



# Ada County – Existing/Resale

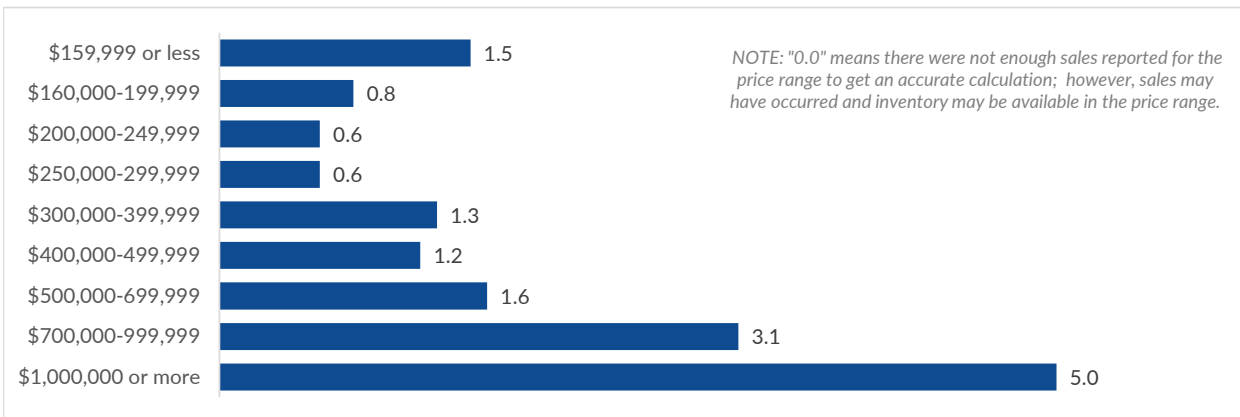
## July 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2018

Key Metrics	Jul 2017	Jul 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	854	830	-2.8%	4,591	4,658	1.5%
Median Sales Price	\$255,000	\$300,000	17.6%	\$241,106	\$285,000	18.2%
Days on Market	20	18	-10.0%	28	24	-14.3%
Pending Sales	1,078	895	-17.0%	--	--	--
Inventory	1,238	917	-25.9%	--	--	--
Months Supply of Inventory	1.4	1.1	-21.4%	--	--	--

### 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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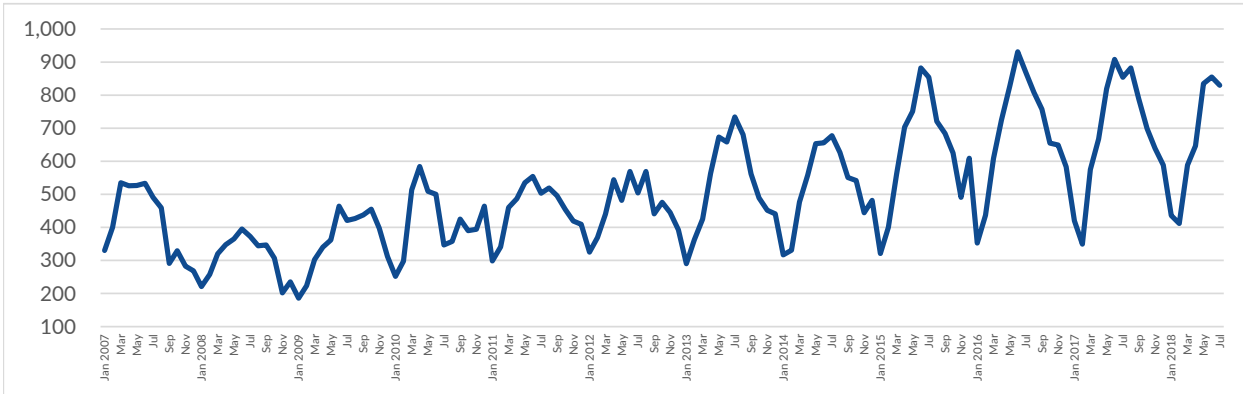
# Ada County – Existing/Resale

