



Ada County – Single-Family Homes

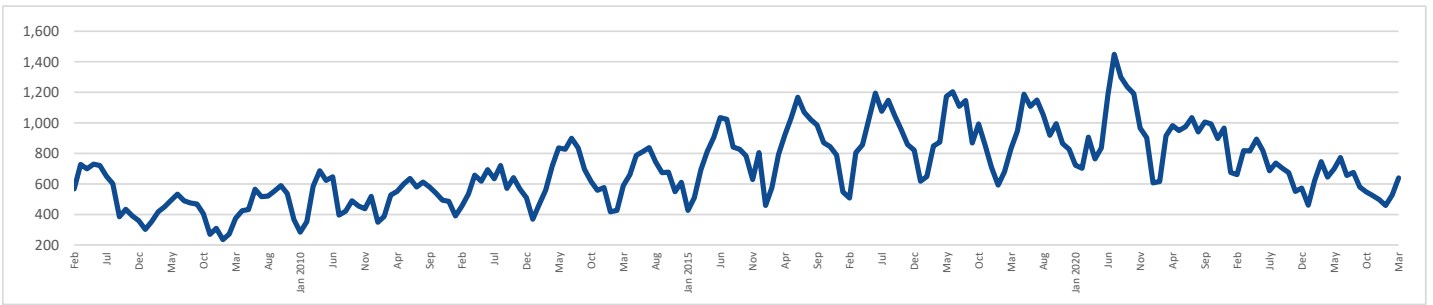
March 2024 Market Statistics

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 Data from the Intermountain MLS as of April 12, 2024

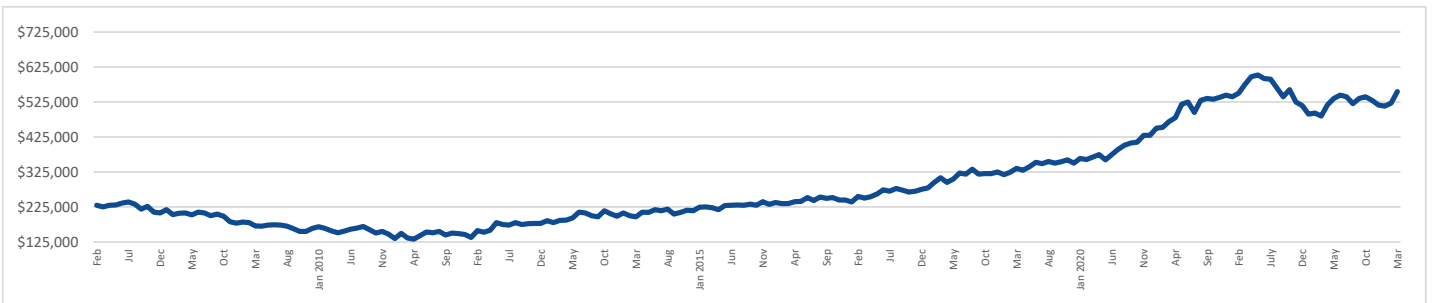
Key Metrics

| Key Metrics | Mar 2023 | Mar 2024 | % Chg | YTD 2023 | YTD 2024 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 745 | 639 | -14.2% | 1,827 | 1,629 | -10.8% |
| Median Sales Price | \$485,000 | \$555,000 | 14.4% | \$489,990 | \$530,000 | 8.2% |
| Days on Market | 72 | 49 | -31.9% | 73 | 50 | -31.5% |
| Pending Sales | 906 | 1,128 | 24.5% | -- | -- | -- |
| Inventory | 1,134 | 1,264 | 11.5% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.1 | 27.4% | -- | -- | -- |

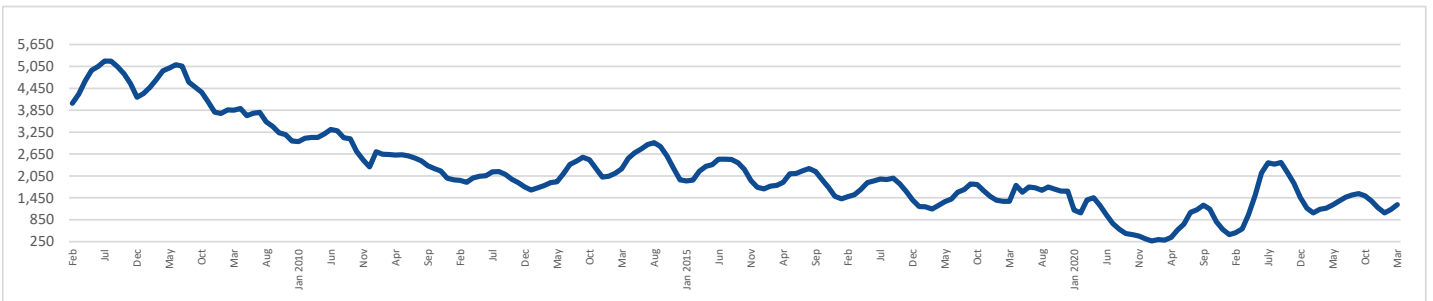
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 639



