



Ada County – Single-Family Homes

August 2023 Market Statistics

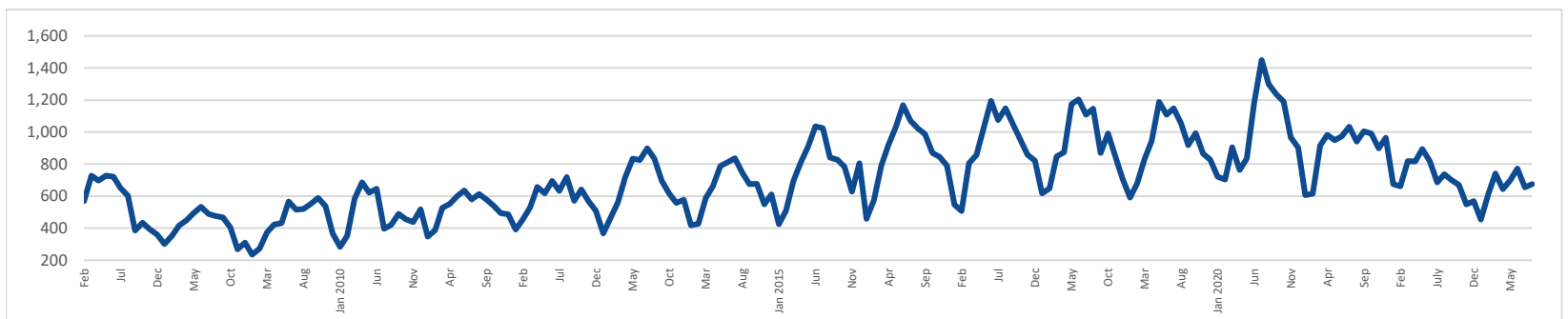
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Data from the Intermountain MLS as of September 12, 2023

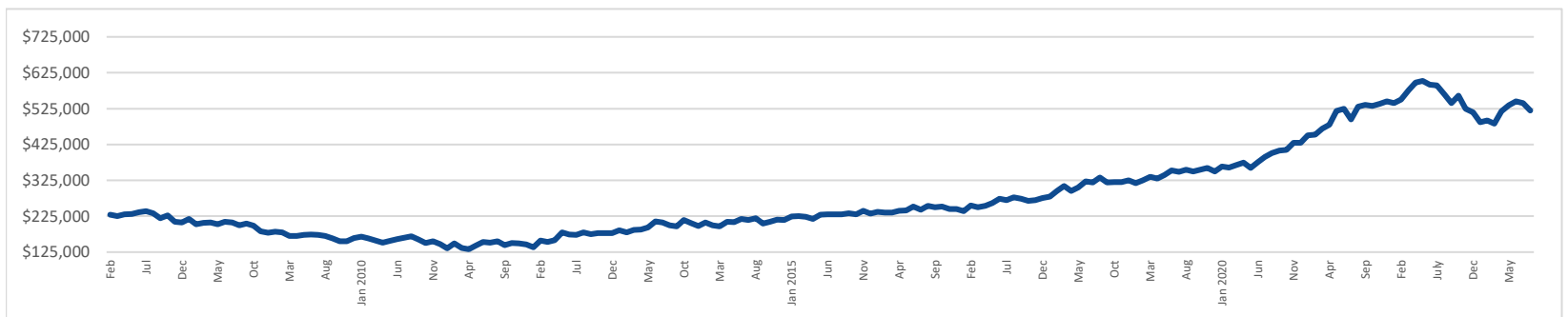
Key Metrics

	Aug 2022	Aug 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	737	675	-8.4%	6,127	5,281	-13.8%
Median Sales Price	\$565,000	\$520,000	-8.0%	\$580,000	\$520,000	-10.3%
Days on Market	29	34	17.2%	22	50	127.3%
Pending Sales	1,153	881	-23.6%	--	--	--
Inventory	2,374	1,529	-35.6%	--	--	--
Months Supply of Inventory	2.8	2.3	-17.2%	--	--	--

