



Ada County – Single-Family Homes

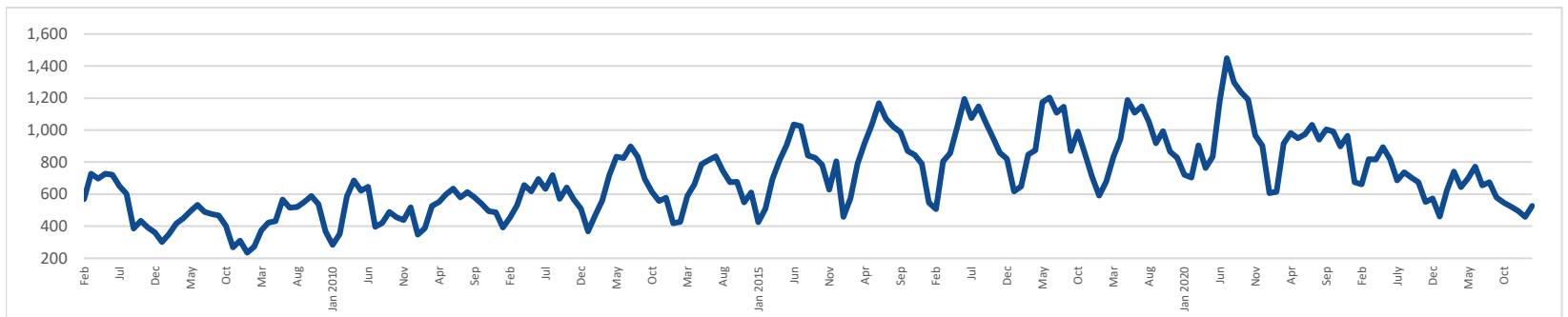
February 2024 Market Statistics

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 Data from the Intermountain MLS as of March 14, 2024

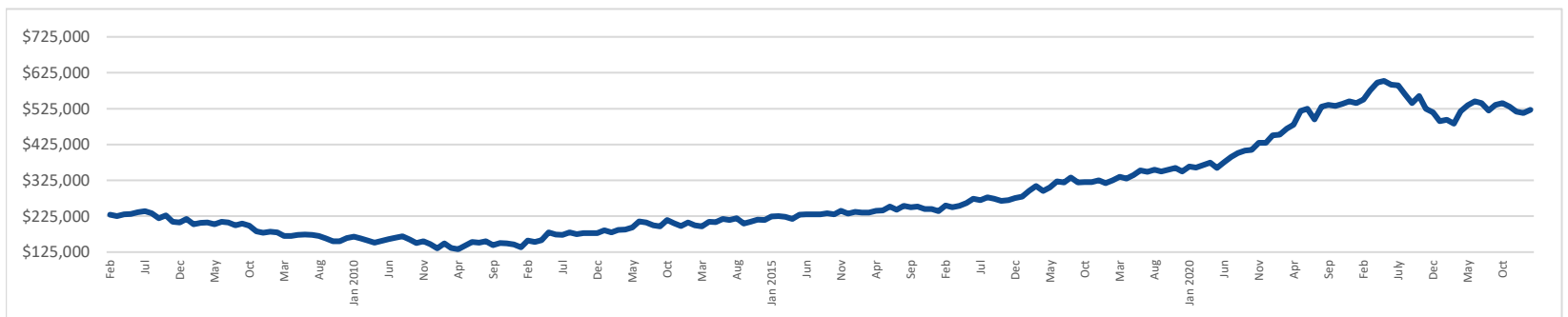
Key Metrics

	Feb 2023	Feb 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	622	527	-15.3%	1,082	989	-8.6%
Median Sales Price	\$493,750	\$522,000	5.7%	\$490,000	\$515,000	5.1%
Days on Market	77	49	-36.4%	74	51	-31.1%
Pending Sales	1,025	1,005	-2.0%	--	--	--
Inventory	1,039	1,126	8.4%	--	--	--
Months Supply of Inventory	1.5	1.8	23.0%	--	--	--

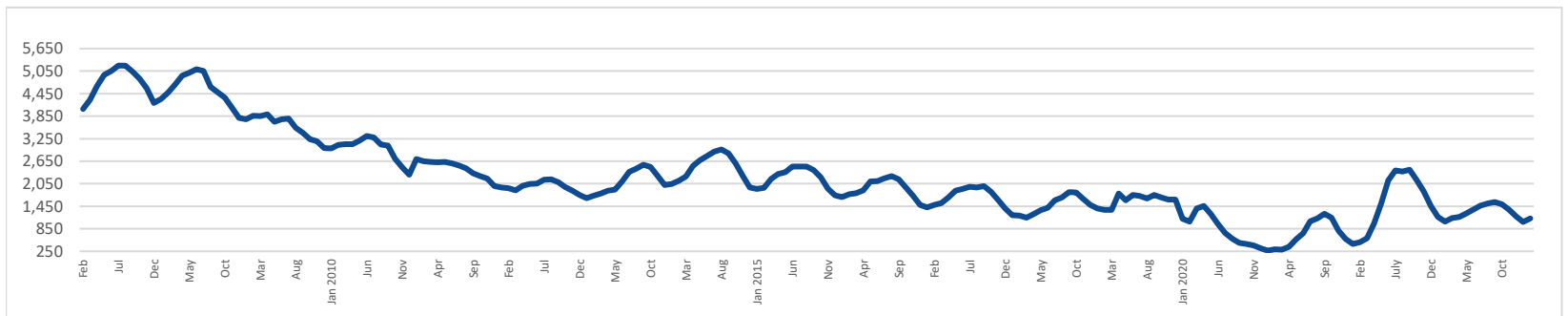
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 527



