



Ada County — Single-Family Homes

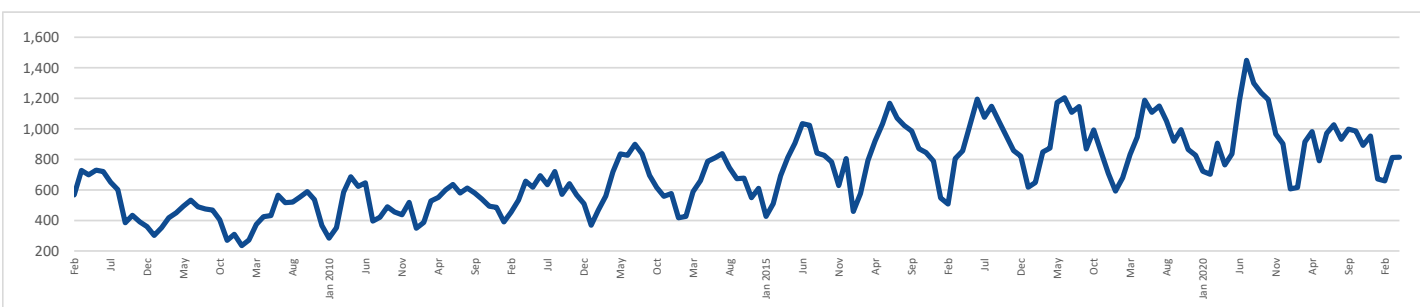
April 2022 Market Statistics

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Data from the Intermountain MLS as of May 8, 2022

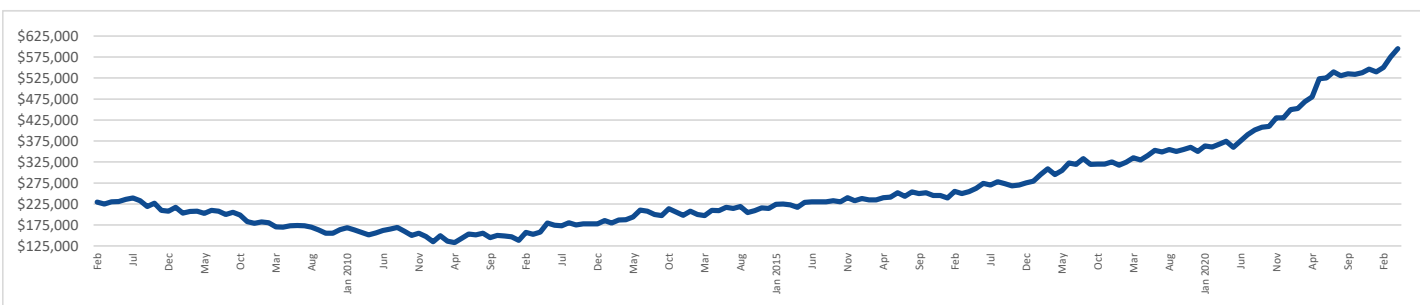
Key Metrics

	Apr 2021	Apr 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	982	815	-17.0%	3,120	2,964	-5.0%
Median Sales Price	\$480,250	\$595,000	23.9%	\$465,000	\$562,420	21.0%
Days on Market	13	16	23.1%	17	25	47.1%
Pending Sales	1,734	1,525	-12.1%	--	--	--
Inventory	367	991	170.0%	--	--	--
Months Supply of Inventory	0.4	1.1	210.2%	--	--	--

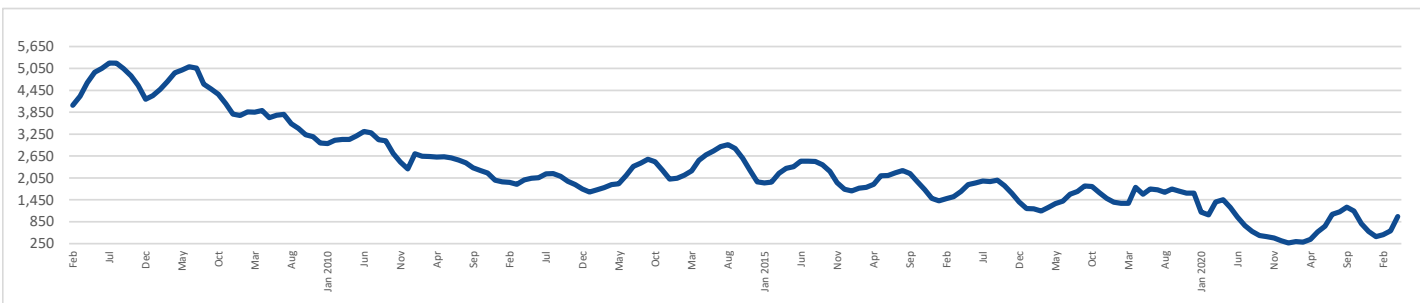
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 815



Median Sales Price High: \$595,000 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$595,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 991



