



Ada County – Single-Family Homes

November 2023 Market Statistics

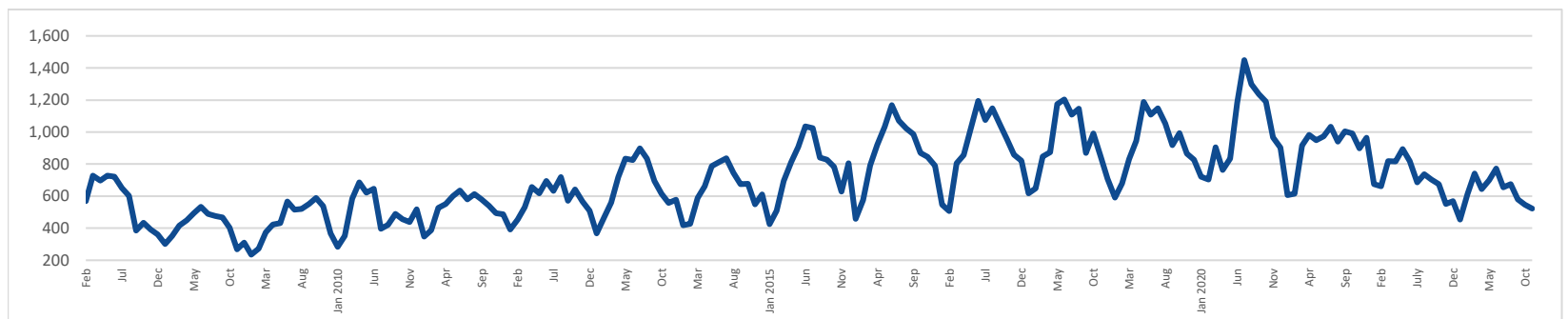
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Data from the Intermountain MLS as of December 13, 2023

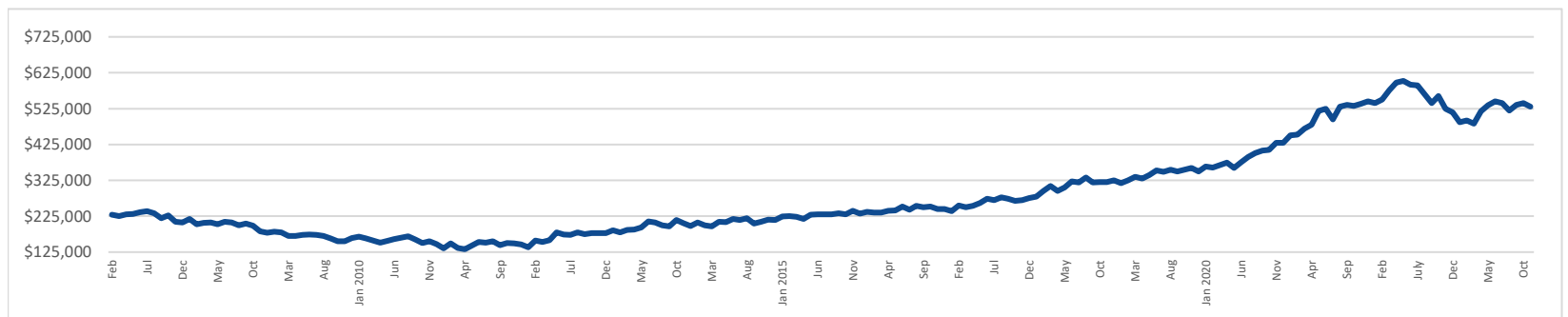
Key Metrics

	Nov 2022	Nov 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	551	523	-5.1%	8,055	6,942	-13.8%
Median Sales Price	\$525,000	\$530,000	1.0%	\$570,000	\$524,990	-7.9%
Days on Market	47	41	-12.8%	27	47	74.1%
Pending Sales	813	820	0.9%	--	--	--
Inventory	1,843	1,363	-26.0%	--	--	--
Months Supply of Inventory	2.4	2.2	-8.8%	--	--	--

