



# Ada County – Existing/Resale

## August 2018 Market Statistics

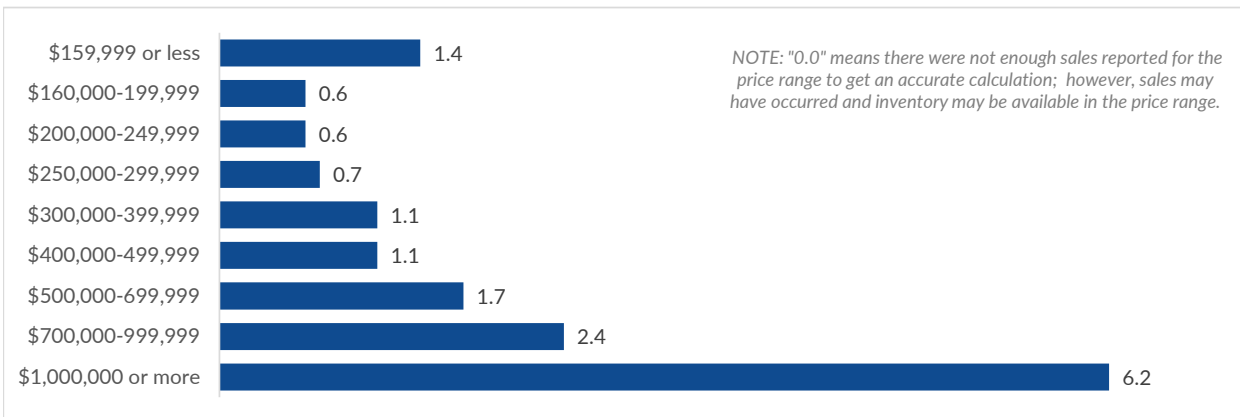
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of September 11, 2018

### Key Metrics

Key Metrics	Aug 2017	Aug 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	899	823	-8.5%	5,490	5,500	0.2%
Median Sales Price	\$259,900	\$309,200	19.0%	\$245,000	\$289,900	18.3%
Days on Market	26	20	-23.1%	27	23	-14.8%
Pending Sales	1,025	843	-17.8%	--	--	--
Inventory	1,224	891	-27.2%	--	--	--
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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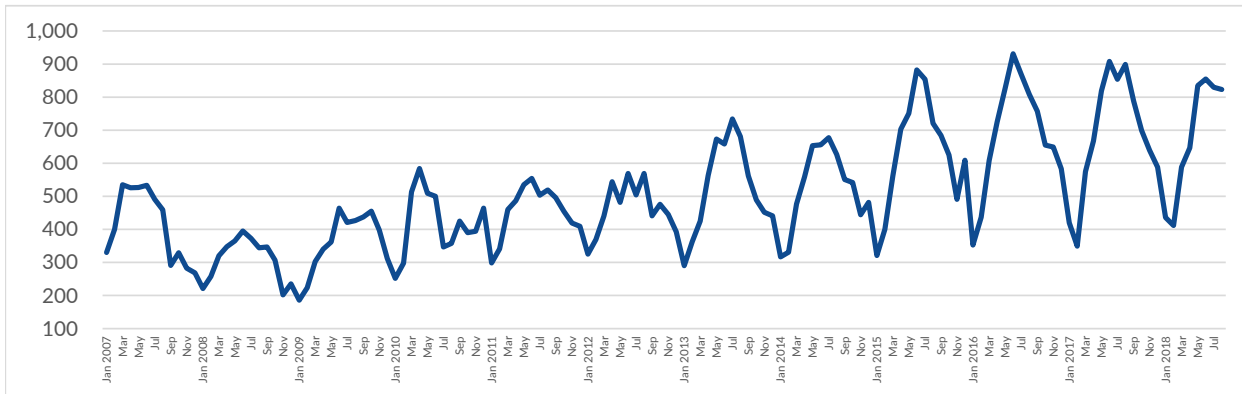
# Ada County – Existing/Resale

