



Ada County — Single-Family Homes

March 2023 Market Statistics

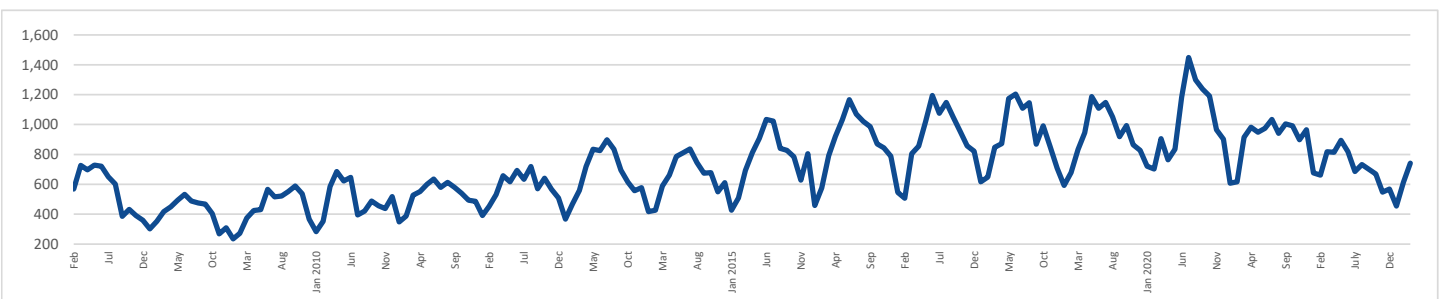
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Data from the Intermountain MLS as of April 13, 2023

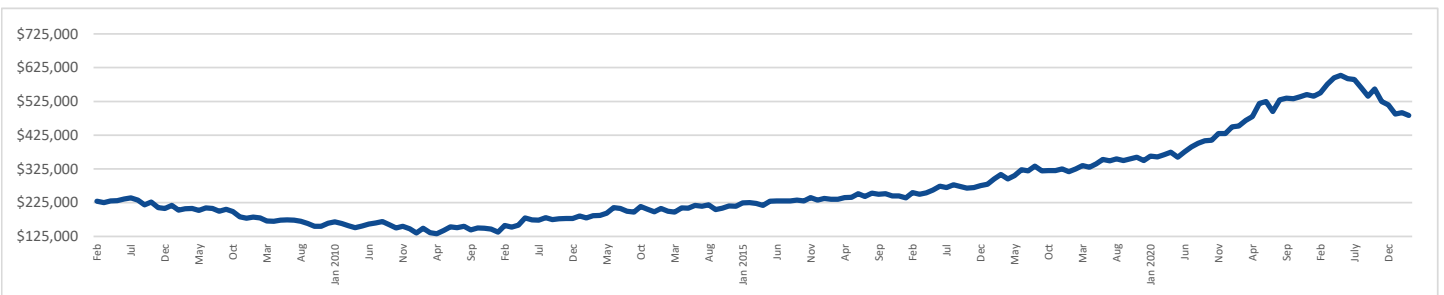
Key Metrics

	Mar 2022	Mar 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	818	742	-9.3%	2,155	1,816	-15.7%
Median Sales Price	\$575,500	\$483,450	-16.0%	\$553,187	\$489,990	-11.4%
Days on Market	20	72	260.0%	29	73	151.7%
Pending Sales	1,502	906	-39.7%	--	--	--
Inventory	599	1,134	89.3%	--	--	--
Months Supply of Inventory	0.7	1.6	146.8%	--	--	--

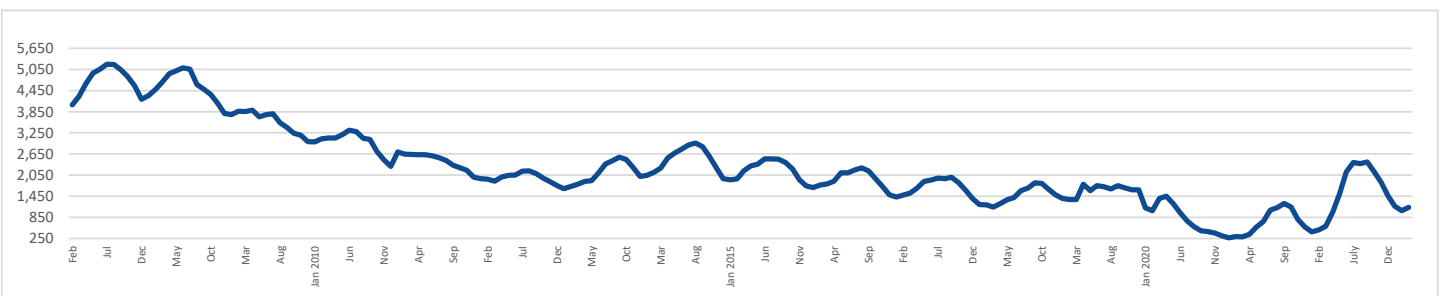
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 742



