



Ada County – Single-Family Homes

September 2023 Market Statistics

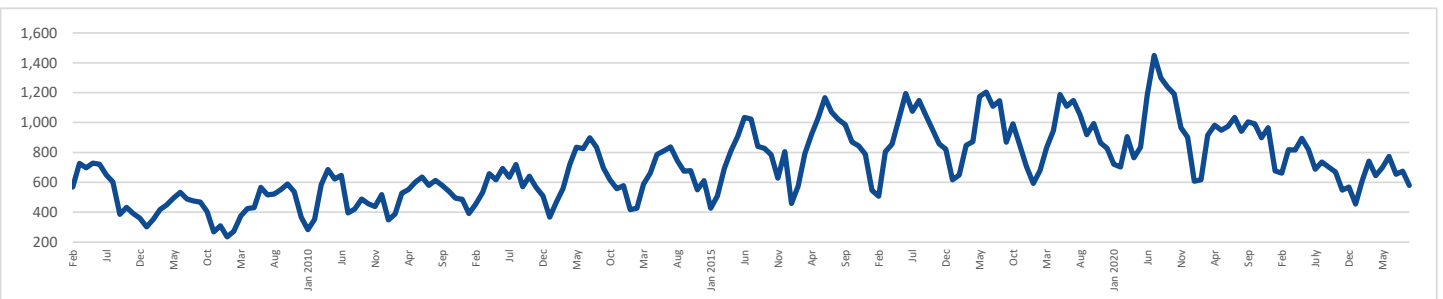
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Data from the Intermountain MLS as of September October 11, 2023

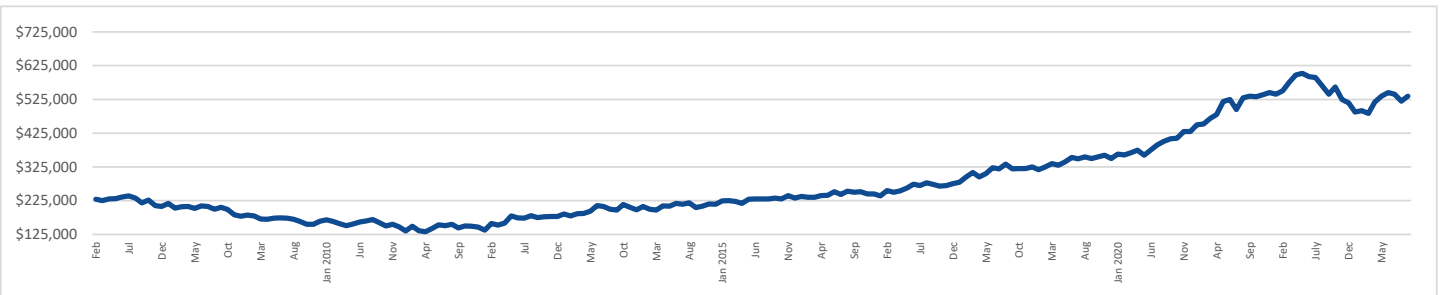
Key Metrics

Key Metrics	Sep 2022	Sep 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	703	579	-17.6%	6,830	5,863	-14.2%
Median Sales Price	\$540,000	\$535,000	-0.9%	\$575,000	\$522,500	-9.1%
Days on Market	38	35	-7.9%	24	49	104.2%
Pending Sales	1,018	846	-16.9%	--	--	--
Inventory	2,420	1,563	-35.4%	--	--	--
Months Supply of Inventory	2.9	2.4	-17.2%	--	--	--

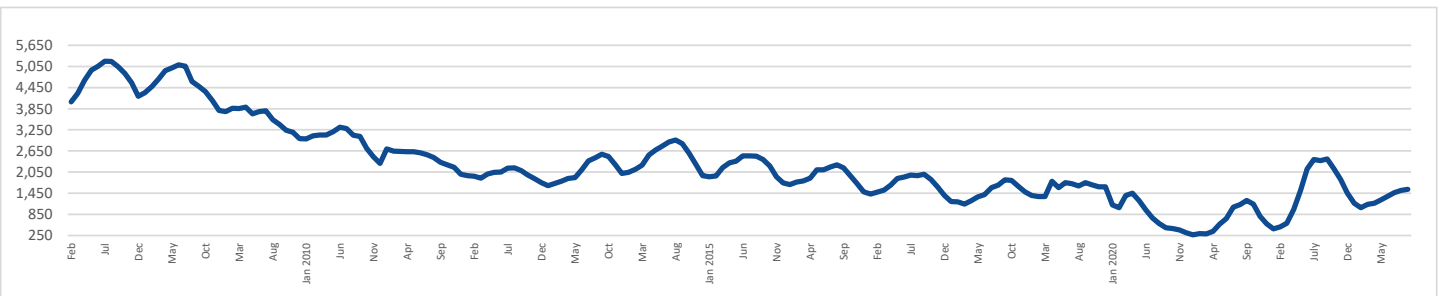
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 579



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$535,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,563



