



# Ada County – Single-Family Homes

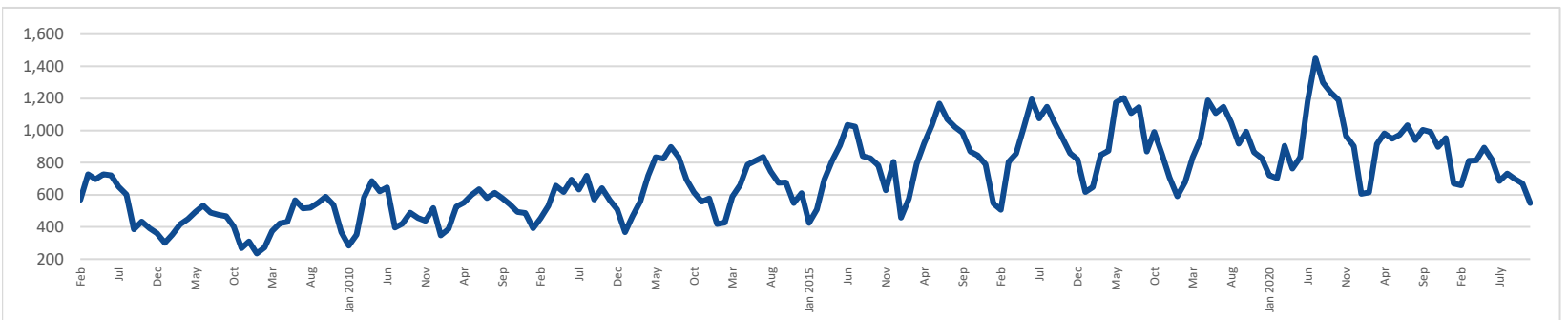
## November 2022 Market Statistics

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 Data from the Intermountain MLS as of December 8, 2022

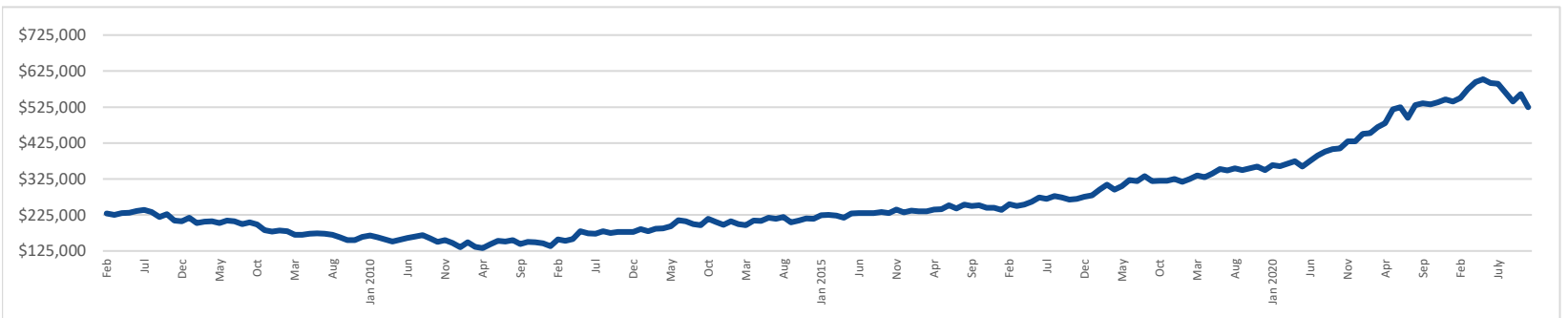
### Key Metrics

	Nov 2021	Nov 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	898	548	-39.0%	9,913	8,030	-19.0%
Median Sales Price	\$538,450	\$525,000	-2.5%	\$509,990	\$570,000	11.8%
Days on Market	29	47	62.1%	17	27	58.8%
Pending Sales	1,477	813	-45.0%	--	--	--
Inventory	796	1,843	131.5%	--	--	--
Months Supply of Inventory	0.9	2.4	175.2%	--	--	--

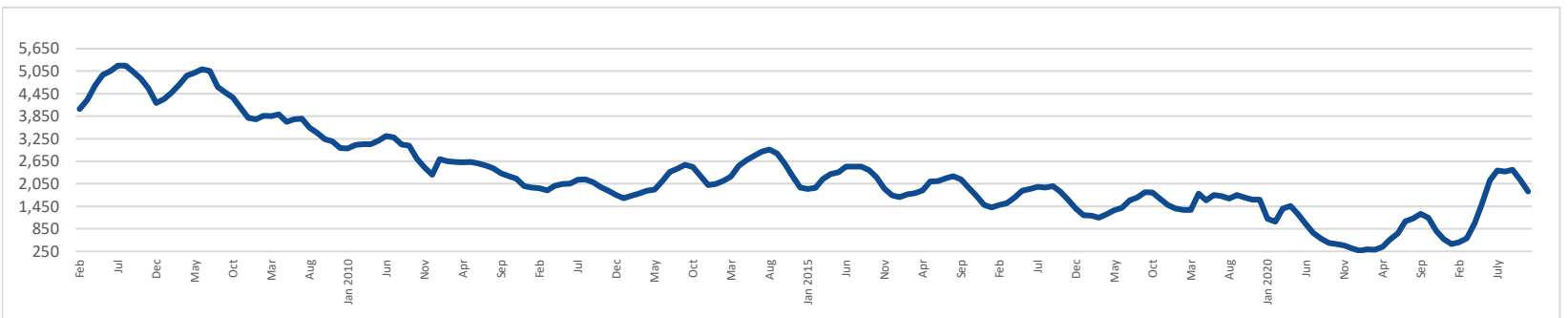
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 548



