



# Ada County – Single-Family Homes

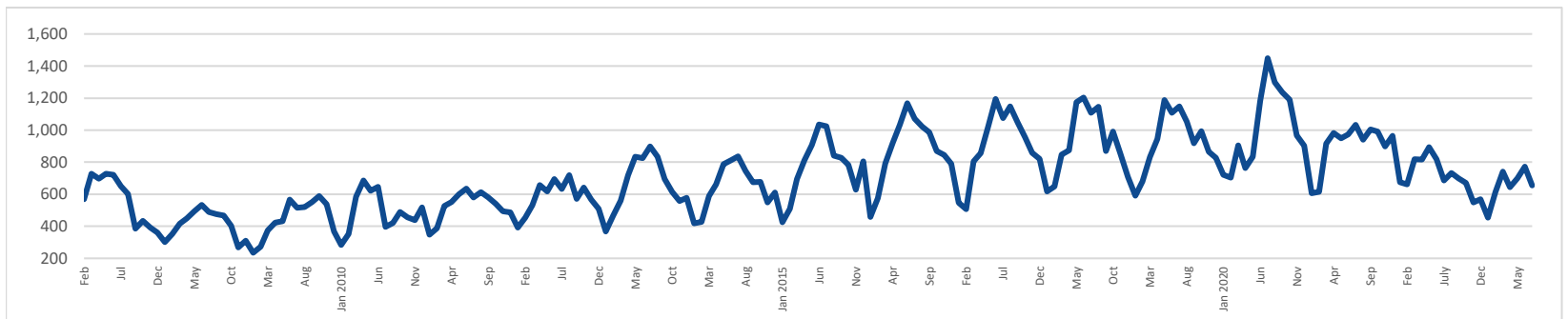
## July 2023 Market Statistics

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 Data from the Intermountain MLS as of August 10, 2023

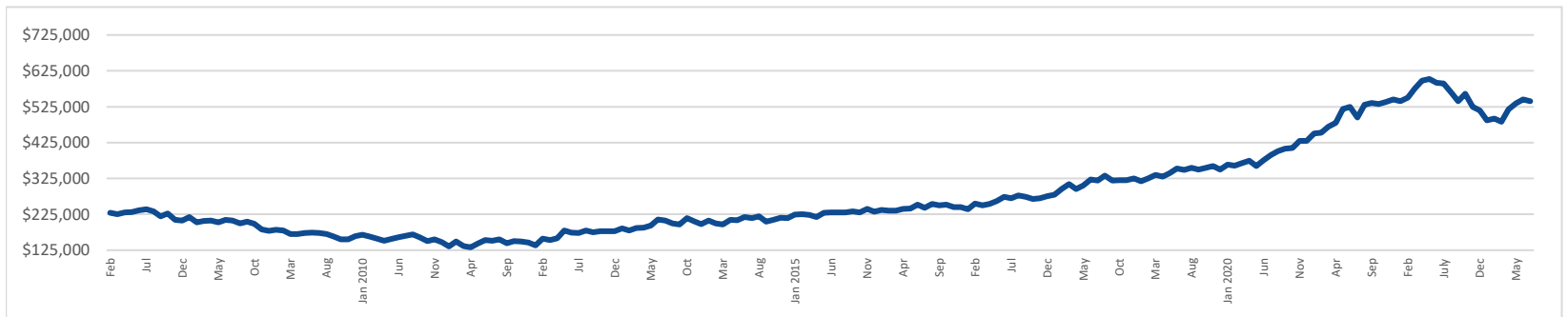
### Key Metrics

	Jul 2022	Jul 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	687	655	-4.7%	5,389	4,601	-14.6%
Median Sales Price	\$590,000	\$540,000	-8.5%	\$580,000	\$520,000	-10.3%
Days on Market	21	34	61.9%	21	53	152.4%
Pending Sales	1,205	939	-22.1%	--	--	--
Inventory	2,408	1,469	-39.0%	--	--	--
Months Supply of Inventory	2.8	2.3	-19.5%	--	--	--