## July 2018 Market Statistics

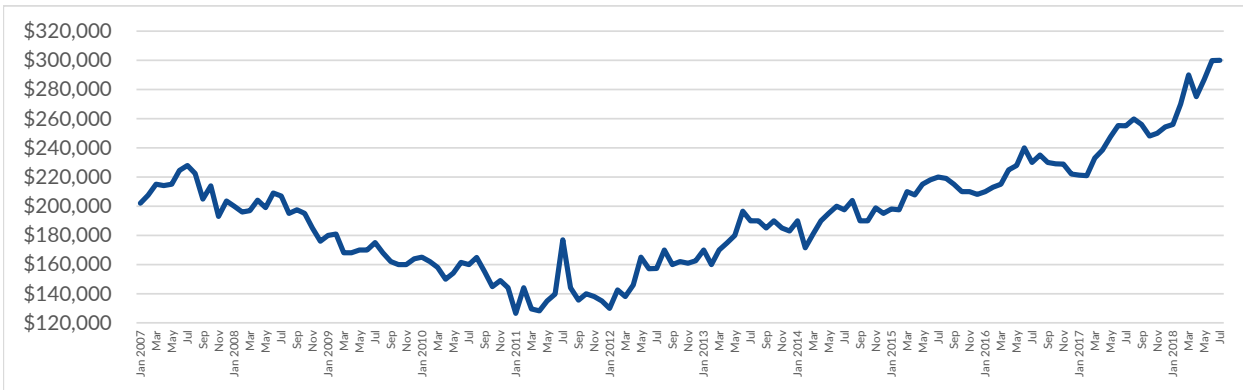
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Data from the Intermountain MLS as of August 11, 2018

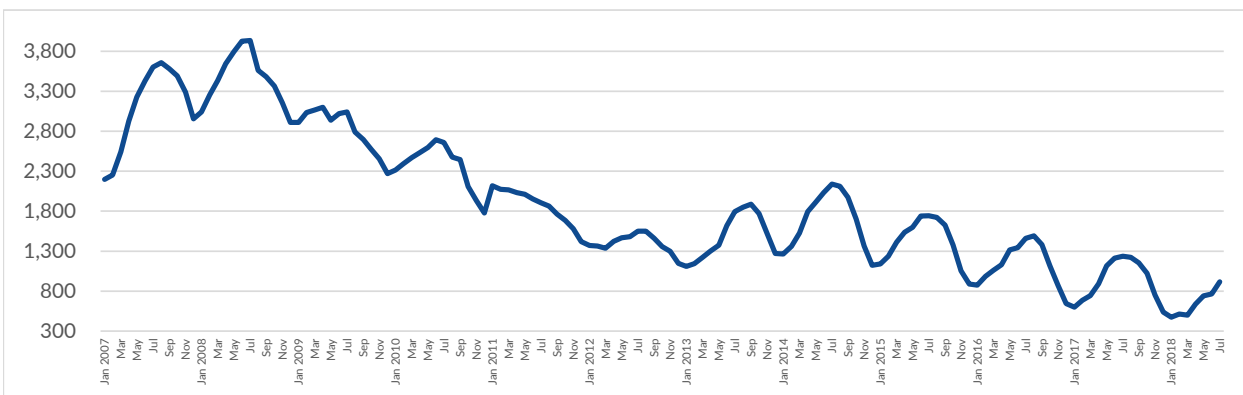
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 830



**Median Sales Price** High: \$299,900 in Jun 2018 | Low: \$126,500 in Jan 2011 | Current Month: \$300,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 917





# Ada County – New Construction

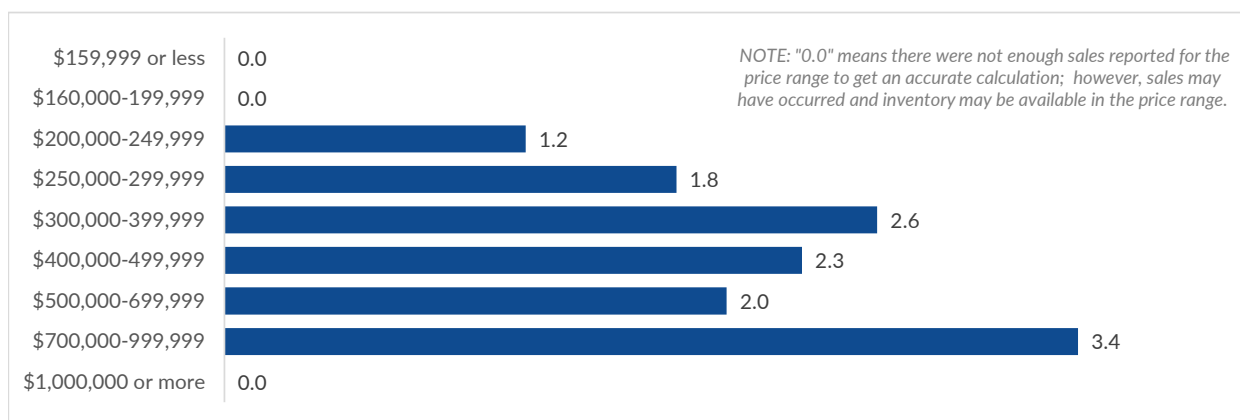
## July 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2018

