



Ada County – Single-Family Homes

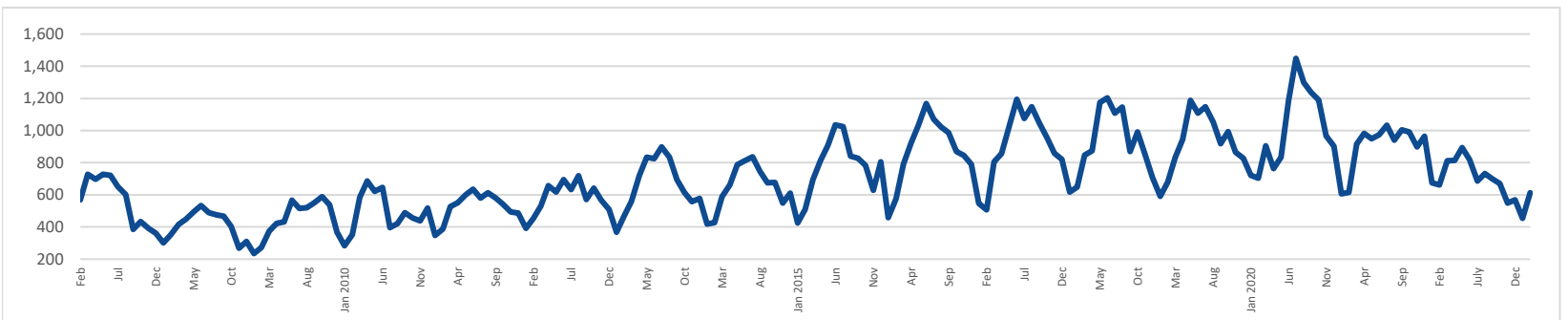
February 2023 Market Statistics

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 Data from the Intermountain MLS as of March 8, 2023

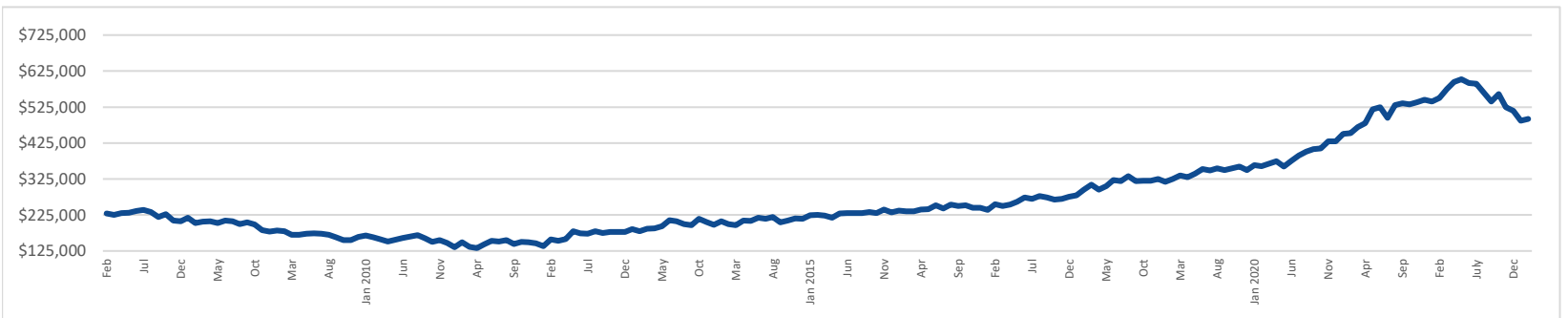
Key Metrics

	Feb 2022	Feb 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	661	613	-7.3%	1,337	1,070	-20.0%
Median Sales Price	\$549,900	\$492,115	-10.5%	\$545,000	\$490,000	-10.1%
Days on Market	32	78	143.8%	34	75	120.6%
Pending Sales	1,383	1,025	-25.9%	--	--	--
Inventory	493	1,039	110.8%	--	--	--
Months Supply of Inventory	0.6	1.5	172.7%	--	--	--

