



# Ada County — Single-Family Homes

## September 2022 Market Statistics

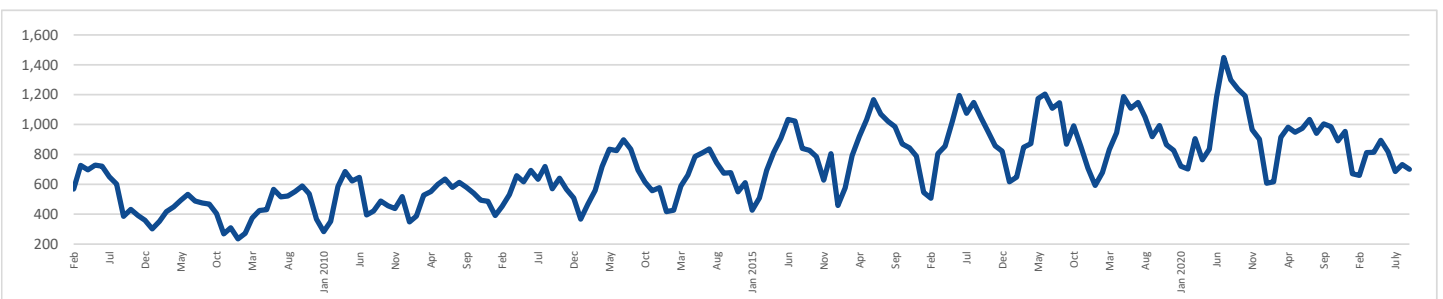
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Data from the Intermountain MLS as of October 8, 2022

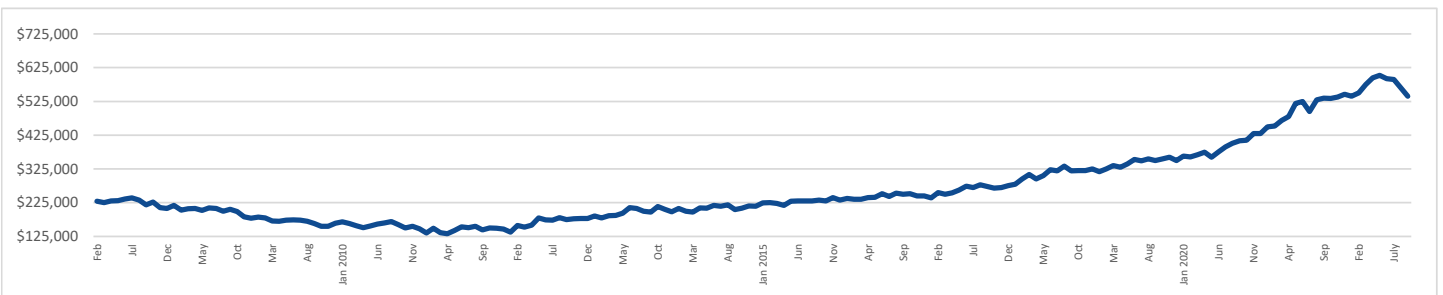
### Key Metrics

	Sep 2021	Sep 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	1,005	700	-30.3%	8,023	6,808	-15.1%
Median Sales Price	\$535,000	\$540,000	0.9%	\$502,245	\$575,000	14.5%
Days on Market	19	38	100.0%	15	24	60.0%
Pending Sales	1,619	1,018	-37.1%	--	--	--
Inventory	1,249	2,420	93.8%	--	--	--
Months Supply of Inventory	1.4	3.0	119.0%	--	--	--

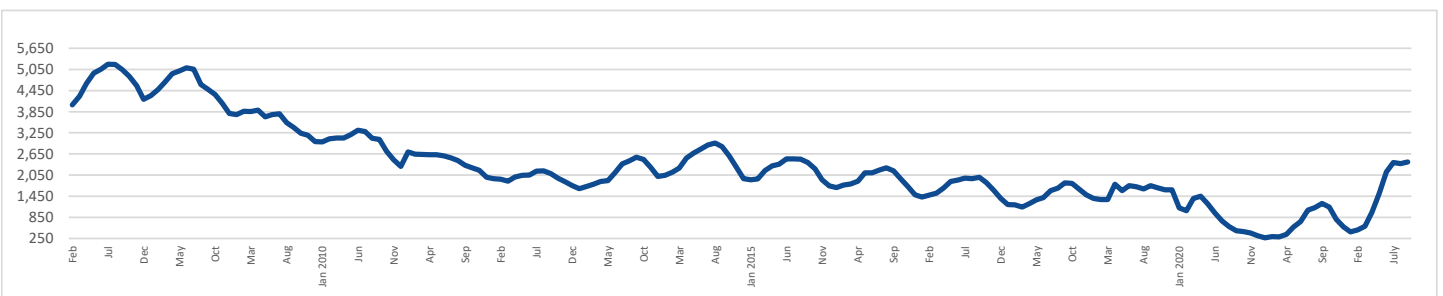
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 700



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$540,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 2,420