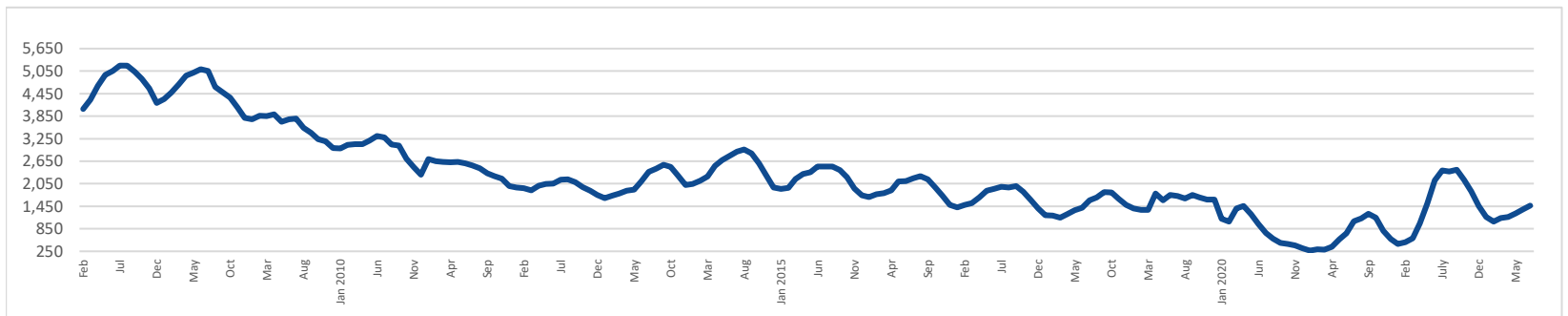
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 655



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$540,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,469



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# Ada County – Existing/Resale

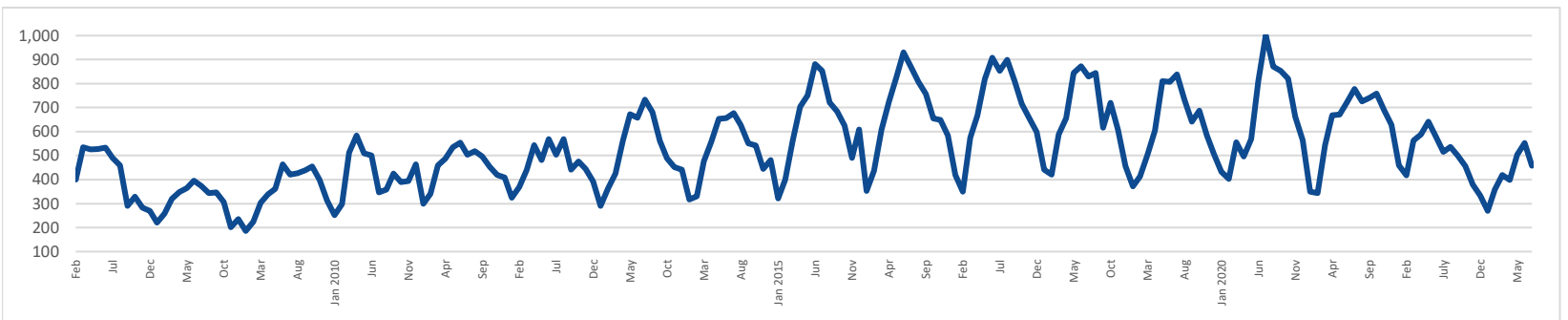
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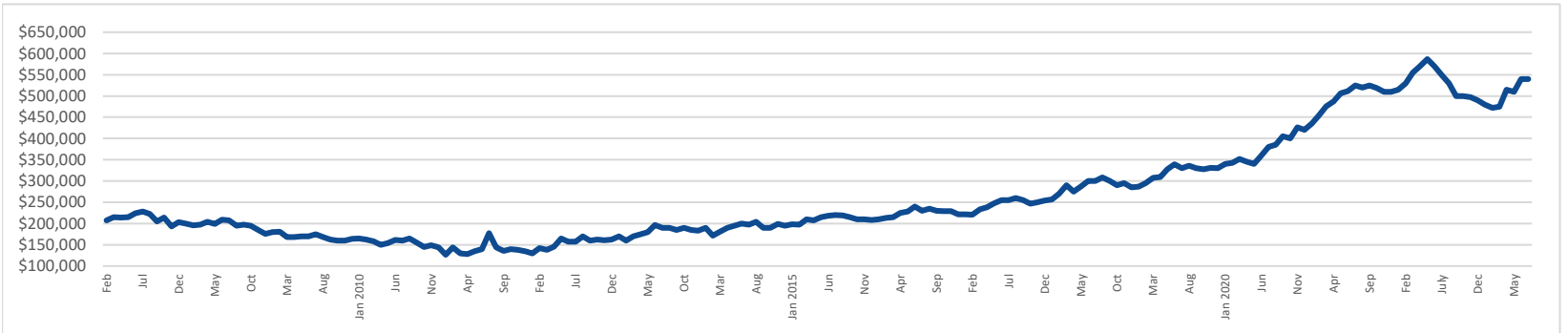
### Key Metrics

