



# Ada County – Single-Family Homes

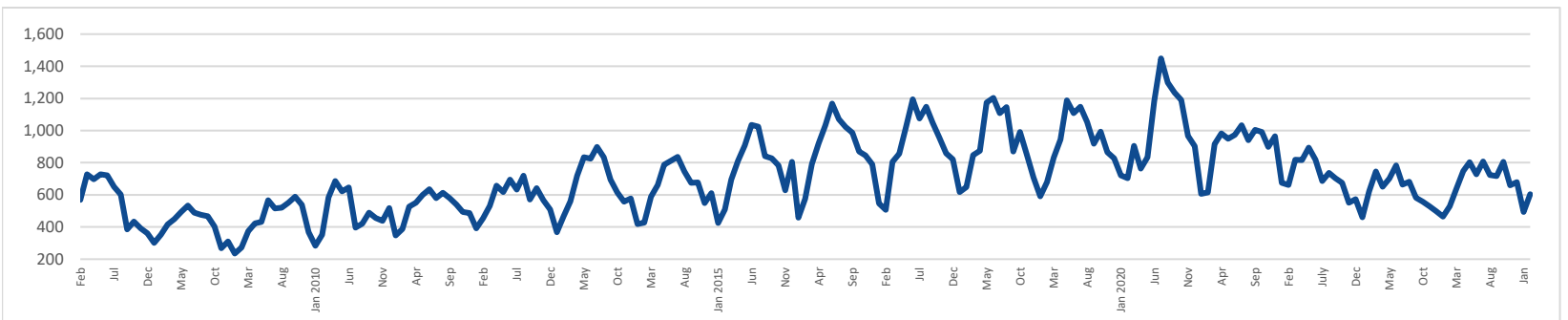
## February 2025 Market Statistics

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 Data from the Intermountain MLS as of March 11, 2025

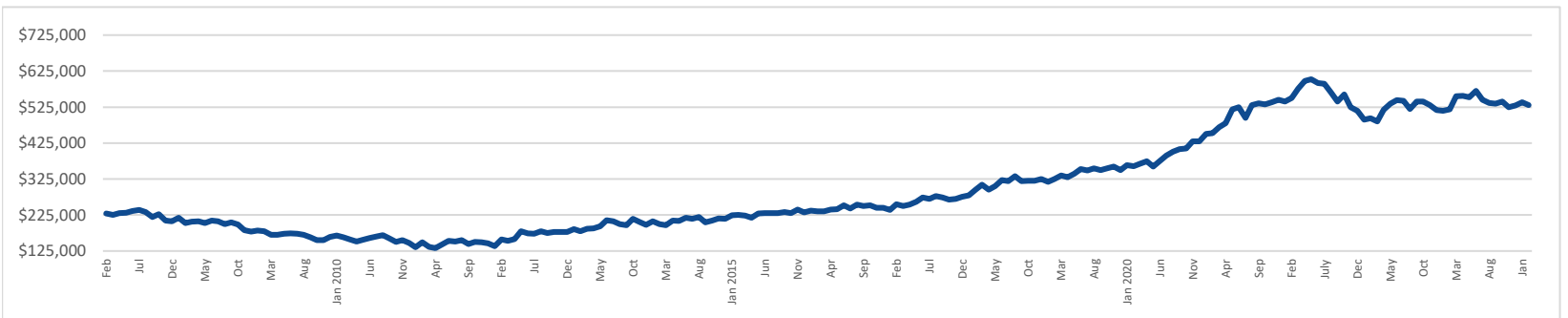
### Key Metrics

	Feb 2024	Feb 2025	% Chg	YTD 2024	YTD 2025	% Chg
Closed Sales	529	604	14.2%	994	1,101	10.8%
Median Sales Price	\$519,000	\$530,000	2.1%	\$516,000	\$535,000	3.7%
Days on Market	49	52	6.1%	50	53	6.0%
Pending Sales	1,005	1,088	8.3%	--	--	--
Inventory	1,126	1,421	26.2%	--	--	--
Months Supply of Inventory	1.8	2.1	13.0%	--	--	--

