



Ada County – Single-Family Homes

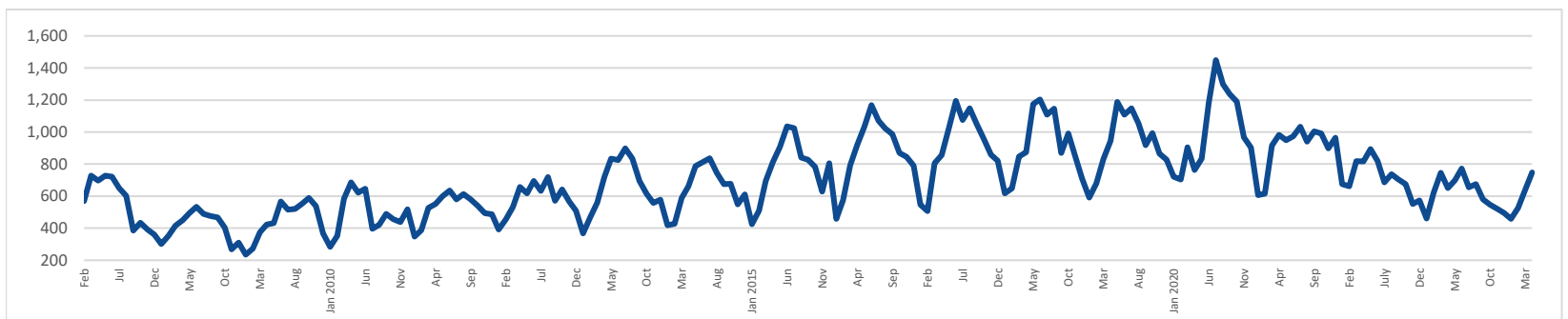
April 2024 Market Statistics

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 Data from the Intermountain MLS as of May 13, 2024

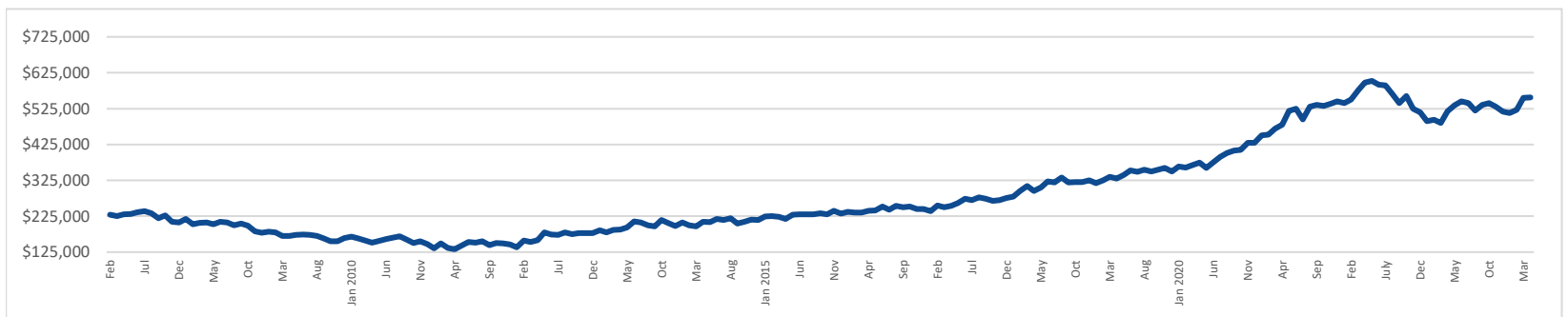
Key Metrics

	Apr 2023	Apr 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	650	749	15.2%	2,477	2,379	-4.0%
Median Sales Price	\$517,250	\$556,500	7.6%	\$499,000	\$539,900	8.2%
Days on Market	55	37	-32.7%	68	46	-32.4%
Pending Sales	995	1,242	24.8%	--	--	--
Inventory	1,163	1,394	19.9%	--	--	--
Months Supply of Inventory	1.7	2.3	34.3%	--	--	--

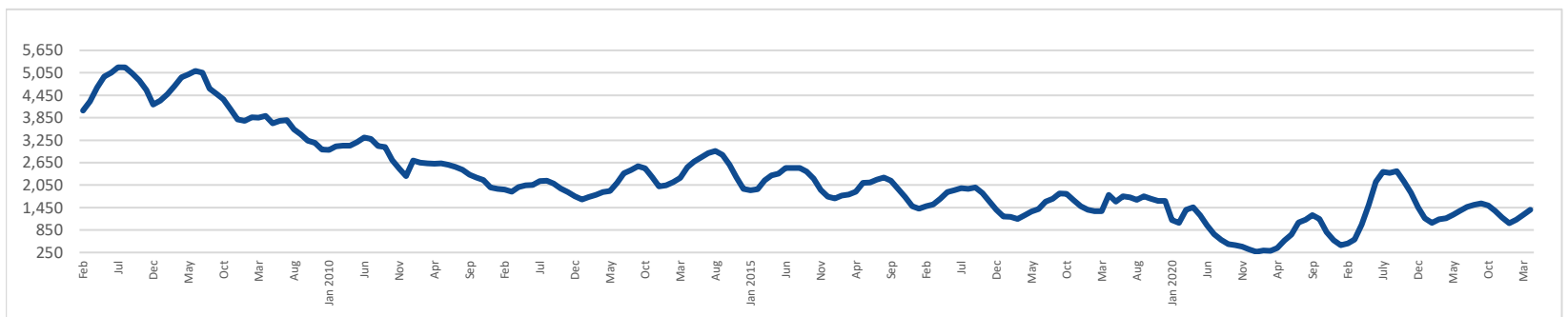
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 749