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$522,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,126



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Ada County – Existing/Resale

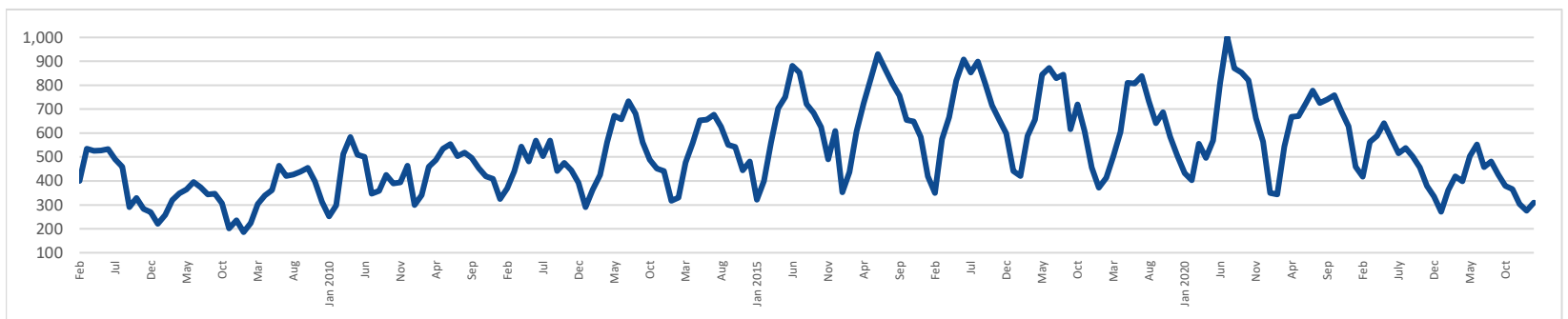
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Key Metrics

	Feb 2023	Feb 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	362	309	-14.6%	633	587	-7.3%
Median Sales Price	\$473,000	\$490,000	3.6%	\$475,000	\$492,000	3.6%
Days on Market	57	40	-29.8%	58	45	-22.4%
Pending Sales	413	379	-8.2%	--	--	--
Inventory	516	474	-8.1%	--	--	--
Months Supply of Inventory	1.1	1.2	7.9%	--	--	--

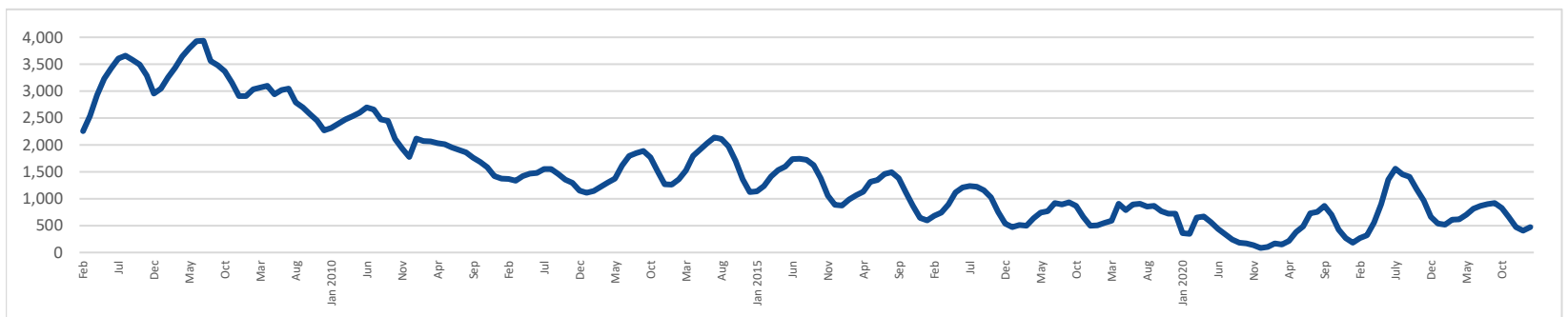
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 309



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$490,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 474



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Ada County – New Construction