## August 2018 Market Statistics

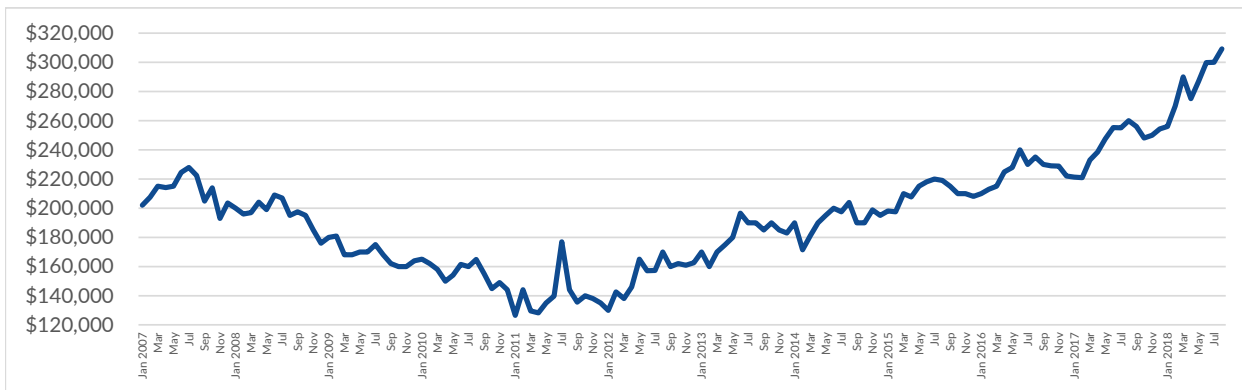
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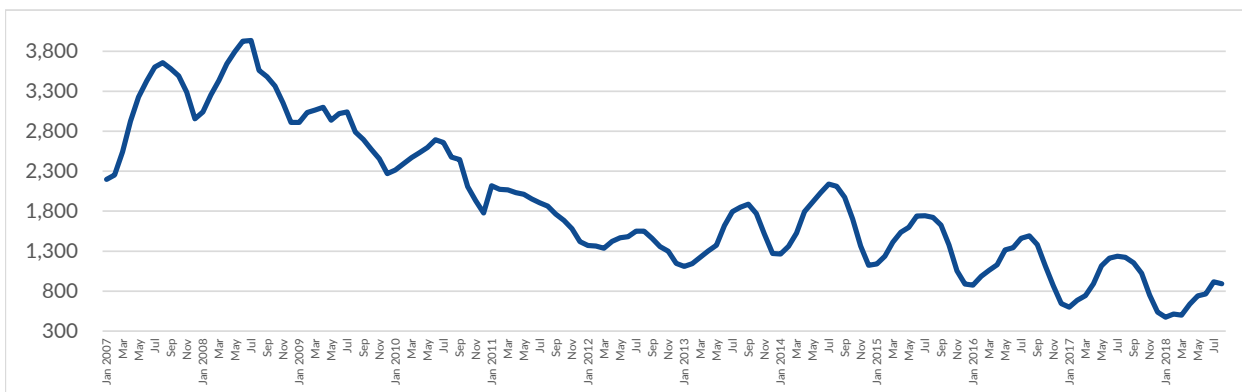
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 823



**Median Sales Price** High: \$309,200 in Aug 2018 | Low: \$126,500 in Jan 2011 | Current Month: \$309,200



**Inventory of Homes for Sale** High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 891





# Ada County – New Construction

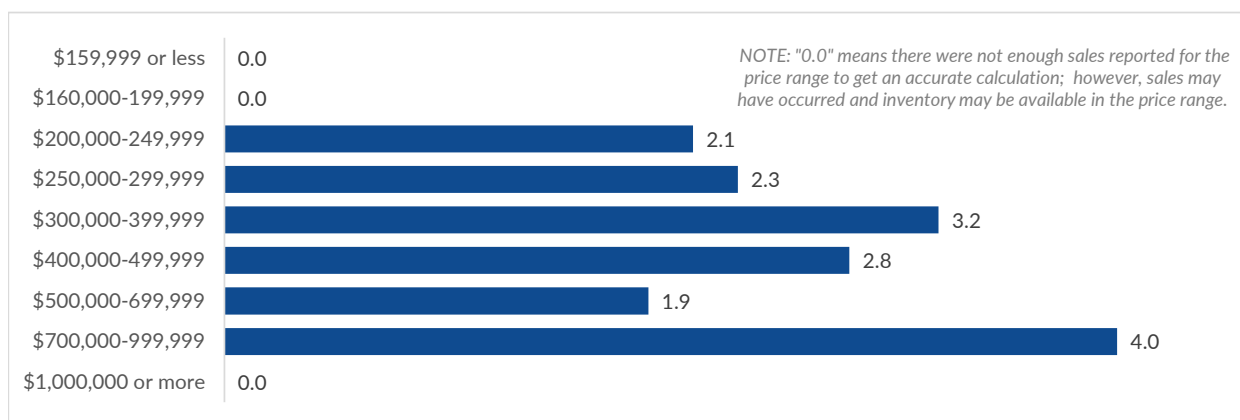
## August 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of September 11, 2018

