



# Ada County – Single-Family Homes

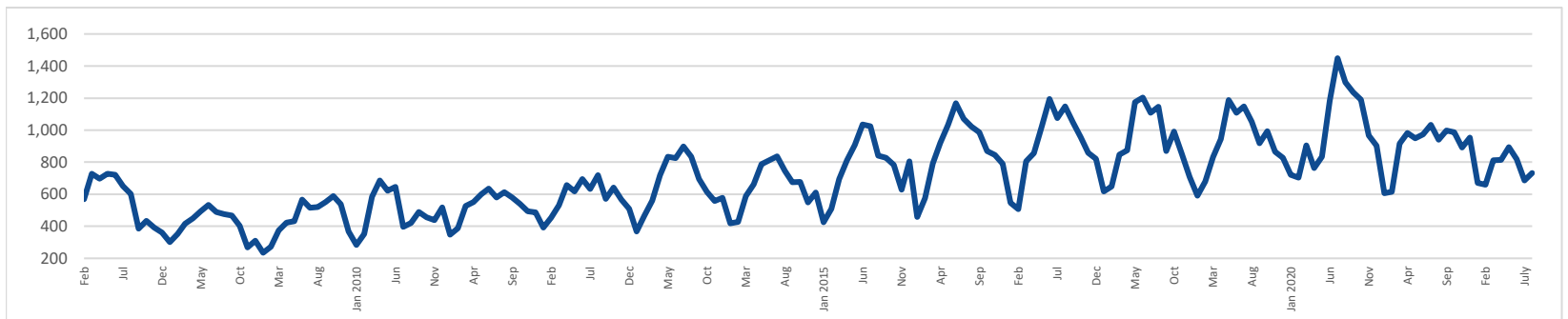
## August 2022 Market Statistics

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 Data from the Intermountain MLS as of September 12, 2022

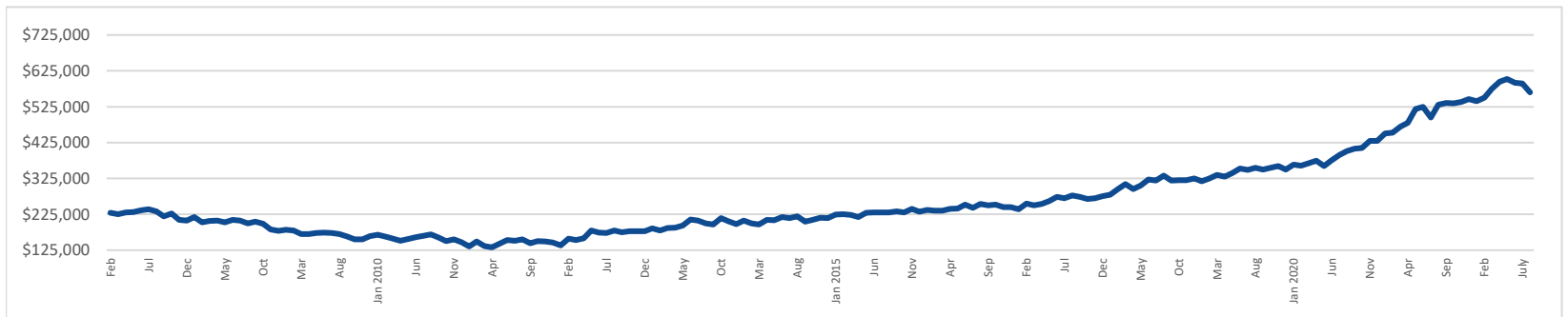
### Key Metrics

	Aug 2021	Aug 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	941	732	-22.2%	7,018	6,107	-13.0%
Median Sales Price	\$530,000	\$565,000	6.6%	\$500,000	\$580,000	16.0%
Days on Market	14	29	107.1%	14	22	57.1%
Pending Sales	1,606	1,153	-28.2%	--	--	--
Inventory	1,124	2,374	111.2%	--	--	--
Months Supply of Inventory	1.2	2.8	138.4%	--	--	--

