



Ada County – Existing/Resale

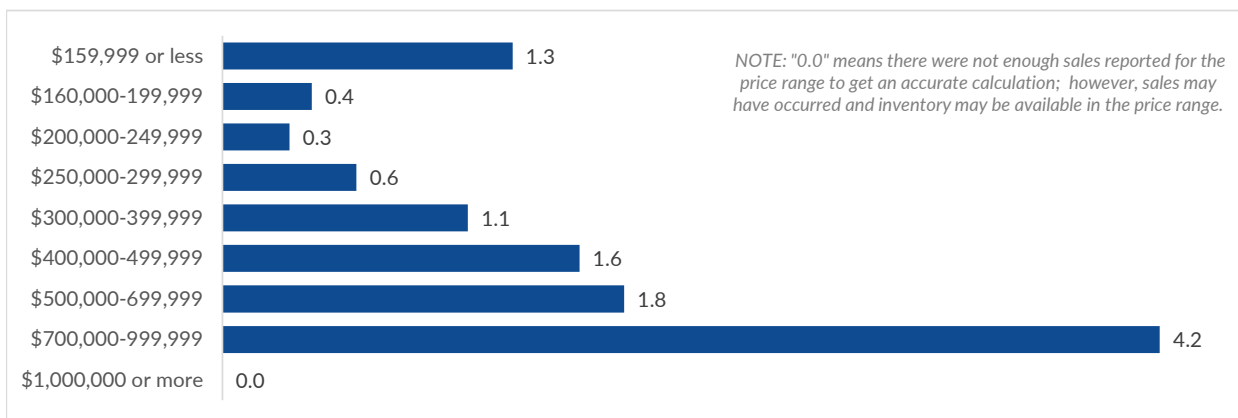
May 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of June 11, 2018

Key Metrics	May 2017	May 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	819	835	2.0%	2,829	2,953	4.4%
Median Sales Price	\$247,500	\$287,000	16.0%	\$235,000	\$277,500	18.1%
Days on Market	21	19	-9.5%	31	28	-9.7%
Pending Sales	1,082	1,047	-3.2%	--	--	--
Inventory	1,116	741	-33.6%	--	--	--
Months Supply of Inventory	1.5	1.0	-33.3%	--	--	--