Key Metrics	Jul 2017	Jul 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	221	279	26.2%	1,419	1,821	28.3%
Median Sales Price	\$337,740	\$379,900	12.5%	\$329,400	\$364,196	10.6%
Days on Market	66	55	-16.7%	76	61	-19.7%
Pending Sales	750	804	7.2%	--	--	--
Inventory	728	690	-5.2%	--	--	--
Months Supply of Inventory	2.9	2.3	-20.7%	--	--	--

### Months Supply of Inventory by Price Range



### Explanation of Metrics and Notes on Data Sources and Methodology

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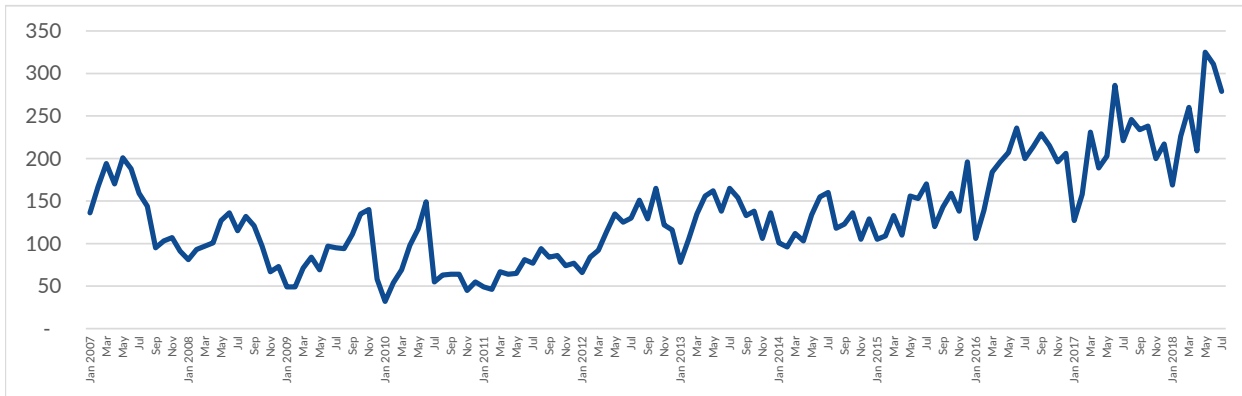
# Ada County – New Construction

## July 2018 Market Statistics

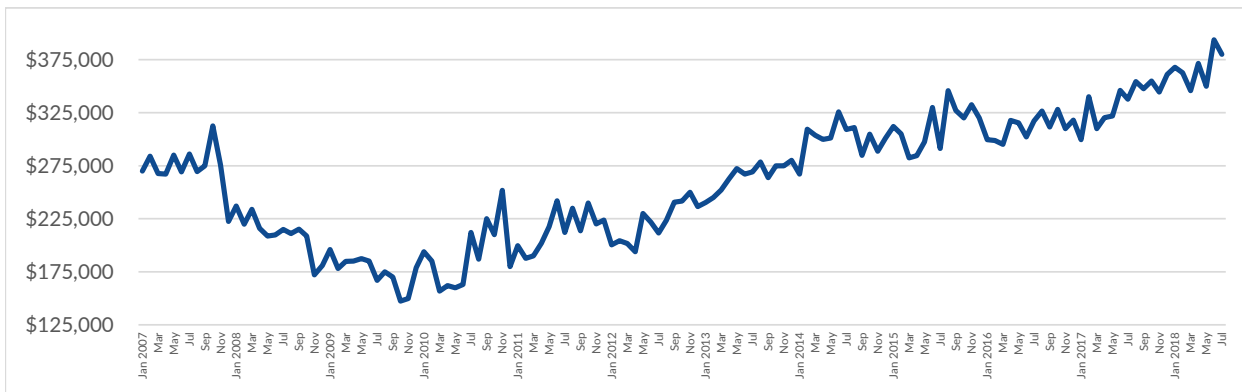
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Data from the Intermountain MLS as of August 11, 2018

