



Ada County — Single-Family Homes

July 2022 Market Statistics

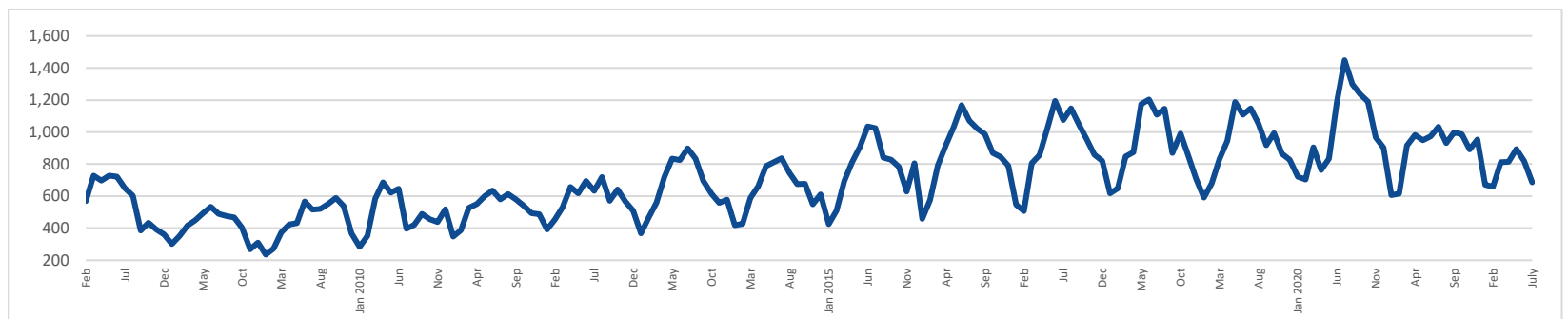
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Data from the Intermountain MLS as of August 8, 2022

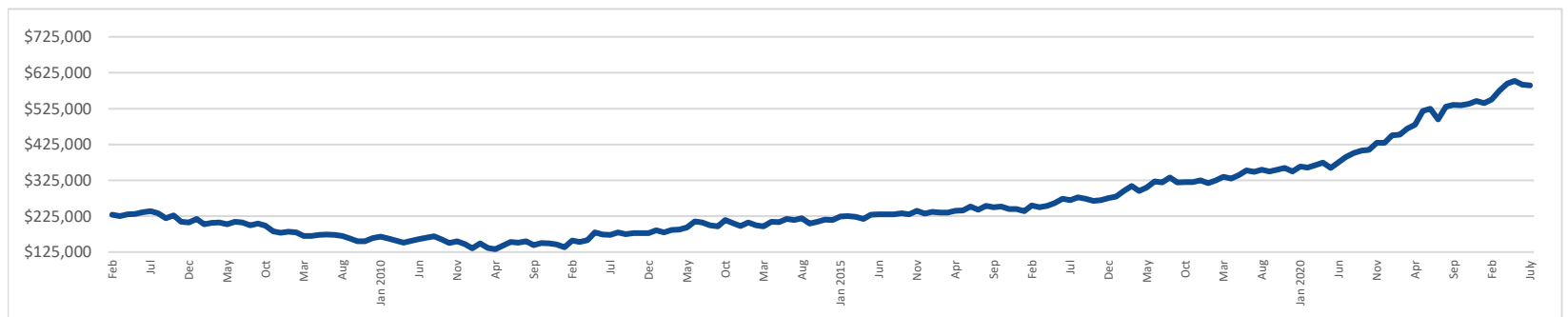
Key Metrics

	Jul 2021	Jul 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	1,034	685	-33.8%	6,077	5,370	-11.6%
Median Sales Price	\$495,000	\$589,990	19.2%	\$495,000	\$580,000	17.2%
Days on Market	13	21	61.5%	14	21	50.0%
Pending Sales	1,605	1,205	-24.9%	--	--	--
Inventory	1,055	2,408	128.2%	--	--	--
Months Supply of Inventory	1.1	2.8	158.9%	--	--	--

