



# Ada County – Single-Family Homes

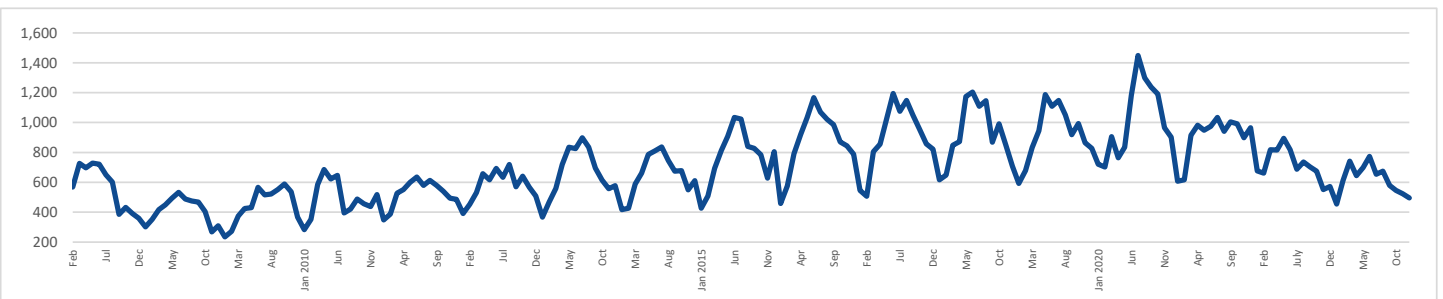
## December 2023 Market Statistics

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Data from the Intermountain MLS as of January 19, 2024

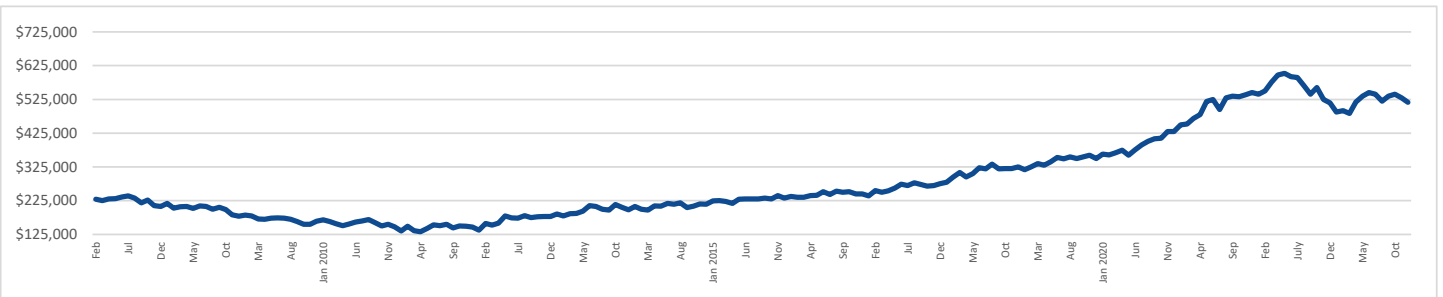
### Key Metrics

Key Metrics	Dec 2022	Dec 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	573	496	-13.4%	8,628	7,450	-13.7%
Median Sales Price	\$515,000	\$516,745	0.3%	\$566,075	\$524,900	-7.3%
Days on Market	62	49	-21.0%	29	47	62.1%
Pending Sales	736	833	13.2%	--	--	--
Inventory	1,462	1,184	-19.0%	--	--	--
Months Supply of Inventory	2.0	1.9	-2.8%	--	--	--

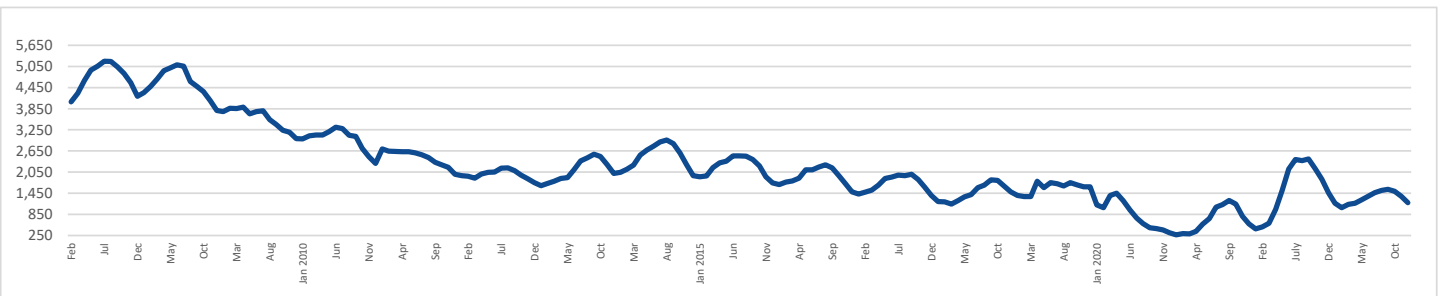
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 496



