



# Ada County – Single-Family Homes

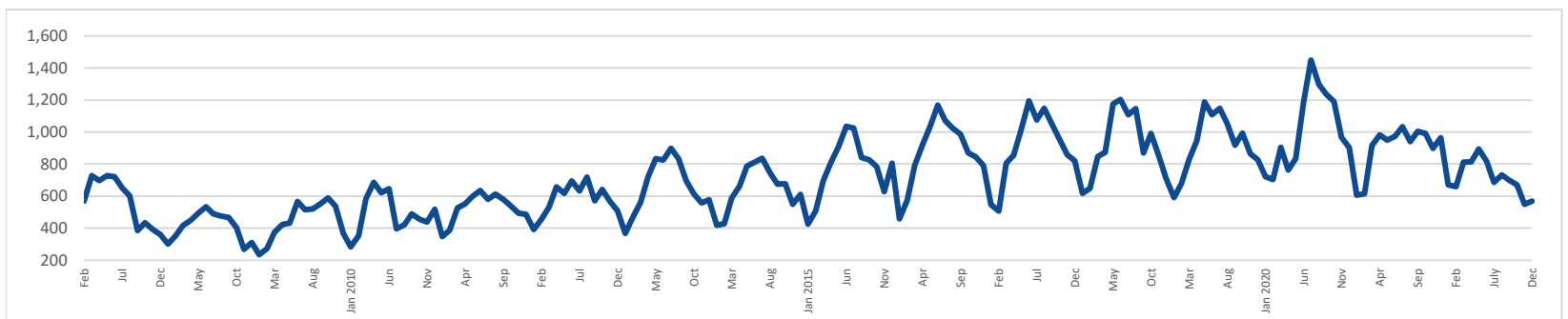
## December 2022 Market Statistics

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Data from the Intermountain MLS as of January 8, 2023

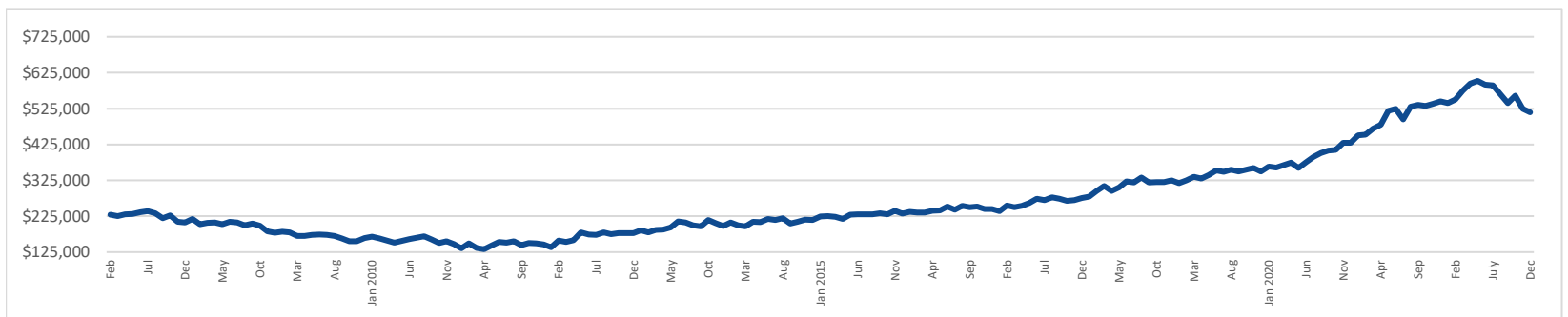
### Key Metrics

	Dec 2021	Dec 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	965	569	-41.0%	10,878	8,615	-20.8%
Median Sales Price	\$545,000	\$515,000	-5.5%	\$510,355	\$566,000	10.9%
Days on Market	32	62	93.8%	18	29	61.1%
Pending Sales	1,198	736	-38.6%	--	--	--
Inventory	582	1,462	151.2%	--	--	--
Months Supply of Inventory	0.6	2.0	210.3%	--	--	--

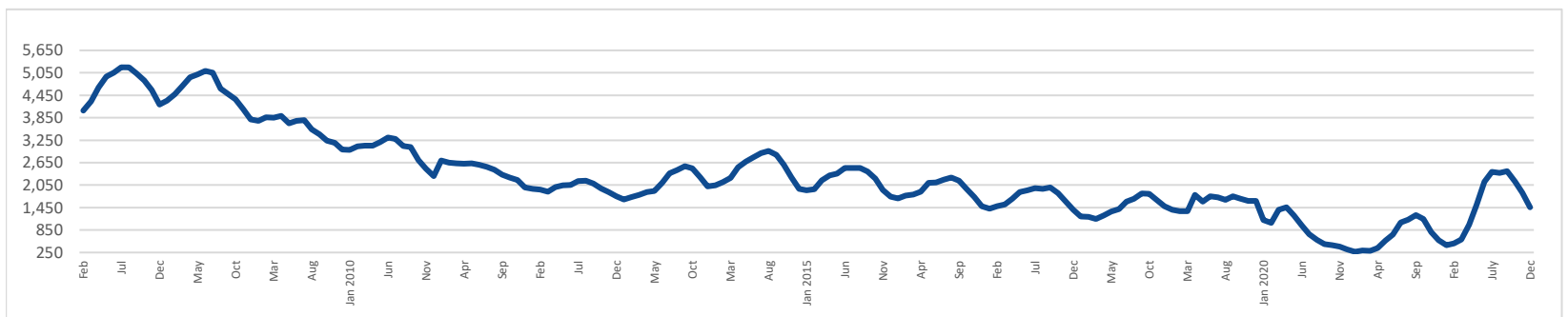
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 569



