



# Ada County – Single-Family Homes

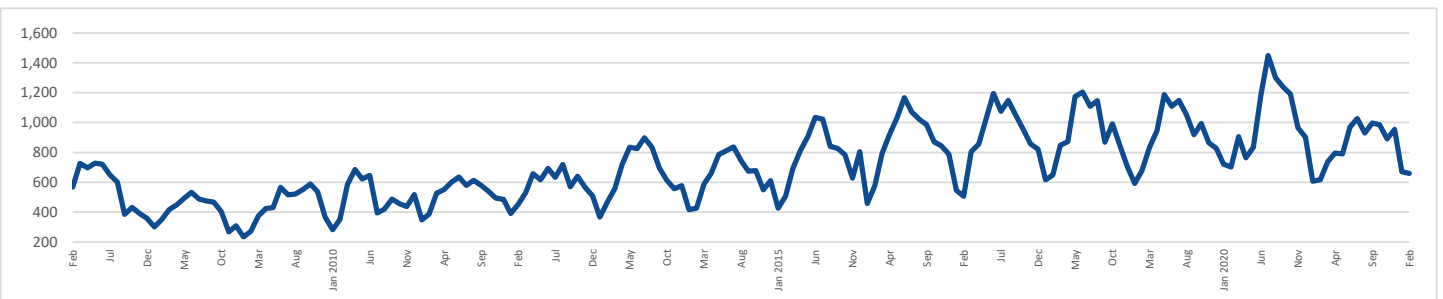
## February 2022 Market Statistics

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Data from the Intermountain MLS as of March 9, 2022

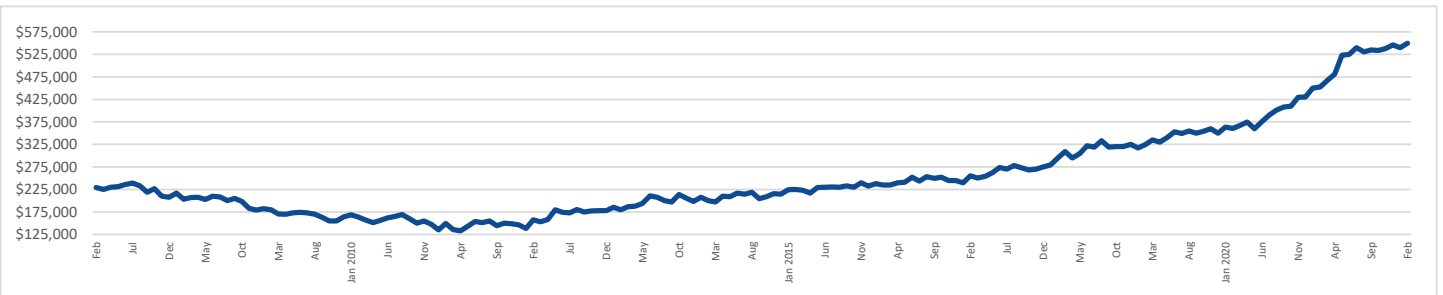
### Key Metrics

Key Metrics	Feb 2021	Feb 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	616	660	7.1%	1,223	1,331	8.8%
Median Sales Price	\$452,400	\$549,900	21.6%	\$450,000	\$545,020	21.1%
Days on Market	17	32	88.2%	18	34	88.9%
Pending Sales	1,684	1,383	-17.9%	--	--	--
Inventory	303	493	62.7%	--	--	--
Months Supply of Inventory	0.3	0.6	86.8%	--	--	--

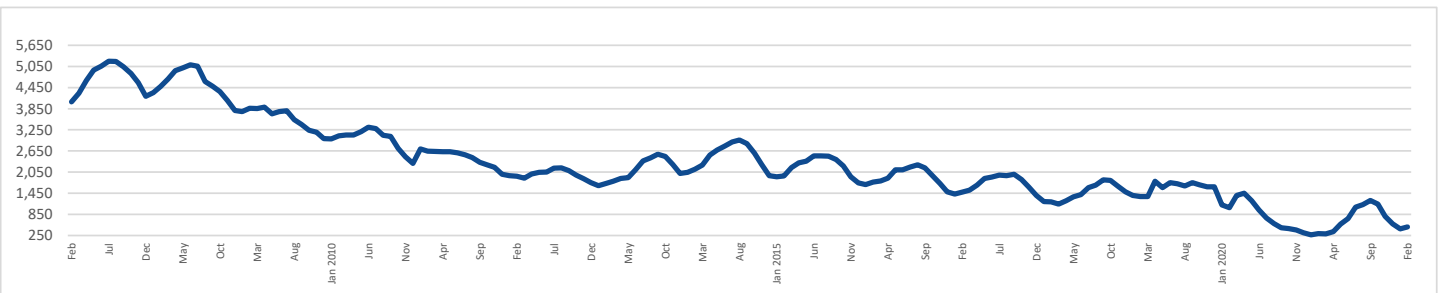
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 660