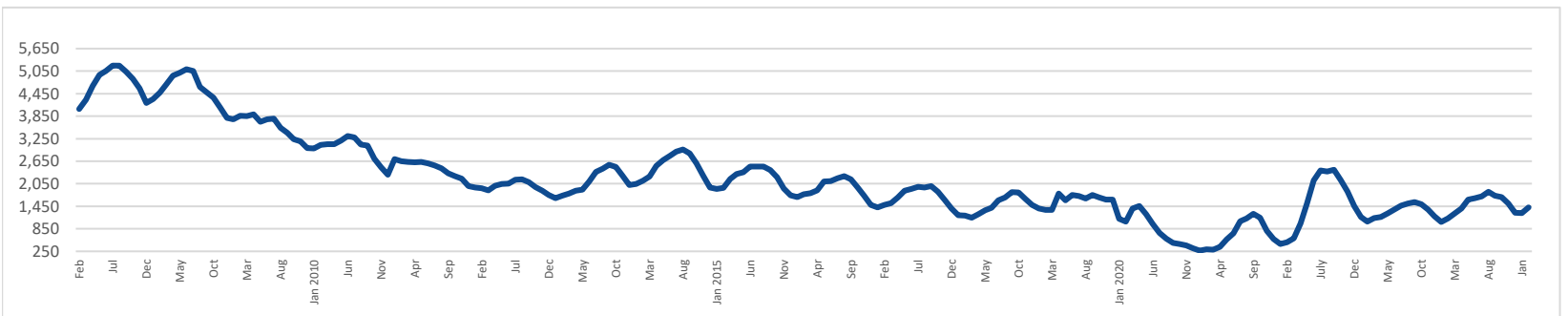
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 604



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$530,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,421



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# Ada County – Existing/Resale

## February 2025 Market Statistics

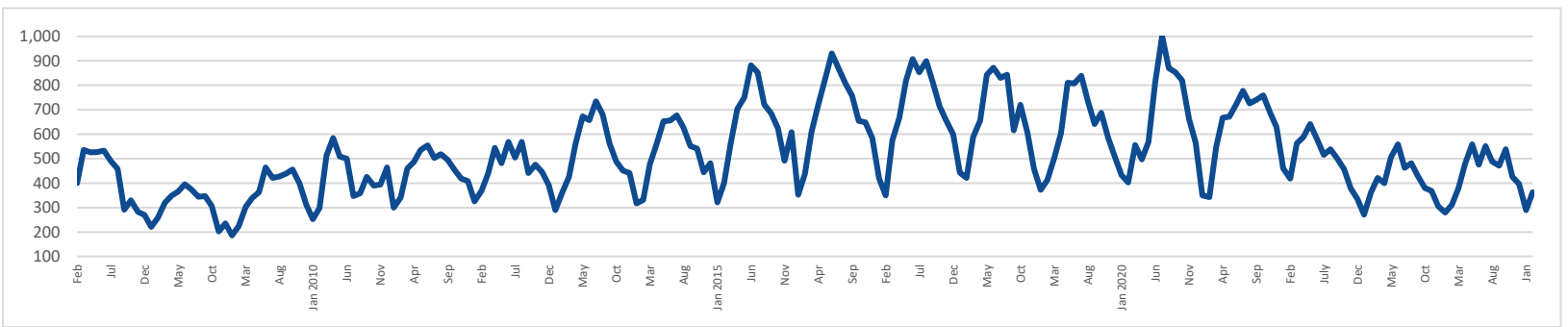
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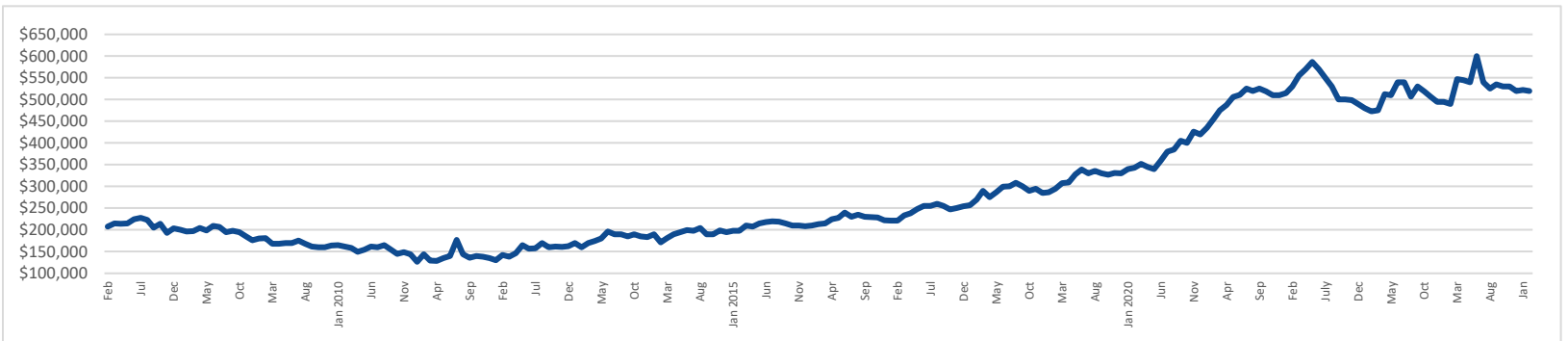
### Key Metrics