Key Metrics	Aug 2017	Aug 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	249	301	20.9%	1,668	2,126	27.5%
Median Sales Price	\$355,825	\$386,470	8.6%	\$332,781	\$369,534	11.0%
Days on Market	56	43	-23.2%	73	58	-20.5%
Pending Sales	717	699	-2.5%	--	--	--
Inventory	727	790	8.7%	--	--	--
Months Supply of Inventory	3.2	2.7	-15.6%	--	--	--

### Months Supply of Inventory by Price Range



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

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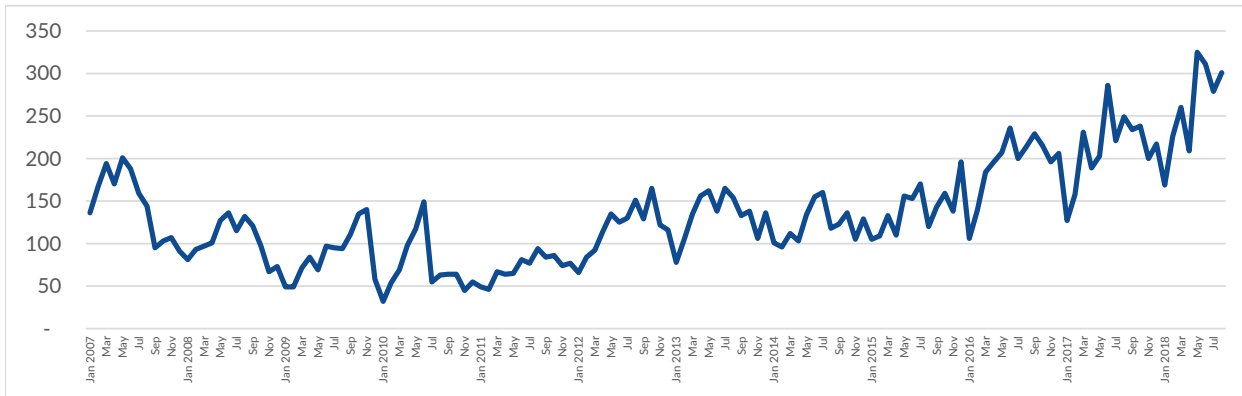
# Ada County – New Construction