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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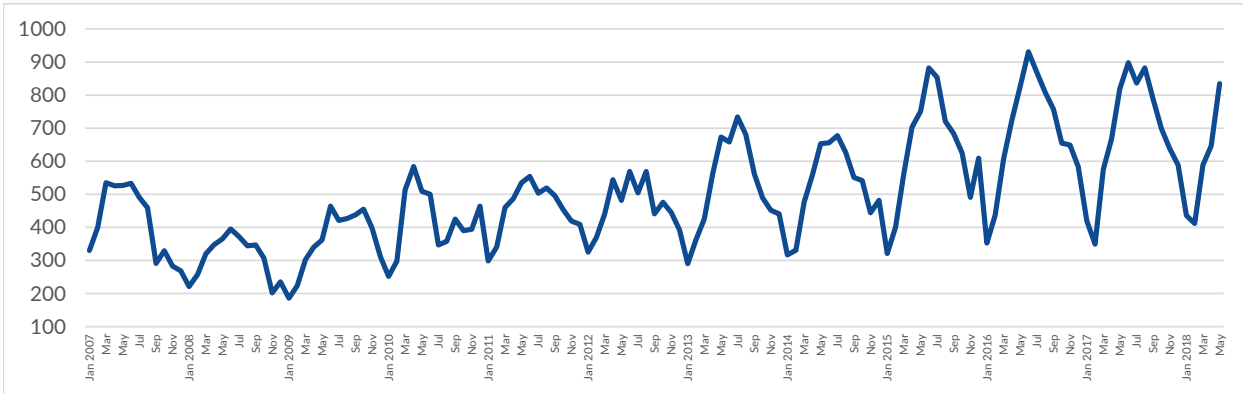
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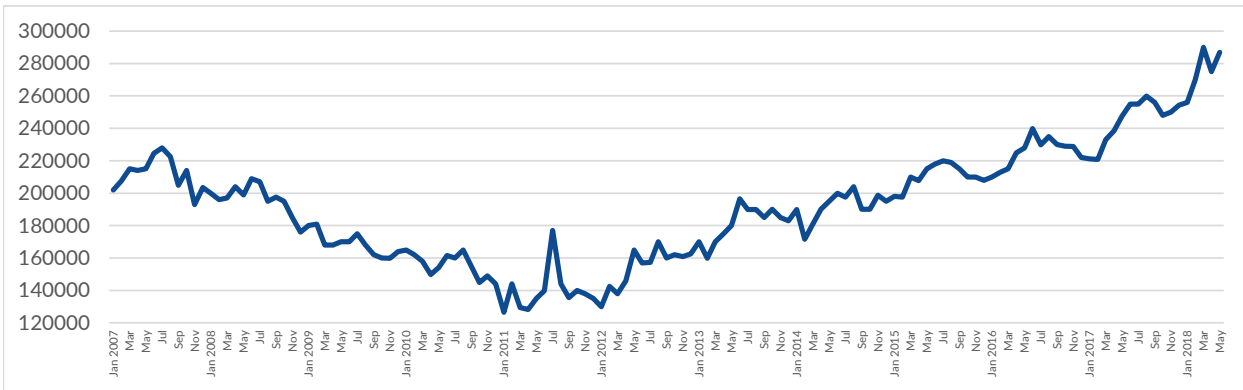
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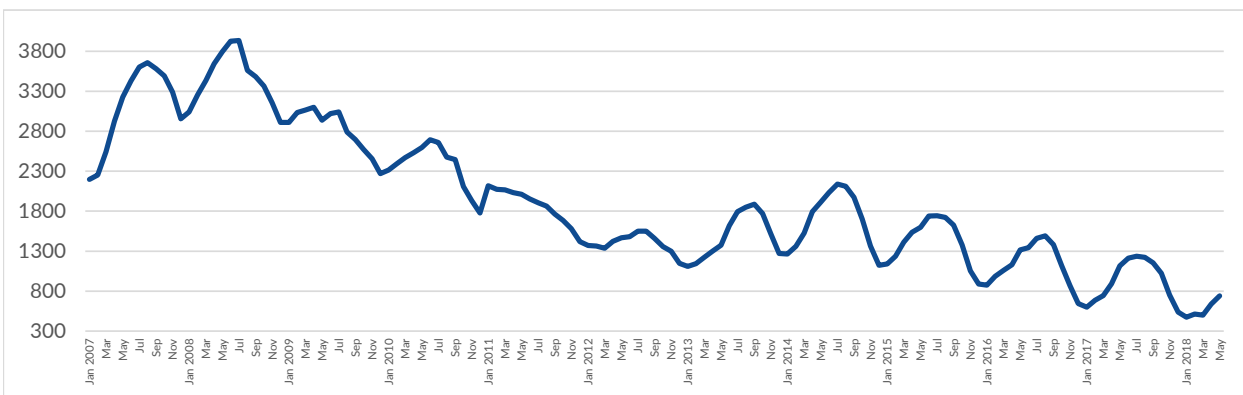
Closed Sales High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 835



Median Sales Price High: \$290,000 in Mar 2018 | Low: \$126,500 in Jan 2011 | Current Month: \$287,000



Inventory of Homes for Sale High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 741