**Median Sales Price** High: \$549,900 in Feb 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$549,900



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 493



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# Ada County – Existing/Resale

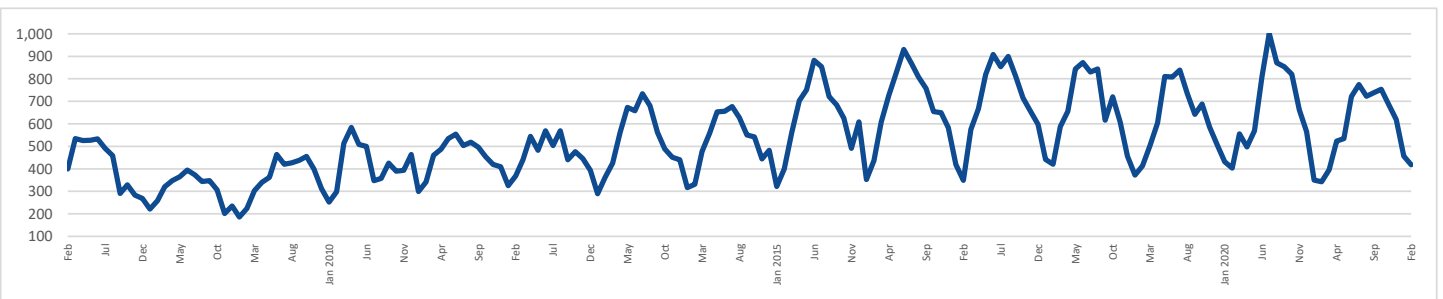
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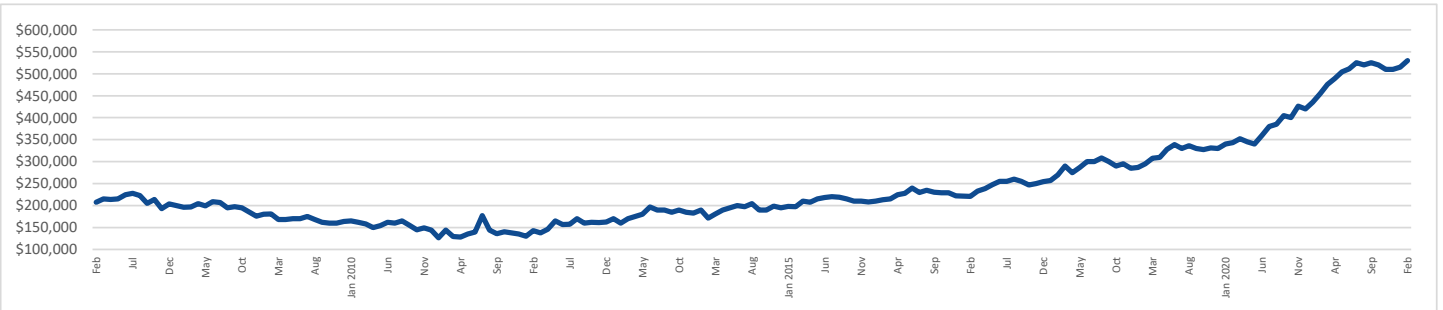
### Key Metrics

Key Metrics	Feb 2021	Feb 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	343	418	21.9%	693	875	26.3%
Median Sales Price	\$455,000	\$530,000	16.5%	\$449,900	\$525,000	16.7%
Days on Market	9	23	155.6%	12	28	133.3%
Pending Sales	511	515	0.8%	--	--	--
Inventory	168	265	57.7%	--	--	--
Months Supply of Inventory	0.3	0.4	69.7%	--	--	--

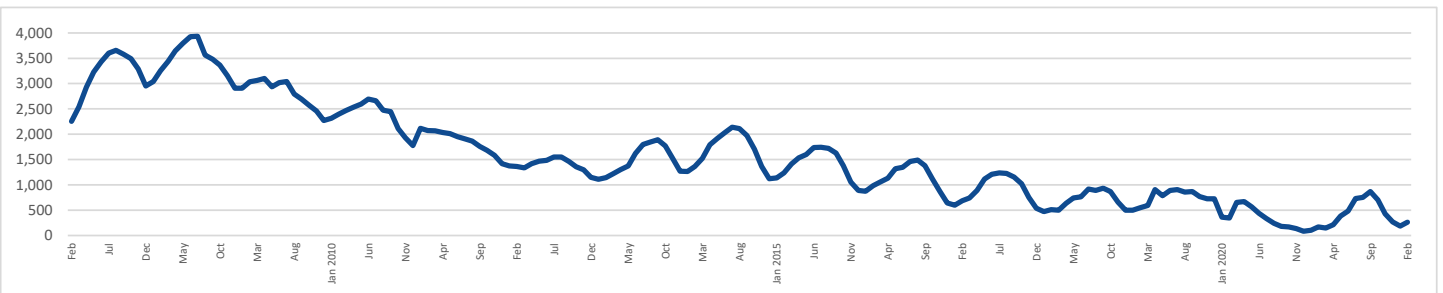
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 418