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Ada County — Existing/Resale

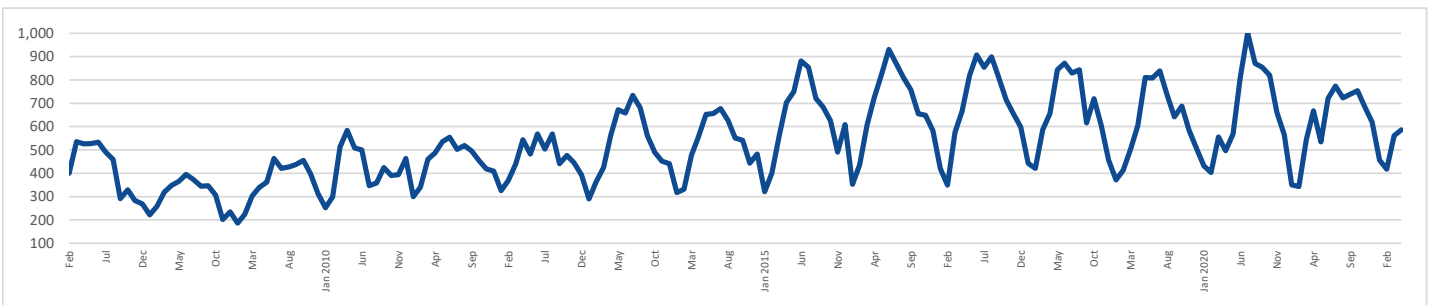
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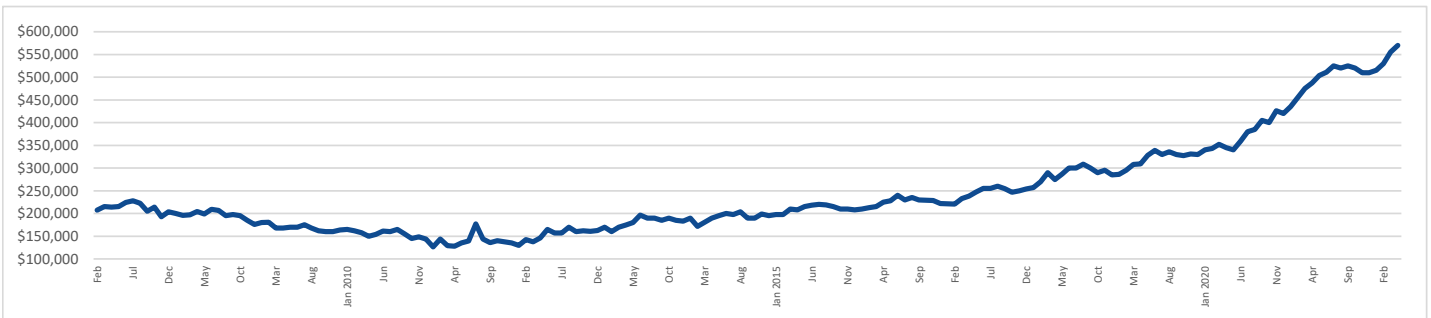
Key Metrics

	Apr 2021	Apr 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	668	586	-12.3%	1,905	2,027	6.4%
Median Sales Price	\$487,500	\$570,000	16.9%	\$467,770	\$544,900	16.5%
Days on Market	8	13	62.5%	10	20	100.0%
Pending Sales	726	625	-13.9%	--	--	--
Inventory	216	559	158.8%	--	--	--
Months Supply of Inventory	0.3	0.9	174.2%	--	--	--

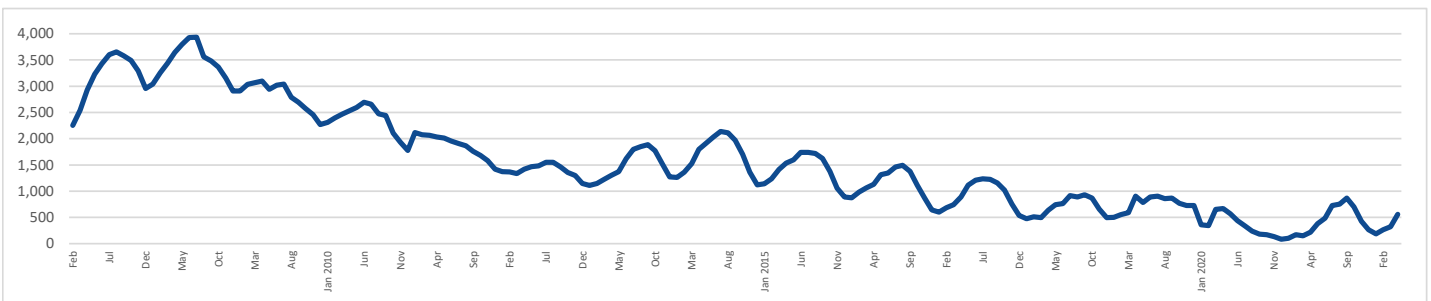
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 586