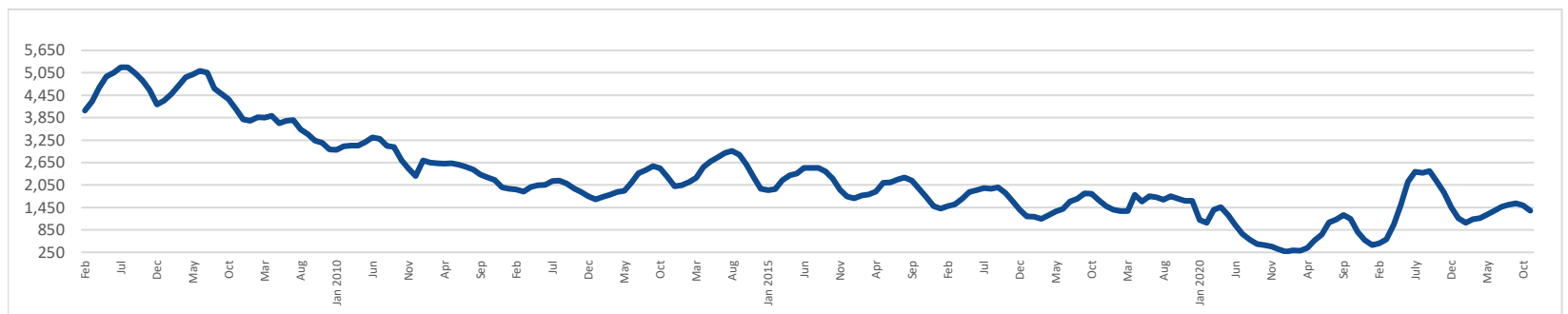
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 523



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$530,000



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

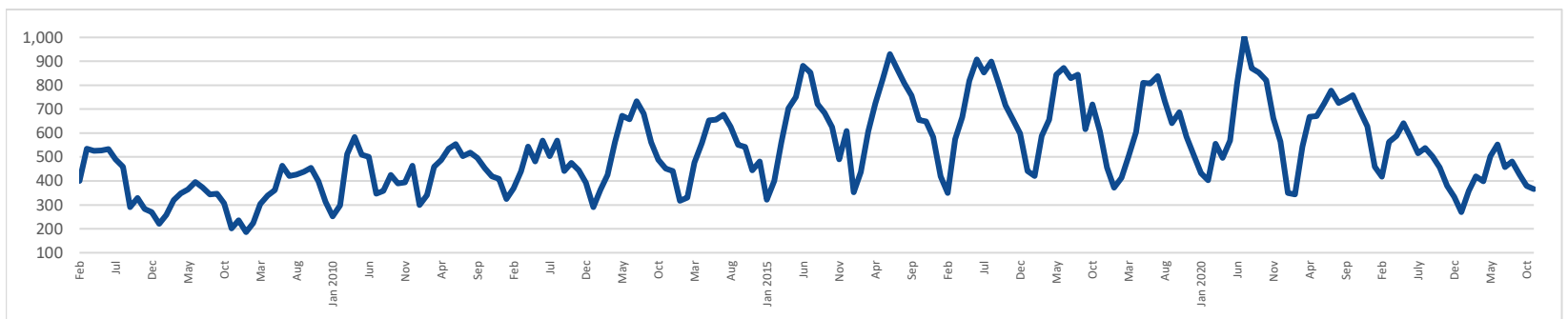
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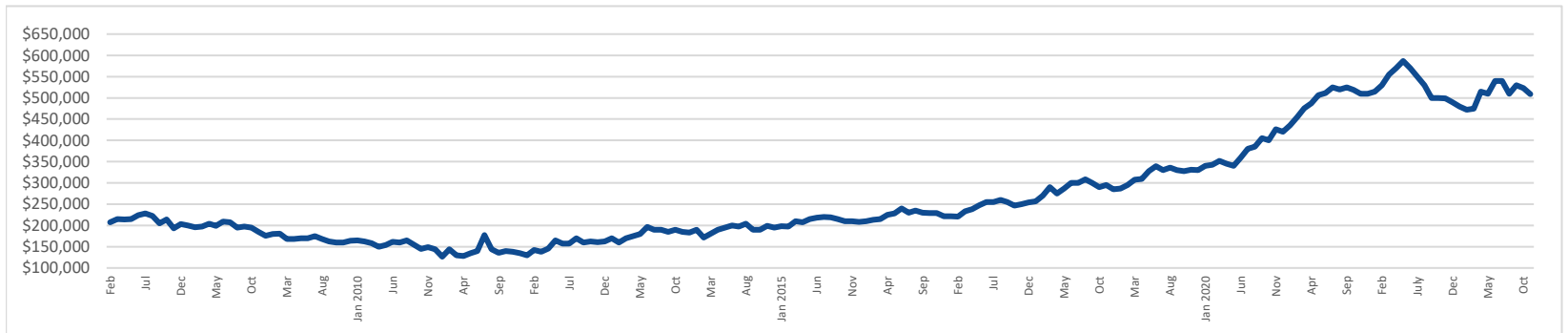
Key Metrics