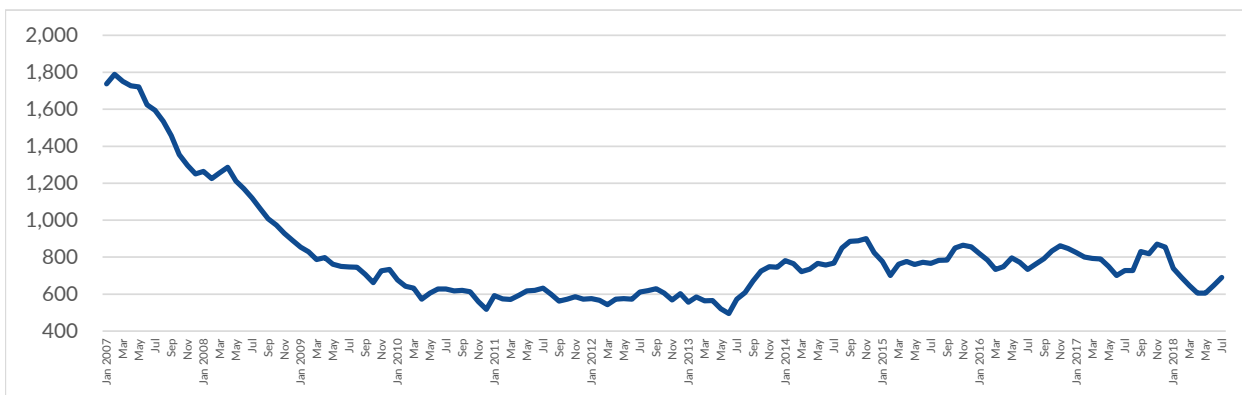
**Closed Sales** High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 279



**Median Sales Price** High: \$393,705 in Jun 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$379,900



**Inventory** High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 690





# Ada County – Single-Family Homes

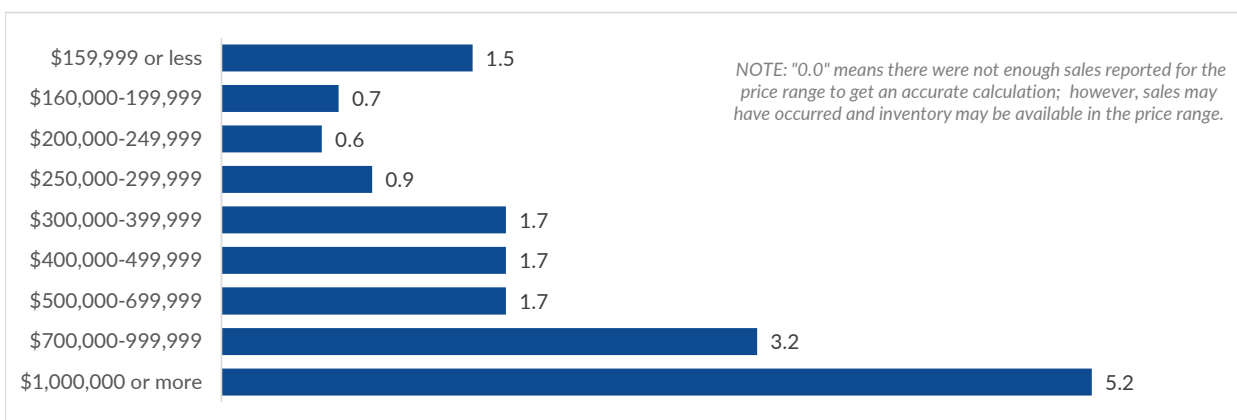
## July 2018 Market Statistics

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Data from the Intermountain MLS as of August 11, 2018