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$556,500



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,394



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Ada County – Existing/Resale

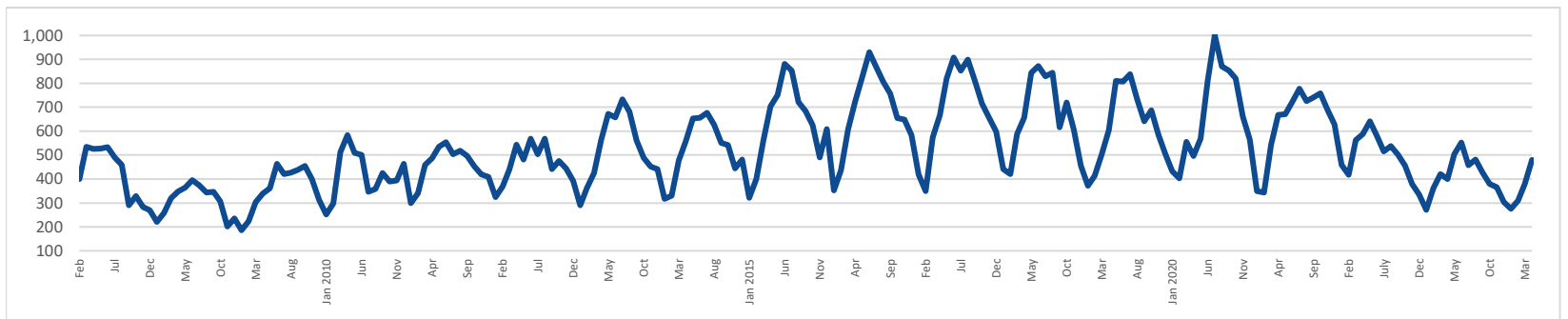
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Key Metrics

	Apr 2023	Apr 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	400	480	20.0%	1,454	1,447	-0.5%
Median Sales Price	\$512,500	\$544,999	6.3%	\$485,000	\$517,000	6.6%
Days on Market	31	20	-35.5%	47	33	-29.8%
Pending Sales	502	582	15.9%	--	--	--
Inventory	616	715	16.1%	--	--	--
Months Supply of Inventory	1.3	1.7	30.8%	--	--	--

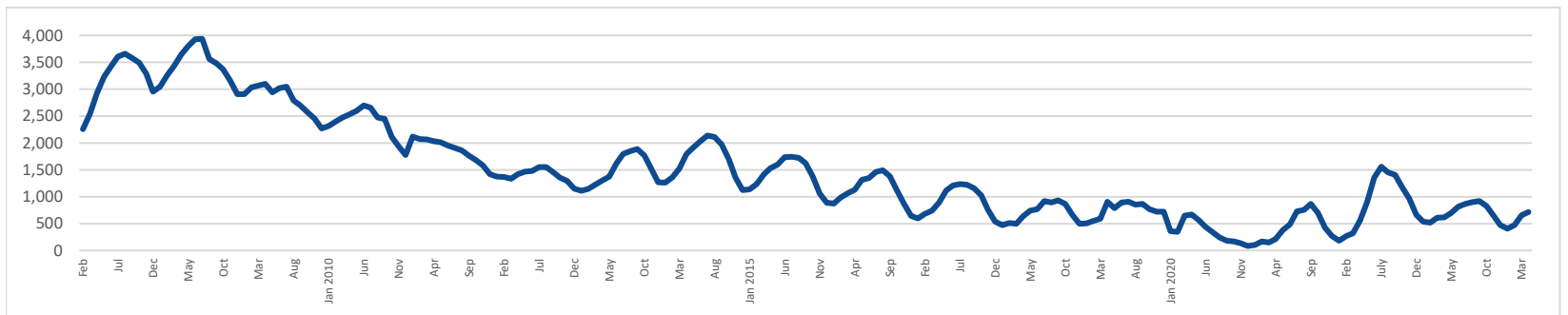
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 480



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$544,999



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 715



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Ada County – New Construction

