



Ada County – Single-Family Homes

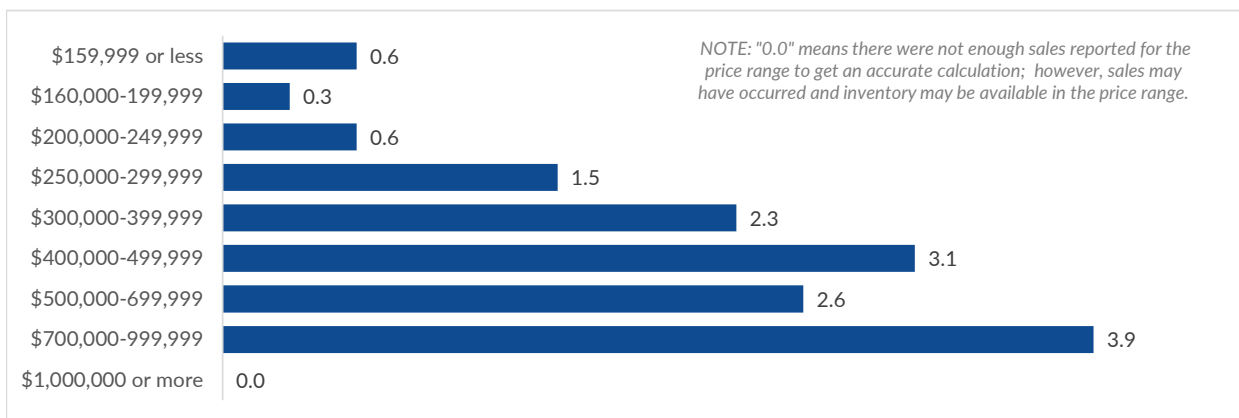
February 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of March 11, 2018

Key Metrics	Feb 2017	Feb 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	507	638	25.8%	1,054	1,253	18.9%
Median Sales Price	\$255,000	\$297,500	16.7%	\$246,950	\$287,000	16.2%
Days on Market	58	53	-8.6%	55	47	-14.5%
Pending Sales	1,303	1,513	16.1%	--	--	--
Inventory	1,484	1,205	-18.8%	--	--	--
Months Supply of Inventory	2.6	1.8	-30.8%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

Closed Sales – A count of the actual sales that have closed; Median Sales Price – The price at which half the homes sold for more, and half sold for less; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.

