



# Ada County — Single-Family Homes

## June 2023 Market Statistics

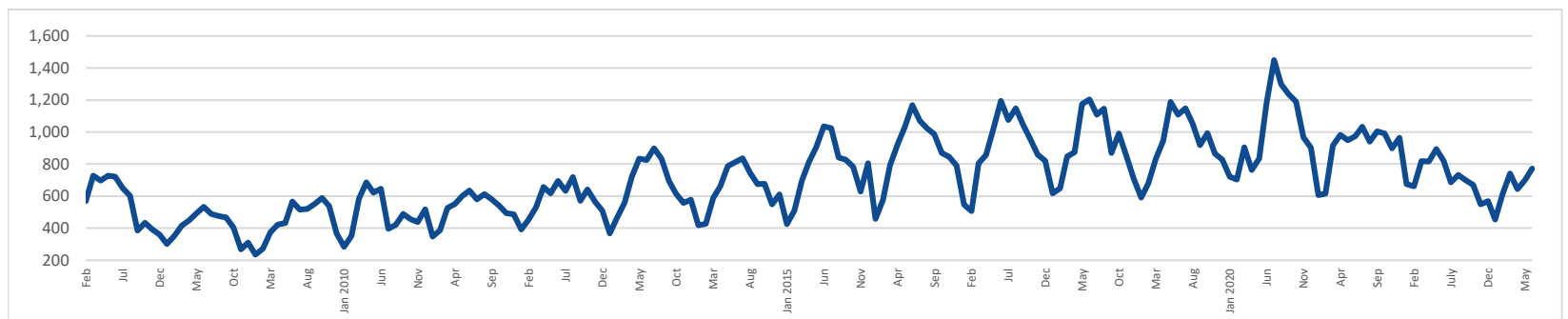
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Data from the Intermountain MLS as of July 10, 2023

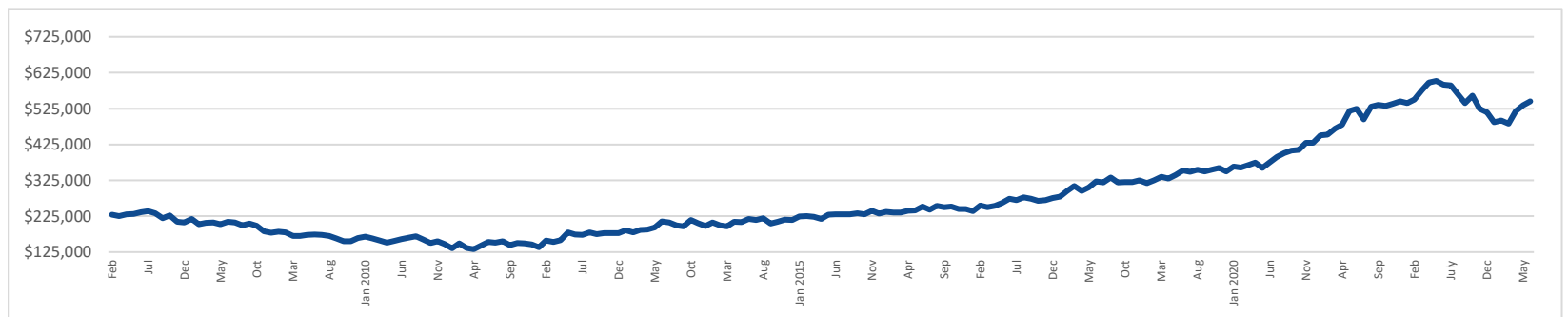
### Key Metrics

	Jun 2022	Jun 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	818	773	-5.5%	4,682	3,943	-15.8%
Median Sales Price	\$592,090	\$545,000	-8.0%	\$579,900	\$515,400	-11.1%
Days on Market	15	33	120.0%	21	56	166.7%
Pending Sales	1,244	996	-19.9%	--	--	--
Inventory	2,135	1,363	-36.2%	--	--	--
Months Supply of Inventory	2.4	2.0	-15.2%	--	--	--

