



Ada County – Single-Family Homes

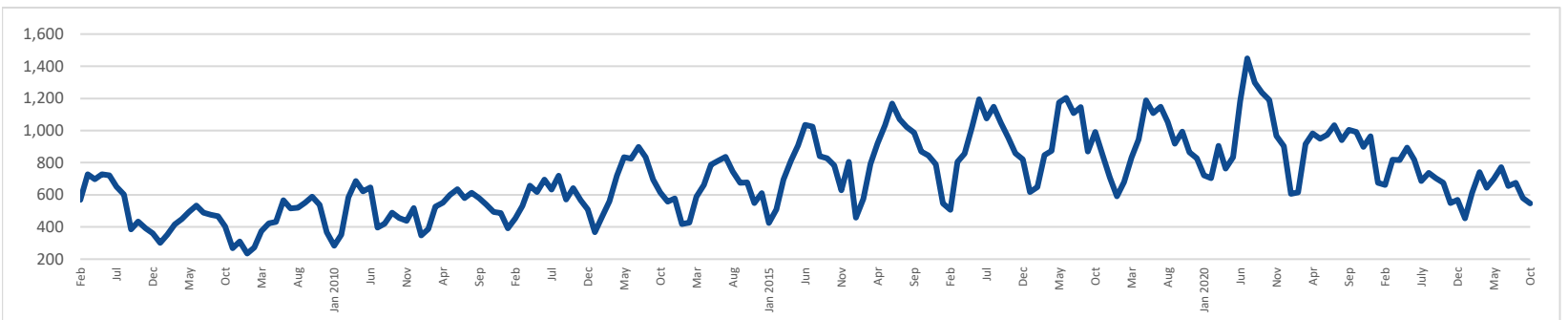
October 2023 Market Statistics

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 Data from the Intermountain MLS as of November 8, 2023

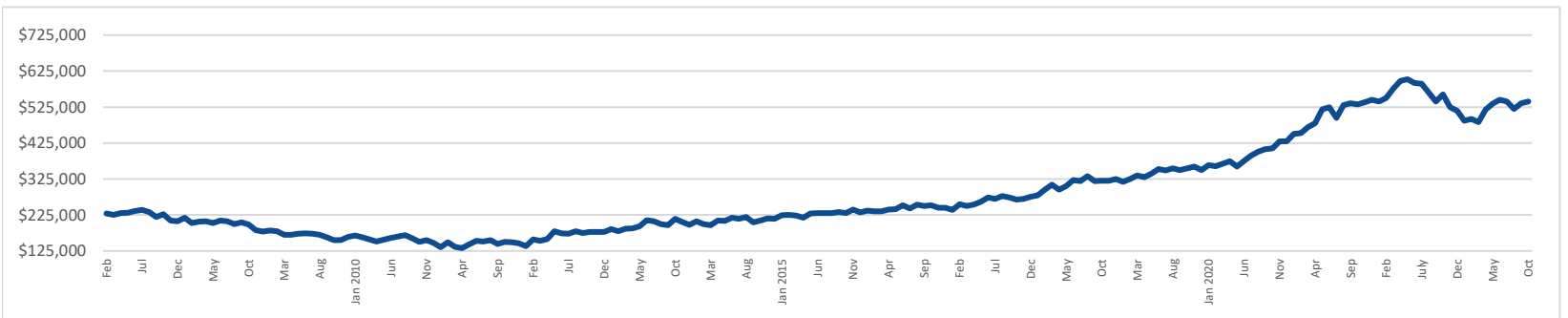
Key Metrics

| | Oct 2022 | Oct 2023 | % Chg | YTD 2022 | YTD 2023 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 674 | 547 | -18.8% | 7,504 | 6,410 | -14.6% |
| Median Sales Price | \$560,500 | \$539,990 | -3.7% | \$575,000 | \$524,900 | -8.7% |
| Days on Market | 42 | 39 | -7.1% | 25 | 48 | 92.0% |
| Pending Sales | 900 | 830 | -7.8% | -- | -- | -- |
| Inventory | 2,146 | 1,509 | -29.7% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 2.4 | -11.0% | -- | -- | -- |