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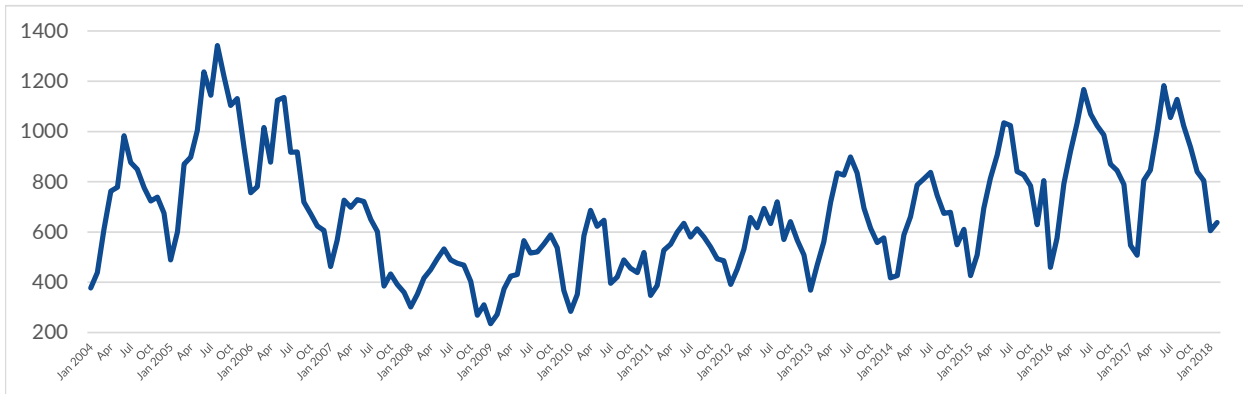
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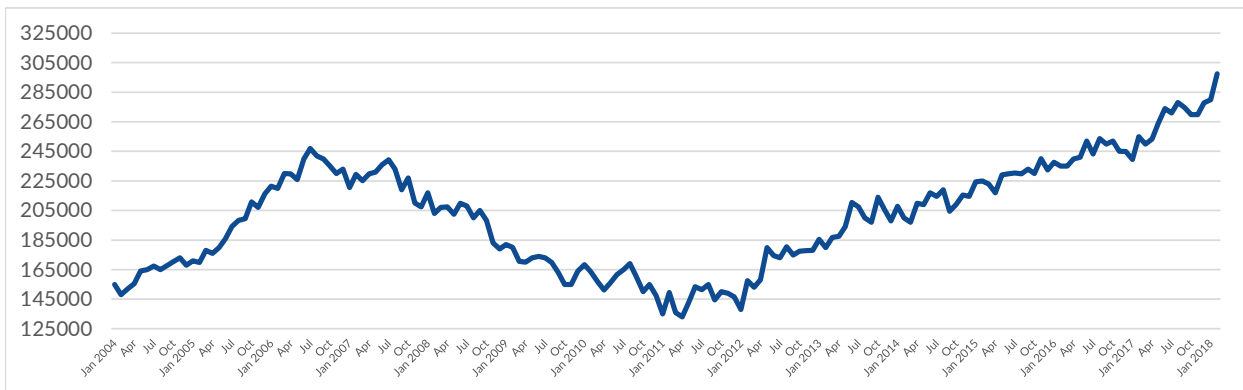
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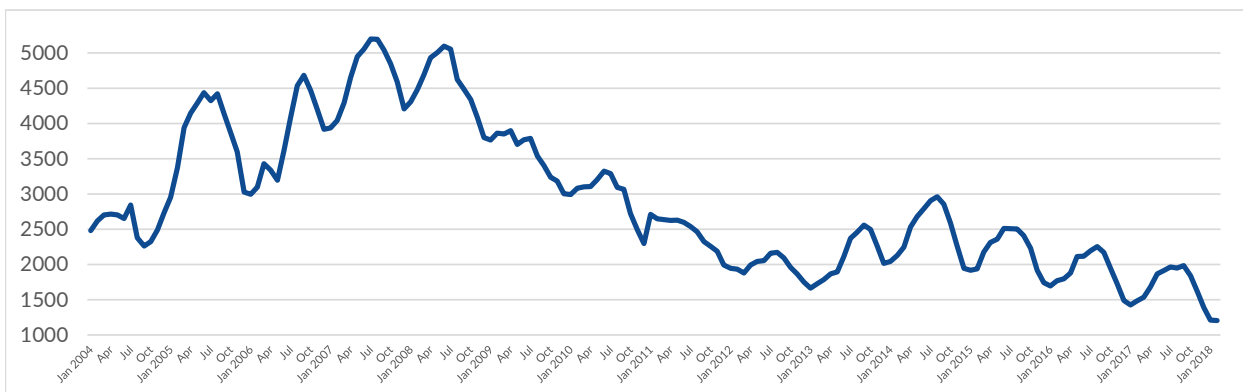
Closed Sales High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 638



Median Sales Price High: \$297,500 in Feb 2018 | Low: \$134,900 in Jan 2011 | Current Month: \$297,500



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,205 in Feb 2018 | Current Month: 1,205