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$515,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,462



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# Ada County – Existing/Resale

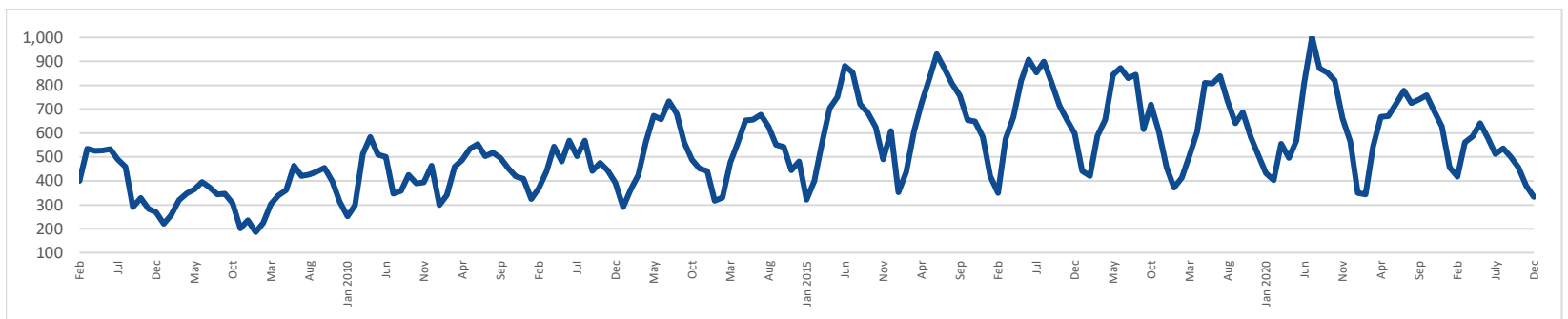
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### Key Metrics

	Dec 2021	Dec 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	628	333	-47.0%	7,619	5,983	-21.5%
Median Sales Price	\$510,000	\$490,000	-3.9%	\$504,000	\$540,000	7.1%
Days on Market	30	53	76.7%	15	25	66.7%
Pending Sales	421	285	-32.3%	--	--	--
Inventory	267	662	147.9%	--	--	--
Months Supply of Inventory	0.4	1.3	210.6%	--	--	--

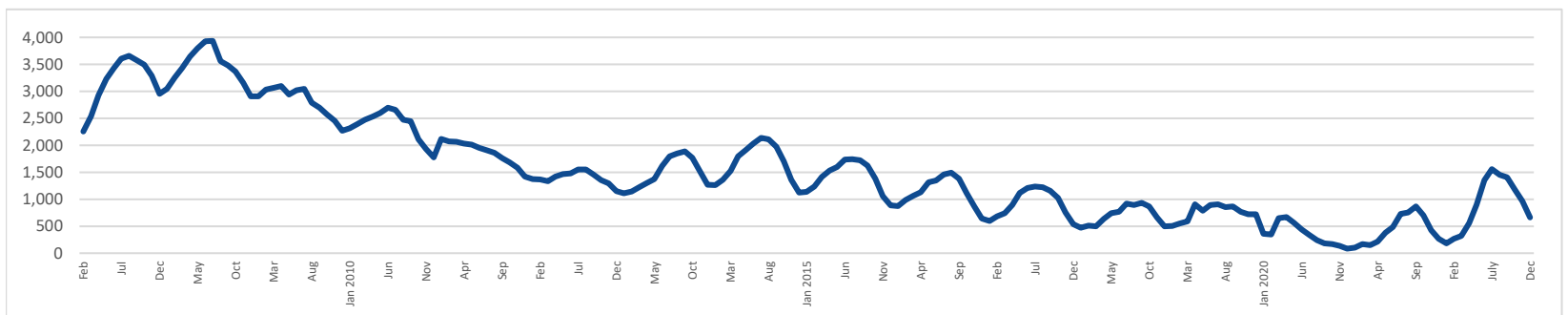
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 333



**Median Sales Price** High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$490,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 662



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# Ada County – New Construction

