



Ada County — Single-Family Homes

July 2024 Market Statistics

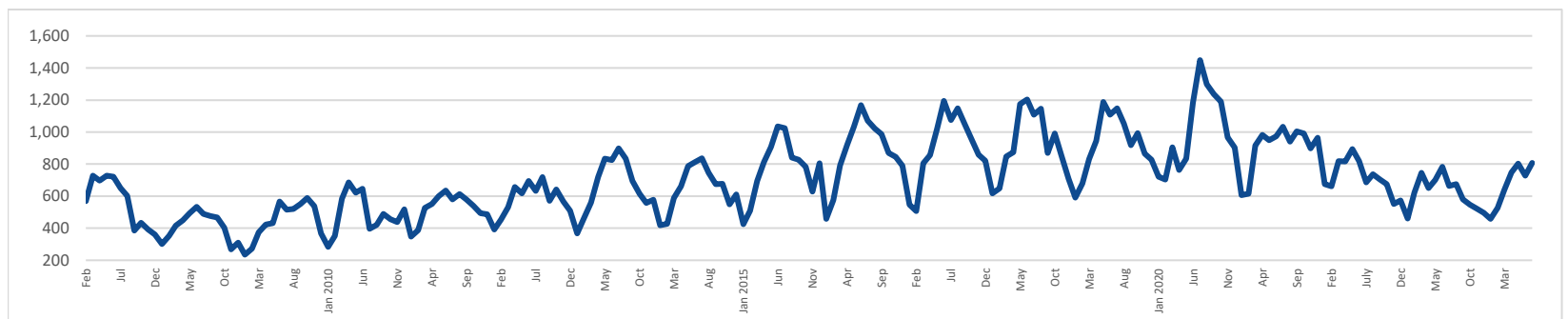
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Data from the Intermountain MLS as of August 9, 2024

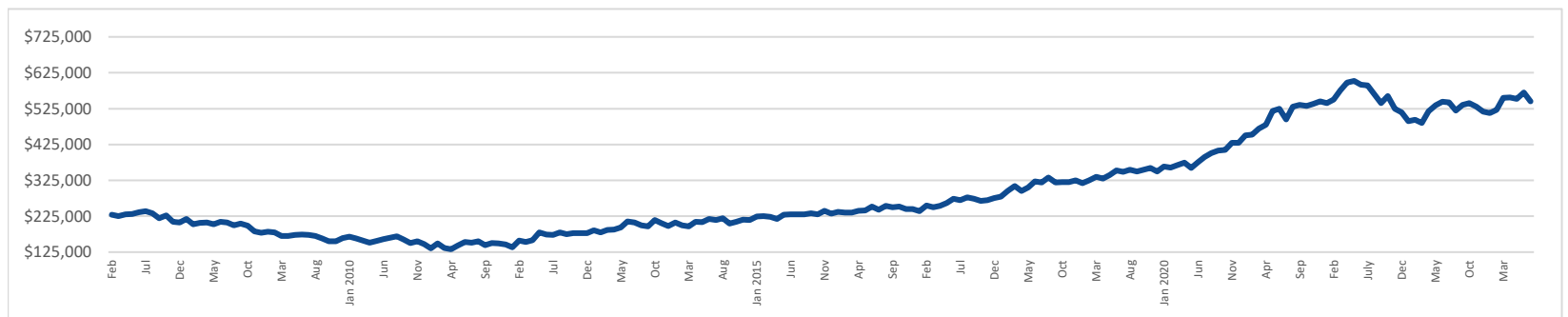
Key Metrics

	Jul 2023	Jul 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	664	807	21.5%	4,625	4,723	2.1%
Median Sales Price	\$542,450	\$545,000	0.5%	\$520,000	\$549,000	5.6%
Days on Market	33	36	9.1%	52	41	-21.2%
Pending Sales	939	1,140	21.4%	--	--	--
Inventory	1,469	1,718	17.0%	--	--	--
Months Supply of Inventory	2.2	2.7	22.0%	--	--	--