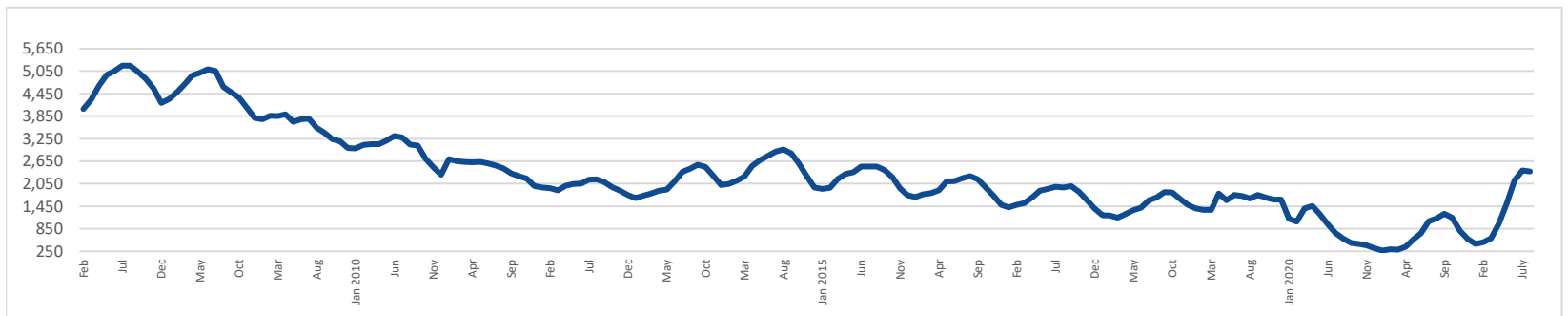
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 732



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$565,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 2,374



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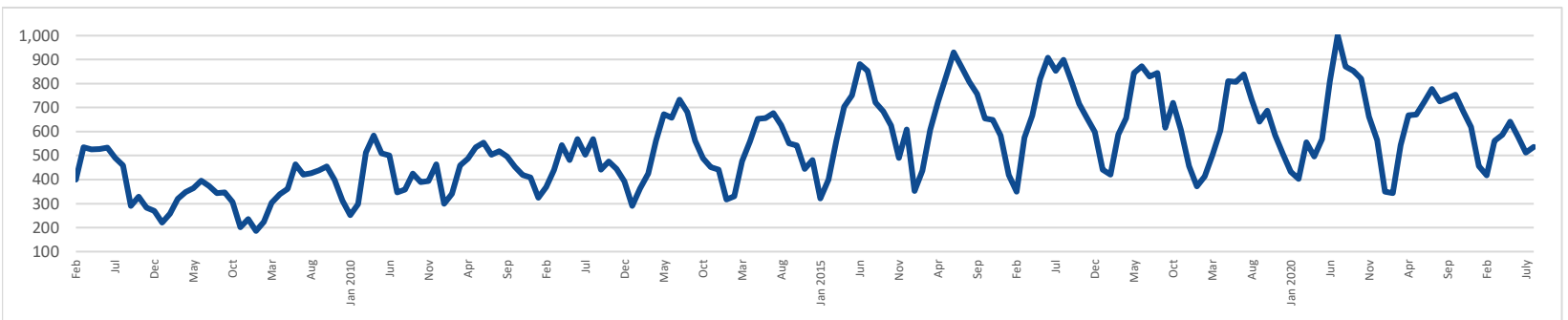
# Ada County – Existing/Resale

