



Ada County – Single-Family Homes

January 2024 Market Statistics

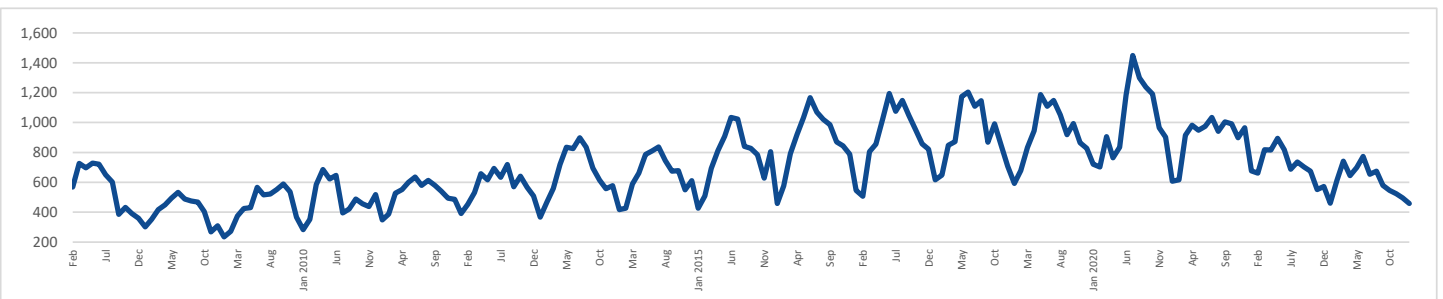
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Data from the Intermountain MLS as of February 13, 2024

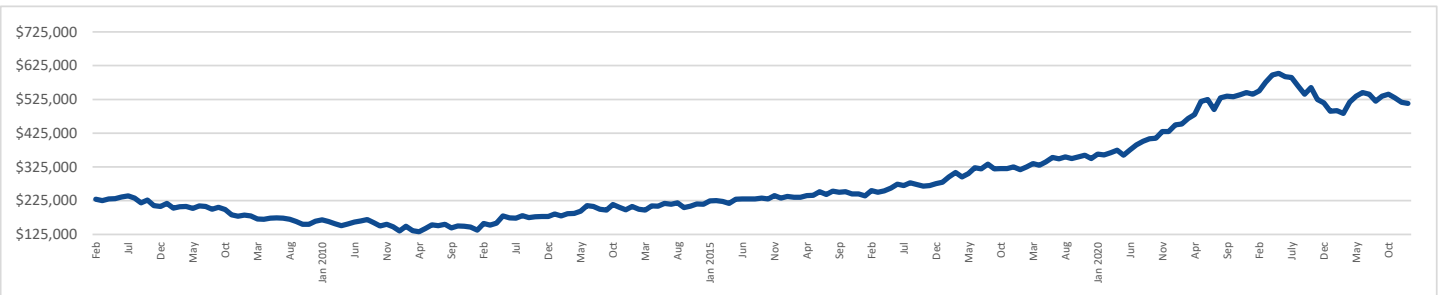
Key Metrics

	Jan 2023	Jan 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	460	459	-0.2%	460	459	-0.2%
Median Sales Price	\$489,995	\$513,100	4.7%	\$489,995	\$513,100	4.7%
Days on Market	70	53	-24.3%	70	53	-24.3%
Pending Sales	975	965	-1.0%	--	--	--
Inventory	1,169	1,035	-11.5%	--	--	--
Months Supply of Inventory	1.7	1.7	2.1%	--	--	--

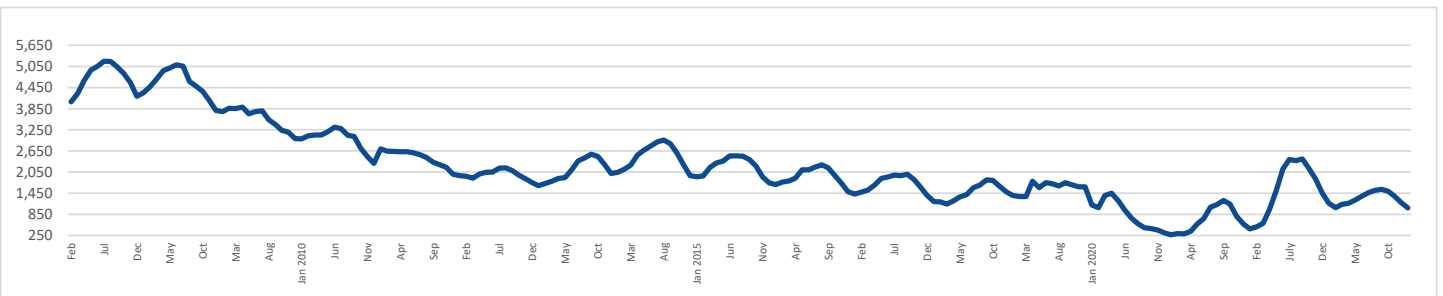
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 459