	Feb 2024	Feb 2025	% Chg	YTD 2024	YTD 2025	% Chg
Closed Sales	311	362	16.4%	590	653	10.7%
Median Sales Price	\$490,000	\$520,000	6.1%	\$491,000	\$520,000	5.9%
Days on Market	40	41	2.5%	45	45	0.0%
Pending Sales	379	401	5.8%	--	--	--
Inventory	474	650	37.1%	--	--	--
Months Supply of Inventory	1.2	1.5	26.0%	--	--	--

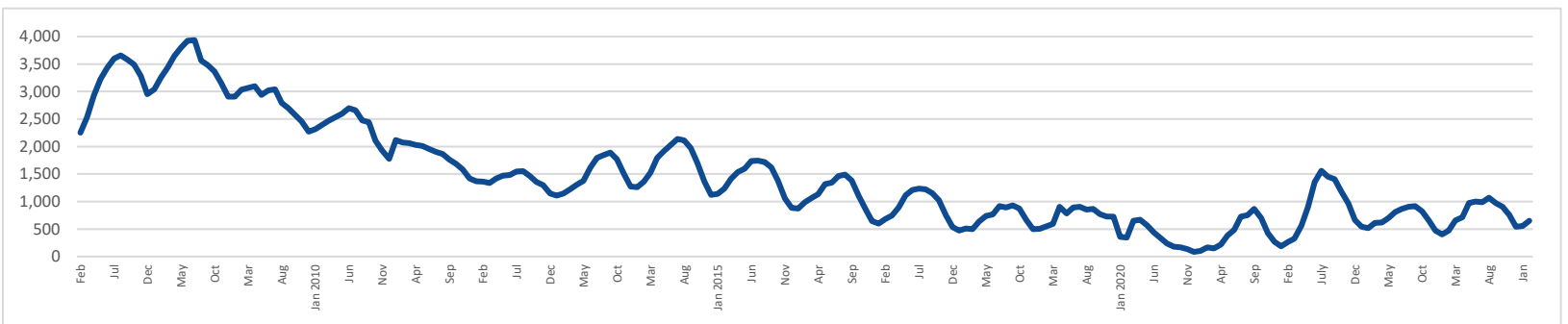
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 362



**Median Sales Price** High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$520,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 650



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# Ada County – New Construction

