



# Ada County – Single-Family Homes

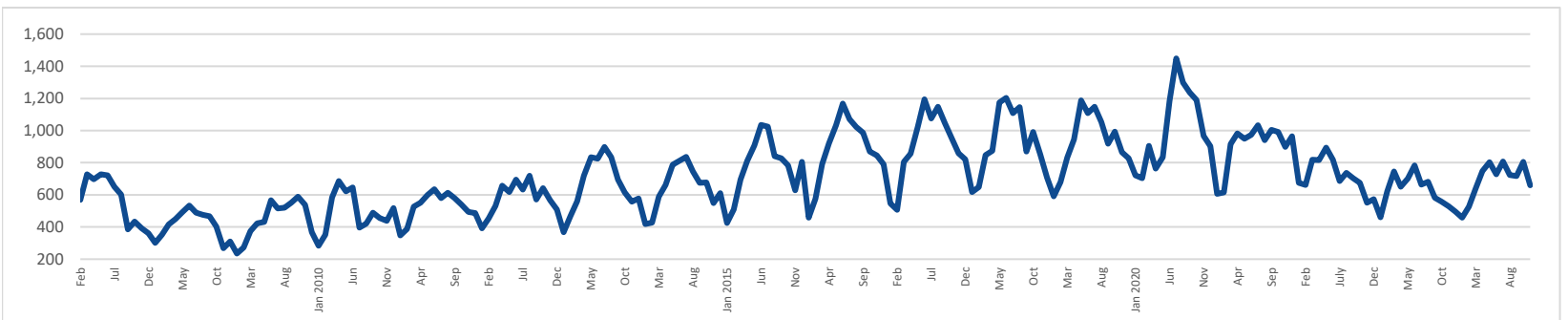
## November 2024 Market Statistics

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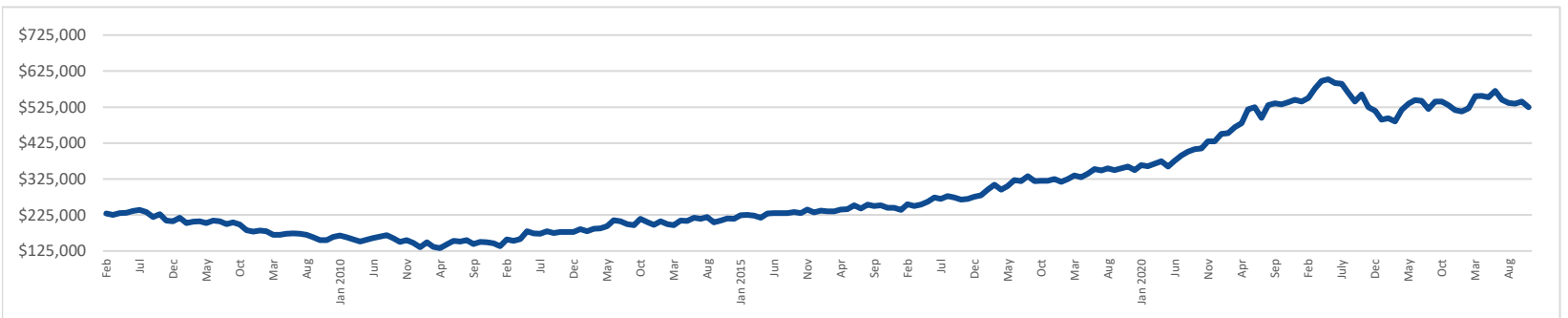
Data from the Intermountain MLS as of December 12, 2024

Key Metrics	Nov 2023	Nov 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	528	660	25.0%	6,973	7,623	9.3%
Median Sales Price	\$530,000	\$525,000	-0.9%	\$525,000	\$543,256	3.5%
Days on Market	41	42	2.4%	47	41	-12.8%
Pending Sales	820	987	20.4%	--	--	--
Inventory	1,363	1,527	12.0%	--	--	--
Months Supply of Inventory	2.2	2.3	5.0%	--	--	--