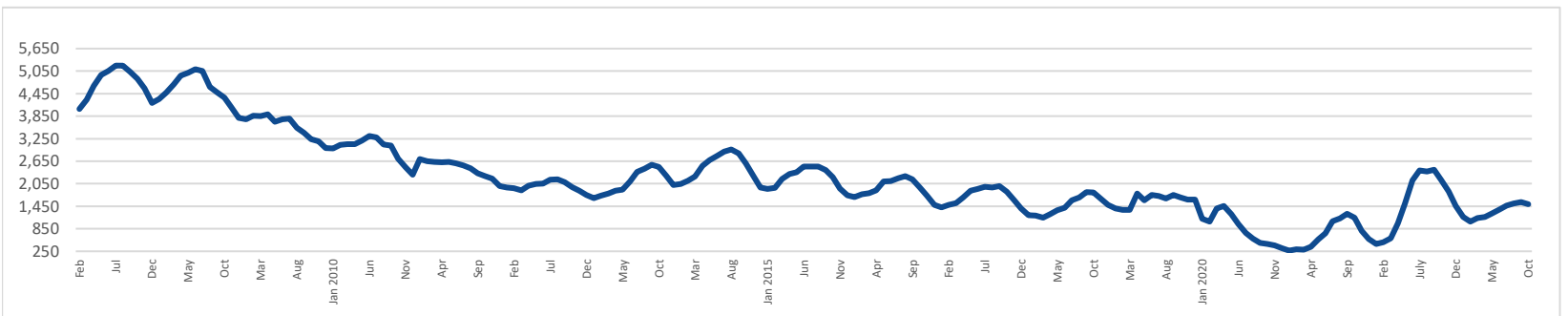
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 547



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$539,990



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,509



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Ada County – Existing/Resale

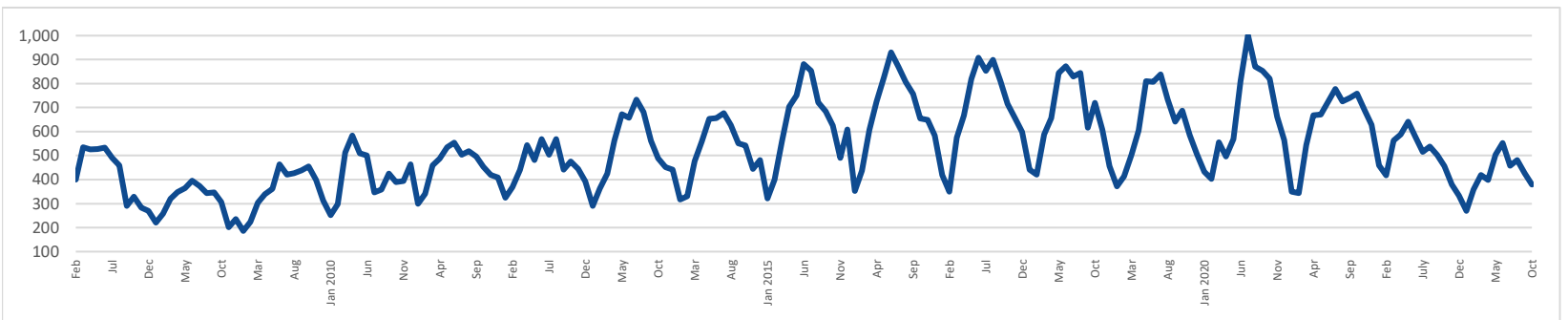
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Key Metrics

| | Oct 2022 | Oct 2023 | % Chg | YTD 2022 | YTD 2023 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|----------|--------|
| Closed Sales | 457 | 379 | -17.1% | 5,273 | 4,259 | -19.2% |
| Median Sales Price | \$500,000 | \$523,100 | 4.6% | \$545,000 | \$515 | -99.9% |
| Days on Market | 40 | 32 | -20.0% | 23 | 33 | 43.5% |
| Pending Sales | 373 | 369 | -1.1% | -- | -- | -- |
| Inventory | 1,174 | 825 | -29.7% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 2.0 | -4.7% | -- | -- | -- |

