



Ada County – Single-Family Homes

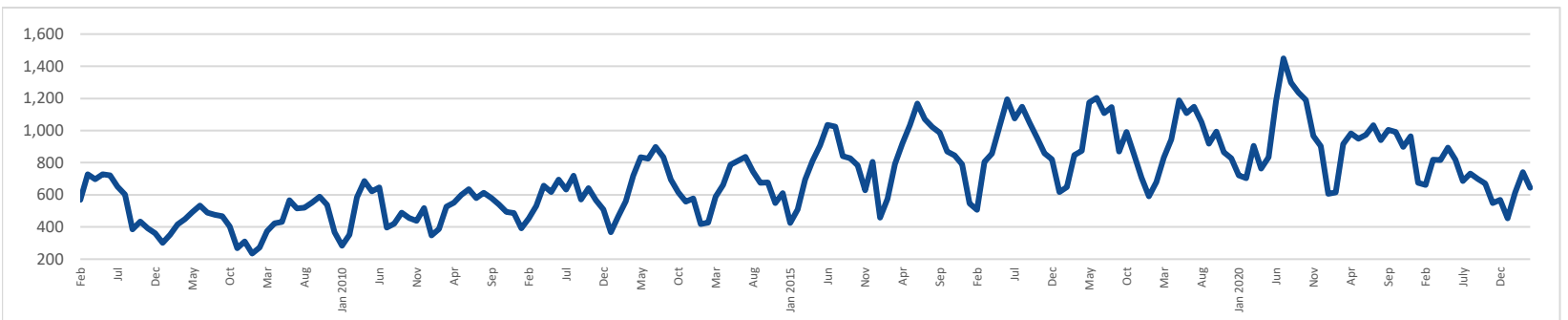
April 2023 Market Statistics

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 Data from the Intermountain MLS as of May 8, 2023

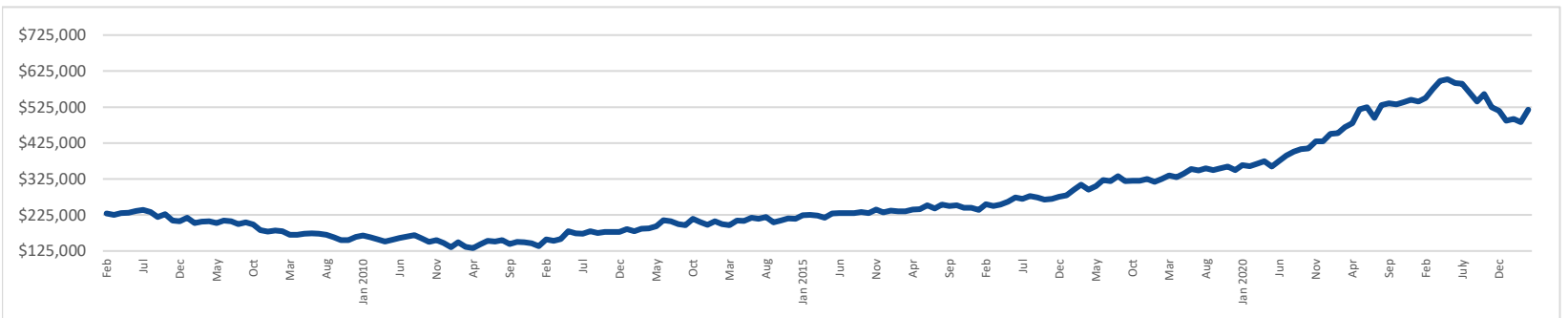
Key Metrics

	Apr 2022	Apr 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	816	645	-21.0%	2,971	2,462	-17.1%
Median Sales Price	\$597,166	\$517,500	-13.3%	\$562,500	\$499,000	-11.3%
Days on Market	16	55	243.8%	25	69	176.0%
Pending Sales	1,525	995	-34.8%	--	--	--
Inventory	991	1,163	17.4%	--	--	--
Months Supply of Inventory	1.1	1.7	54.7%	--	--	--

