



Ada County – Single-Family Homes

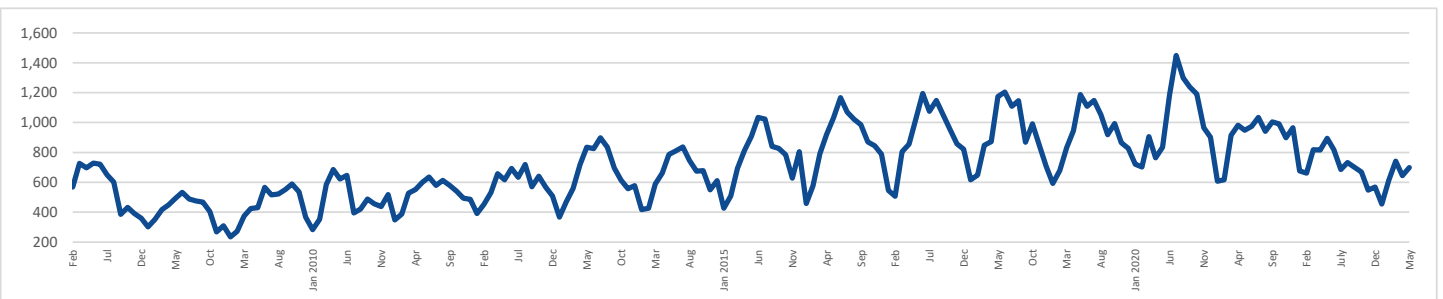
May 2023 Market Statistics

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Data from the Intermountain MLS as of June 8, 2023

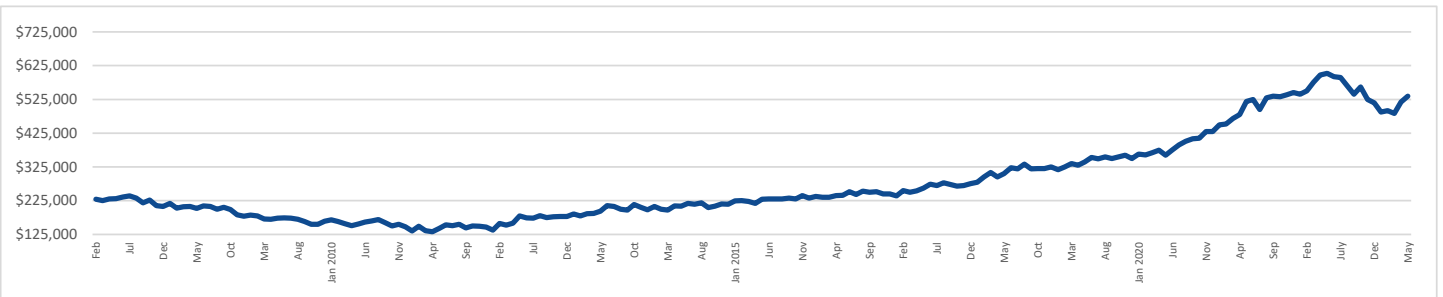
Key Metrics

Key Metrics	May 2022	May 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	894	699	-21.8%	3,859	3,167	-17.9%
Median Sales Price	\$602,250	\$534,900	-11.2%	\$575,000	\$505,000	-12.2%
Days on Market	14	36	157.1%	23	61	165.2%
Pending Sales	1,446	1,040	-28.1%	--	--	--
Inventory	1,520	1,259	-17.2%	--	--	--
Months Supply of Inventory	1.7	1.9	9.8%	--	--	--

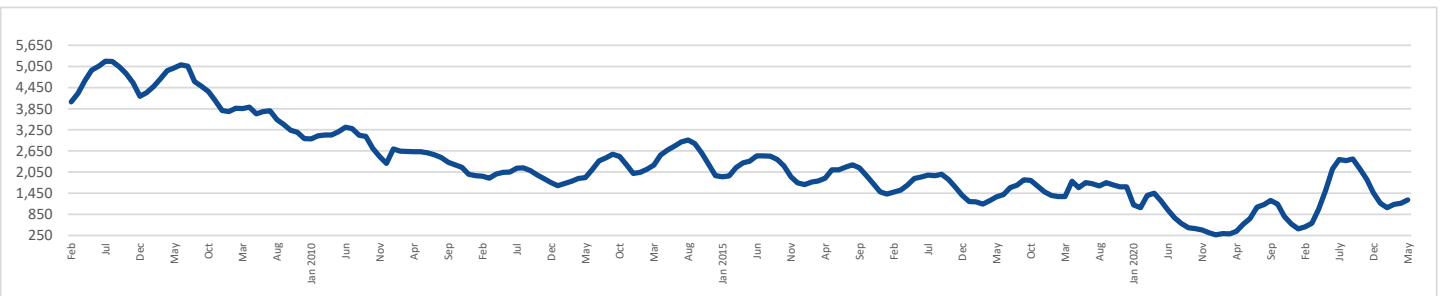
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 699