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$513,100



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,035



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Ada County – Existing/Resale

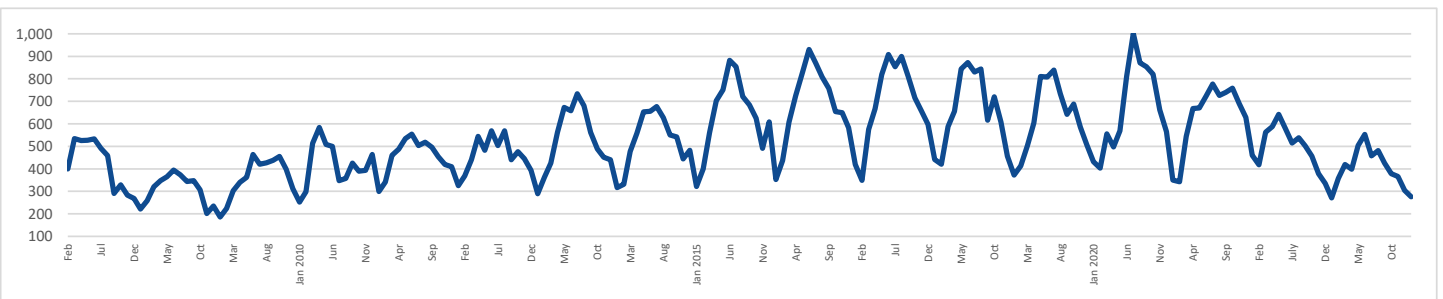
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Key Metrics

	Jan 2023	Jan 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	271	276	1.8%	271	276	1.8%
Median Sales Price	\$479,800	\$495,000	3.2%	\$479,000	\$495,000	3.3%
Days on Market	58	51	-12.1%	58	51	-12.1%
Pending Sales	403	370	-8.2%	--	--	--
Inventory	540	403	-25.4%	--	--	--
Months Supply of Inventory	1.1	1.0	-10.2%	--	--	--

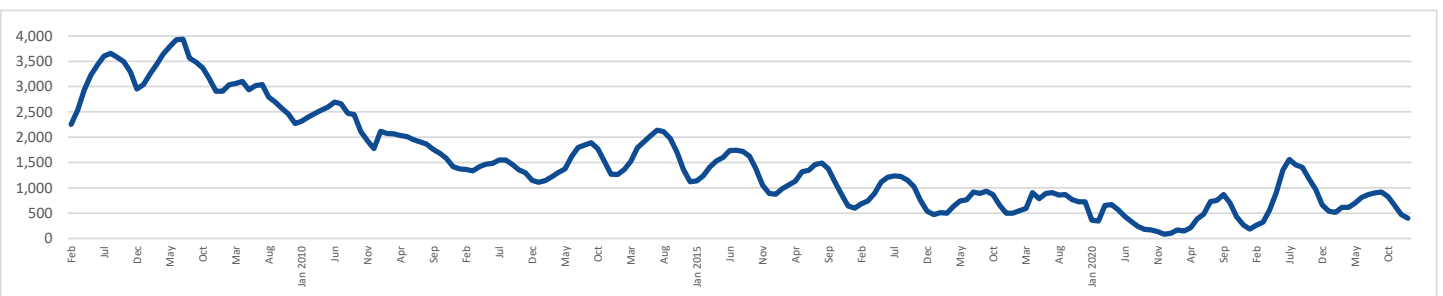
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 276



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$495,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 403



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Ada County – New Construction