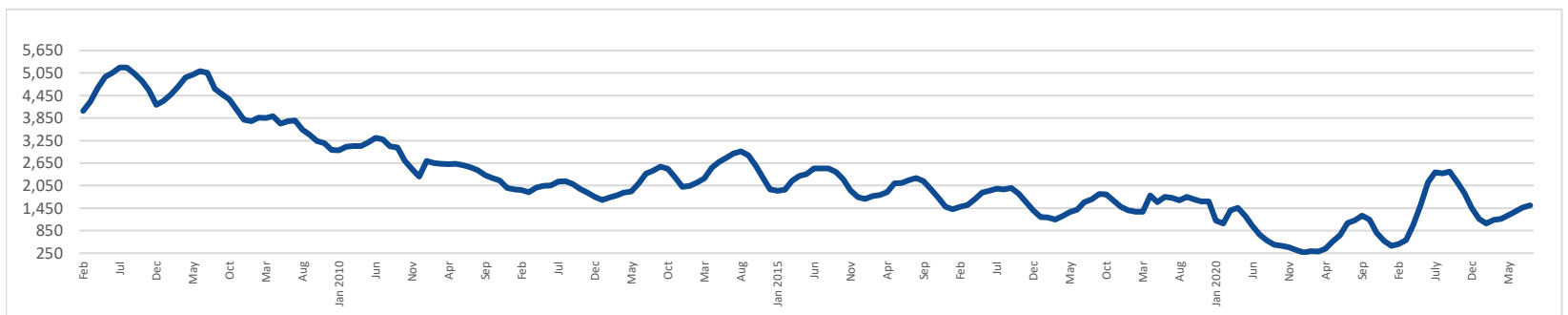
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 675



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$520,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,529



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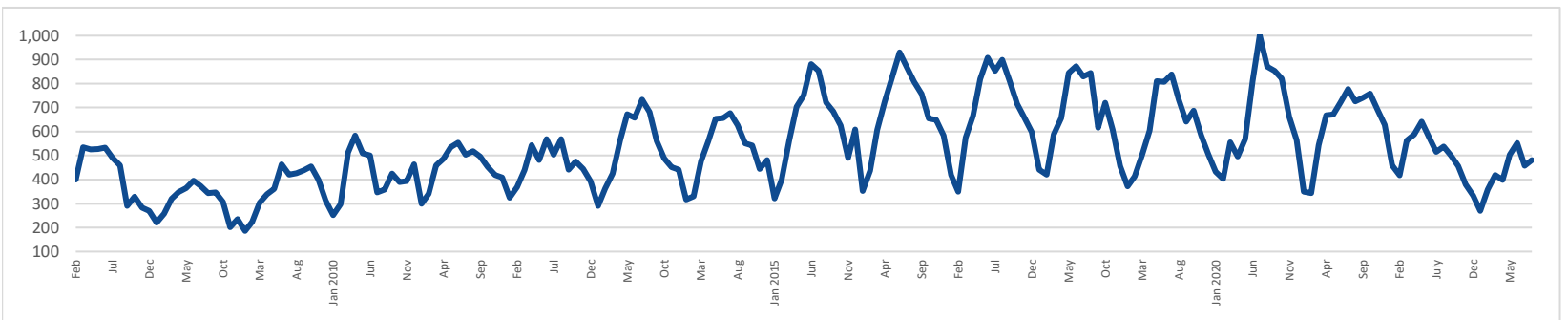
Ada County – Existing/Resale