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Ada County – Existing/Resale

September 2023 Market Statistics

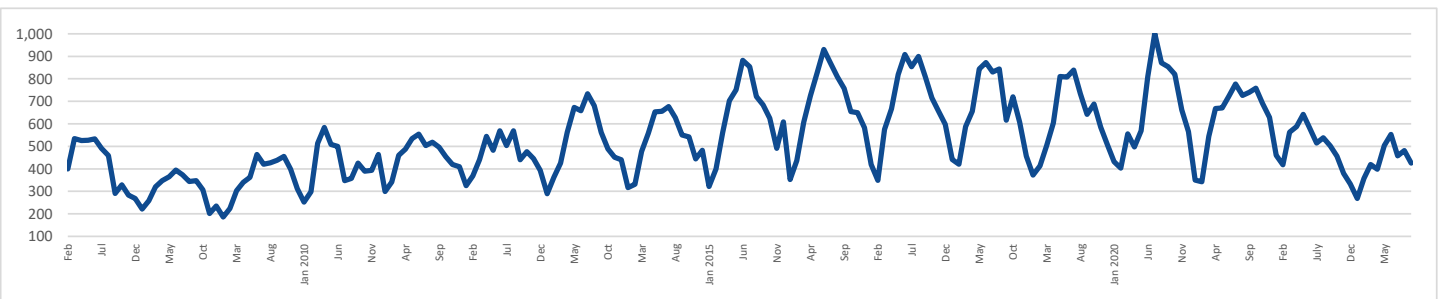
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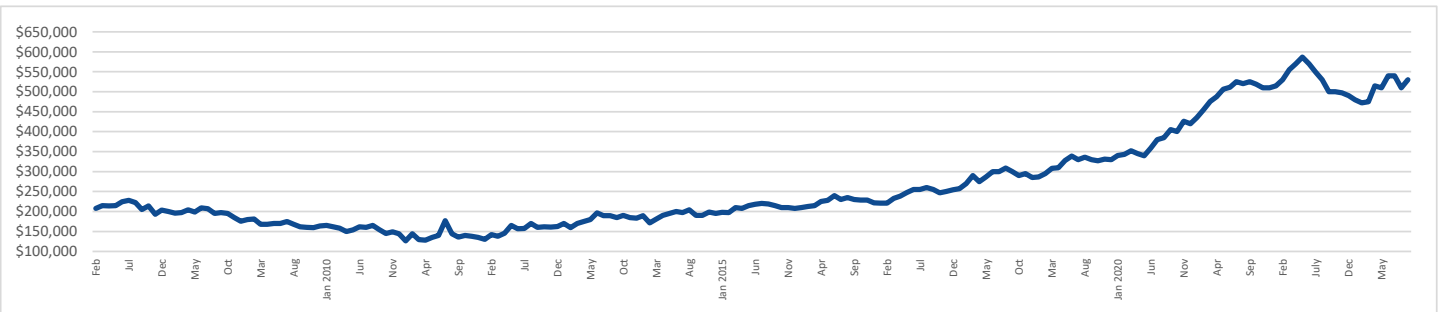
Key Metrics

Key Metrics	Sep 2022	Sep 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	502	426	-15.1%	4,816	3,879	-19.5%
Median Sales Price	\$500,000	\$530,000	6.0%	\$549,900	\$515,000	-6.3%
Days on Market	37	32	-13.5%	21	33	57.1%
Pending Sales	443	402	-9.3%	--	--	--
Inventory	1,409	919	-34.8%	--	--	--
Months Supply of Inventory	2.4	2.2	-10.2%	--	--	--

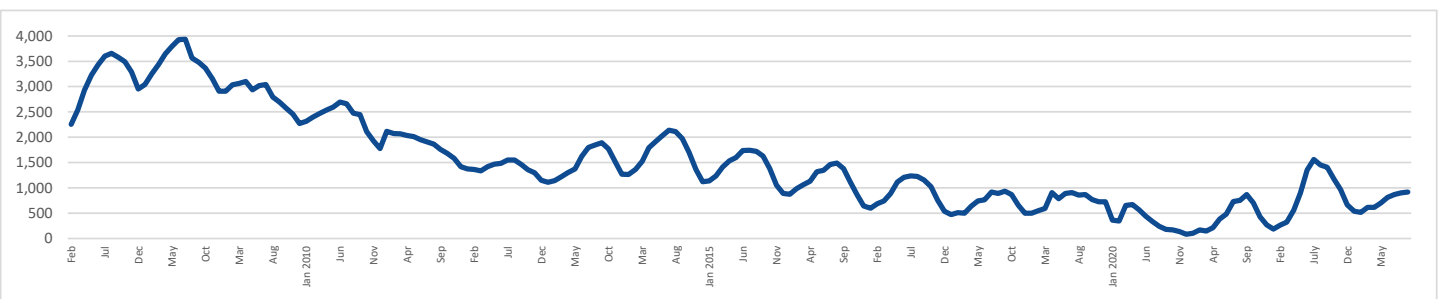
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 426