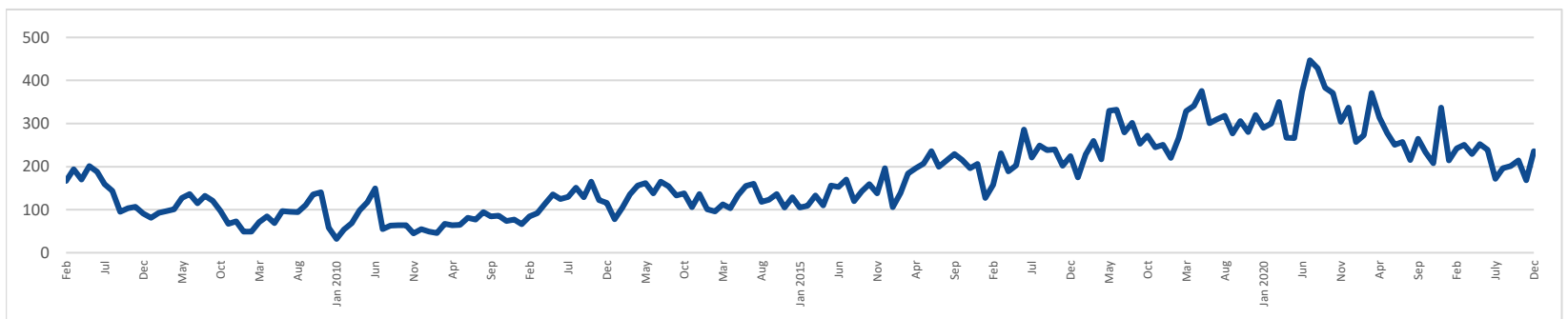
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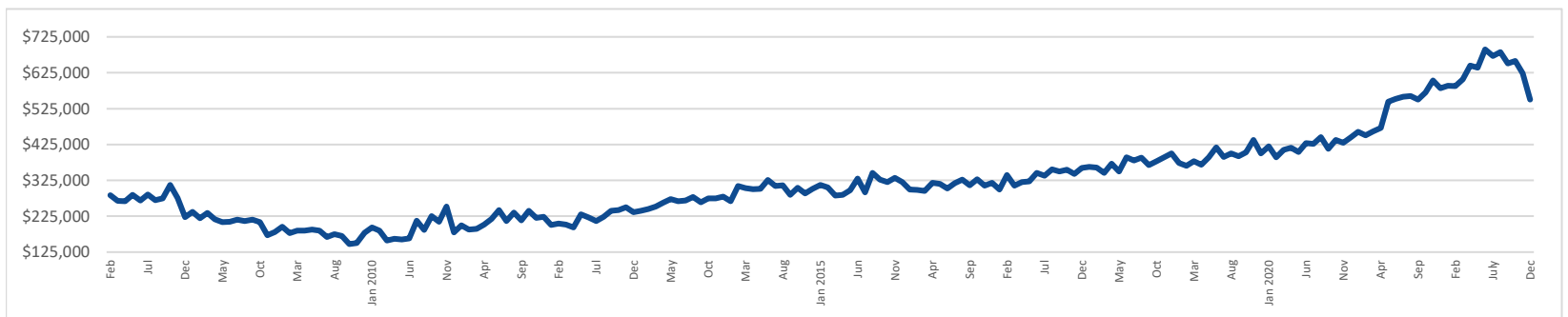
### Key Metrics

	Dec 2021	Dec 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	337	236	-30.0%	3,259	2,632	-19.2%
Median Sales Price	\$581,377	\$549,945	-5.4%	\$525,000	\$634,990	21.0%
Days on Market	37	74	100.0%	26	38	46.2%
Pending Sales	777	451	-42.0%	--	--	--
Inventory	315	800	154.0%	--	--	--
Months Supply of Inventory	1.2	3.5	203.8%	--	--	--

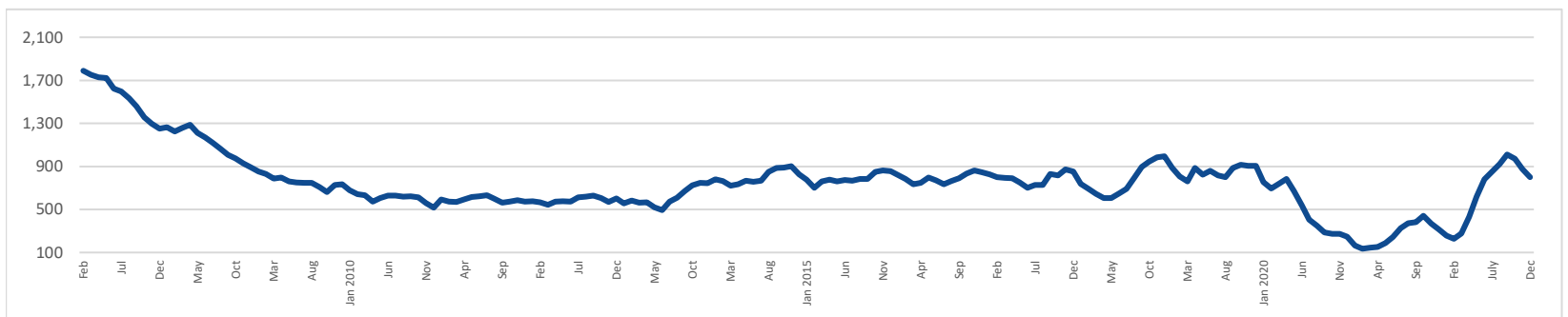
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 236



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$549,945



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 800



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