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$516,745



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,184



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# Ada County – Existing/Resale

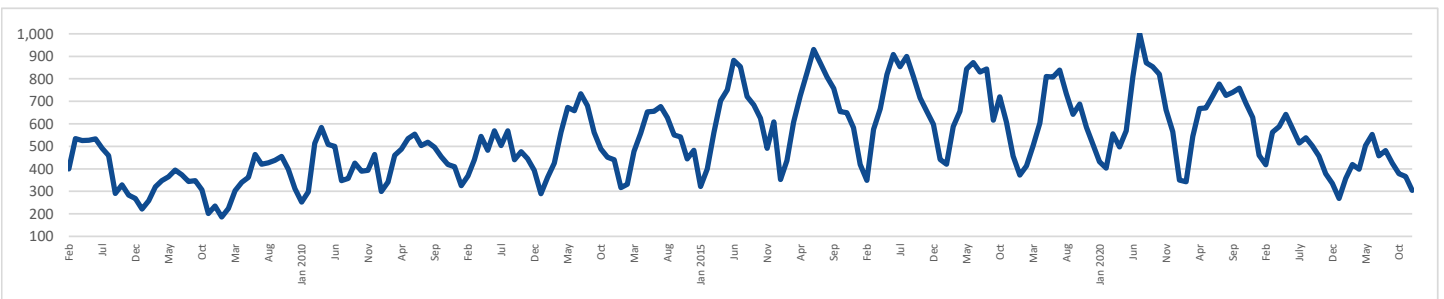
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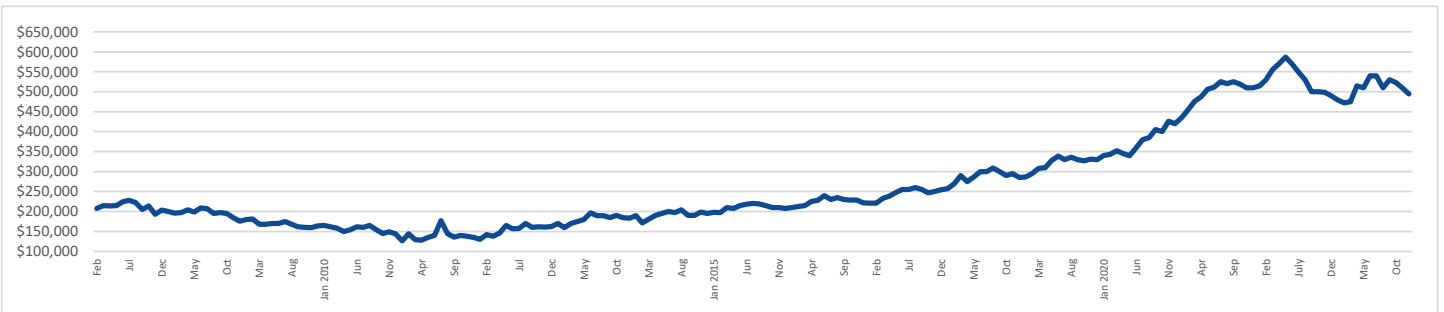
### Key Metrics

Key Metrics	Dec 2022	Dec 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	335	304	-9.3%	5,987	4,935	-17.6%
Median Sales Price	\$490,000	\$494,500	0.9%	\$540,000	\$513,000	-5.0%
Days on Market	53	43	-18.9%	26	34	30.8%
Pending Sales	285	301	5.6%	--	--	--
Inventory	662	472	-28.7%	--	--	--
Months Supply of Inventory	1.3	1.2	-10.3%	--	--	--

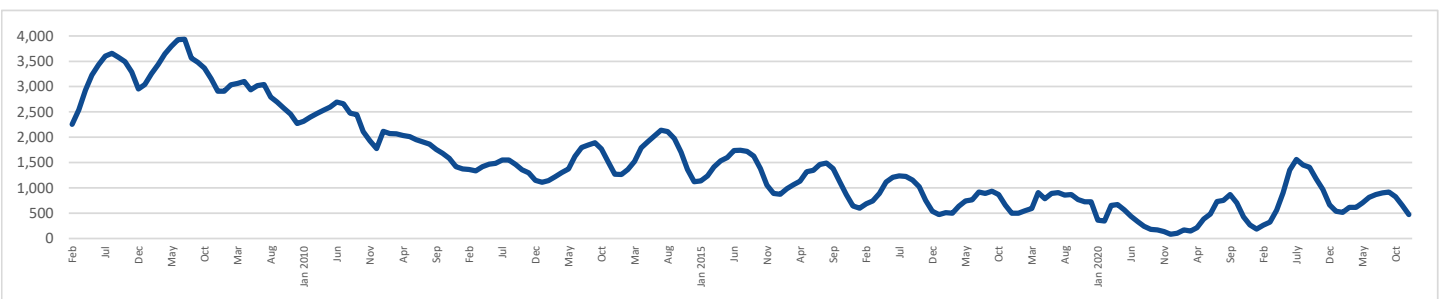
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 304