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$525,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,843



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# Ada County – Existing/Resale

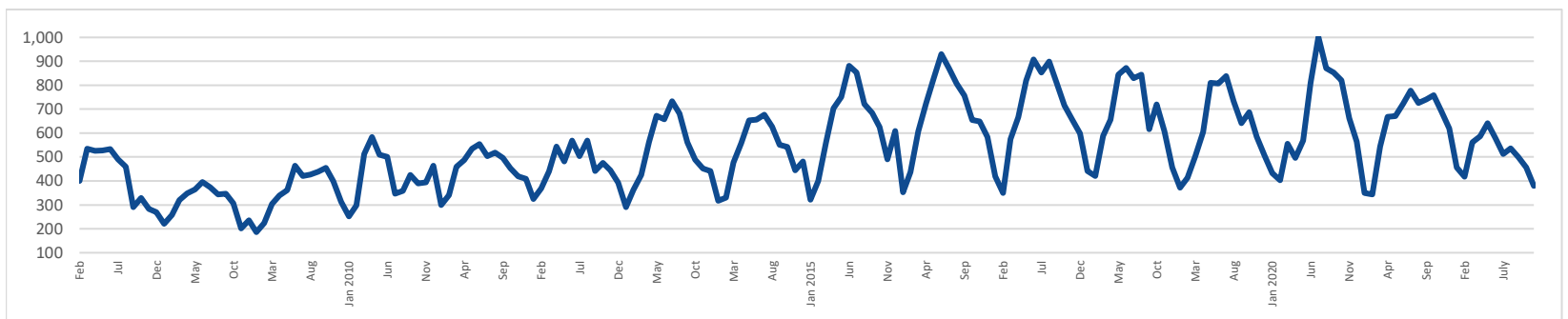
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### Key Metrics

	Nov 2021	Nov 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	690	380	-44.9%	6,991	5,642	-19.3%
Median Sales Price	\$510,000	\$497,000	-2.5%	\$502,880	\$541,050	7.6%
Days on Market	25	43	72.0%	14	24	71.4%
Pending Sales	670	320	-52.2%	--	--	--
Inventory	426	967	127.0%	--	--	--
Months Supply of Inventory	0.7	1.8	167.9%	--	--	--

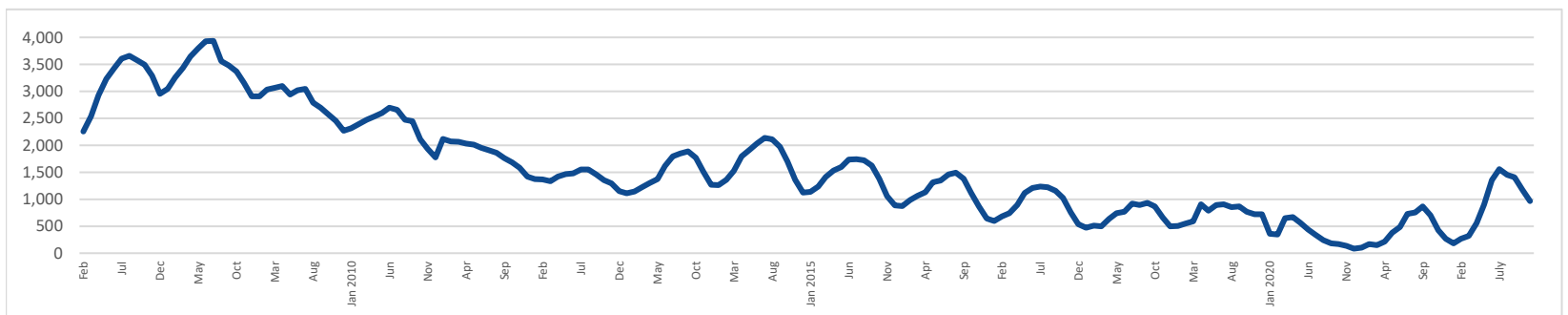
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 380



**Median Sales Price** High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$497,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 967



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# Ada County – New Construction