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$555,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,264



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Ada County – Existing/Resale

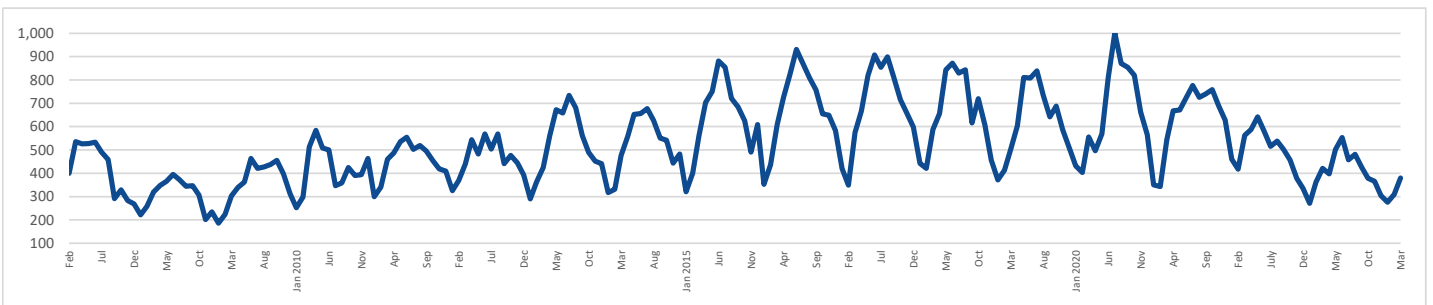
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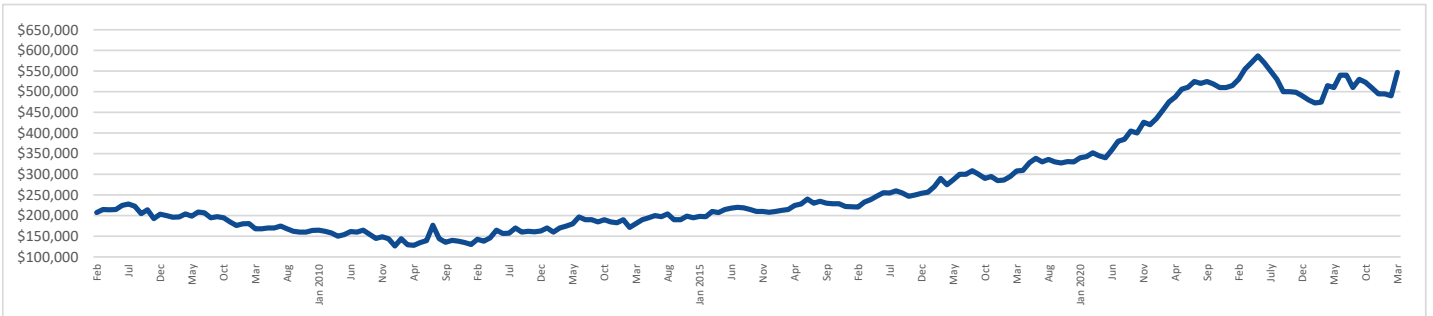
Key Metrics

| Key Metrics | Mar 2023 | Mar 2024 | % Chg | YTD 2023 | YTD 2024 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 421 | 380 | -9.7% | 1,054 | 967 | -8.3% |
| Median Sales Price | \$475,000 | \$546,800 | 15.1% | \$475,000 | \$505,000 | 6.3% |
| Days on Market | 46 | 32 | -30.4% | 53 | 40 | -24.5% |
| Pending Sales | 397 | 461 | 16.1% | -- | -- | -- |
| Inventory | 613 | 657 | 7.2% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.6 | 25.5% | -- | -- | -- |

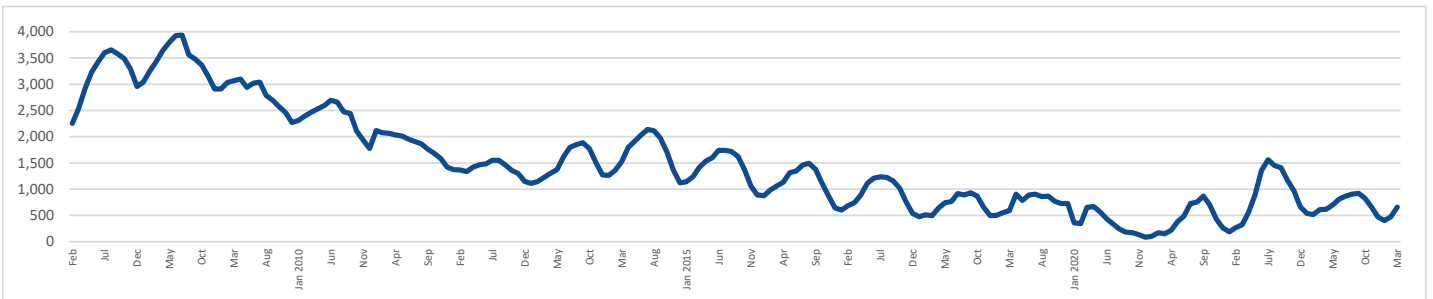
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 380