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# Ada County — Existing/Resale

## September 2022 Market Statistics

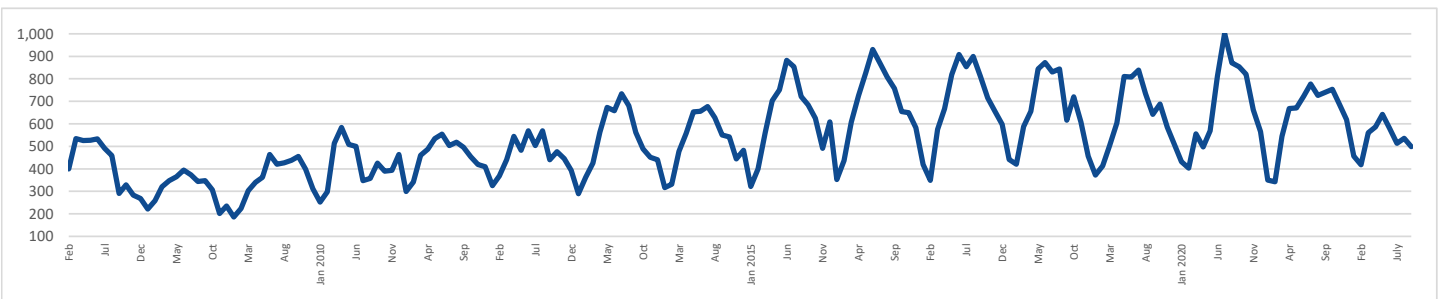
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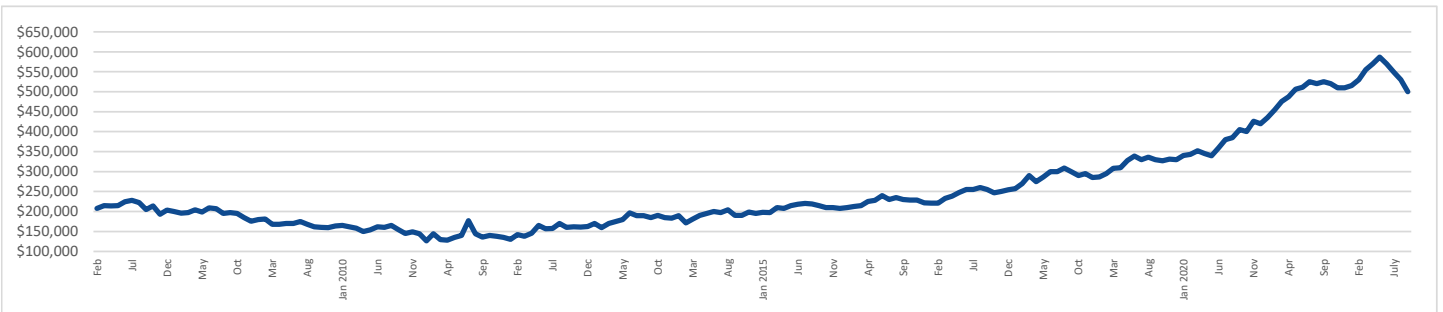
### Key Metrics

	Sep 2021	Sep 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	740	499	-32.6%	5,542	4,803	-13.3%
Median Sales Price	\$525,000	\$500,000	-4.8%	\$500,000	\$549,900	10.0%
Days on Market	17	37	117.6%	11	21	90.9%
Pending Sales	821	443	-46.0%	--	--	--
Inventory	866	1,409	62.7%	--	--	--
Months Supply of Inventory	1.4	2.4	76.3%	--	--	--

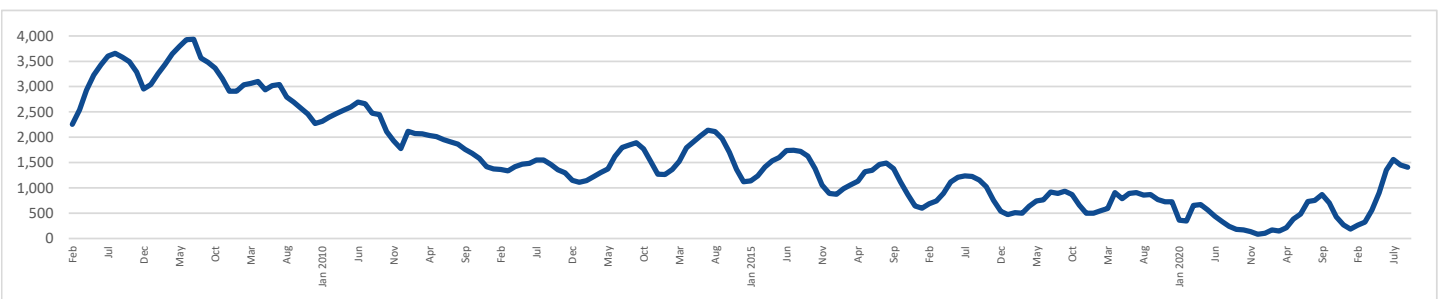
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 499