## August 2022 Market Statistics

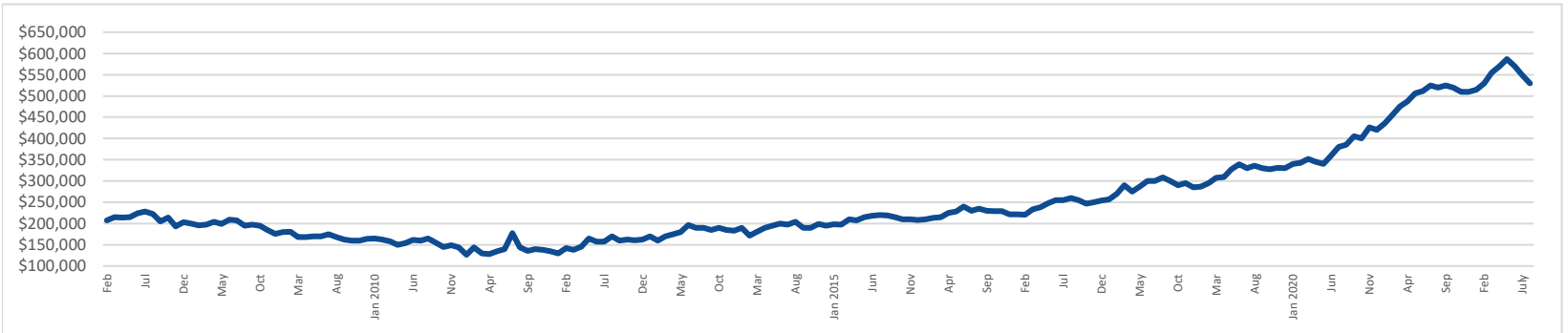
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Key Metrics	Aug 2021	Aug 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	726	536	-26.2%	4,802	4,303	-10.4%
Median Sales Price	\$520,000	\$530,000	1.9%	\$500,000	\$550,000	10.0%
Days on Market	14	29	107.1%	10	19	90.0%
Pending Sales	775	497	-35.9%	--	--	--
Inventory	753	1,451	92.7%	--	--	--
Months Supply of Inventory	1.2	2.4	105.8%	--	--	--

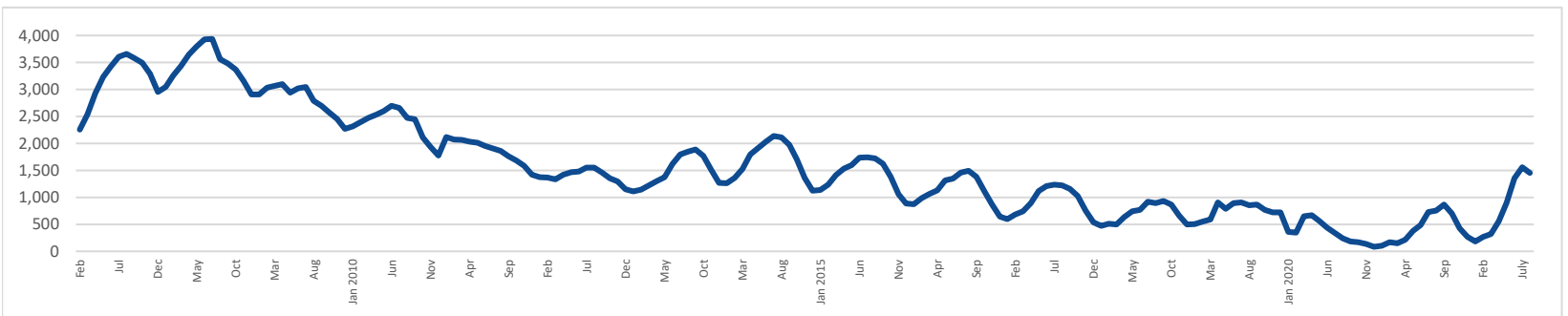
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 536



**Median Sales Price** High: \$586,750 in May 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: 1,451



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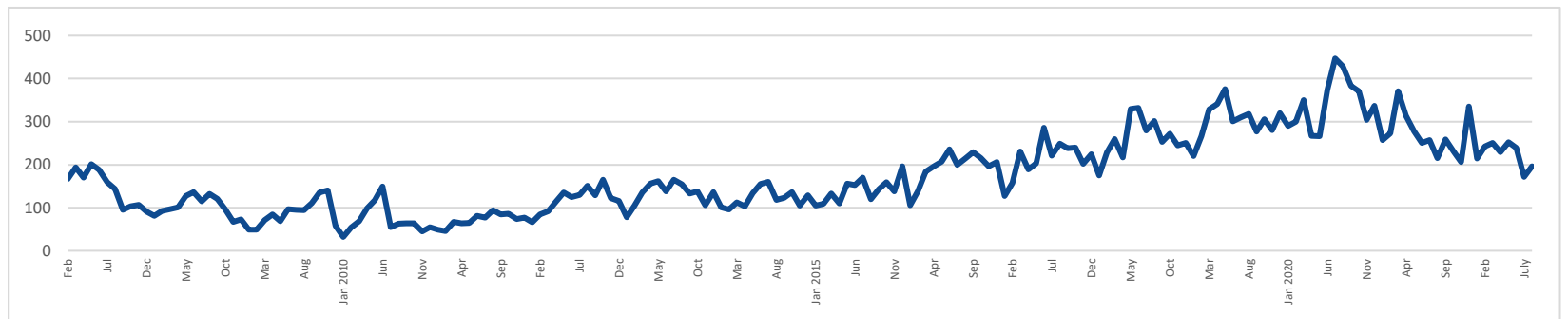
# Ada County – New Construction