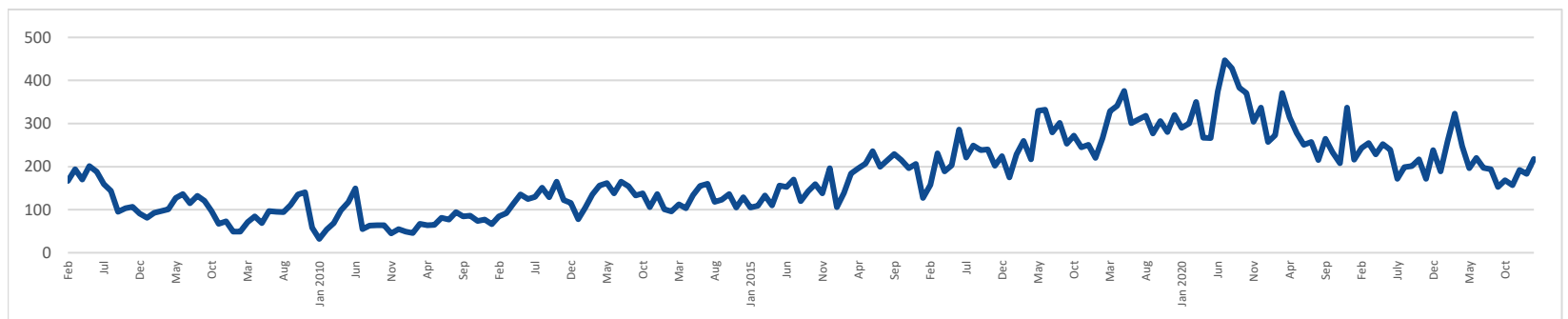
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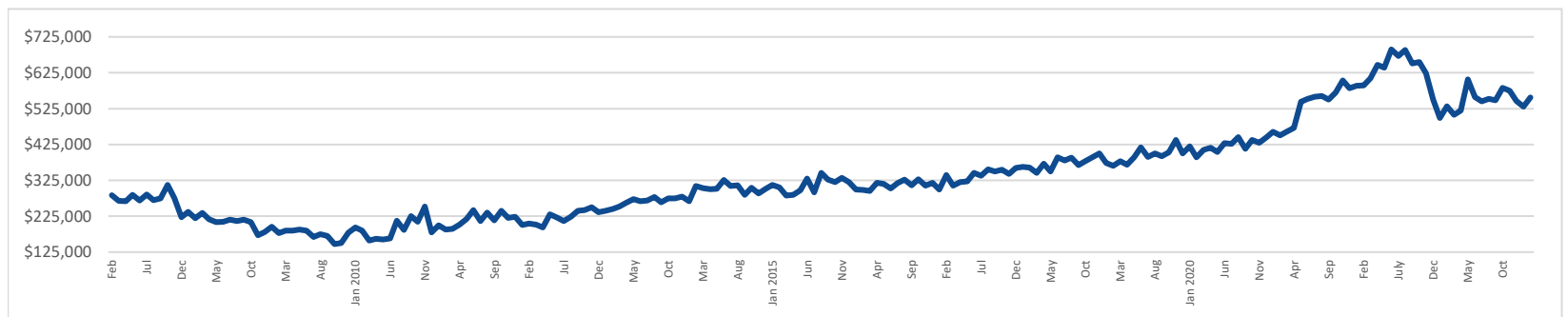
Key Metrics

	Feb 2023	Feb 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	260	218	-16.2%	449	402	-10.5%
Median Sales Price	\$531,490	\$556,225	4.7%	\$520,000	\$546,438	5.1%
Days on Market	105	61	-41.9%	98	59	-39.8%
Pending Sales	612	626	2.3%	--	--	--
Inventory	523	652	24.7%	--	--	--
Months Supply of Inventory	2.4	3.1	31.9%	--	--	--

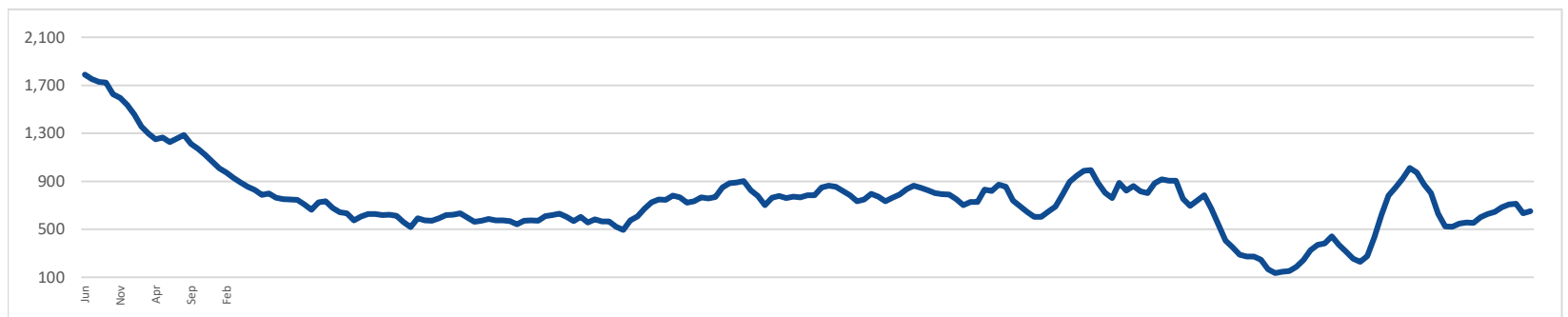
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 218



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$556,225



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 652



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