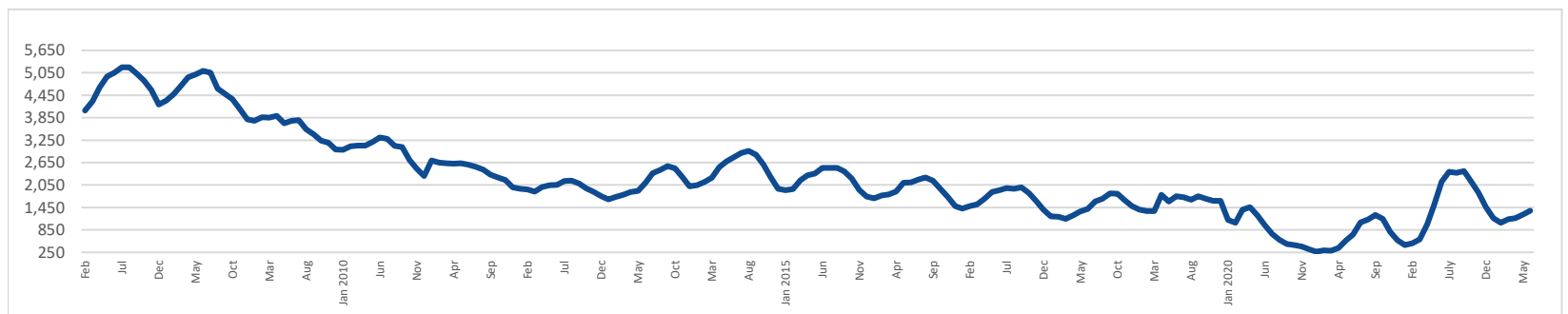
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 773



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$545,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,363



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# Ada County — Existing/Resale

## June 2023 Market Statistics

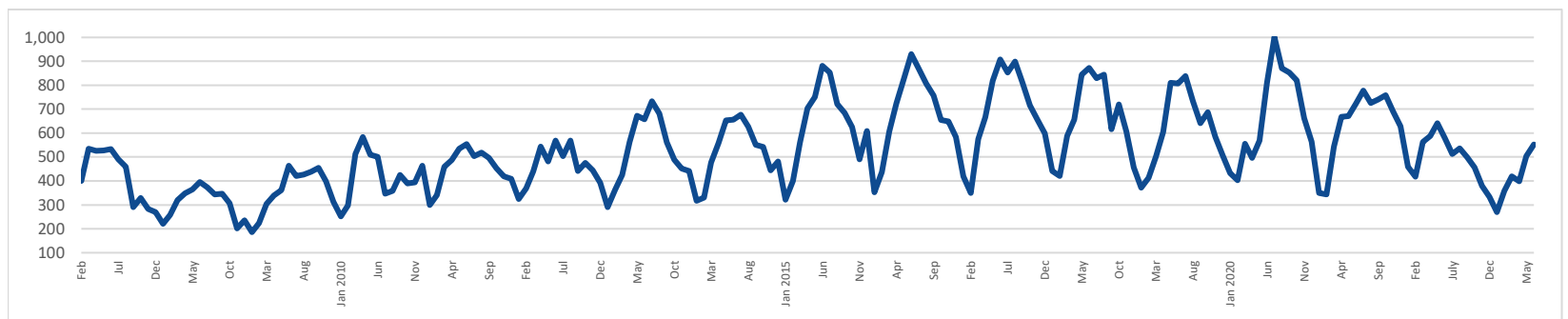
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Data from the Intermountain MLS as of July 10, 2023