Median Sales Price High: \$570,000 in Apr 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$570,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 559



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Ada County — New Construction

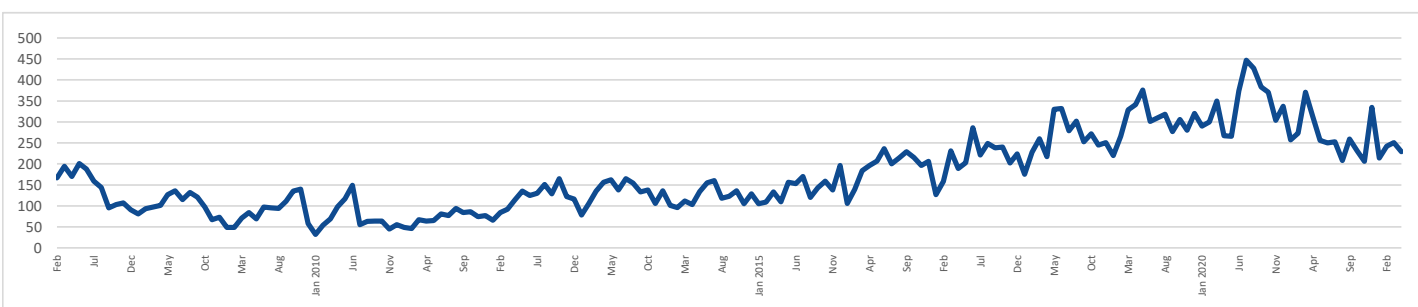
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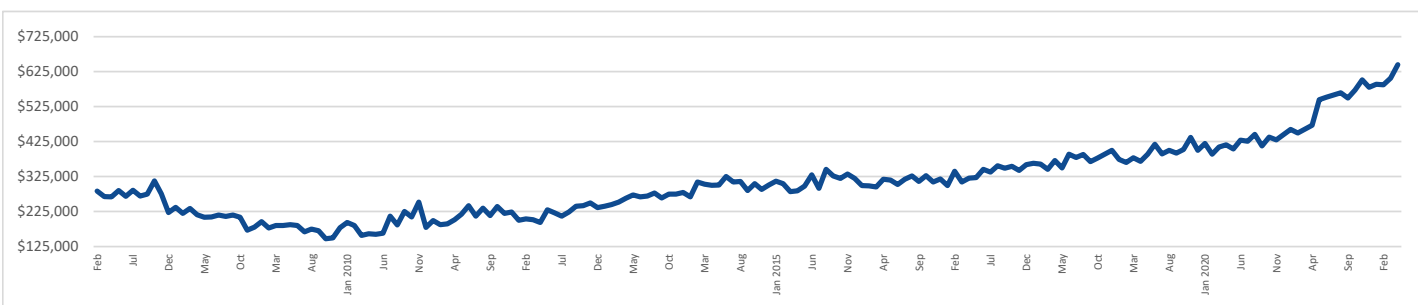
Key Metrics

	Apr 2021	Apr 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	314	229	-27.1%	1,215	937	-22.9%
Median Sales Price	\$471,672	\$645,000	36.7%	\$461,000	\$604,900	31.2%
Days on Market	22	24	9.1%	28	36	28.6%
Pending Sales	1,008	900	-10.7%	--	--	--
Inventory	151	432	186.1%	--	--	--
Months Supply of Inventory	0.4	1.7	293.5%	--	--	--

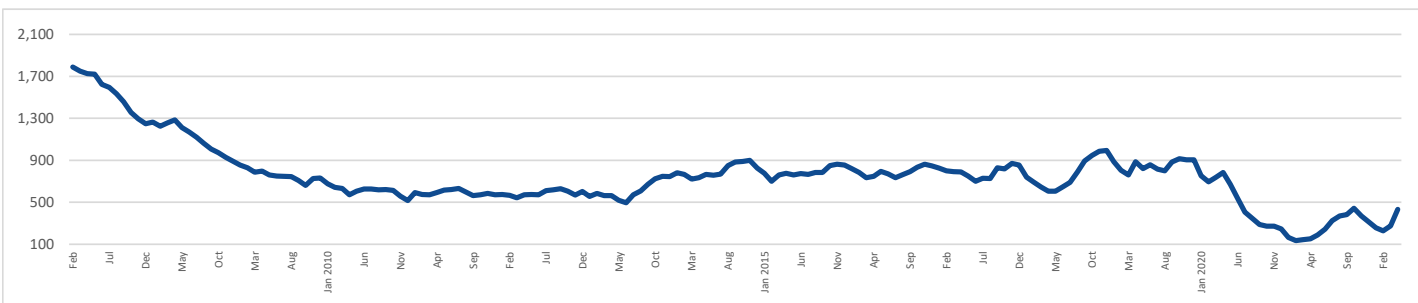
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 229



Median Sales Price High: \$645,000 in Mar 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$645,000



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 432



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