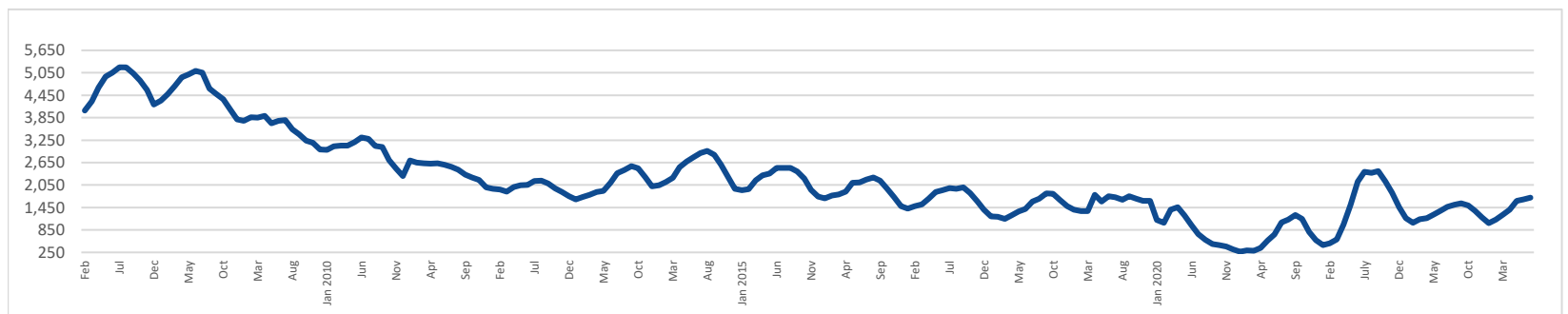
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 807



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$545,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,718



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Ada County — Existing/Resale

July 2024 Market Statistics

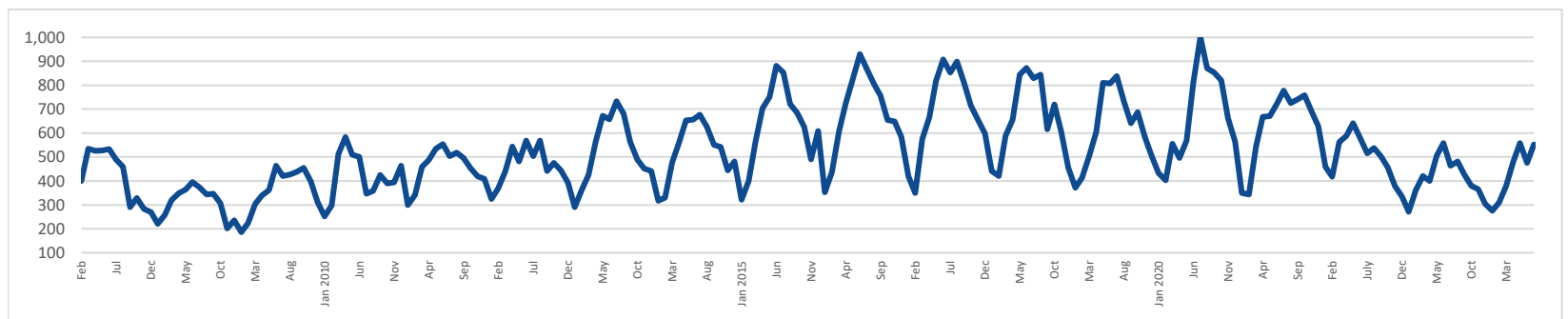
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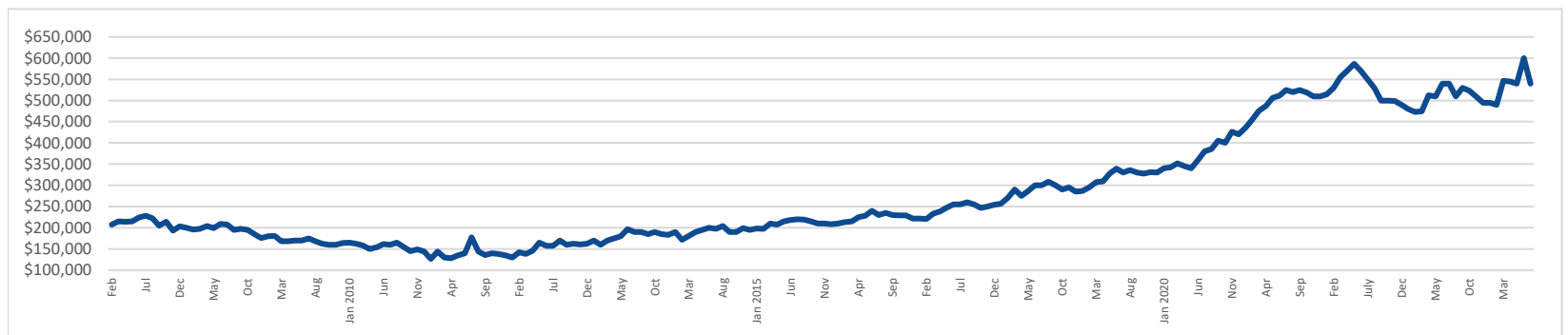
Key Metrics