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$534,900



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,259



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Ada County – Existing/Resale

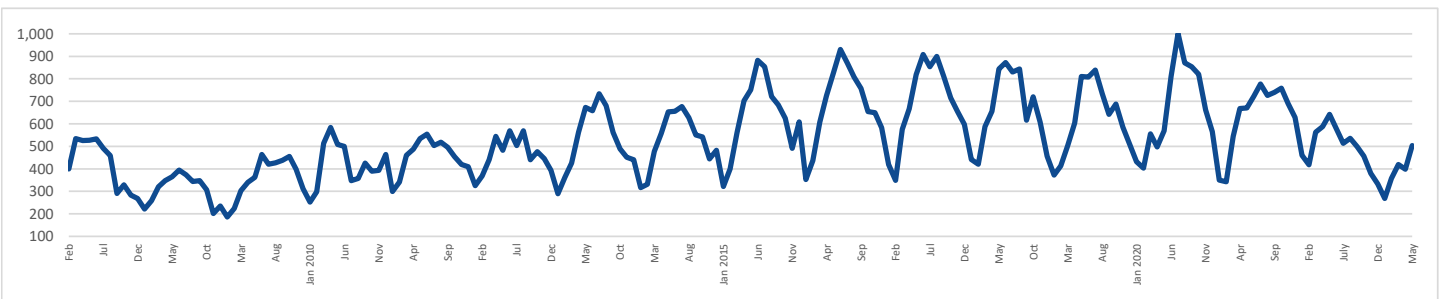
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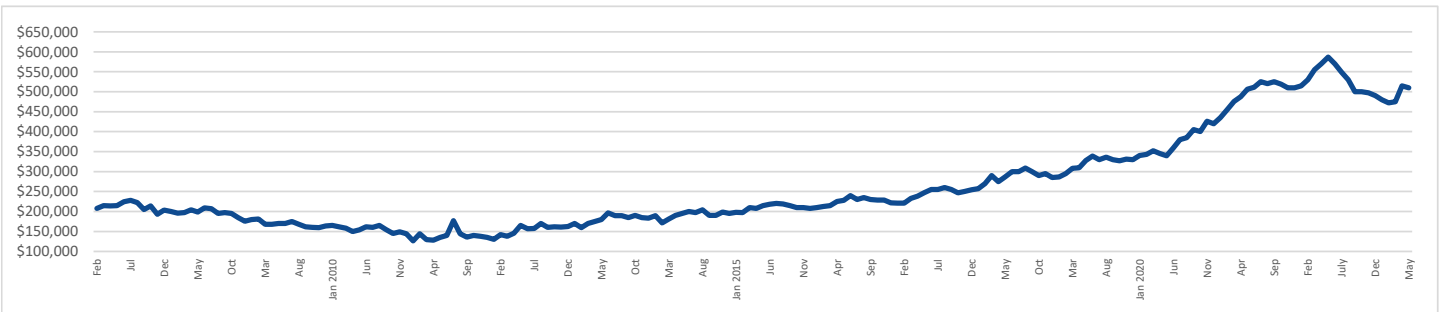
Key Metrics

Key Metrics	May 2022	May 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	642	503	-21.7%	2,670	1,952	-26.9%
Median Sales Price	\$586,750	\$510,000	-13.1%	\$553,750	\$492,307	-11.1%
Days on Market	11	24	118.2%	18	41	127.8%
Pending Sales	604	532	-11.9%	--	--	--
Inventory	902	702	-22.2%	--	--	--
Months Supply of Inventory	1.4	1.6	10.9%	--	--	--

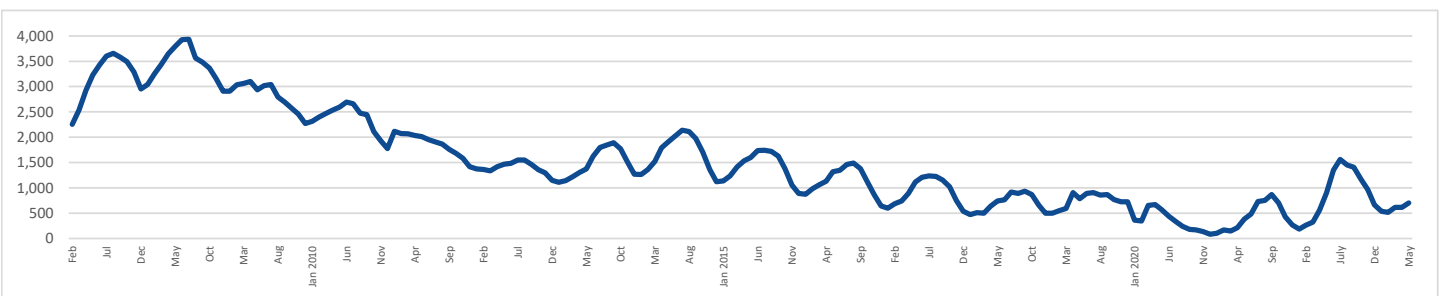
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 503