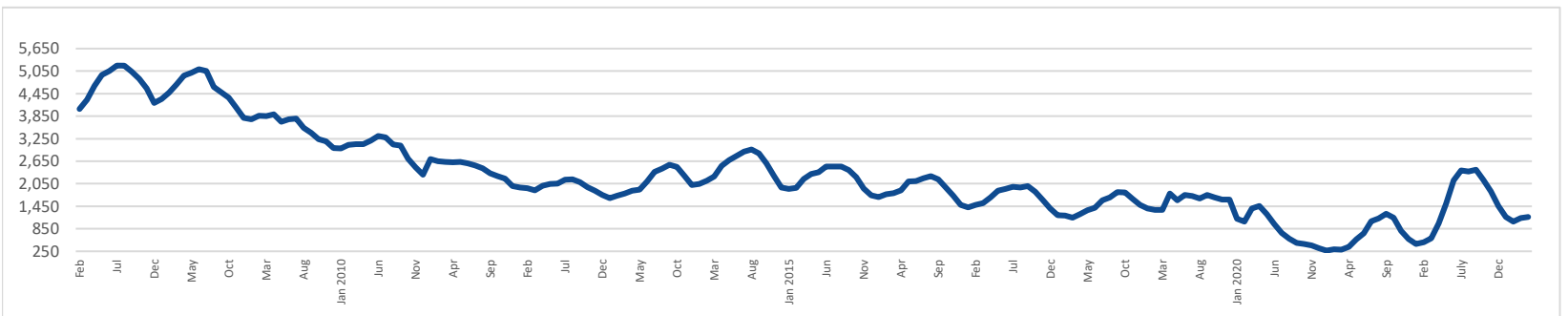
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 645



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$517,500



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,163



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Ada County – Existing/Resale

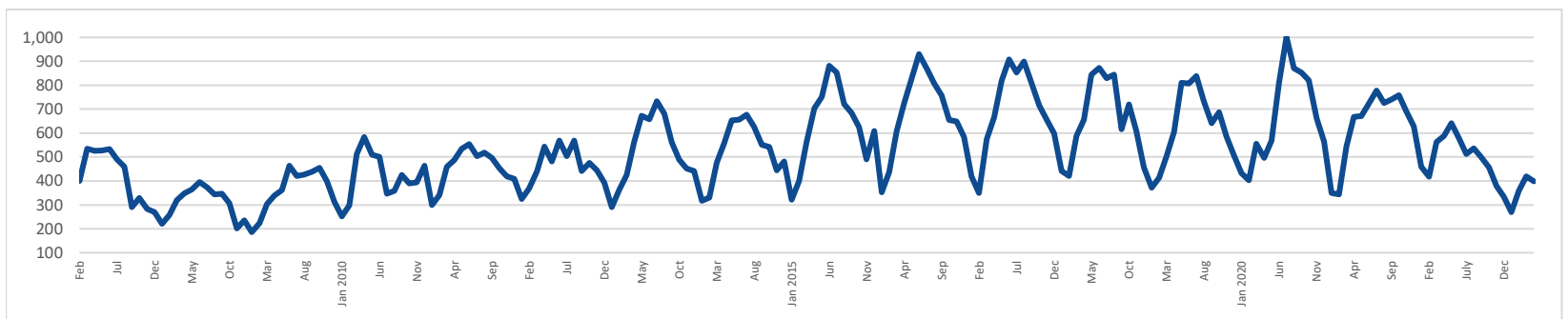
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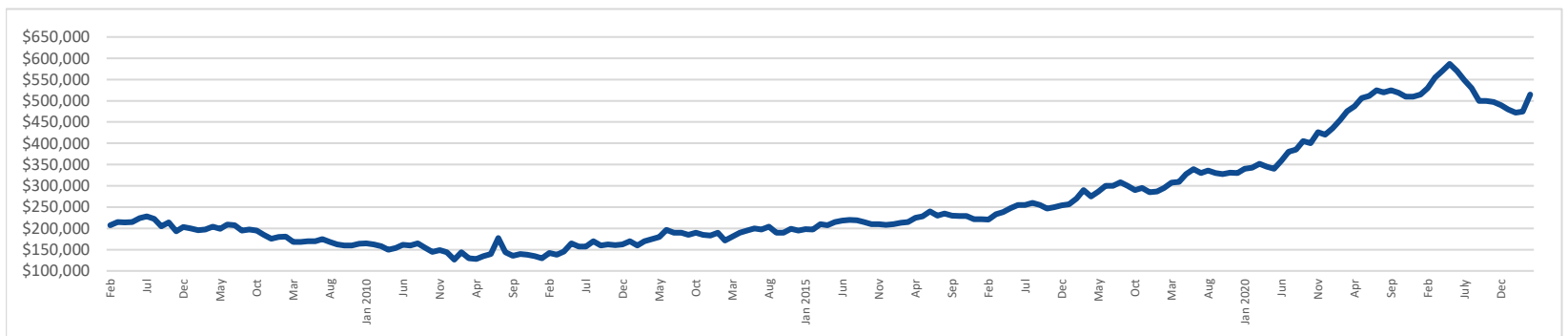
Key Metrics