## November 2022 Market Statistics

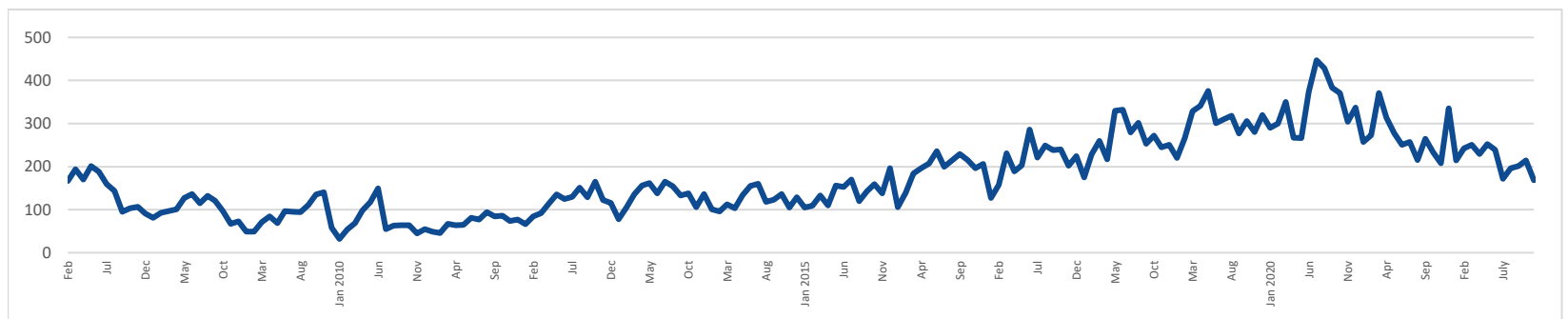
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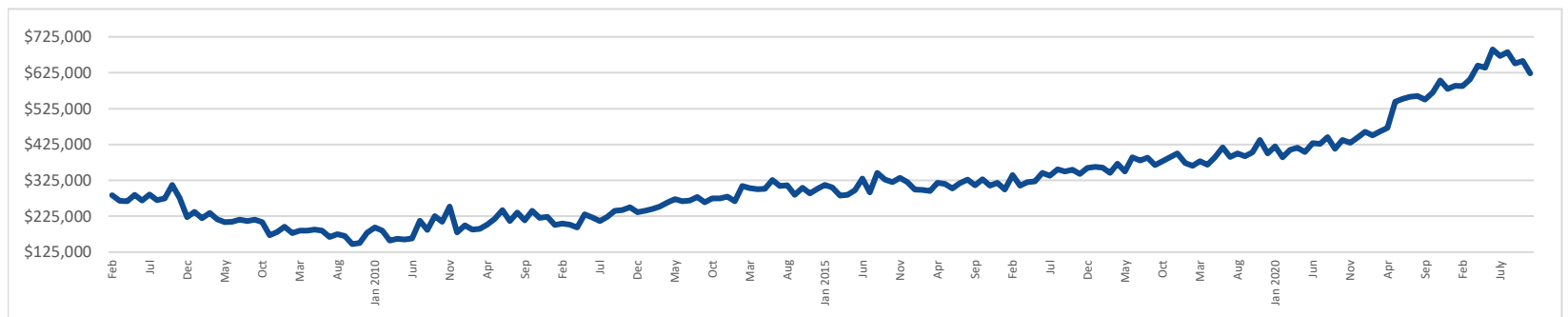
### Key Metrics

	Nov 2021	Nov 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	208	168	-19.2%	2,922	2,388	-18.3%
Median Sales Price	\$603,801	\$623,237	3.2%	\$517,945	\$639,695	23.5%
Days on Market	43	58	34.9%	25	34	36.0%
Pending Sales	807	493	-38.9%	--	--	--
Inventory	370	876	136.8%	--	--	--
Months Supply of Inventory	1.4	3.9	186.2%	--	--	--

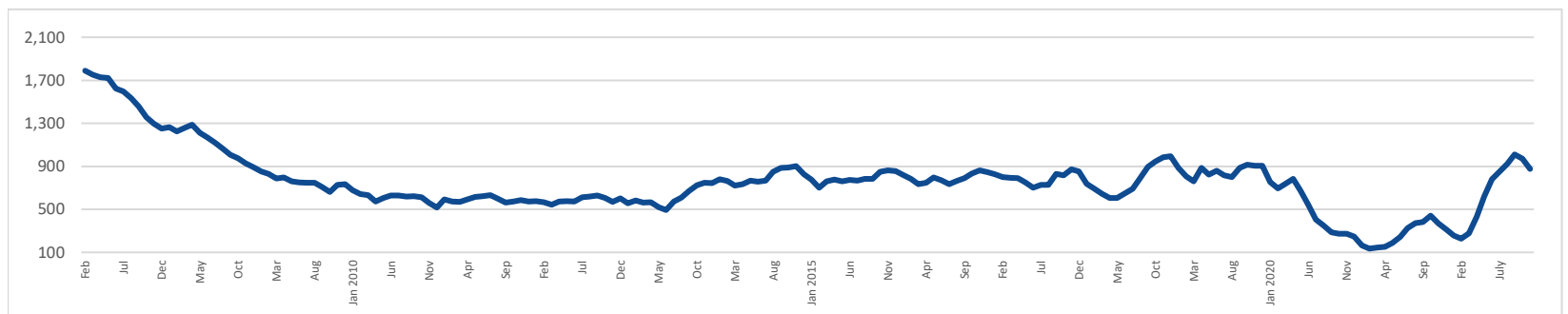
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 214



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$657,500



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 972



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