Key Metrics	Jul 2017	Jul 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	1,075	<b>1,109</b>	3.2%	6,010	<b>6,479</b>	7.8%
Median Sales Price	\$269,900	<b>\$319,000</b>	18.2%	\$260,000	<b>\$306,000</b>	17.7%
Days on Market	30	<b>27</b>	-10.0%	39	<b>34</b>	-12.8%
Pending Sales	1,828	<b>1,699</b>	-7.1%	--	--	--
Inventory	1,966	<b>1,607</b>	-18.3%	--	--	--
Months Supply of Inventory	1.7	<b>1.4</b>	-17.6%	--	--	--

### Months Supply of Inventory by Price Range



### Explanation of Metrics and Notes on Data Sources and Methodology

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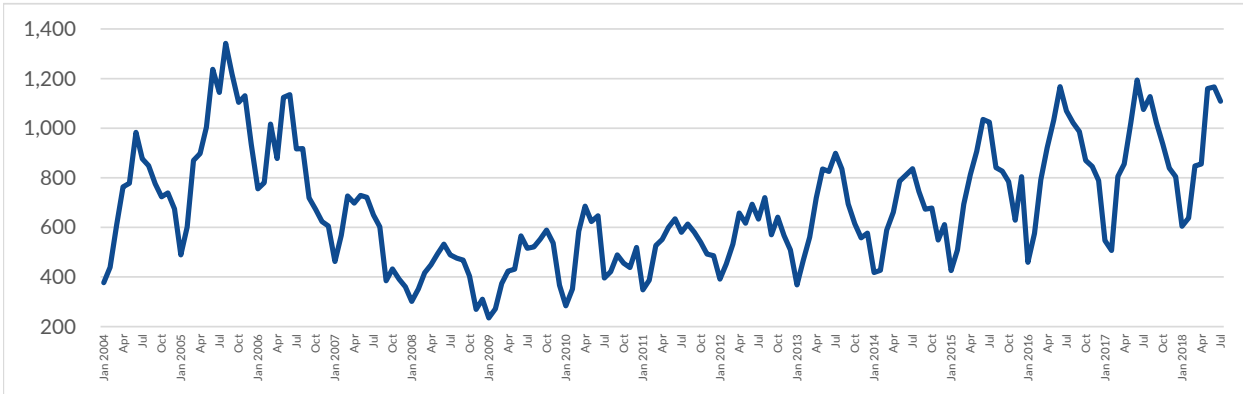
# Ada County – Single-Family Homes

## July 2018 Market Statistics

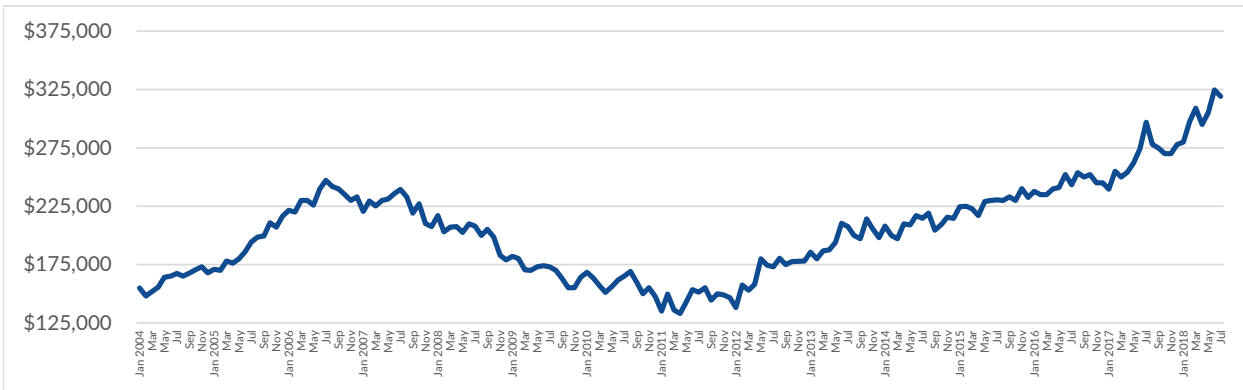
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Data from the Intermountain MLS as of August 11, 2018

**Closed Sales** High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 1,109



**Median Sales Price** High: \$324,647 in Jun 2018 | Low: \$133,000 in Apr 2011 | Current Month: \$319,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,607