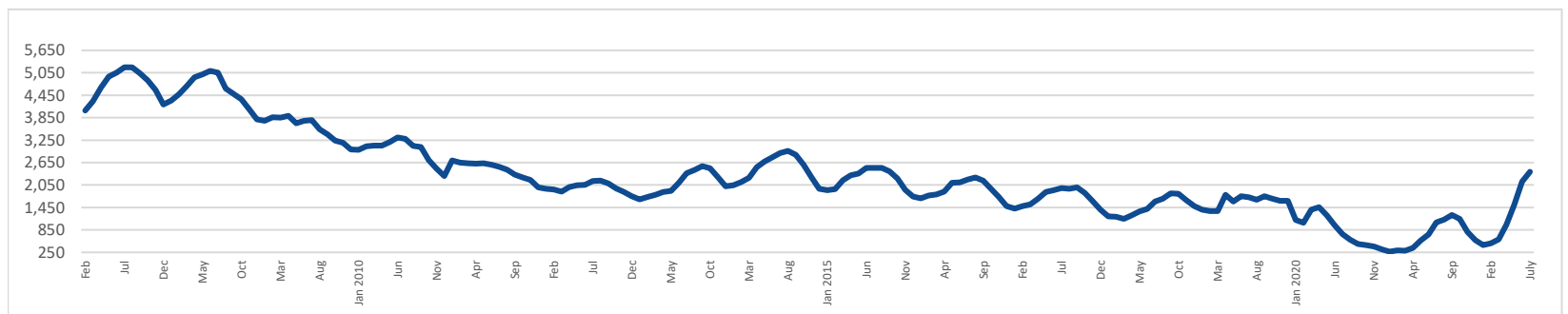
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 685



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$589,990



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 2,408



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Ada County — Existing/Resale

July 2022 Market Statistics

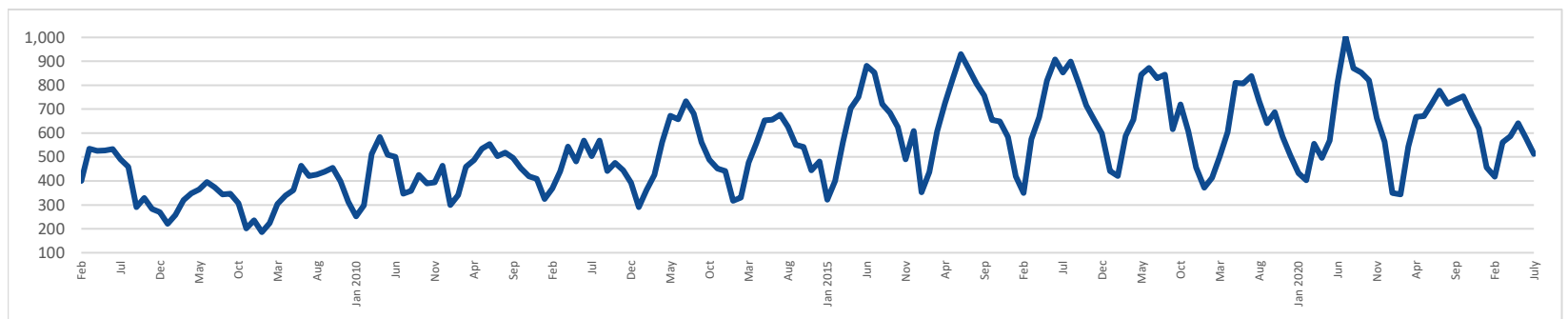
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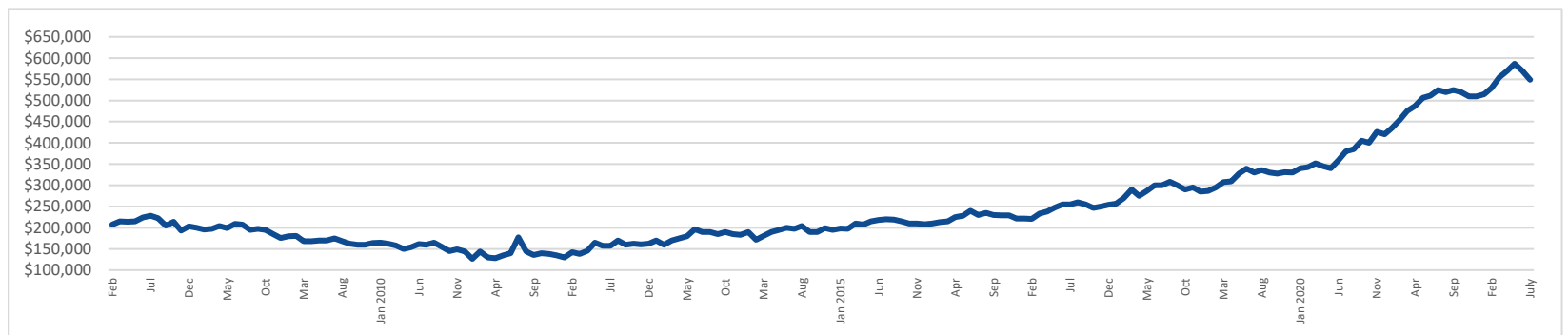
Key Metrics