	Jul 2023	Jul 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	463	552	19.2%	2,981	3,034	1.8%
Median Sales Price	\$540,000	\$540,000	0.0%	\$512,000	\$540,000	5.5%
Days on Market	24	27	12.5%	35	29	-17.1%
Pending Sales	478	508	6.3%	--	--	--
Inventory	868	990	14.1%	--	--	--
Months Supply of Inventory	2.0	2.4	19.5%	--	--	--

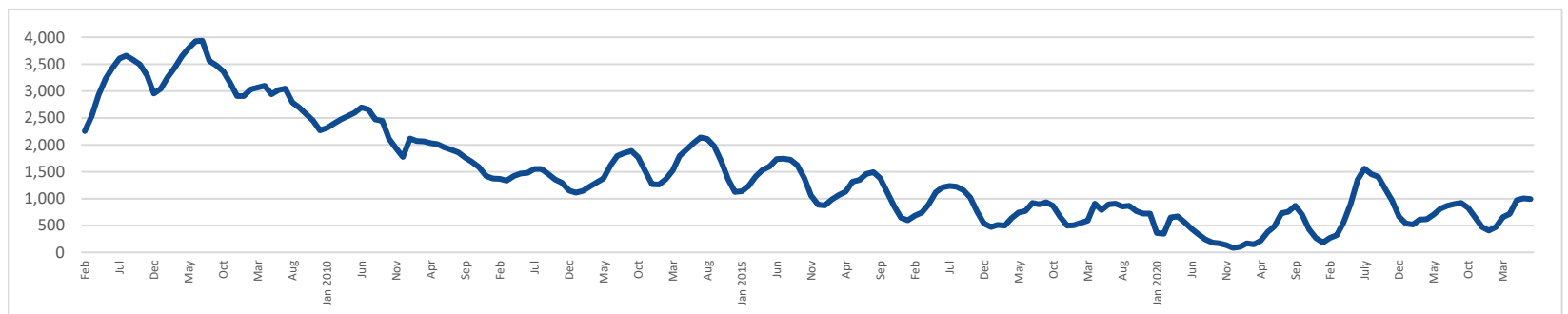
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 552



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$540,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 990



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Ada County — New Construction