Ada County – New Construction

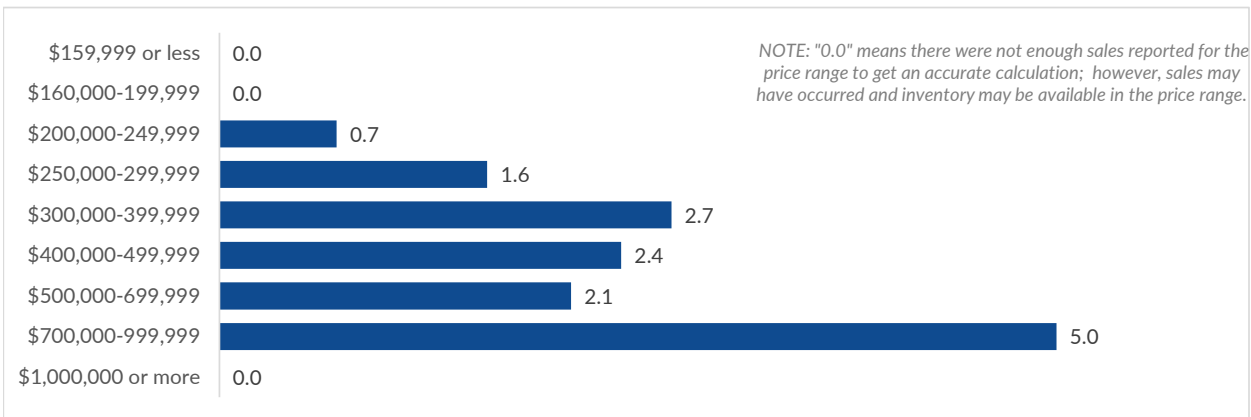
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Key Metrics	May 2017	May 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	203	325	60.1%	911	1,209	32.7%
Median Sales Price	\$321,810	\$349,900	8.7%	\$319,990	\$355,000	10.9%
Days on Market	79	68	-13.9%	80	65	-18.8%
Pending Sales	723	906	25.3%	--	--	--
Inventory	750	605	-19.3%	--	--	--
Months Supply of Inventory	3.8	2.2	-42.1%	--	--	--

Months Supply of Inventory by Price Range



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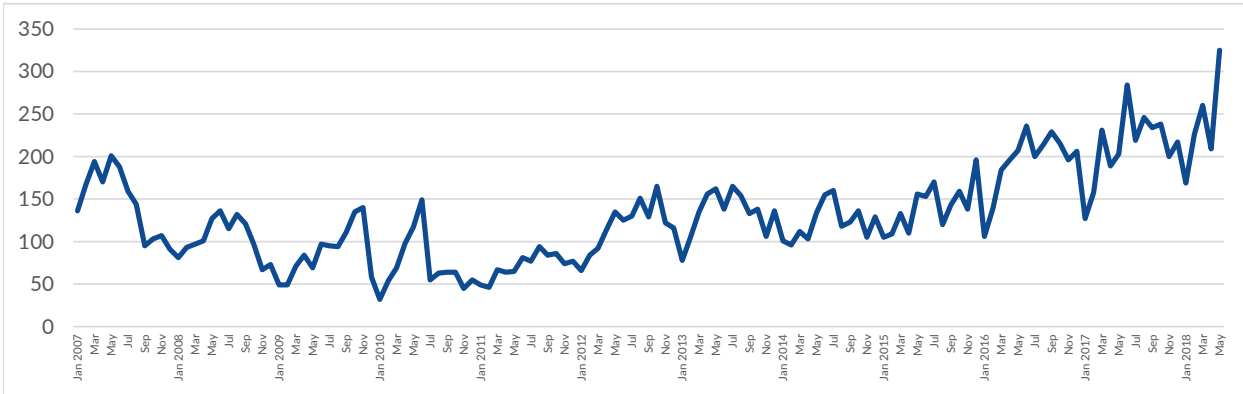
Ada County – New Construction