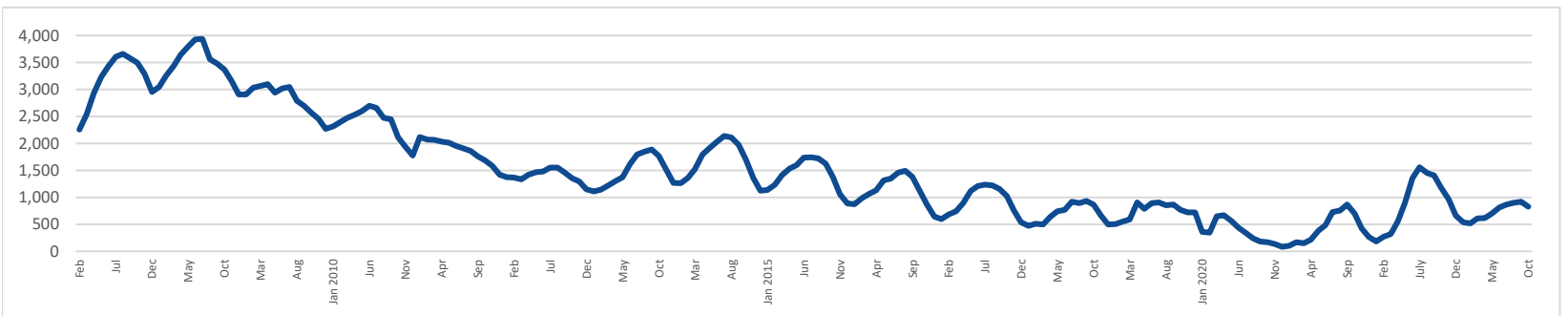
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 379



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$523,100



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 825



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Ada County – New Construction

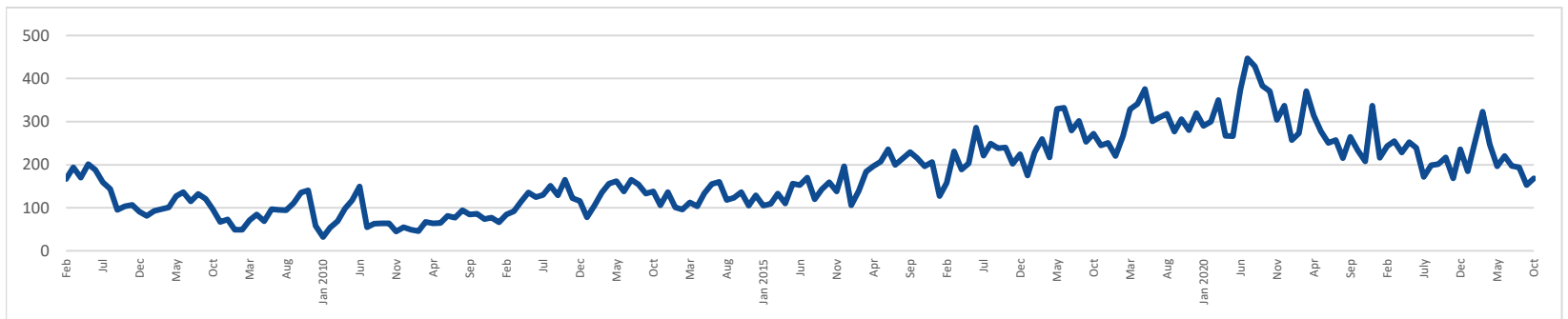
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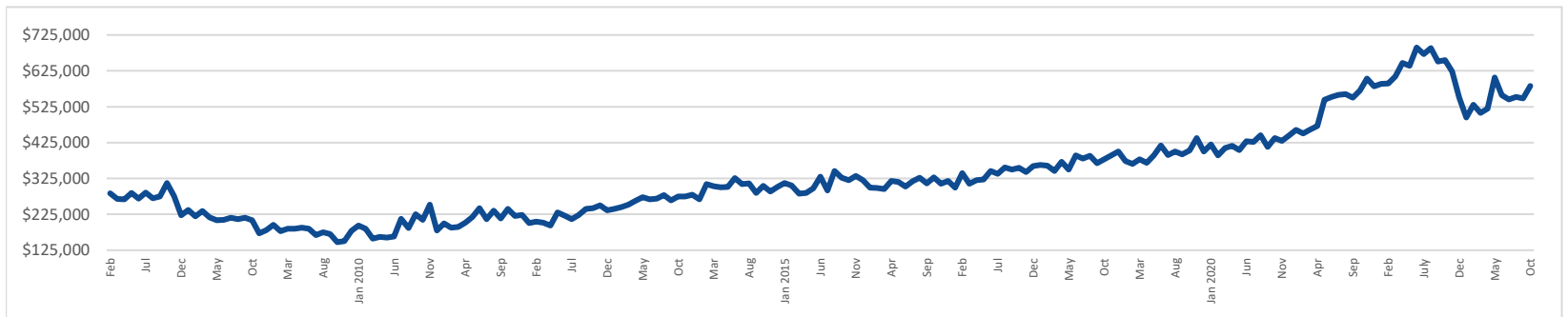
Key Metrics

