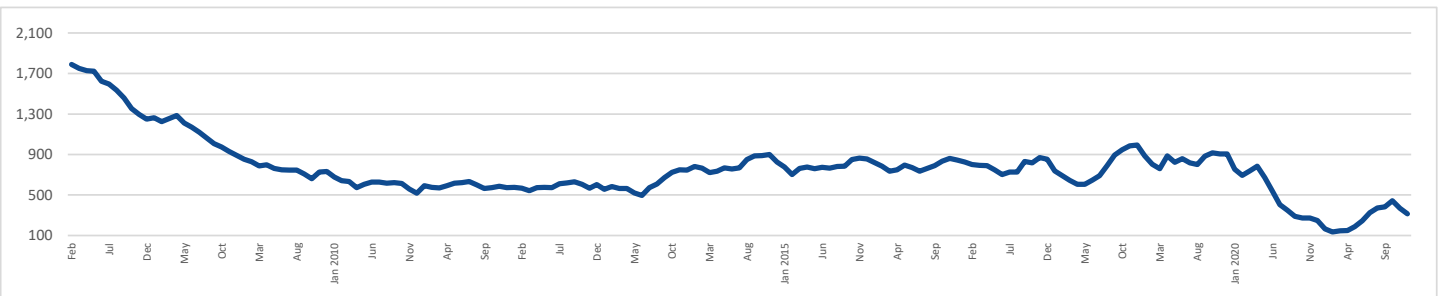
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 335



Median Sales Price High: \$601,301 in Nov 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$579,990



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 315



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