Ada County – Existing/Resale

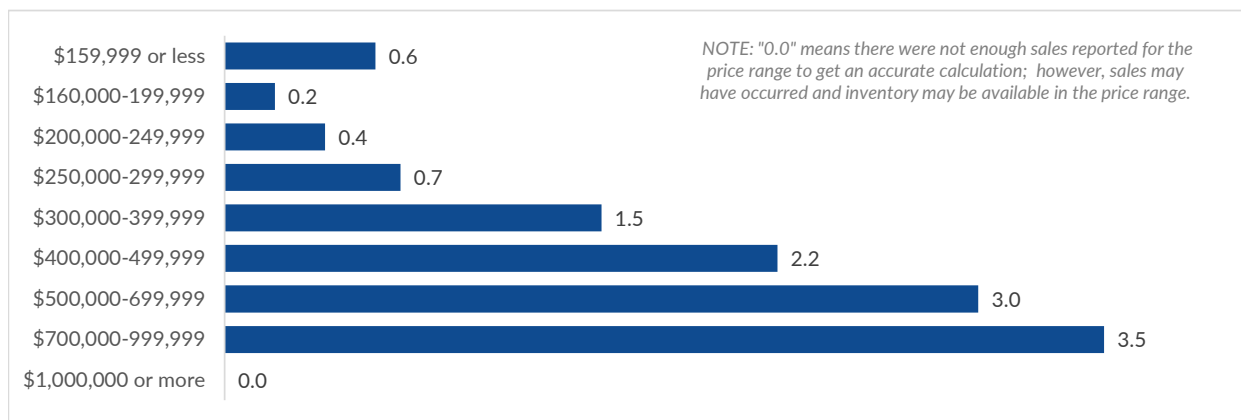
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Closed Sales	349	412	18.1%	768	854	11.2%
Median Sales Price	\$220,900	\$269,900	22.2%	\$221,250	\$262,700	18.7%
Days on Market	49	43	-12.2%	47	41	-12.8%
Pending Sales	739	736	-0.4%	--	--	--
Inventory	684	513	-25.0%	--	--	--
Months Supply of Inventory	1.6	1.1	-31.3%	--	--	--

Months Supply of Inventory by Price Range



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Ada County – New Construction

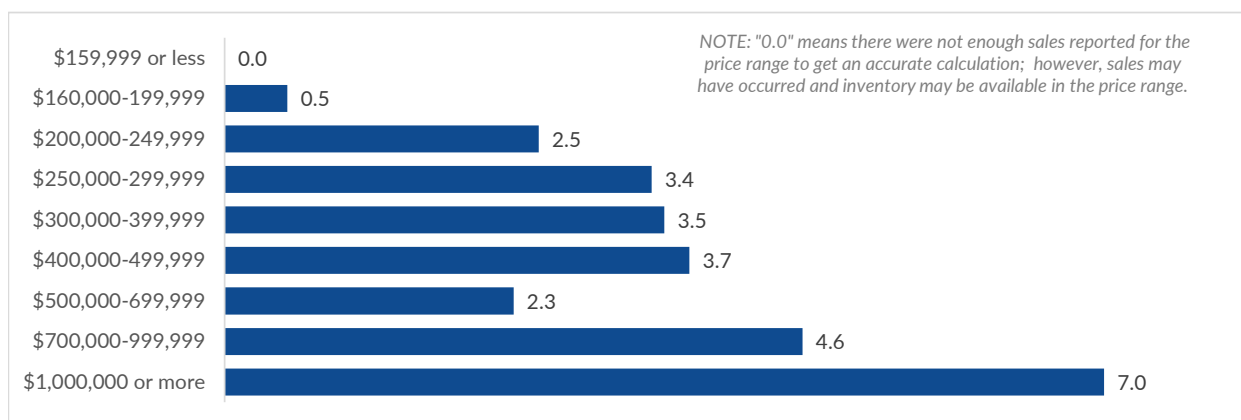
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Key Metrics	Feb 2017	Feb 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	158	226	43.0%	286	399	39.5%
Median Sales Price	\$339,970	\$362,587	6.7%	\$321,000	\$362,900	13.1%
Days on Market	78	70	-10.3%	74	61	-17.6%
Pending Sales	564	777	37.8%	--	--	--
Inventory	800	692	-13.5%	--	--	--
Months Supply of Inventory	5.2	3.3	-36.5%	--	--	--

Months Supply of Inventory by Price Range



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