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$530,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 919



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Ada County – New Construction

September 2023 Market Statistics

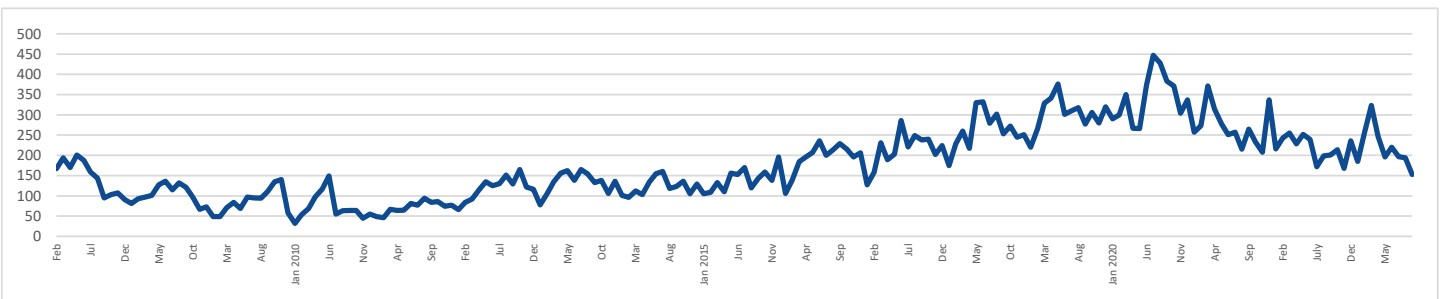
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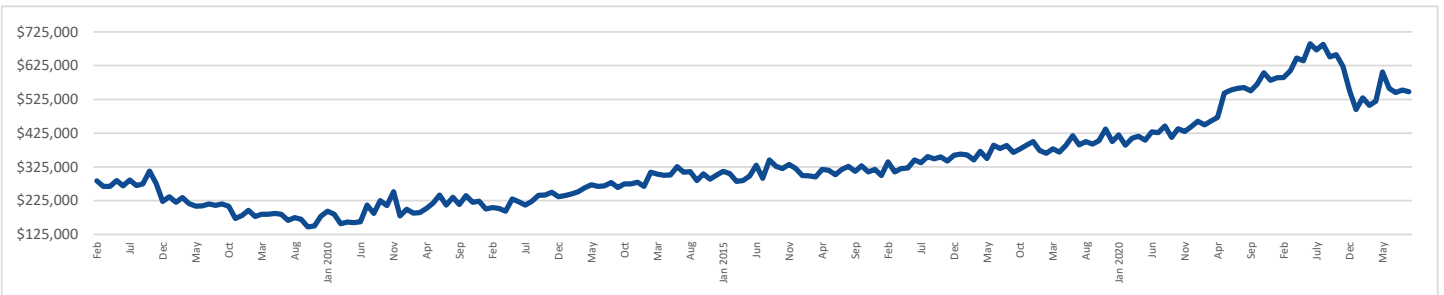
Key Metrics

Key Metrics	Sep 2022	Sep 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	201	153	-23.9%	2,014	1,984	-1.5%
Median Sales Price	\$650,635	\$547,900	-15.8%	\$639,275	\$539,995	-15.5%
Days on Market	41	42	2.4%	31	78	151.6%
Pending Sales	575	444	-22.8%	--	--	--
Inventory	1,011	644	-36.3%	--	--	--
Months Supply of Inventory	4.3	3.0	-30.4%	--	--	--

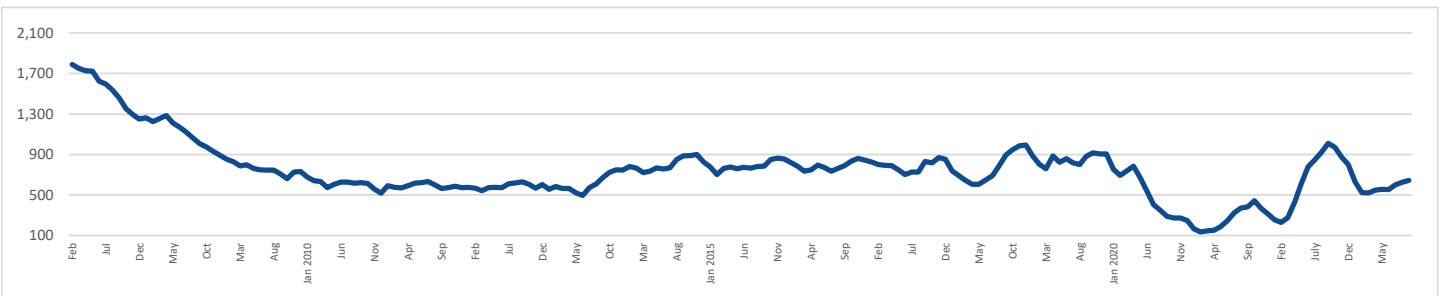
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 153



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$547,900



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 644



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