

		YOY %	MOM %
ALL	\$556,500	+7.6%	+0.3%
RESALE	\$544,999	+6.3%	-0.3%
NEW	\$569,990	+9.6%	+0.4%



- The single-family MSP took a break from its \$30k MOM spike last month but still bumped up \$1.5k since Mar.
- Resale homes recovered slightly from MOM hikes in Apr, easing by nearly \$2k compared to Mar 2024.

		YOY %	MOM %
ALL	749	+15.2%	+17.2%
RESALE	480	+20.0%	+26.3%
NEW	269	+7.6%	+3.9%



- We're up by about 100 home sales in Ada County compared to the previous year, a strong start to the Spring season.
- New builds had the highest sales counts in Apr since Mar 2023 (324).

		YOY %	MOM %
ALL	1,242	+24.8%	+10.1%
RESALE	582	+15.9%	+26.2%
NEW	660	+33.9%	-1.0%



- Ada County hasn't seen this frequency of pending sales since Jun 2022.
- Apr's resale pending sales outshined all months since May 2022, up by 120 new contracts since Mar 2024.

- **Year-Over-Year (YOY)** – Comparison of the current month to same month in previous year.
- **Month-Over-Month (MOM)** – Comparison of the current month to the previous month.

		YOY %	MOM %
ALL	1,394	+19.9%	+10.3%
RESALE	715	+16.1%	+8.8%
NEW	679	+24.1%	+11.9%



- Apr 2024 marked the strongest YOY jump (+19.9%) since Mar 2023 (+89.3%).
- With a spike in pending contracts, home sales, and market speeds, increased inventory is a welcome friend.

		YOY %	MOM %
ALL	37	-32.7%	-24.5%
RESALE	20	-35.5%	-37.5%
NEW	67	-27.2%	-10.7%



- Single-family market speeds accelerated to Summer 2023 speeds this month.
- Resale's DOM shrank beyond what we've seen since Jun 2022 (14 days).
- New builds sold 8 days faster in Apr compared to Mar.

MARKET MATH!



CURRENT MSI: 2.3 Months

Market Speeds + Inventory = Months' Supply of Inventory

A "balanced" market = 4-6 MSI

“A MESSAGE FROM BRR'S PRESIDENT

April experienced a seemingly balanced boost to all areas of the market: while market demand increased, so did the available number of homes. We're excited to see the uptick in both buyer and seller activity.

~Elizabeth Hume, Boise Regional REALTORS® 2024 President