	Jul 2022	Jul 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	515	458	-11.1%	3,775	2,969	-21.4%
Median Sales Price	\$549,900	\$539,999	-1.8%	\$554,900	\$512,000	-7.7%
Days on Market	21	23	9.5%	18	35	94.4%
Pending Sales	510	478	-6.3%	--	--	--
Inventory	1,560	868	-44.4%	--	--	--
Months Supply of Inventory	2.5	2.0	-20.8%	--	--	--

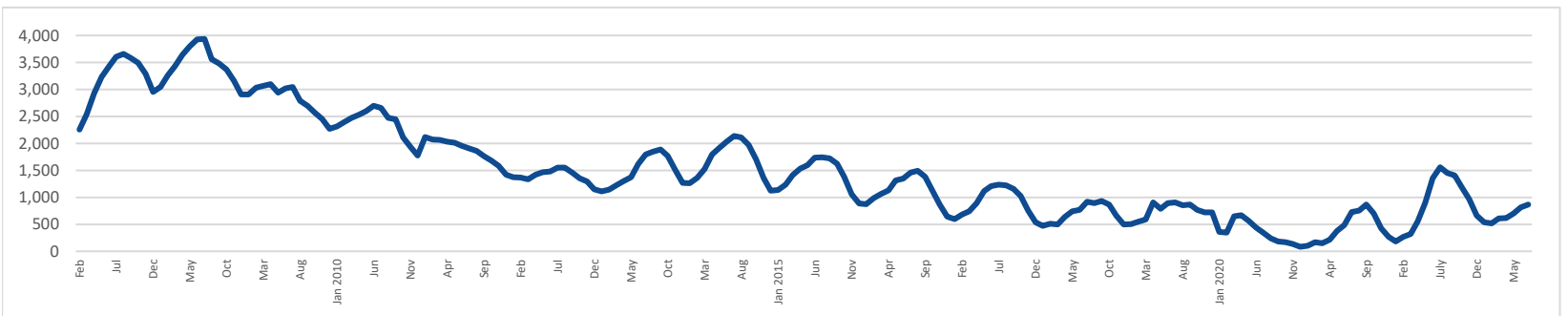
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 458



**Median Sales Price** High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$539,999



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 868



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# Ada County – New Construction