August 2023 Market Statistics

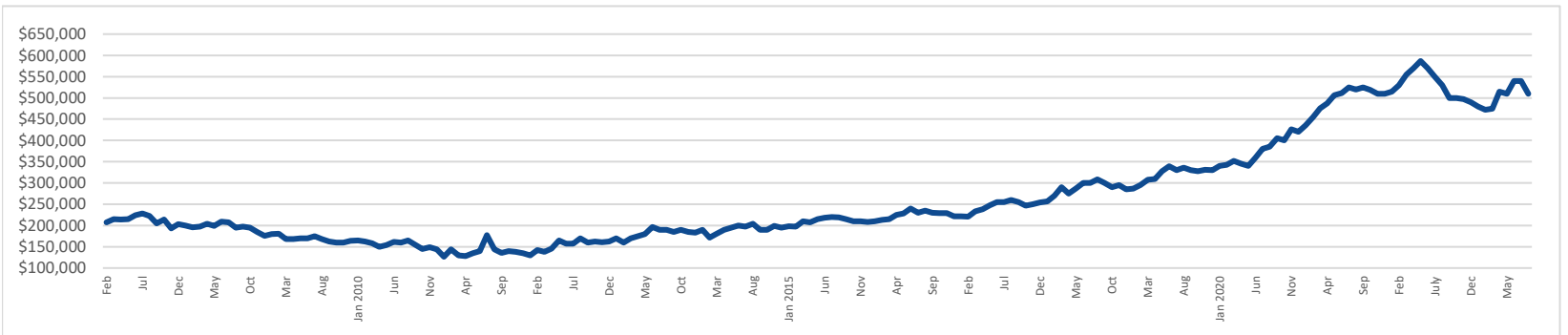
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Key Metrics	Aug 2022	Aug 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	538	481	-10.6%	4,314	3,454	-19.9%
Median Sales Price	\$530,000	\$510,000	-3.8%	\$550,000	\$511,075	-7.1%
Days on Market	28	27	-3.6%	19	34	78.9%
Pending Sales	497	429	-13.7%	--	--	--
Inventory	1,451	903	-37.8%	--	--	--
Months Supply of Inventory	2.4	2.1	-13.5%	--	--	--

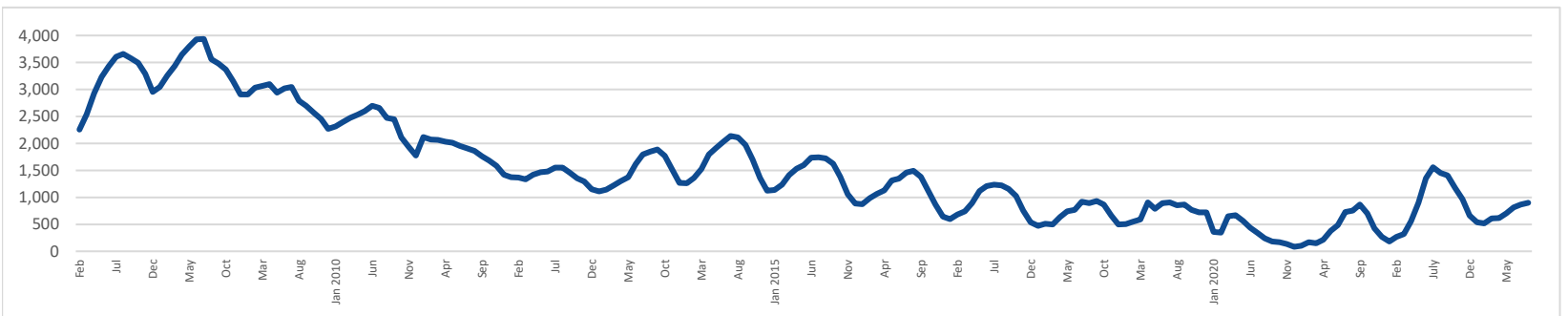
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 481



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: 903



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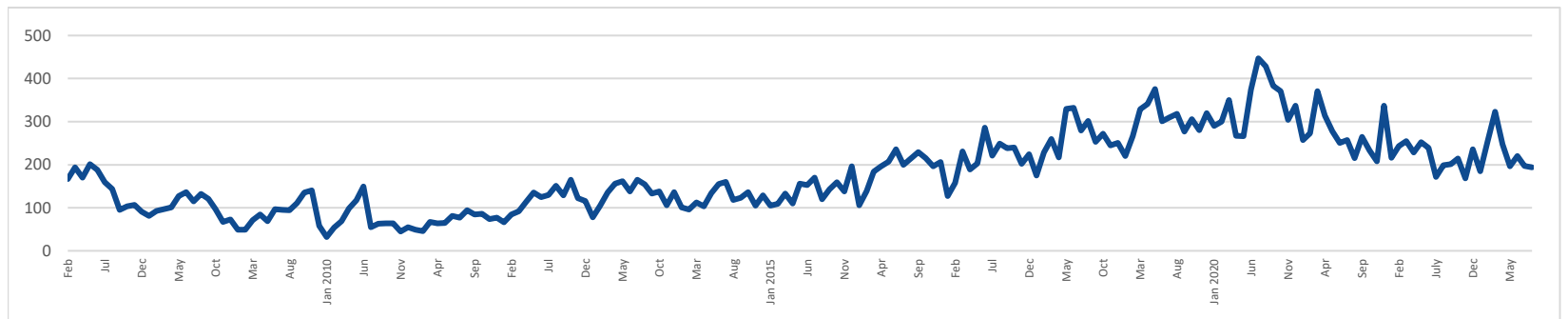
Ada County – New Construction