| | Oct 2022 | Oct 2023 | % Chg | YTD 2022 | YTD 2023 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 217 | 168 | -22.6% | 2,231 | 2,151 | -3.6% |
| Median Sales Price | \$655,000 | \$582,500 | -11.1% | \$639,990 | \$544,490 | -14.9% |
| Days on Market | 45 | 55 | 22.2% | 33 | 77 | 133.3% |
| Pending Sales | 527 | 461 | -12.5% | -- | -- | -- |
| Inventory | 972 | 684 | -29.6% | -- | -- | -- |
| Months Supply of Inventory | 4.2 | 3.2 | -23.5% | -- | -- | -- |

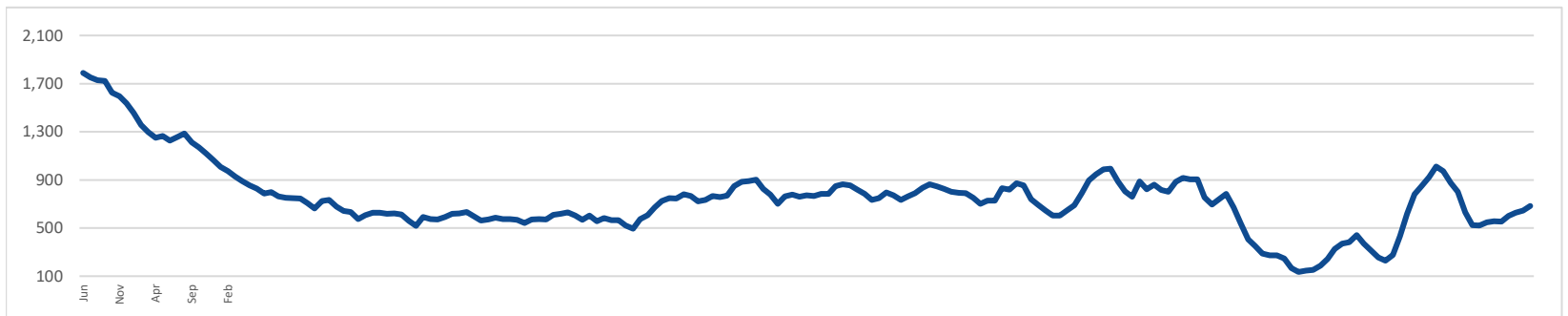
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 168



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$582,500



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 684



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