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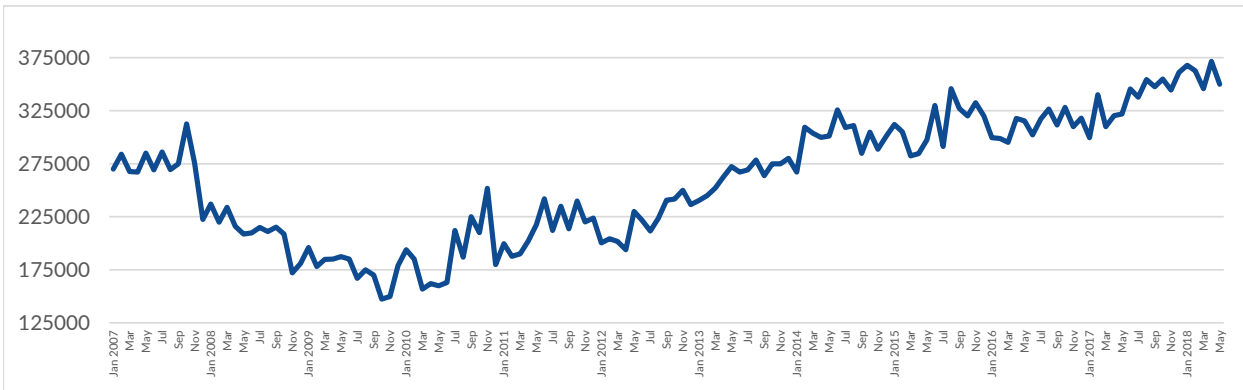
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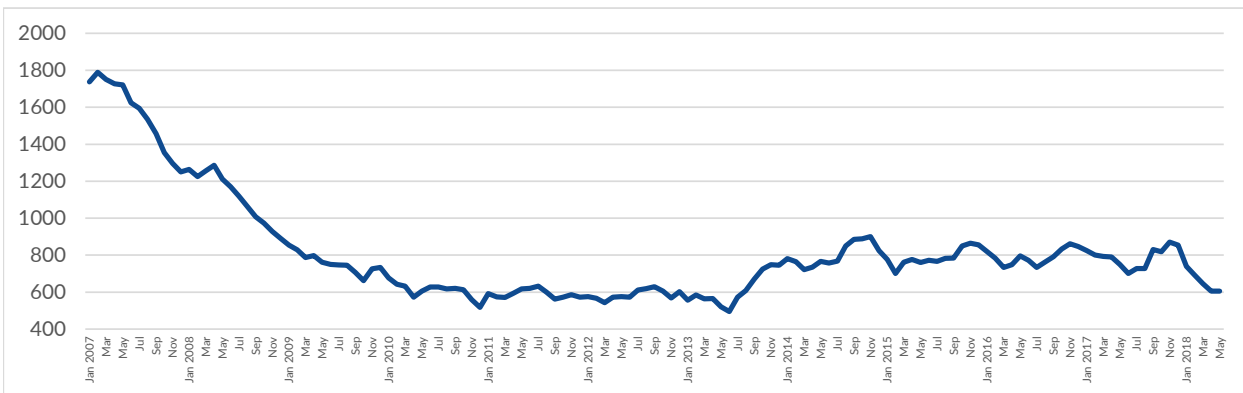
Closed Sales High: 325 in May 2018 | Low: 32 in Jan 2010 | Current Month: 325



Median Sales Price High: \$371,476 in Apr 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$349,900



Inventory of Homes for Sale High: 1,789 in Feb 2007 | Low: 495 in Jun 2013 | Current Month: 605





Ada County – Single-Family Homes

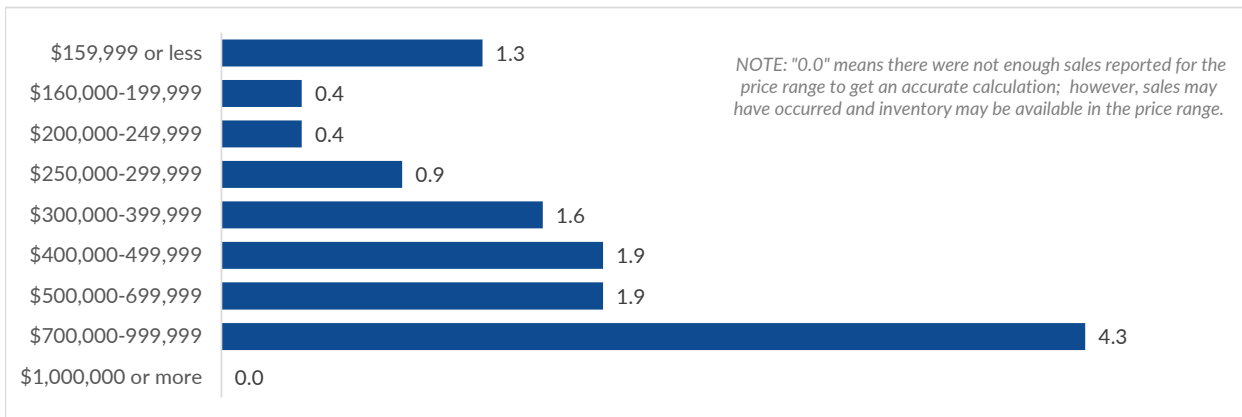
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Key Metrics	May 2017	May 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	1,022	1,160	13.5%	3,740	4,162	11.3%
Median Sales Price	\$261,987	\$305,000	16.4%	\$235,040	\$299,500	27.4%
Days on Market	33	33	0.0%	43	39	-9.3%
Pending Sales	1,805	1,953	8.2%	--	--	--
Inventory	1,866	1,346	-27.9%	--	--	--
Months Supply of Inventory	2.0	1.3	-35.0%	--	--	--