	Apr 2022	Apr 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	588	398	-32.3%	2,029	1,448	-28.6%
Median Sales Price	\$570,000	\$515,000	-9.6%	\$545,000	\$485,000	-11.0%
Days on Market	13	31	138.5%	20	47	135.0%
Pending Sales	625	502	-19.7%	--	--	--
Inventory	559	616	10.2%	--	--	--
Months Supply of Inventory	0.9	1.3	55.3%	--	--	--

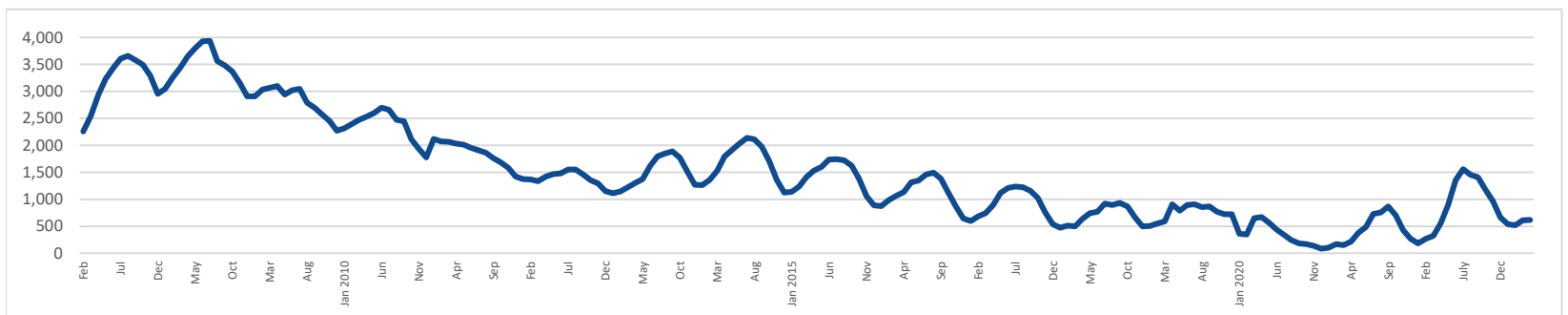
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 398



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$515,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 616



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Ada County – New Construction