	Jul 2021	Jul 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	777	513	-34.0%	4,076	3,766	-7.6%
Median Sales Price	\$525,000	\$549,000	4.6%	\$497,950	\$554,945	11.4%
Days on Market	11	21	90.9%	10	18	80.0%
Pending Sales	740	510	-31.1%	--	--	--
Inventory	729	1,560	114.0%	--	--	--
Months Supply of Inventory	1.1	2.5	125.9%	--	--	--

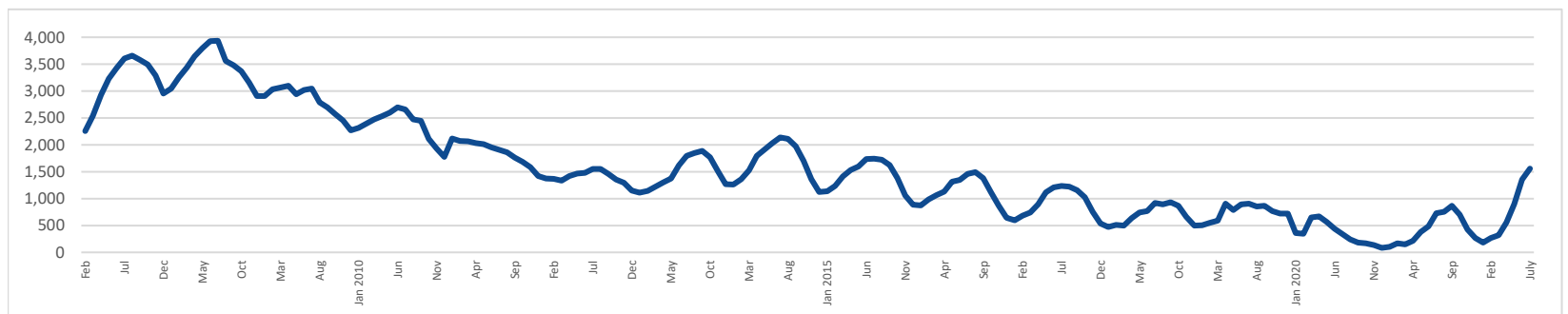
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 513



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$549,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 1,560



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Ada County — New Construction