Months Supply of Inventory by Price Range



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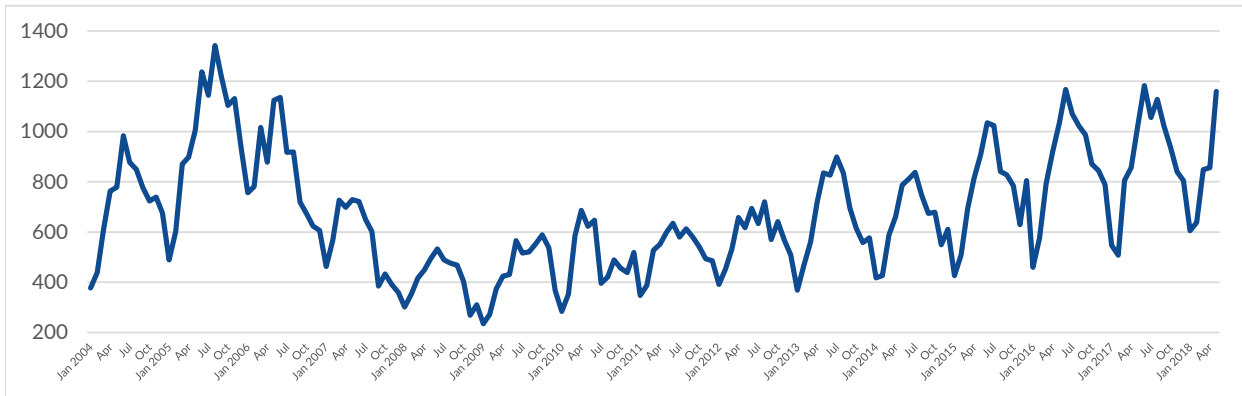
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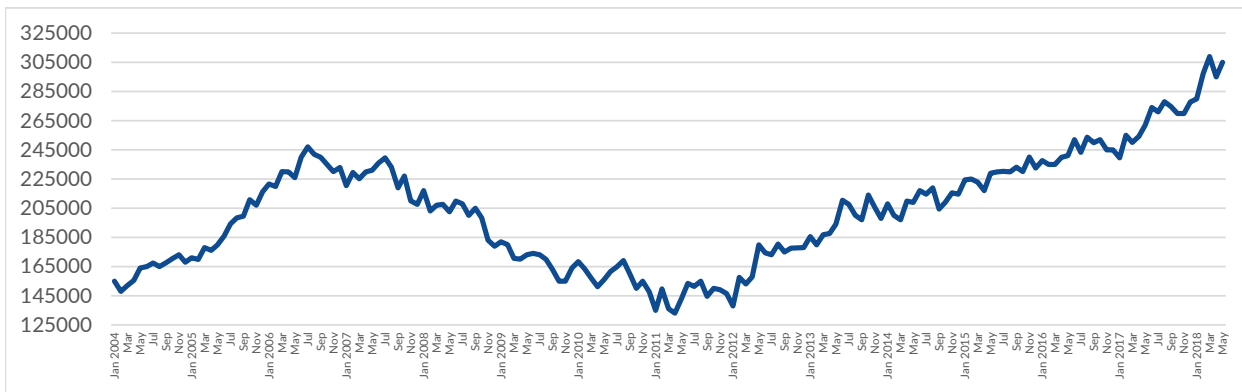
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Data from the Intermountain MLS as of June 11, 2018

Closed Sales High: 1,359 in Aug 2005 | Low: 237 in Jan 2009 | Current Month: 1,160



Median Sales Price High: \$308,950 in Mar 2018 | Low: \$134,900 in Jan 2011 | Current Month: \$305,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,346