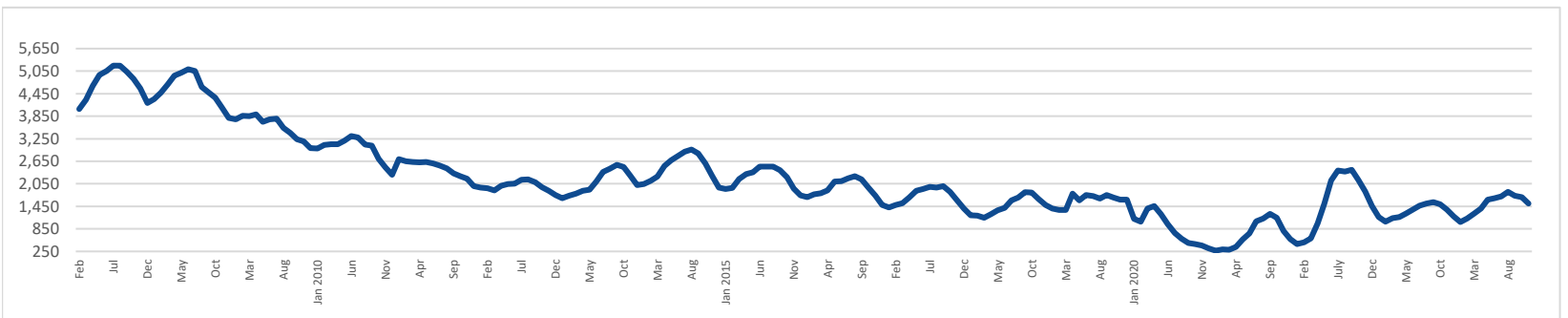
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 660



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$525,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,527



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# Ada County – Existing/Resale

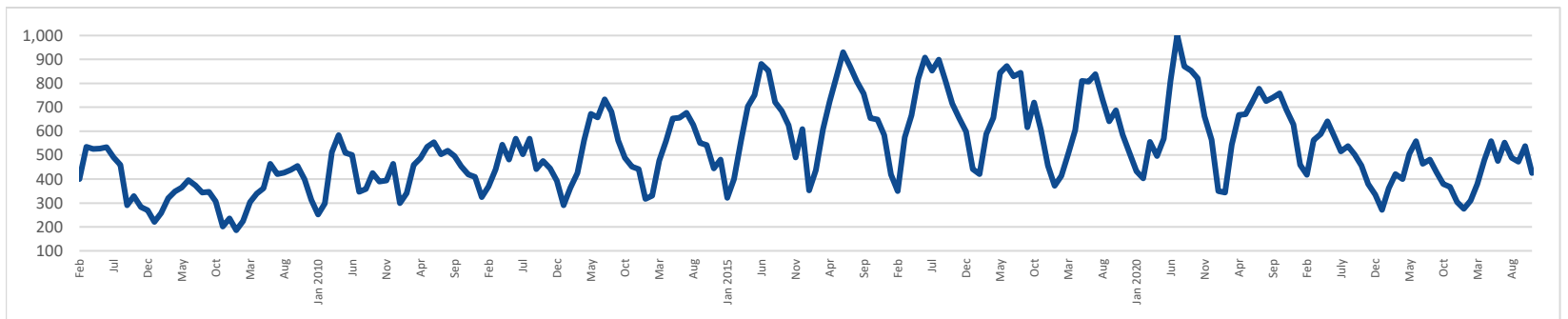
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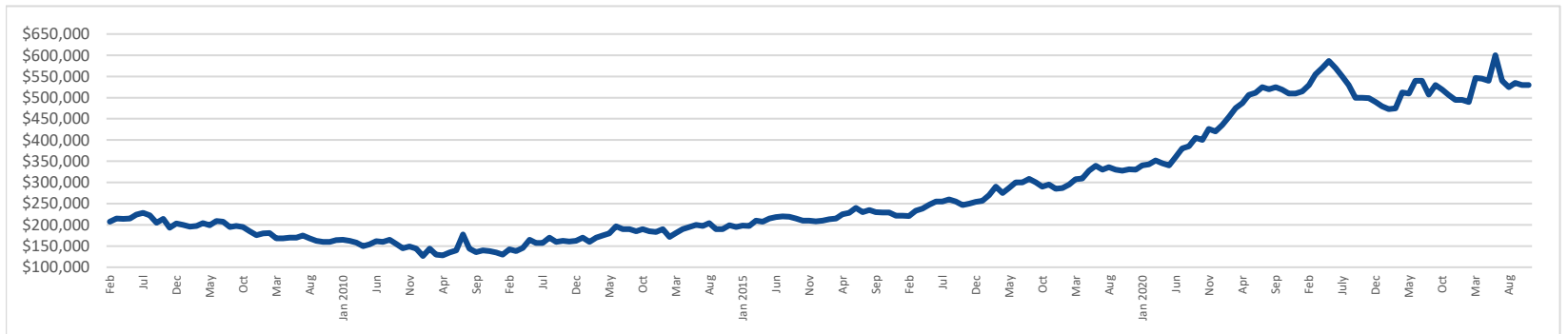
### Key Metrics