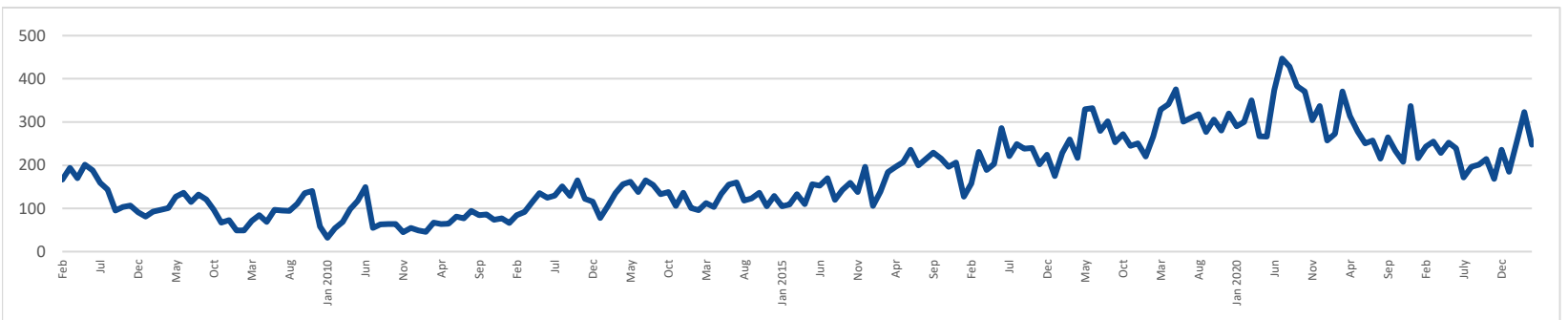
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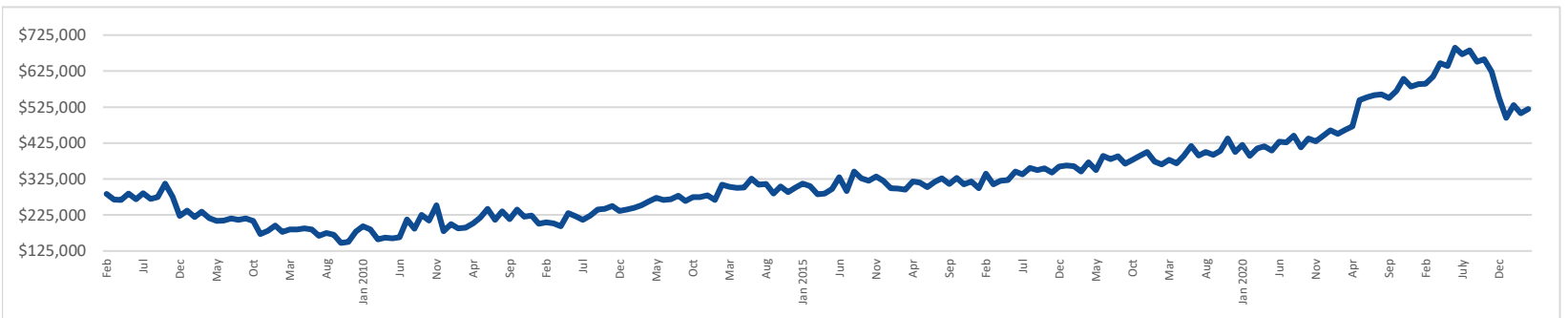
Key Metrics

	Apr 2022	Apr 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	228	247	8.3%	942	1,014	7.6%
Median Sales Price	\$647,450	\$519,990	-19.7%	\$606,525	\$519,000	-14.4%
Days on Market	24	93	287.5%	36	100	177.8%
Pending Sales	900	493	-45.2%	--	--	--
Inventory	432	547	26.6%	--	--	--
Months Supply of Inventory	1.7	2.4	43.3%	--	--	--

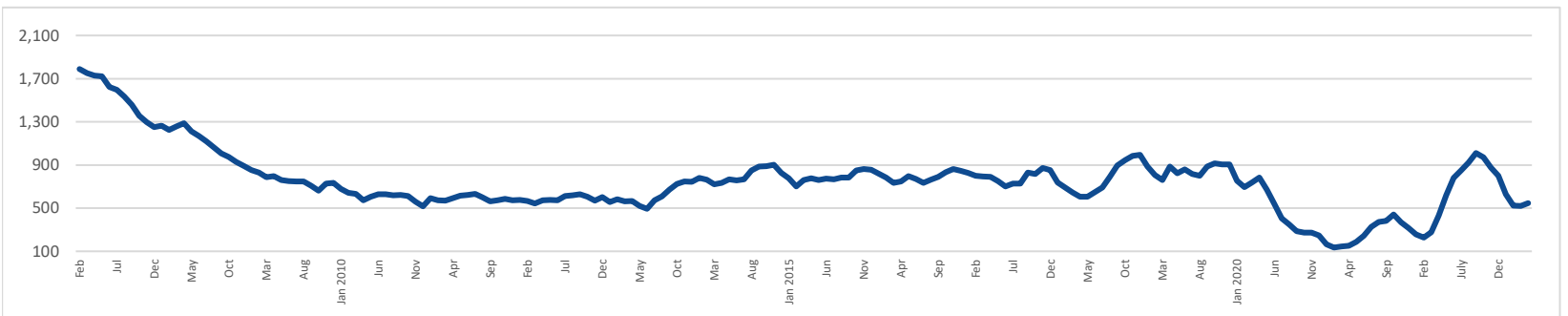
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 247



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$519,990



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 547



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