**Median Sales Price** High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$494,500



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 472



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# Ada County – New Construction

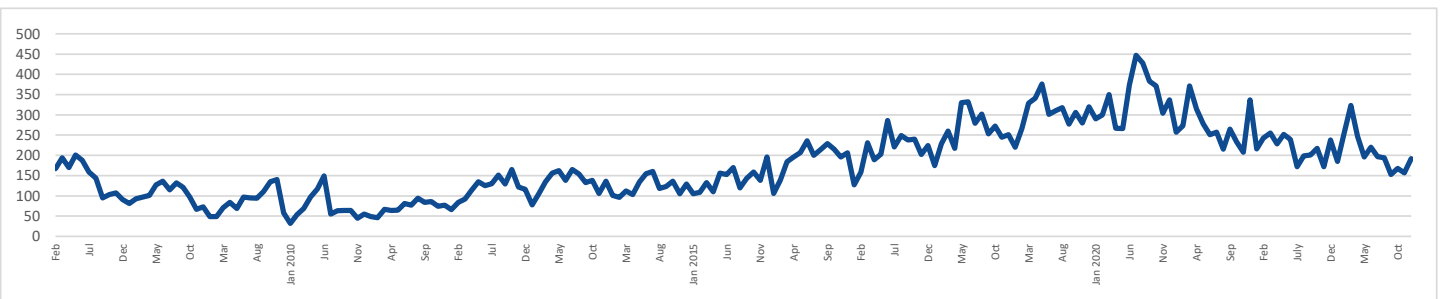
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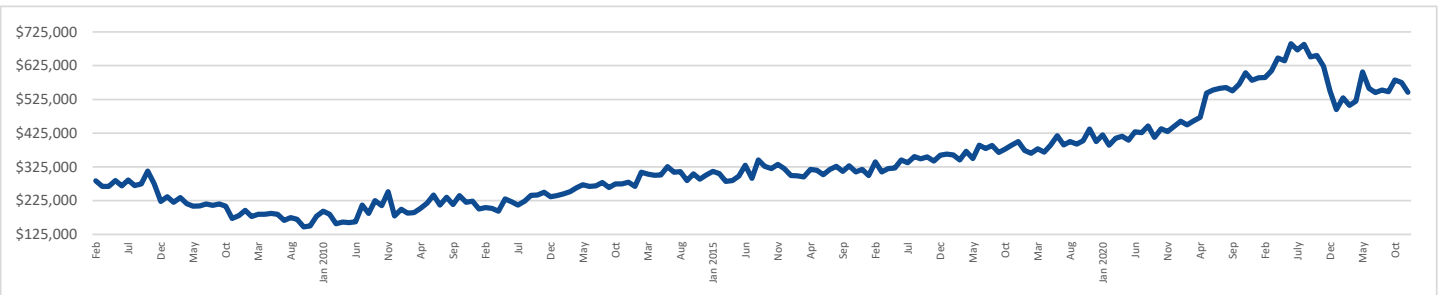
### Key Metrics

Key Metrics	Dec 2022	Dec 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	238	192	-19.3%	2,641	2,515	-4.8%
Median Sales Price	\$549,945	\$545,945	-0.7%	\$634,990	\$546,900	-13.9%
Days on Market	74	59	-20.3%	38	74	94.7%
Pending Sales	451	532	18.0%	--	--	--
Inventory	800	712	-11.0%	--	--	--
Months Supply of Inventory	3.5	3.4	-3.0%	--	--	--

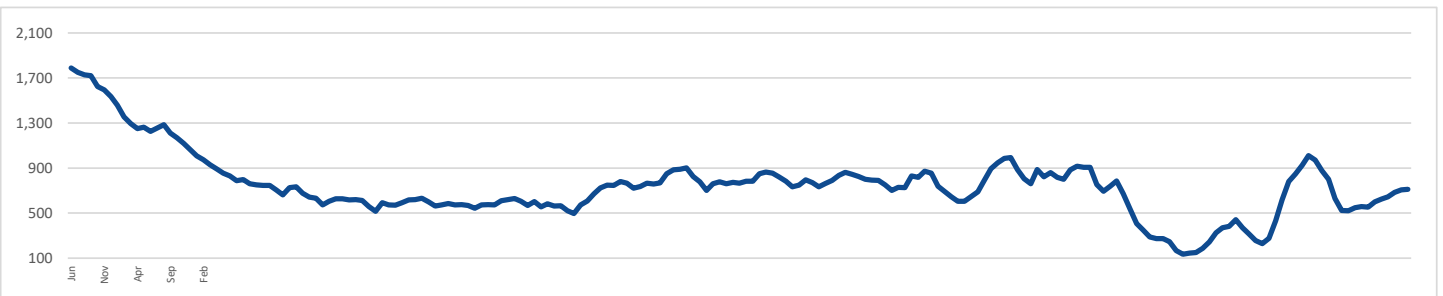
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 192



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$545,945



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 712



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