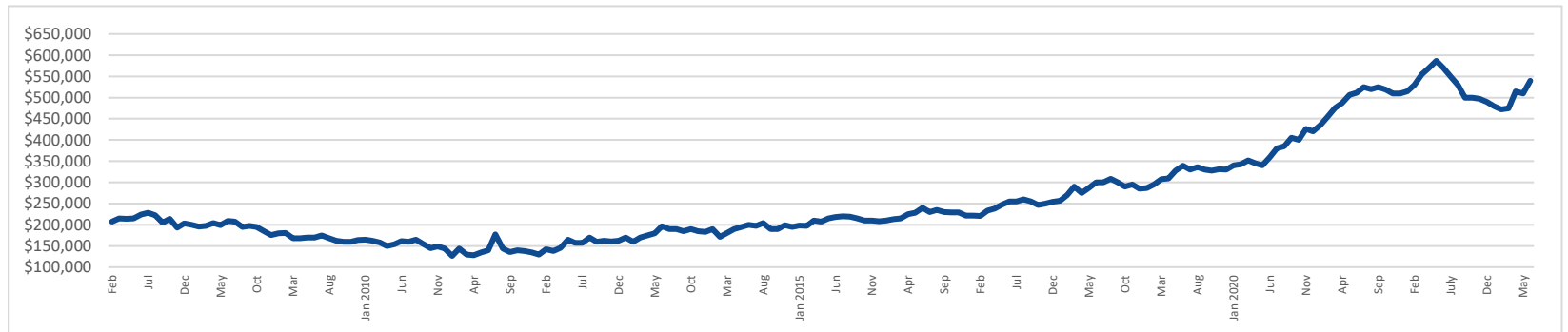
### Key Metrics

	Jun 2022	Jun 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	579	553	-4.5%	3,253	2,508	-22.9%
Median Sales Price	\$570,000	\$540,000	-5.3%	\$555,000	\$504,950	-9.0%
Days on Market	14	21	50.0%	17	37	117.6%
Pending Sales	521	480	-7.9%	--	--	--
Inventory	1,355	811	-40.1%	--	--	--
Months Supply of Inventory	2.1	1.8	-14.4%	--	--	--

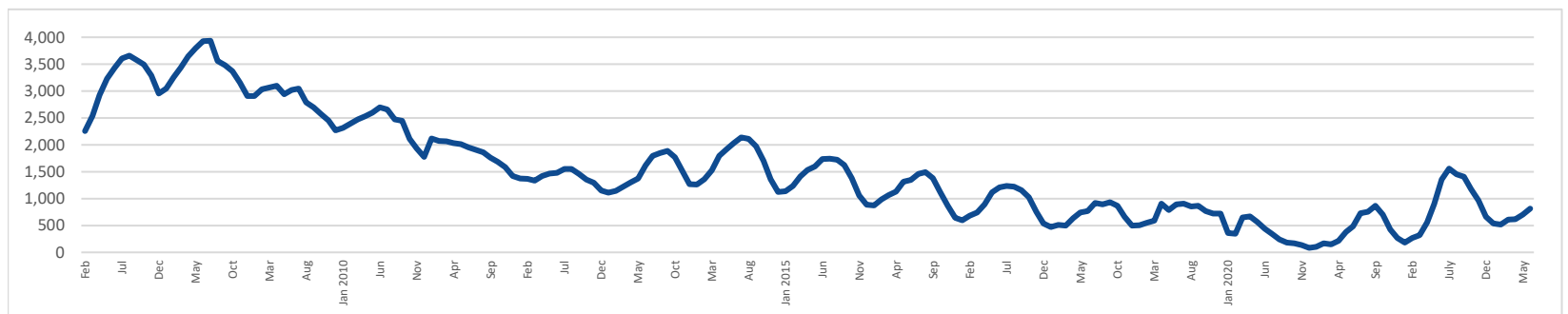
### Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 553



### Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$540,000



### Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 811



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# Ada County — New Construction