	Nov 2023	Nov 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	368	425	15.5%	4,639	4,964	7.0%
Median Sales Price	\$506,500	\$530,000	4.6%	\$515,000	\$535,000	3.9%
Days on Market	36	35	-2.8%	33	30	-9.1%
Pending Sales	316	387	22.5%	--	--	--
Inventory	656	757	15.4%	--	--	--
Months Supply of Inventory	1.6	1.7	9.8%	--	--	--

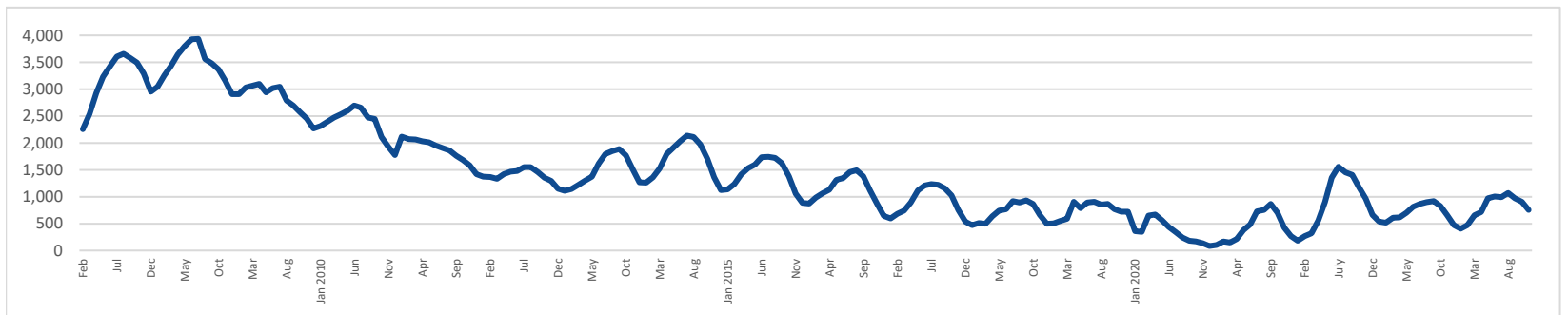
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 425



**Median Sales Price** High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$530,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 757



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# Ada County – New Construction