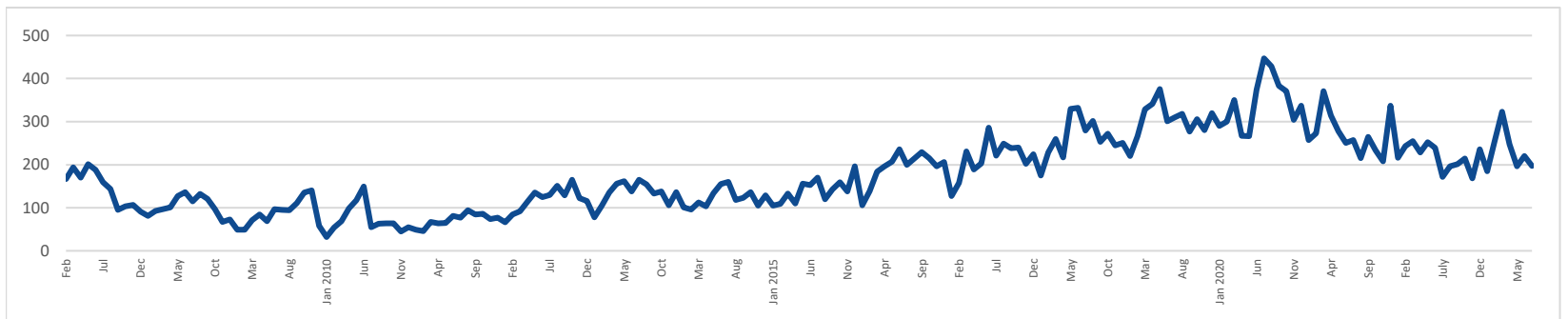
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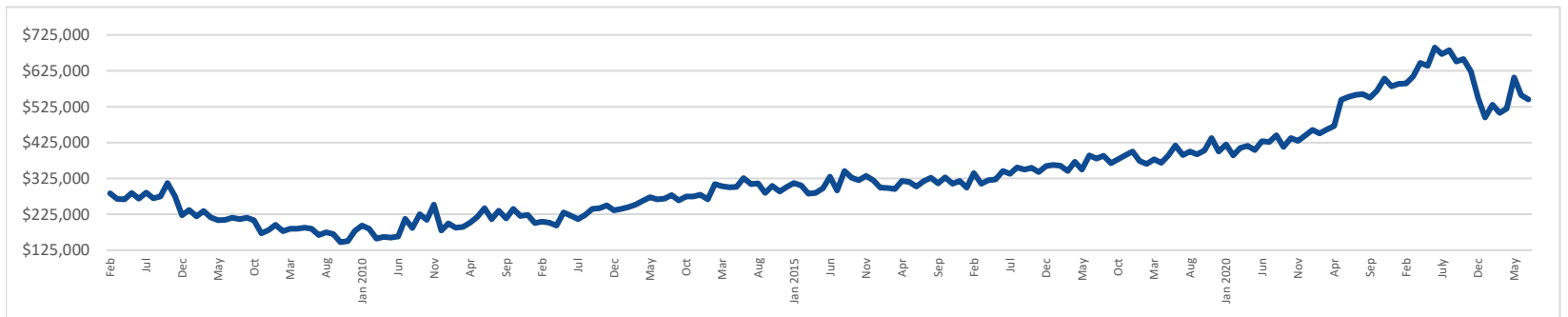
### Key Metrics

	Jul 2022	Jul 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	172	197	14.5%	1,614	1,632	1.1%
Median Sales Price	\$671,530	\$545,000	-18.8%	\$634,300	\$539,245	-15.0%
Days on Market	20	57	185.0%	30	85	183.3%
Pending Sales	695	461	-33.7%	--	--	--
Inventory	848	601	-29.1%	--	--	--
Months Supply of Inventory	3.5	2.8	-21.3%	--	--	--

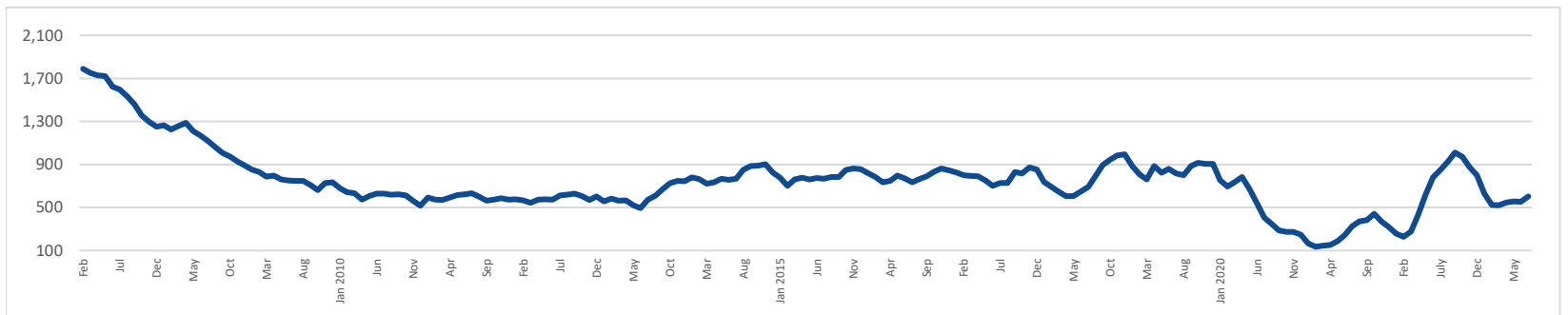
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 197



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$545,000



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 601



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