## August 2022 Market Statistics

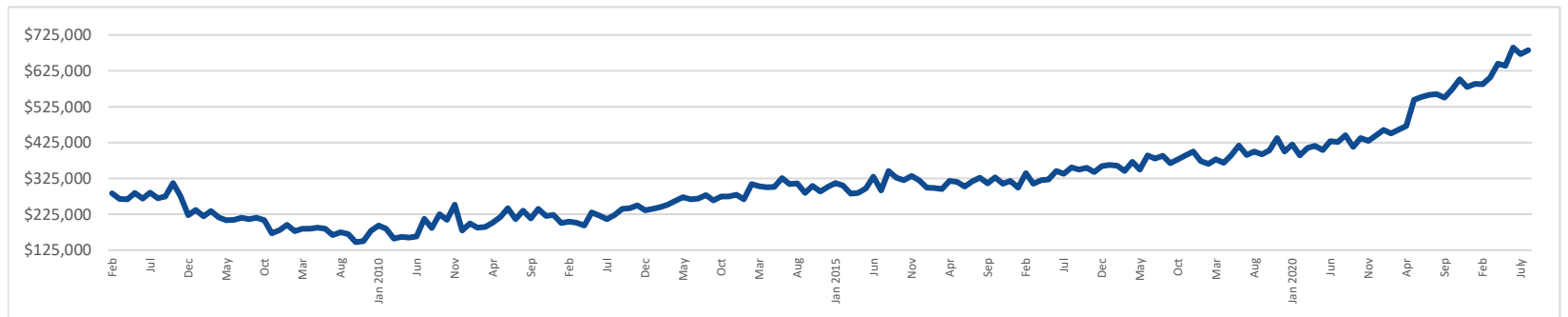
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Data from the Intermountain MLS as of September 12, 2022

Key Metrics	Aug 2021	Aug 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	215	196	-8.8%	2,216	1,804	-18.6%
Median Sales Price	\$560,000	\$683,000	22.0%	\$499,900	\$635,627	27.2%
Days on Market	16	31	93.8%	22	30	36.4%
Pending Sales	831	656	-21.1%	--	--	--
Inventory	371	923	148.8%	--	--	--
Months Supply of Inventory	1.2	3.9	219.9%	--	--	--

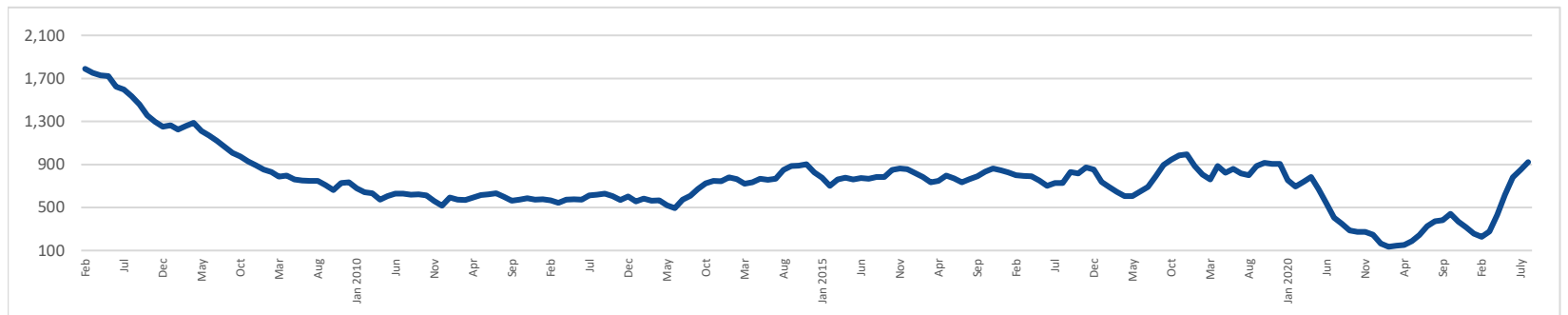
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 196



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$683,000



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 923



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