	Nov 2022	Nov 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	379	366	-3.4%	5,652	4,627	-18.1%
Median Sales Price	\$499,000	\$509,000	2.0%	\$540,500	\$515,000	-4.7%
Days on Market	43	36	-16.3%	24	33	37.5%
Pending Sales	320	316	-1.3%	--	--	--
Inventory	967	656	-32.2%	--	--	--
Months Supply of Inventory	1.8	1.6	-11.3%	--	--	--

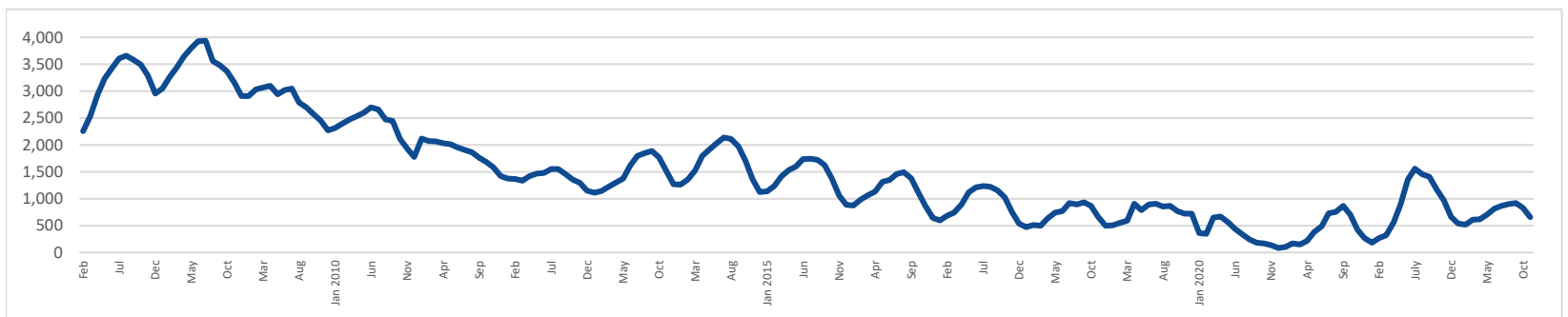
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 366



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$509,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 656



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Ada County – New Construction