## August 2018 Market Statistics

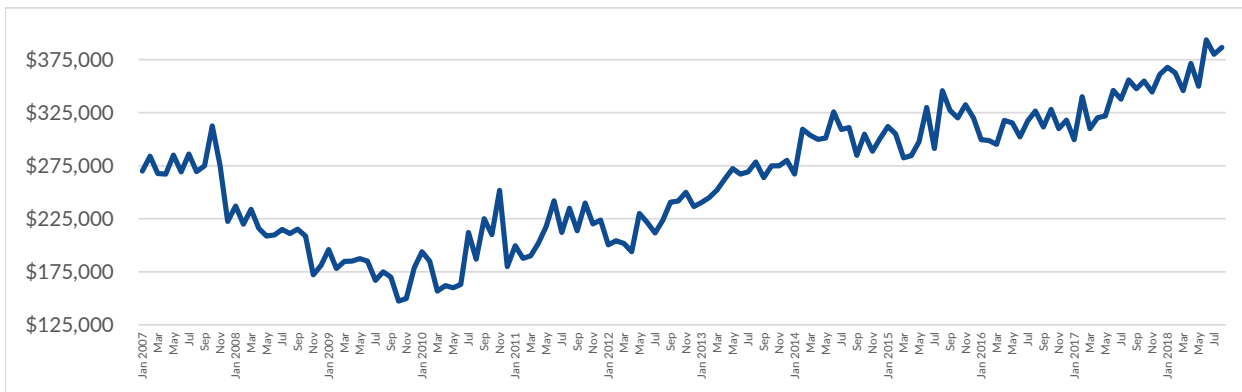
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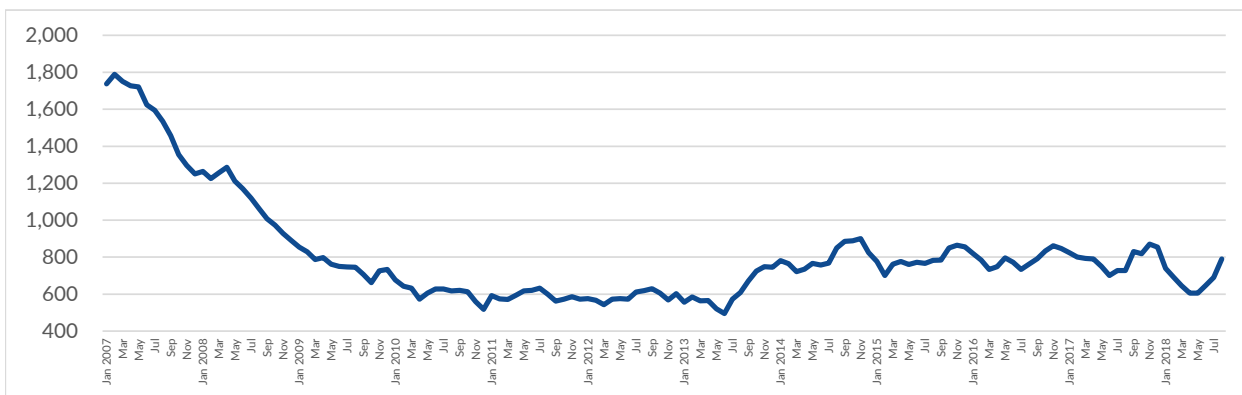
**Closed Sales** High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 301



**Median Sales Price** High: \$393,705 in Jun 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$386,470



**Inventory** High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 790





# Ada County – Single-Family Homes

## August 2018 Market Statistics

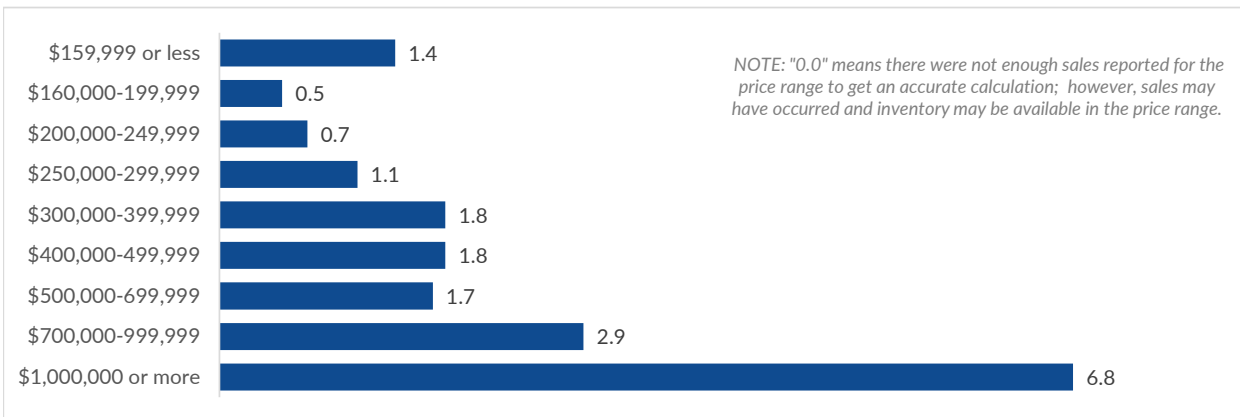
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of September 11, 2018