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$510,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 702



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Ada County – New Construction

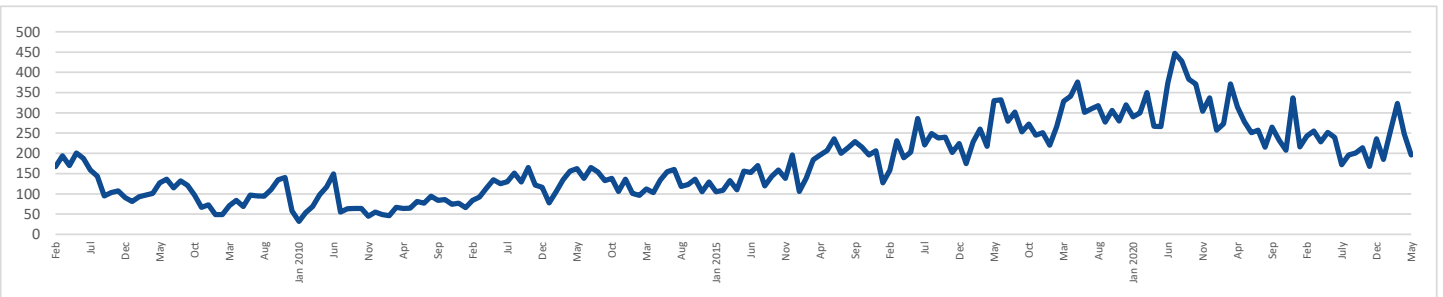
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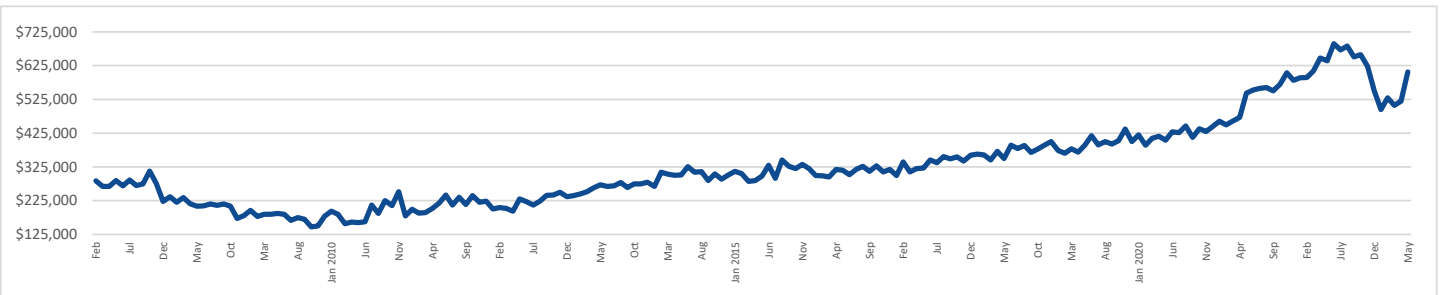
Key Metrics

Key Metrics	May 2022	May 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	252	196	-22.2%	1,189	1,215	2.2%
Median Sales Price	\$639,105	\$606,650	-5.1%	\$614,915	\$532,990	-13.3%
Days on Market	24	66	175.0%	34	94	176.5%
Pending Sales	842	508	-39.7%	--	--	--
Inventory	618	557	-9.9%	--	--	--
Months Supply of Inventory	2.5	2.5	1.2%	--	--	--

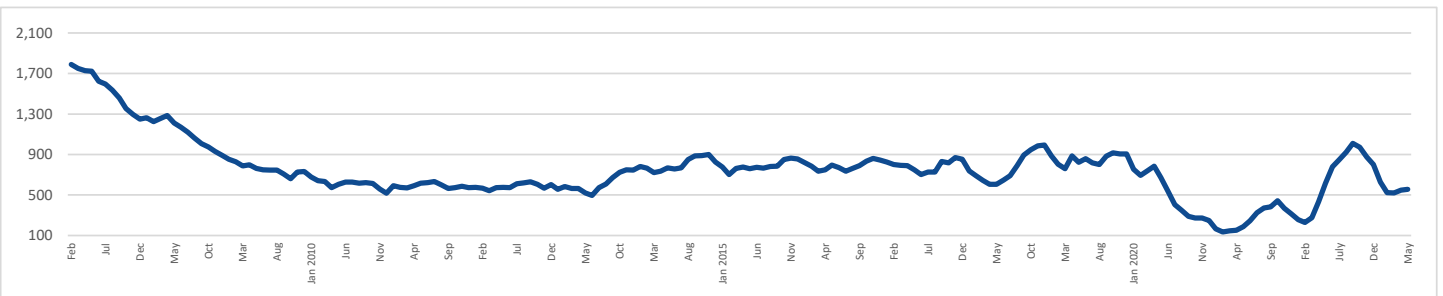
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 196



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$606,650



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 557



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