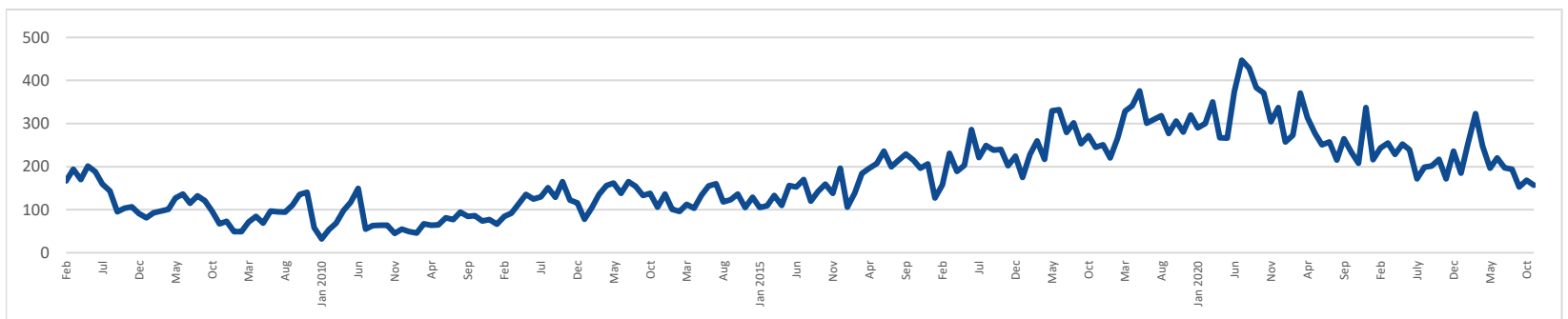
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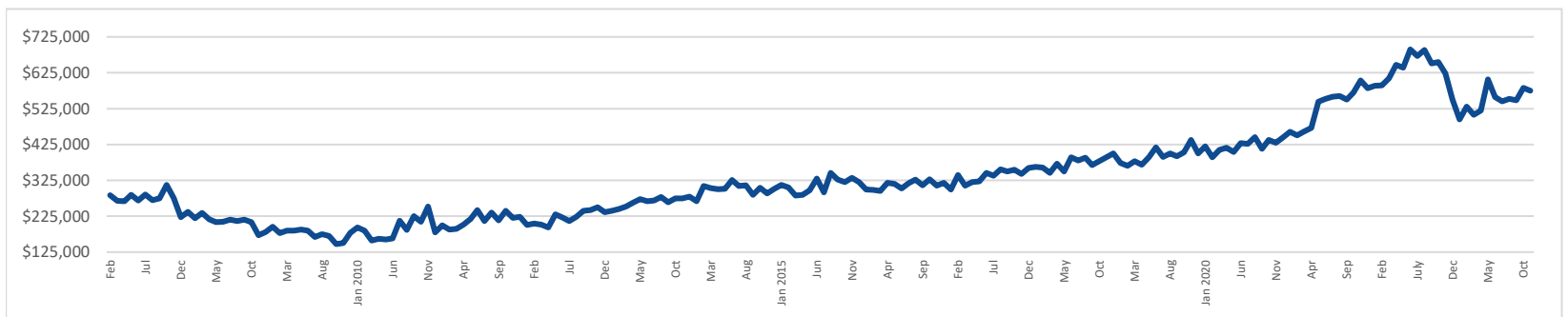
Key Metrics

	Nov 2022	Nov 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	172	157	-8.7%	2,403	2,315	-3.7%
Median Sales Price	\$623,237	\$574,900	-7.8%	\$639,900	\$545,000	-14.8%
Days on Market	58	55	-5.2%	34	75	120.6%
Pending Sales	493	504	2.2%	--	--	--
Inventory	876	707	-19.3%	--	--	--
Months Supply of Inventory	3.9	3.4	-12.2%	--	--	--

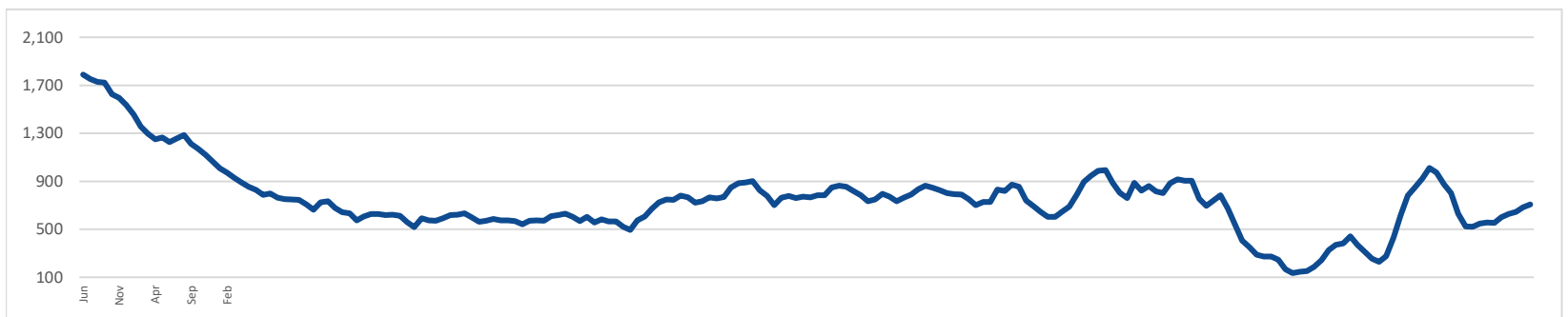
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 157



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$574,900



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 707



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