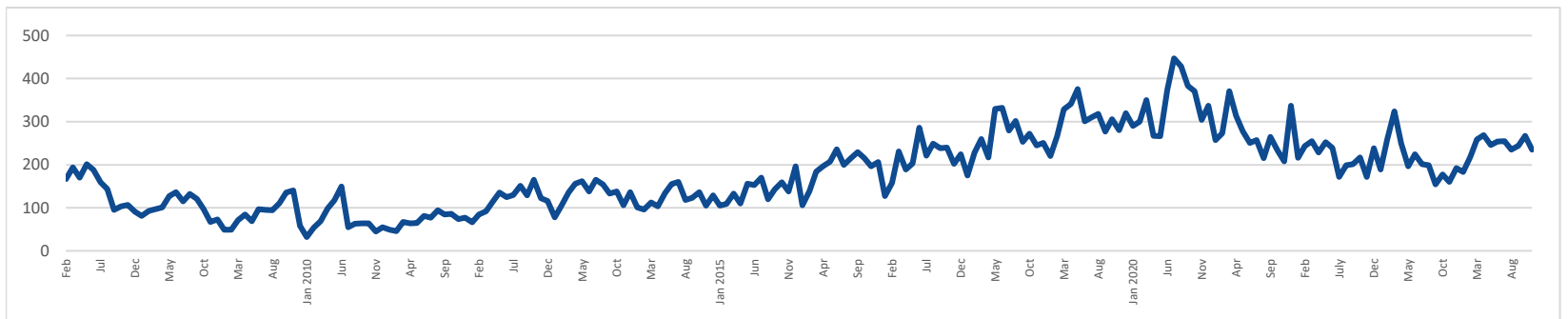
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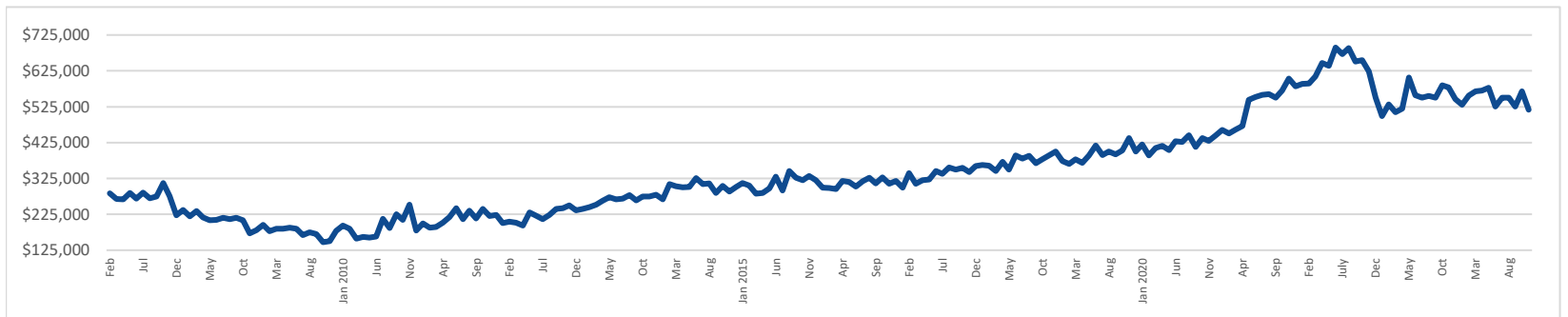
### Key Metrics

	Nov 2023	Nov 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	160	235	46.9%	2,334	2,659	13.9%
Median Sales Price	\$579,102	\$516,416	-10.8%	\$549,447	\$554,900	1.0%
Days on Market	54	56	3.7%	74	61	-17.6%
Pending Sales	504	600	19.0%	--	--	--
Inventory	707	770	8.9%	--	--	--
Months Supply of Inventory	3.3	3.3	-0.9%	--	--	--

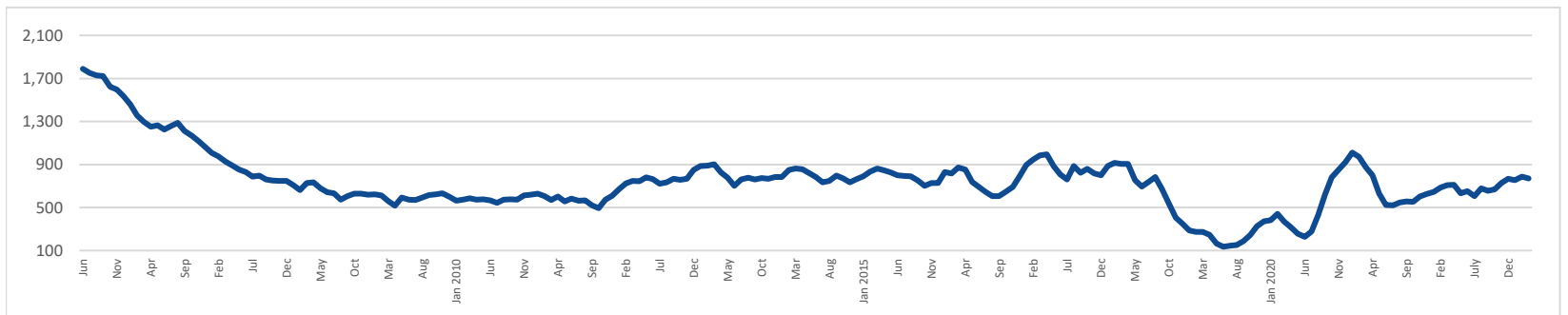
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 235



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$516,416



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 770



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