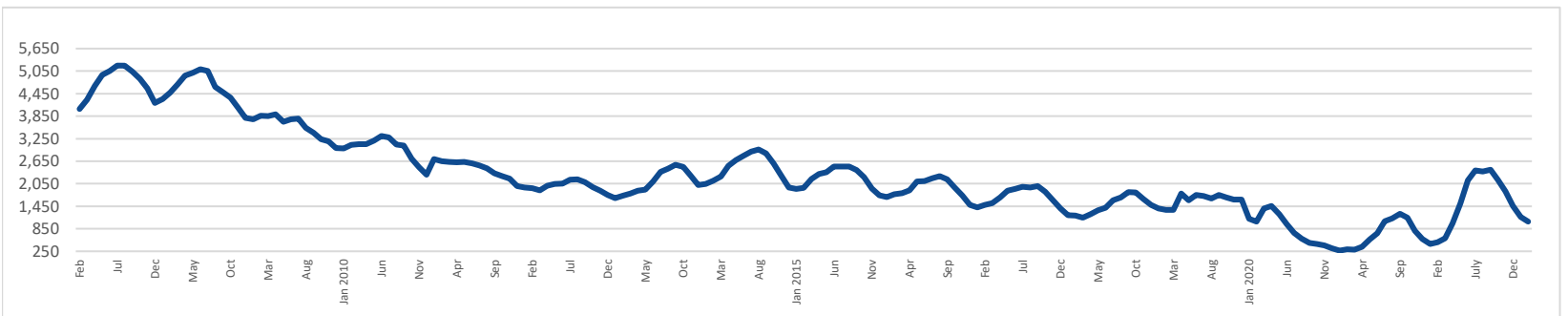
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 613



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$492,115



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,039



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Ada County – Existing/Resale

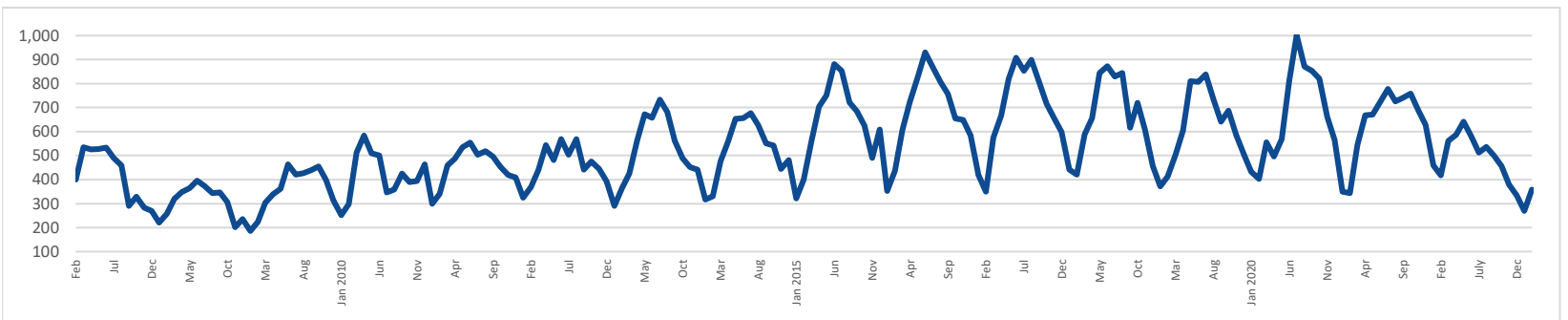
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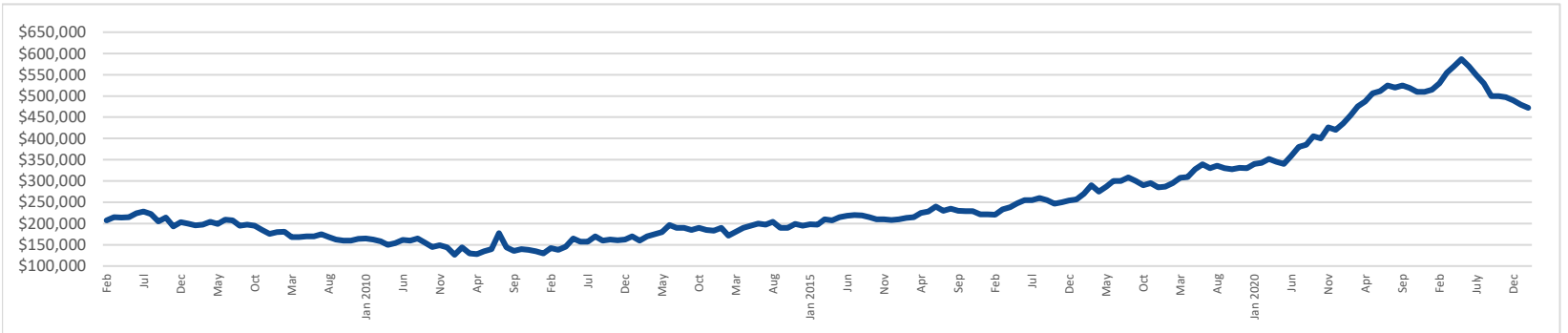
Key Metrics