January 2024 Market Statistics

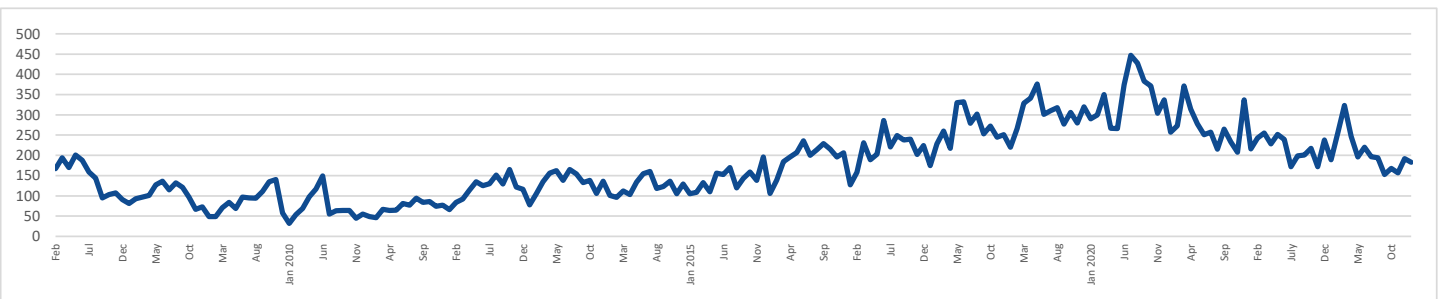
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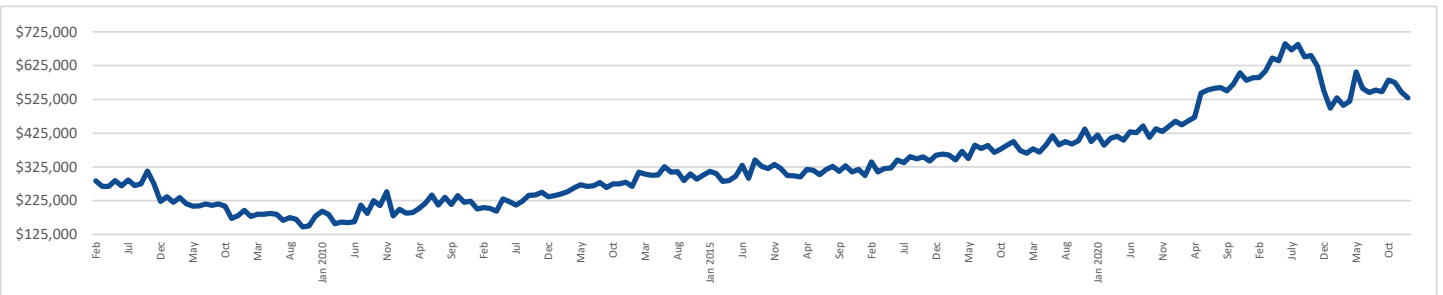
Key Metrics

	Jan 2023	Jan 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	189	183	-3.2%	189	183	-3.2%
Median Sales Price	\$499,000	\$530,060	6.2%	\$499,000	\$530,060	6.2%
Days on Market	88	56	-36.4%	88	56	-36.4%
Pending Sales	572	595	4.0%	--	--	--
Inventory	629	632	0.5%	--	--	--
Months Supply of Inventory	2.9	3.1	6.0%	--	--	--

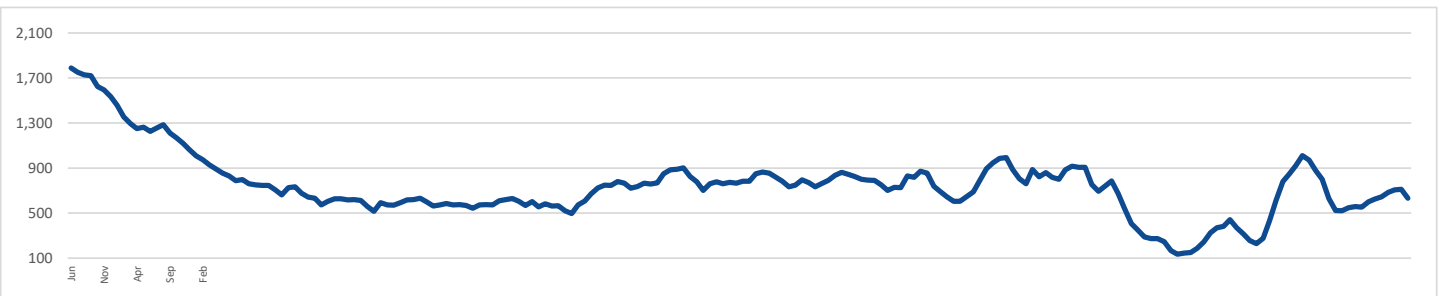
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 183



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$530,060



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 632



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