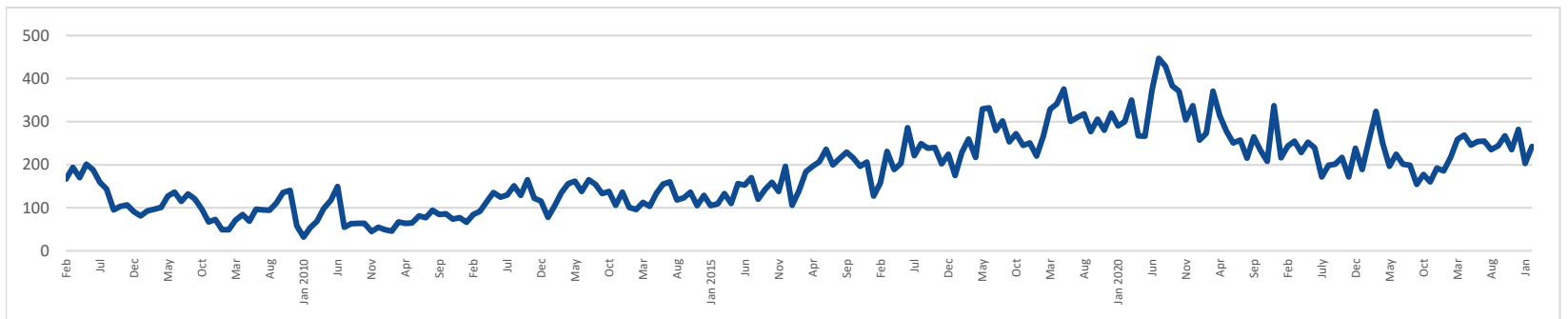
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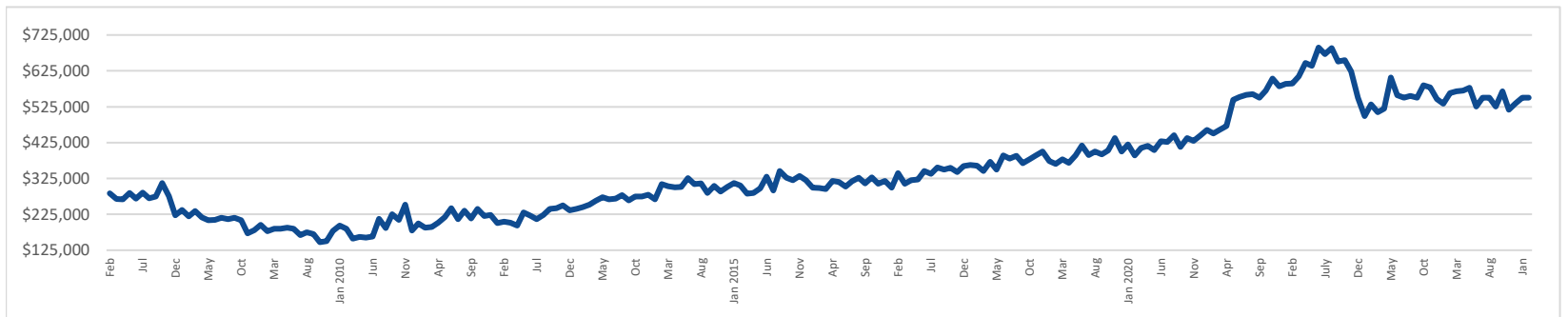
### Key Metrics

	Feb 2024	Feb 2025	% Chg	YTD 2024	YTD 2025	% Chg
Closed Sales	218	242	11.0%	404	448	10.9%
Median Sales Price	\$562,720	\$549,945	-2.3%	\$549,400	\$549,992	0.1%
Days on Market	61	69	13.1%	59	64	8.5%
Pending Sales	626	687	9.7%	--	--	--
Inventory	652	771	18.3%	--	--	--
Months Supply of Inventory	3.1	3.1	1.0%	--	--	--

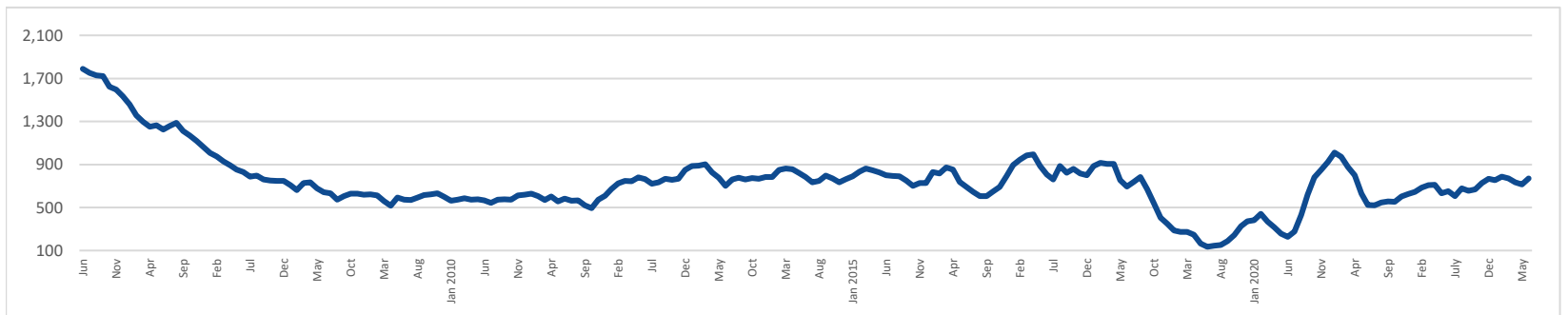
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 242



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$549,945



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 771



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