	Feb 2022	Feb 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	418	358	-14.4%	878	628	-28.5%
Median Sales Price	\$530,000	\$472,000	-10.9%	\$524,945	\$475,000	-9.5%
Days on Market	23	58	152.2%	28	58	107.1%
Pending Sales	515	413	-19.8%	--	--	--
Inventory	265	516	94.7%	--	--	--
Months Supply of Inventory	0.4	1.1	158.8%	--	--	--

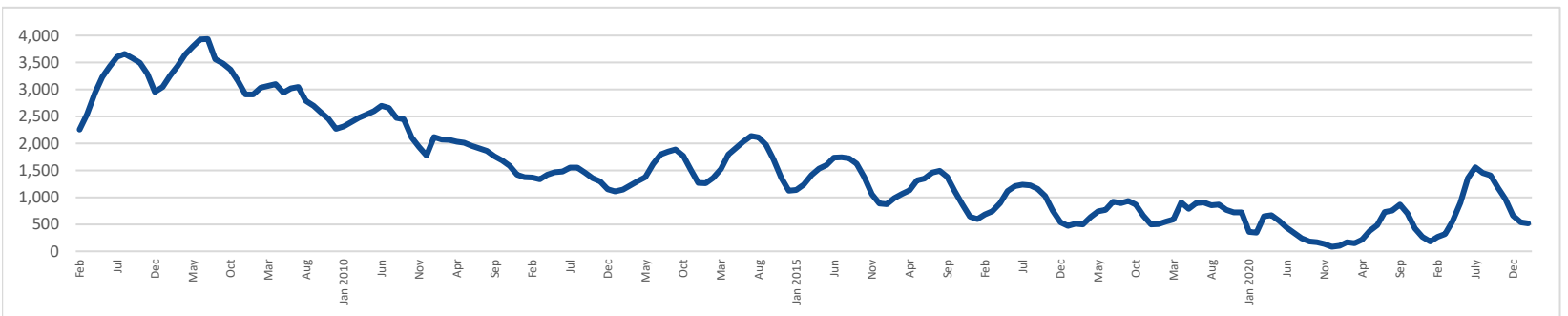
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 358



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$472,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 516



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Ada County – New Construction