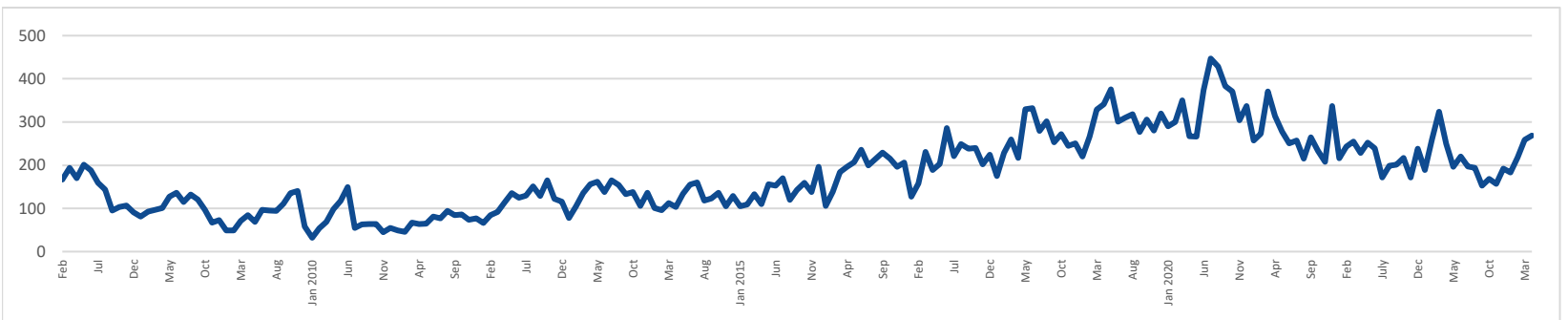
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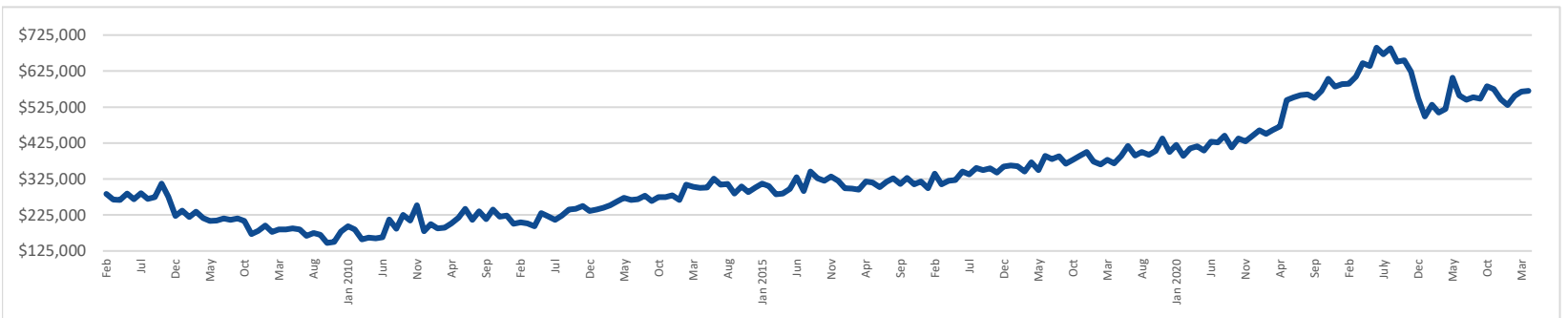
Key Metrics

	Apr 2023	Apr 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	250	269	7.6%	1,023	932	-8.9%
Median Sales Price	\$519,990	\$569,990	9.6%	\$519,990	\$564,595	8.6%
Days on Market	92	67	-27.2%	99	66	-33.3%
Pending Sales	493	660	33.9%	--	--	--
Inventory	547	679	24.1%	--	--	--
Months Supply of Inventory	2.4	3.3	37.5%	--	--	--

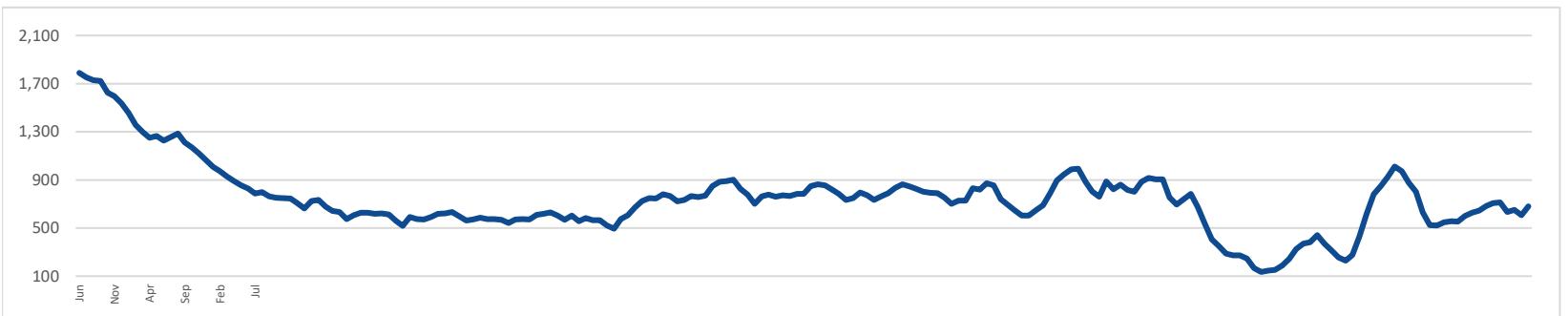
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 269



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$569,990



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 679



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