## June 2023 Market Statistics

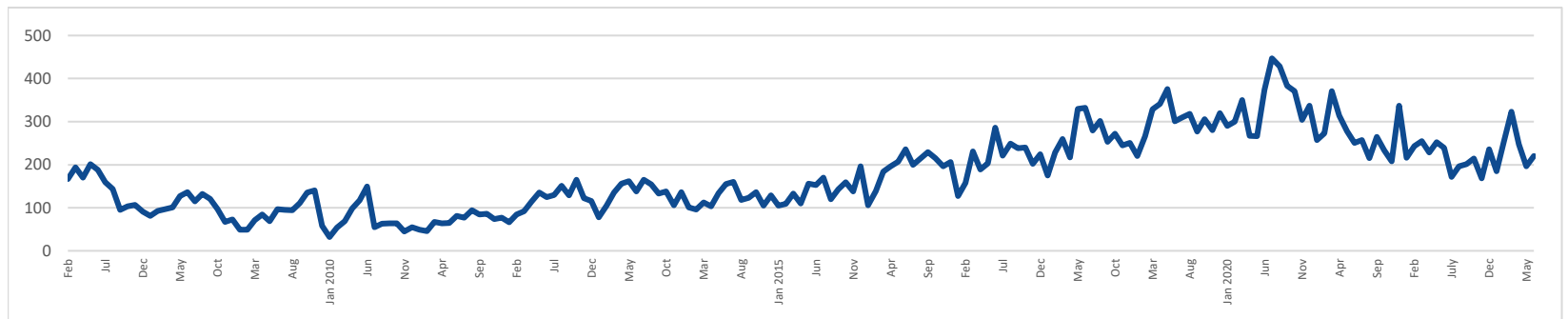
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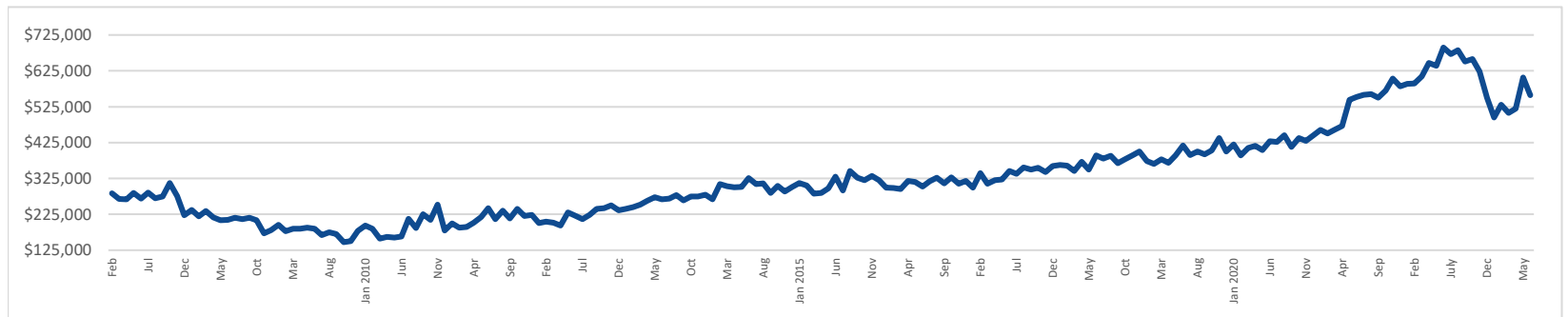
### Key Metrics

	Jun 2022	Jun 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	239	220	-7.9%	1,429	1,435	0.4%
Median Sales Price	\$690,000	\$557,500	-19.2%	\$624,500	\$537,990	-13.9%
Days on Market	19	62	226.3%	31	89	187.1%
Pending Sales	723	516	-28.6%	--	--	--
Inventory	780	552	-29.2%	--	--	--
Months Supply of Inventory	3.2	2.5	-20.6%	--	--	--

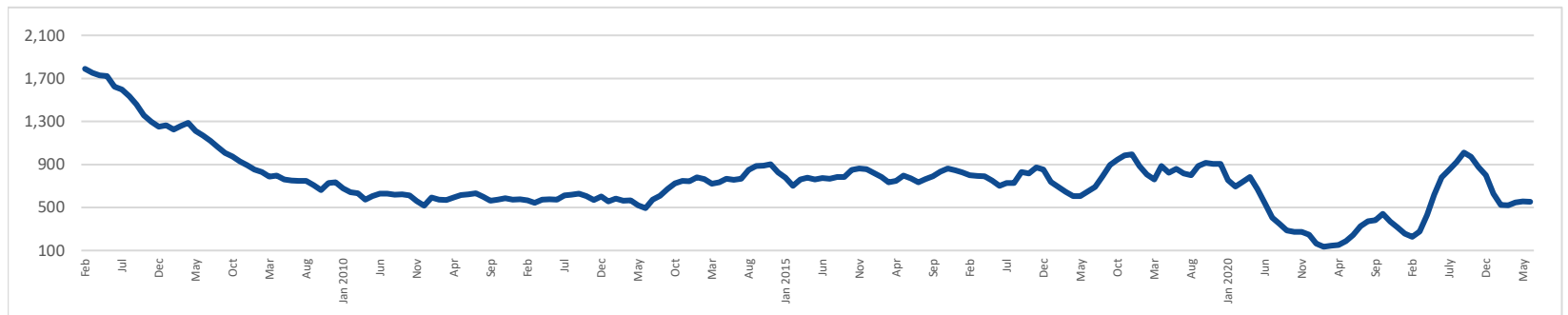
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 220



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$557,500



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 552



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