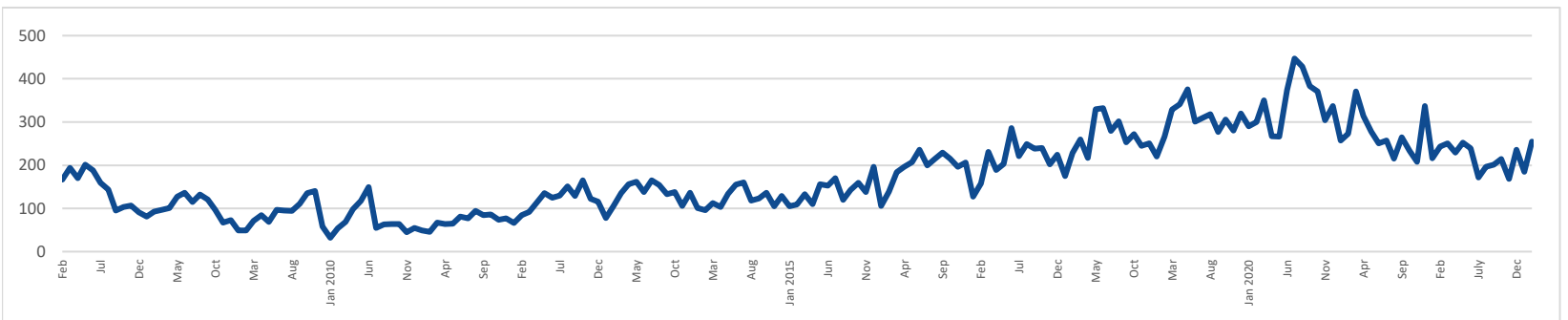
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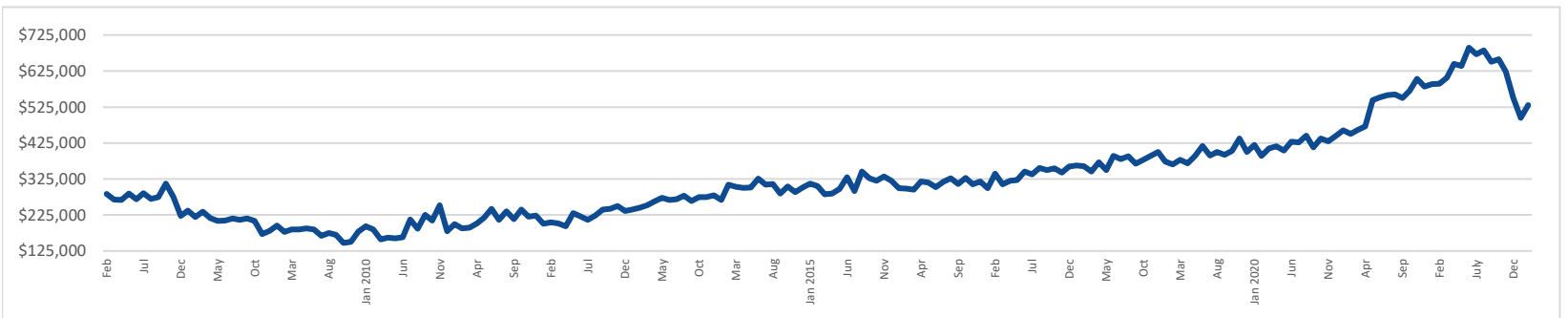
Key Metrics

	Feb 2022	Feb 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	243	255	4.9%	459	442	-3.7%
Median Sales Price	\$589,990	\$529,990	-10.2%	\$589,990	\$519,995	-11.9%
Days on Market	47	107	127.7%	45	99	120.0%
Pending Sales	868	612	-29.5%	--	--	--
Inventory	228	523	129.4%	--	--	--
Months Supply of Inventory	0.9	2.4	179.4%	--	--	--

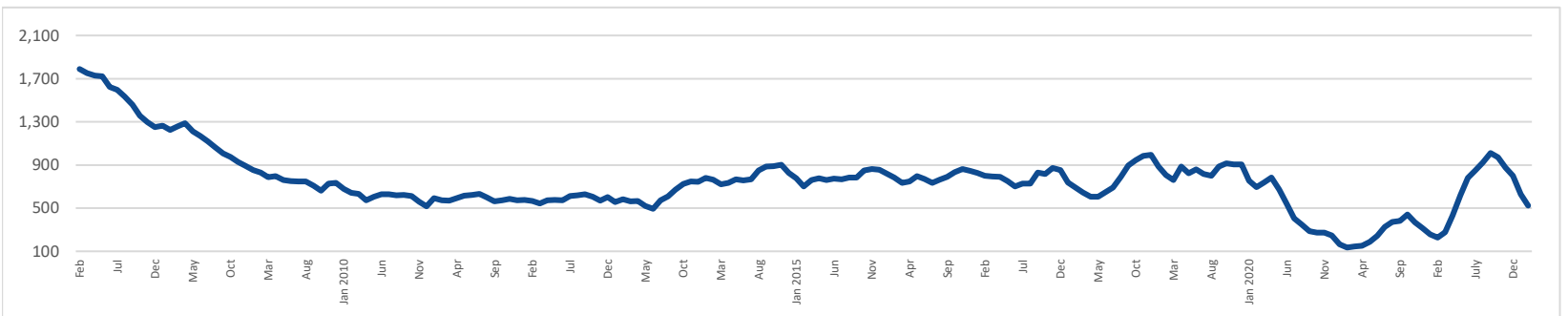
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 255



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$529,990



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 523



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