August 2023 Market Statistics

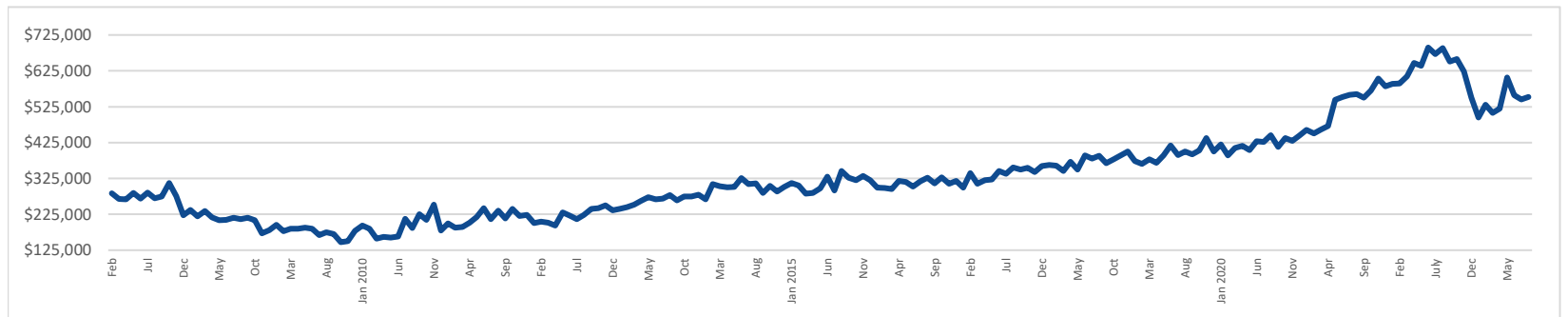
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Key Metrics	Aug 2022	Aug 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	199	194	-2.5%	1,813	1,827	0.8%
Median Sales Price	\$688,435	\$552,445	-19.8%	\$636,450	\$539,990	-15.2%
Days on Market	31	51	64.5%	30	81	170.0%
Pending Sales	656	452	-31.1%	--	--	--
Inventory	923	626	-32.2%	--	--	--
Months Supply of Inventory	3.9	2.9	-26.7%	--	--	--

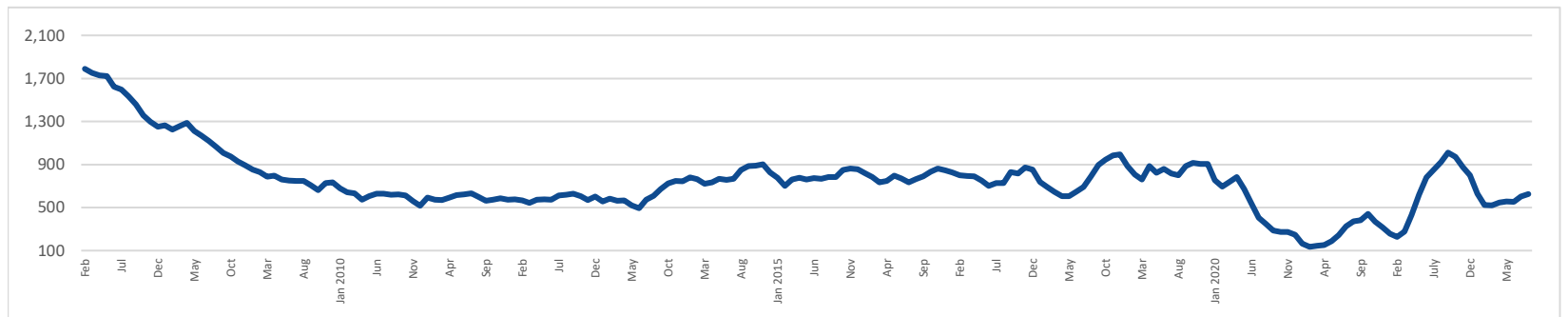
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 194



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$552,445



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 626



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