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



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 1,409



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# Ada County — New Construction

## September 2022 Market Statistics

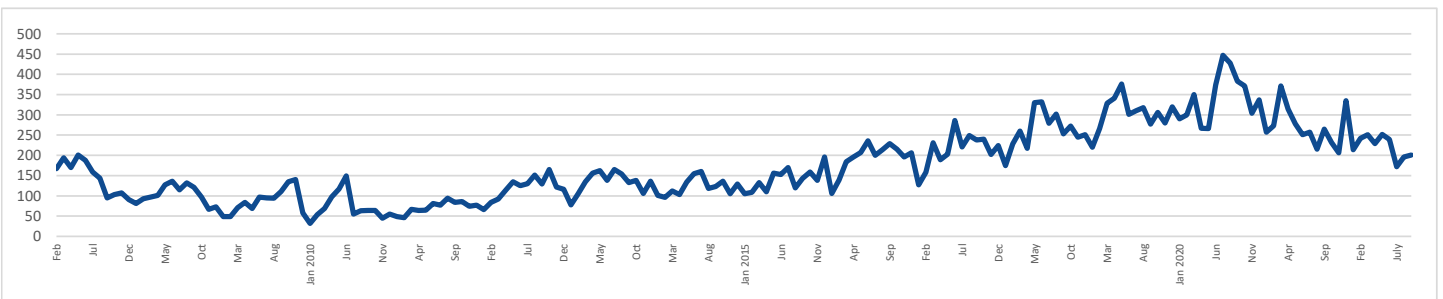
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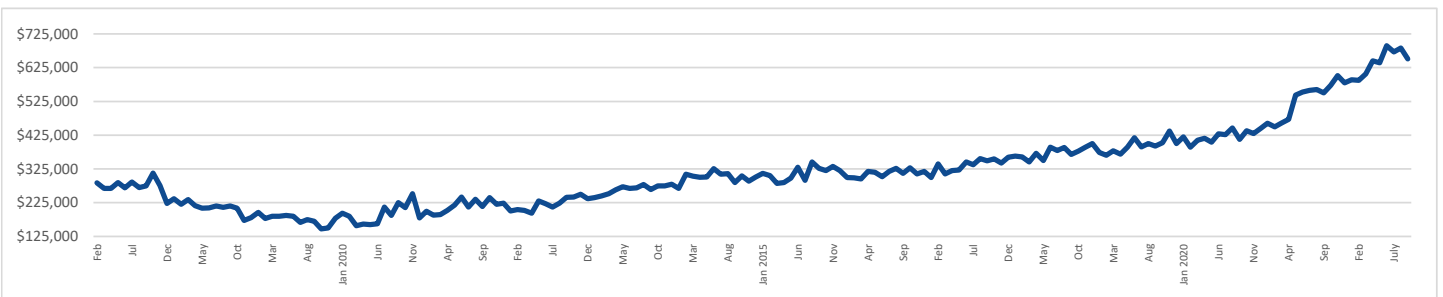
### Key Metrics

	Sep 2021	Sep 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	265	201	-24.2%	2,481	2,005	-19.2%
Median Sales Price	\$550,000	\$650,635	18.3%	\$505,000	\$639,000	26.5%
Days on Market	23	41	78.3%	22	31	40.9%
Pending Sales	798	575	-27.9%	--	--	--
Inventory	383	1,011	164.0%	--	--	--
Months Supply of Inventory	1.3	4.3	229.2%	--	--	--

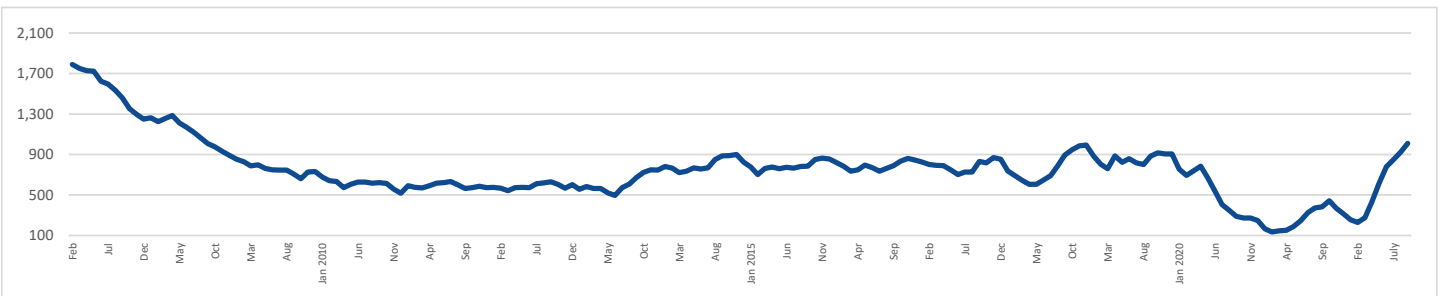
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 201



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$650,635



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 1,011



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