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$483,450



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,134



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Ada County — Existing/Resale

March 2023 Market Statistics

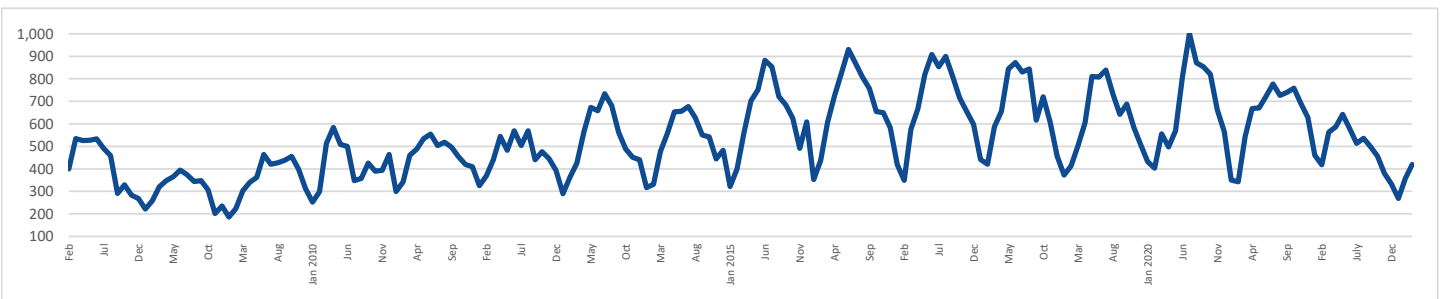
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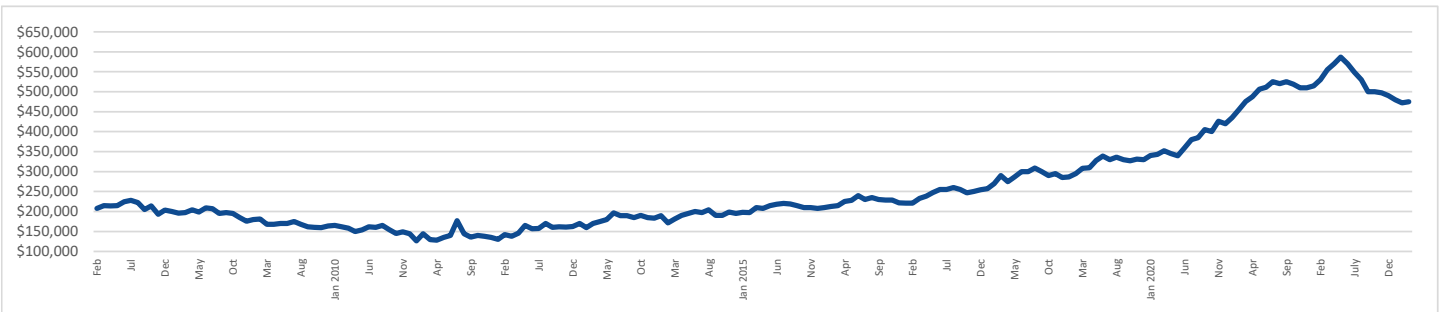
Key Metrics

	Mar 2022	Mar 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	563	419	-25.6%	1,441	1,050	-27.1%
Median Sales Price	\$555,000	\$475,000	-14.4%	\$535,000	\$475,000	-11.2%
Days on Market	15	46	206.7%	23	53	130.4%
Pending Sales	591	397	-32.8%	--	--	--
Inventory	323	613	89.8%	--	--	--
Months Supply of Inventory	0.5	1.3	158.9%	--	--	--

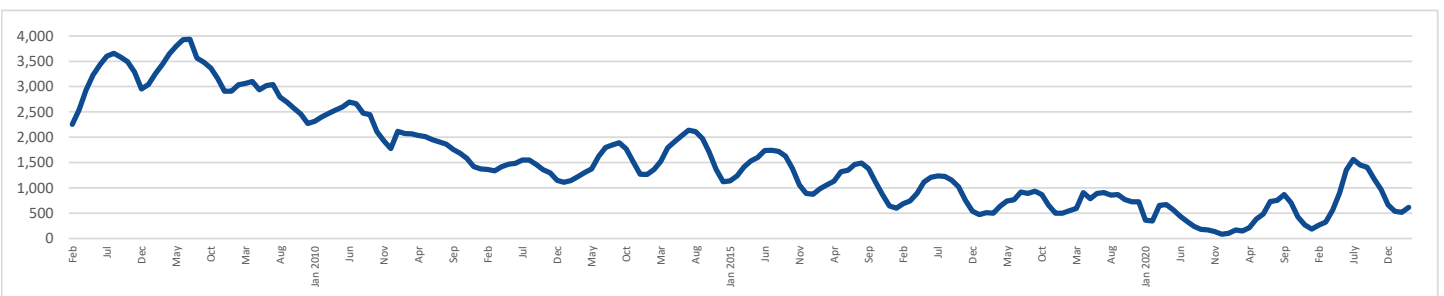
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 419