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$546,800



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 657



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Ada County – New Construction

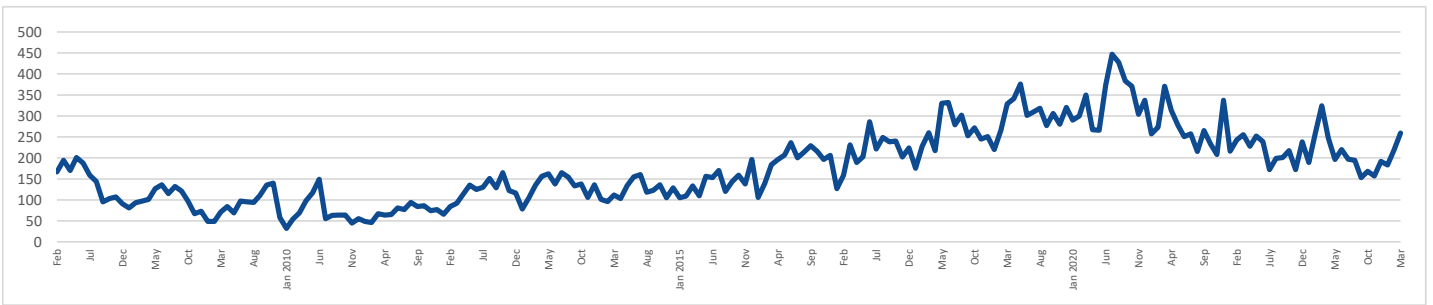
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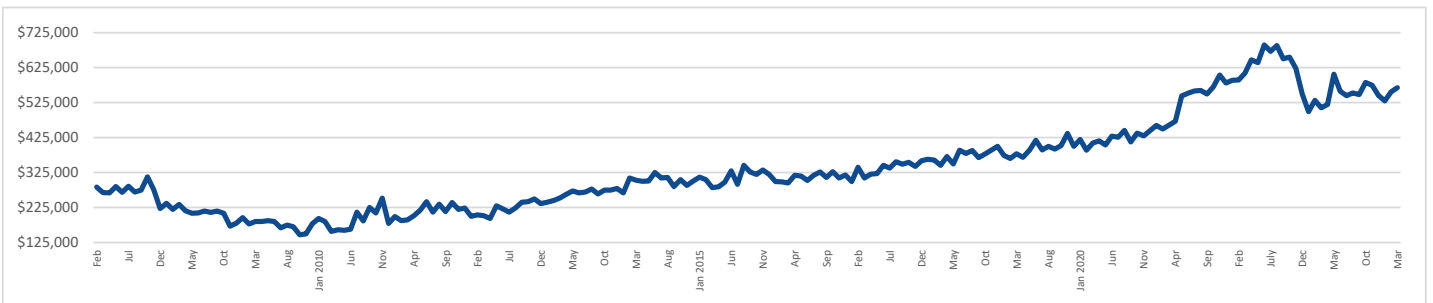
Key Metrics

| Key Metrics | Mar 2023 | Mar 2024 | % Chg | YTD 2023 | YTD 2024 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 324 | 259 | -20.1% | 773 | 662 | -14.4% |
| Median Sales Price | \$509,995 | \$567,990 | 11.4% | \$519,490 | \$555,995 | 7.0% |
| Days on Market | 106 | 75 | -29.2% | 101 | 65 | -35.6% |
| Pending Sales | 509 | 667 | 31.0% | -- | -- | -- |
| Inventory | 521 | 607 | 16.5% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 2.9 | 26.7% | -- | -- | -- |

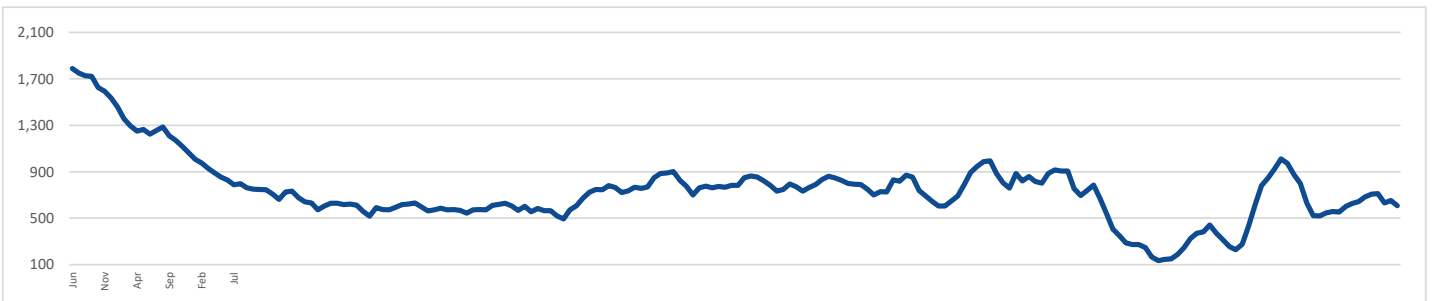
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 259



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$567,990



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 607



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