July 2022 Market Statistics

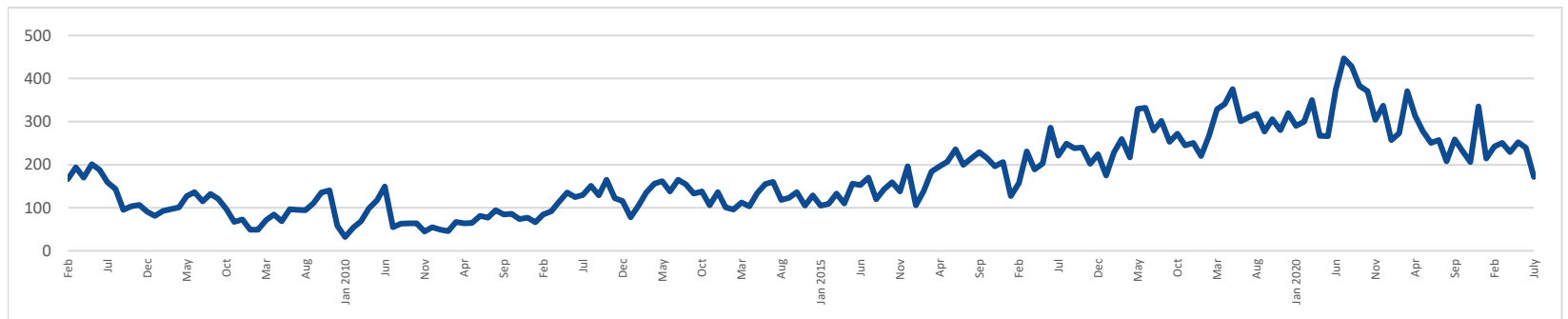
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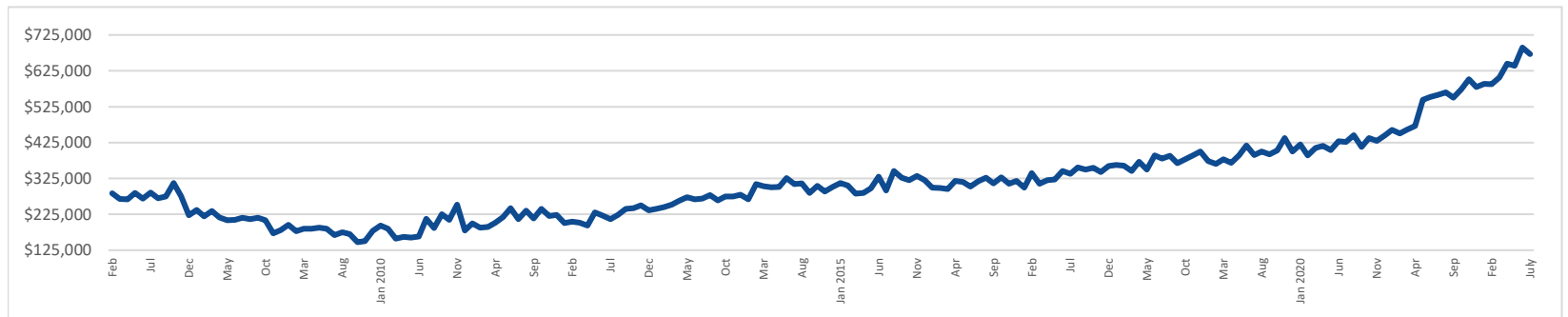
Key Metrics

	Jul 2021	Jul 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	257	172	-33.1%	2,001	1,604	-19.8%
Median Sales Price	\$558,000	\$671,530	20.3%	\$493,990	\$632,727	28.1%
Days on Market	18	20	11.1%	23	30	30.4%
Pending Sales	865	695	-19.7%	--	--	--
Inventory	326	848	160.1%	--	--	--
Months Supply of Inventory	1.0	3.6	248.1%	--	--	--

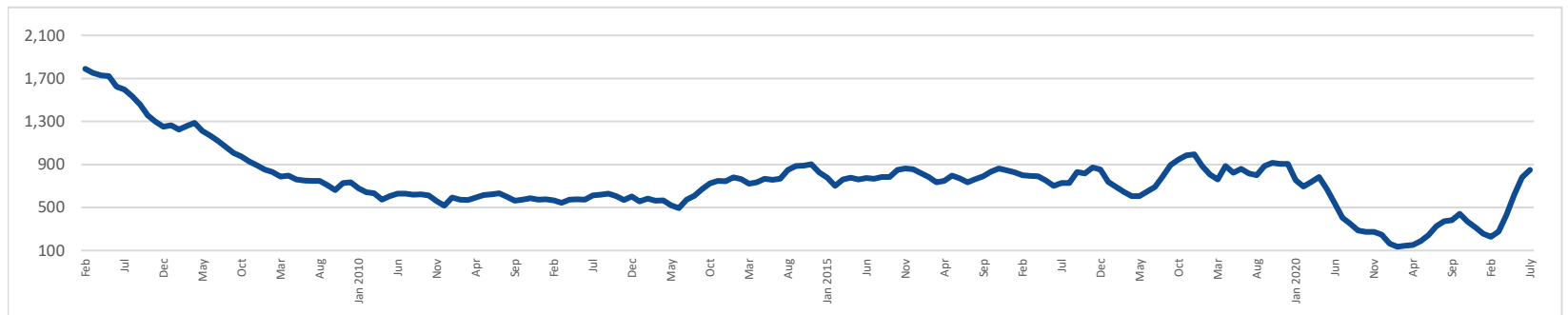
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 172



Median Sales Price High: \$645,000 in Mar 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$671,530



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 848



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