July 2024 Market Statistics

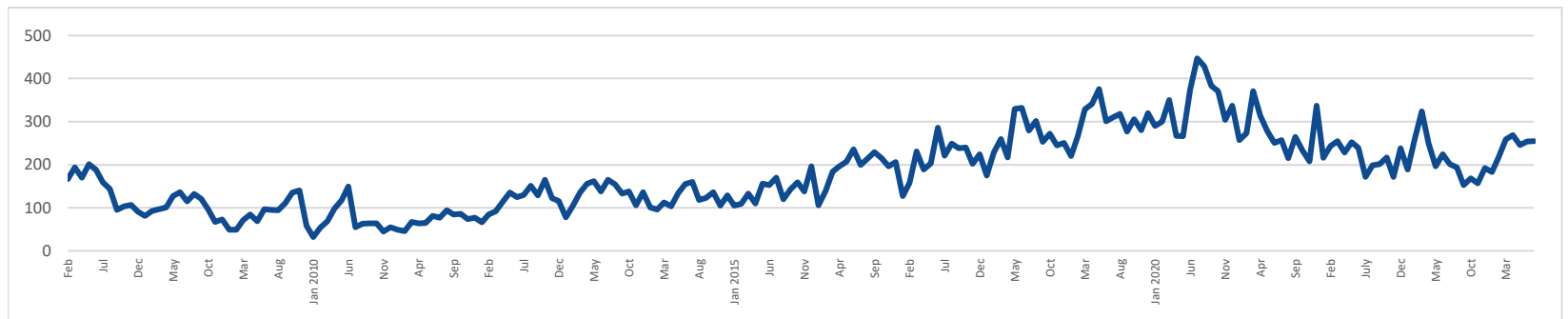
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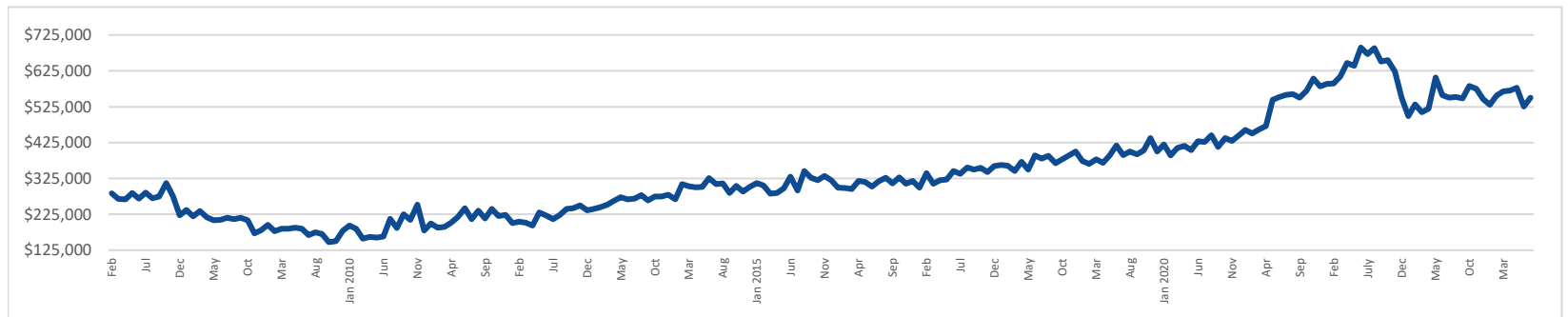
Key Metrics

	Jul 2023	Jul 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	201	255	26.9%	1,644	1,689	2.7%
Median Sales Price	\$549,900	\$549,800	0.0%	\$539,945	\$559,900	3.7%
Days on Market	56	54	-3.6%	85	63	-25.9%
Pending Sales	461	632	37.1%	--	--	--
Inventory	601	728	21.1%	--	--	--
Months Supply of Inventory	2.7	3.4	25.3%	--	--	--

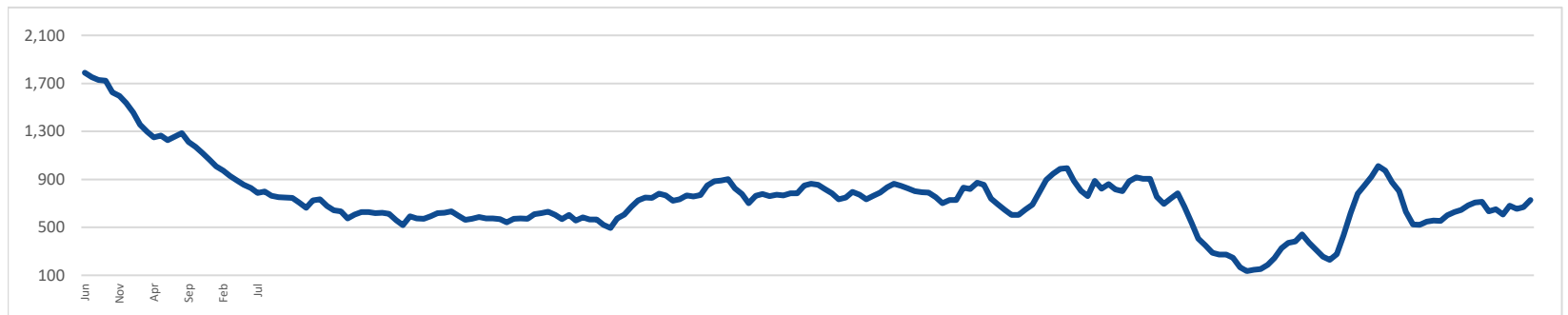
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 255



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$549,800



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 728



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