**Median Sales Price** High: \$530,000 in Feb 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$530,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 265



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# Ada County – New Construction

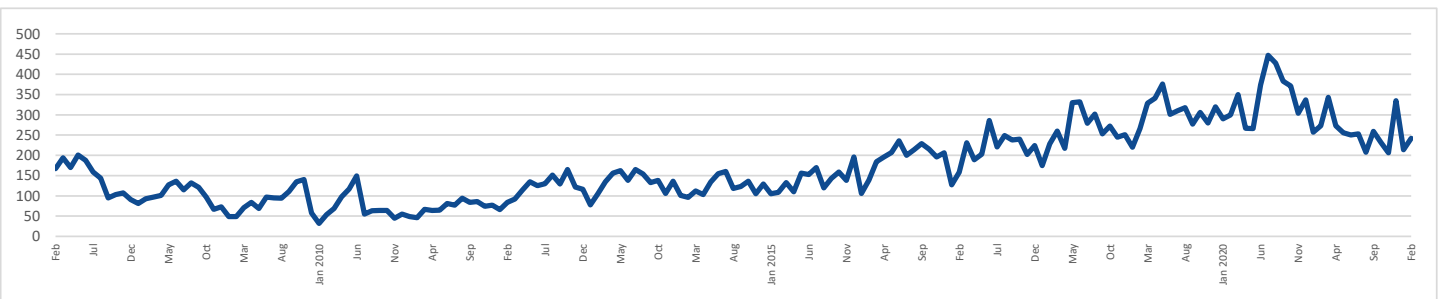
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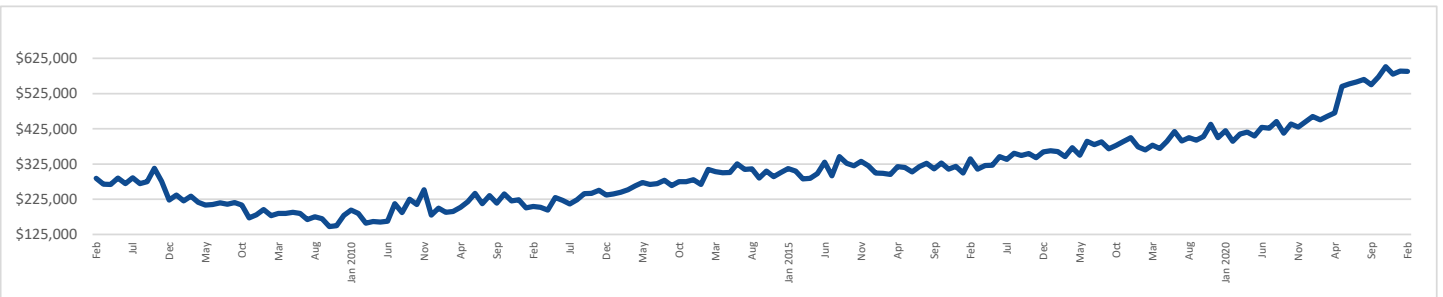
### Key Metrics

Key Metrics	Feb 2021	Feb 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	273	242	-11.4%	530	456	-14.0%
Median Sales Price	\$449,990	\$587,551	30.6%	\$455,372	\$588,945	29.3%
Days on Market	27	46	70.4%	26	45	73.1%
Pending Sales	1,173	868	-26.0%	--	--	--
Inventory	135	228	68.9%	--	--	--
Months Supply of Inventory	0.4	0.9	123.1%	--	--	--

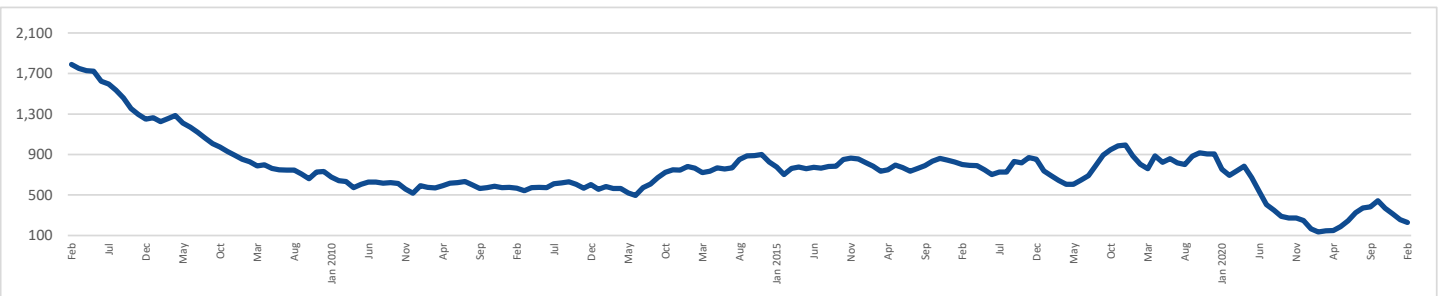
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 242



**Median Sales Price** High: \$601,301 in Nov 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$587,551



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 228



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