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$475,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 613



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Ada County — New Construction

March 2023 Market Statistics

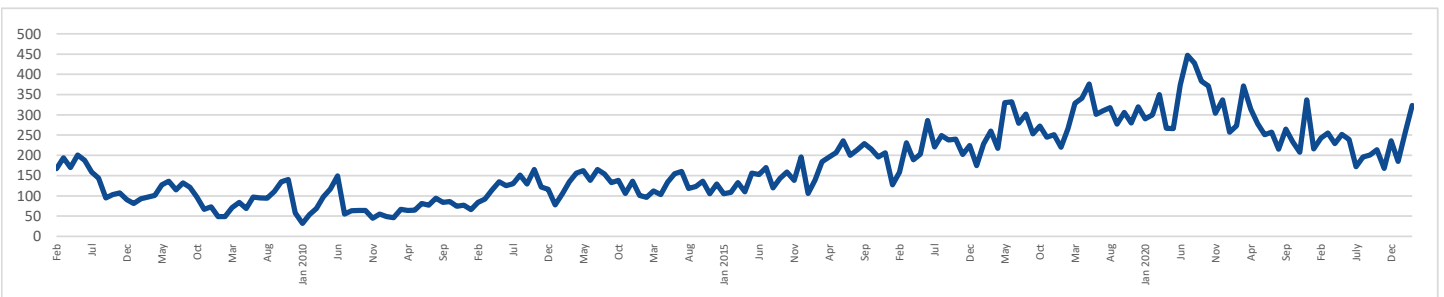
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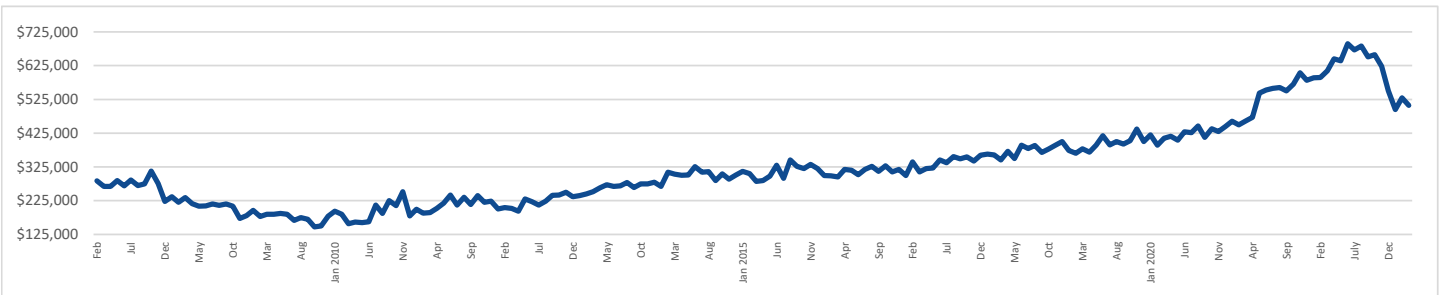
Key Metrics

Key Metrics	Mar 2022	Mar 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	255	323	26.7%	714	766	7.3%
Median Sales Price	\$609,580	\$507,500	-16.7%	\$599,207	\$516,495	-13.8%
Days on Market	31	106	241.9%	40	102	155.0%
Pending Sales	911	509	-44.1%	--	--	--
Inventory	276	521	88.8%	--	--	--
Months Supply of Inventory	1.0	2.3	122.2%	--	--	--

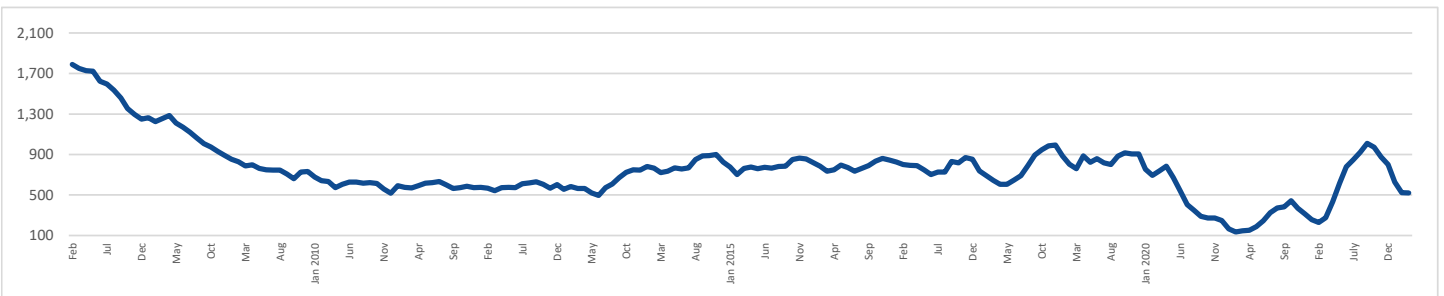
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 323



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$507,500



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 521



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