### Key Metrics

Key Metrics	Aug 2017	Aug 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	1,148	1,124	-2.1%	7,158	7,626	6.5%
Median Sales Price	\$278,000	\$334,400	20.3%	\$263,000	\$310,000	17.9%
Days on Market	33	26	-21.2%	38	33	-13.2%
Pending Sales	1,742	1,542	-11.5%	--	--	--
Inventory	1,951	1,681	-13.8%	--	--	--
Months Supply of Inventory	1.8	1.5	-16.7%	--	--	--

### Months Supply of Inventory by Price Range



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

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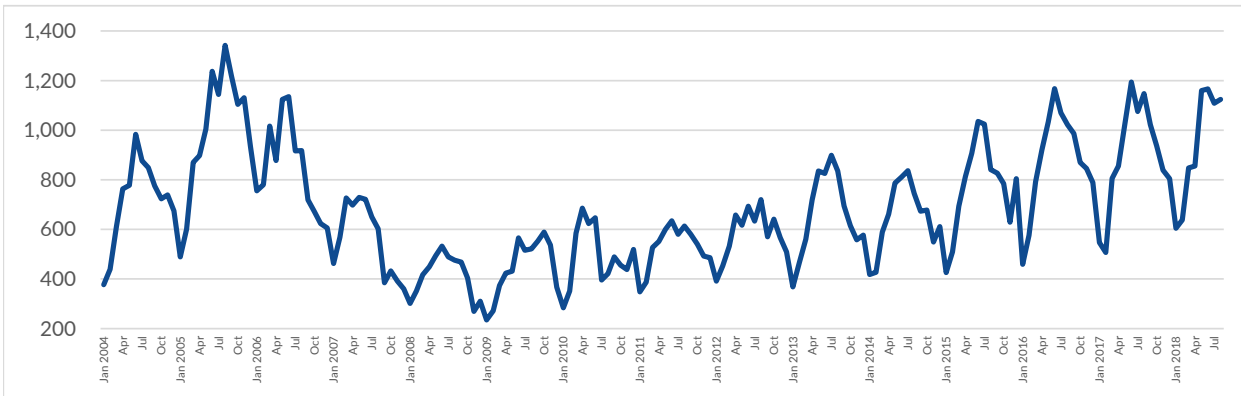
# Ada County – Single-Family Homes

## August 2018 Market Statistics

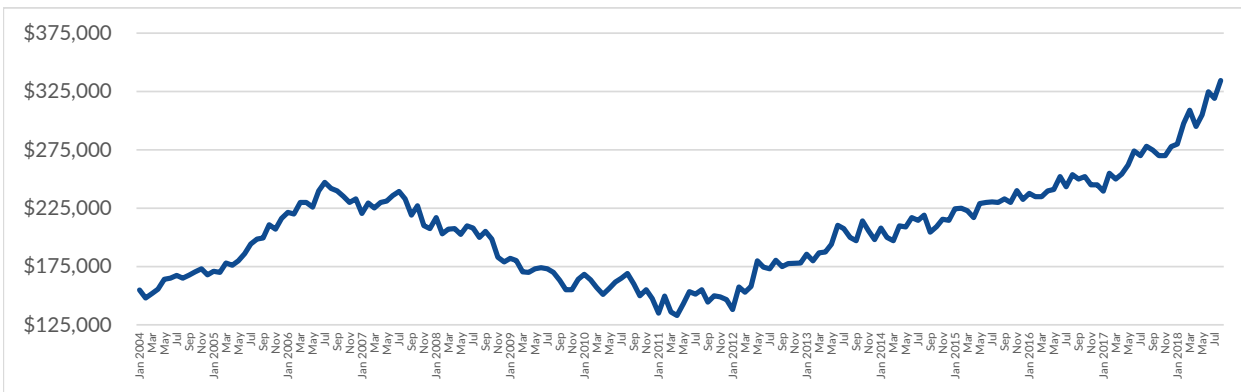
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Data from the Intermountain MLS as of September 11, 2018

**Closed Sales** High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 1,124



**Median Sales Price** High: \$334,400 in Aug 2018 | Low: \$133,000 in Apr 2011 | Current Month: \$334,400



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,681

