



# Ada County – Existing/Resale

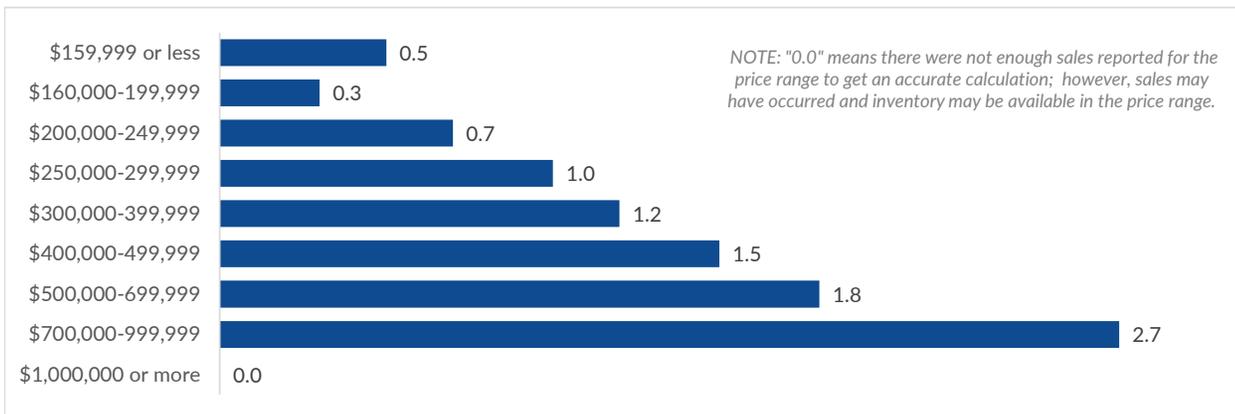
## September 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of October 11, 2018

Key Metrics	Sep 2017	Sep 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	811	616	-24.0%	6,301	6,136	-2.6%
Median Sales Price	\$254,900	\$299,950	17.7%	\$246,000	\$290,000	17.9%
Days on Market	27	23	-14.8%	27	23	-14.8%
Pending Sales	903	787	-12.8%	--	--	--
Inventory	1,155	933	-19.2%	--	--	--
Months Supply of Inventory	1.3	1.2	-7.7%	--	--	--

### 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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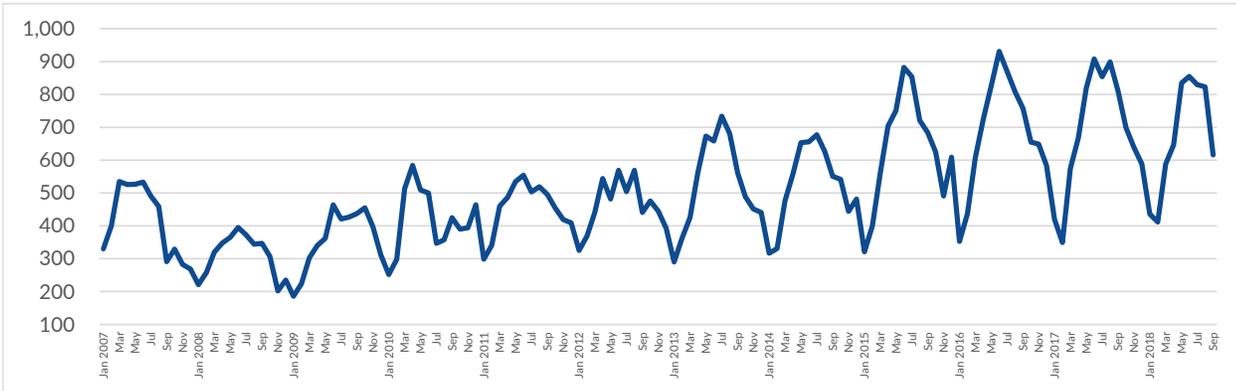
# Ada County – Existing/Resale

## September 2018 Market Statistics

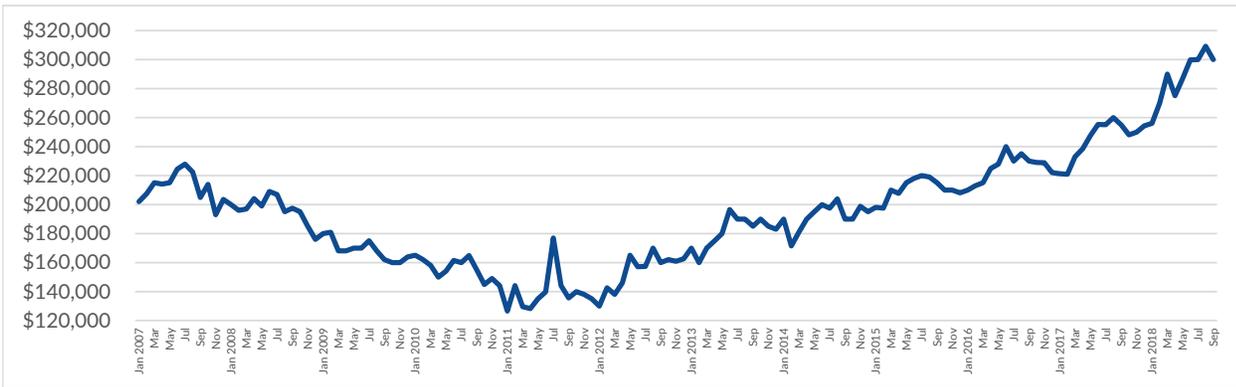
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Data from the Intermountain MLS as of October 11, 2018

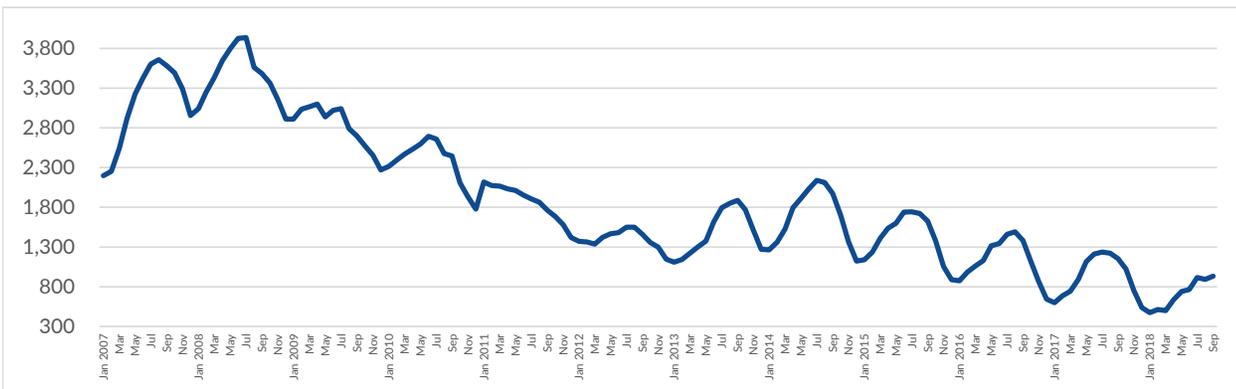
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 616



**Median Sales Price** High: \$309,200 in Aug 2018 | Low: \$126,500 in Jan 2011 | Current Month: \$299,950



**Inventory of Homes for Sale** High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 933





# Ada County – New Construction

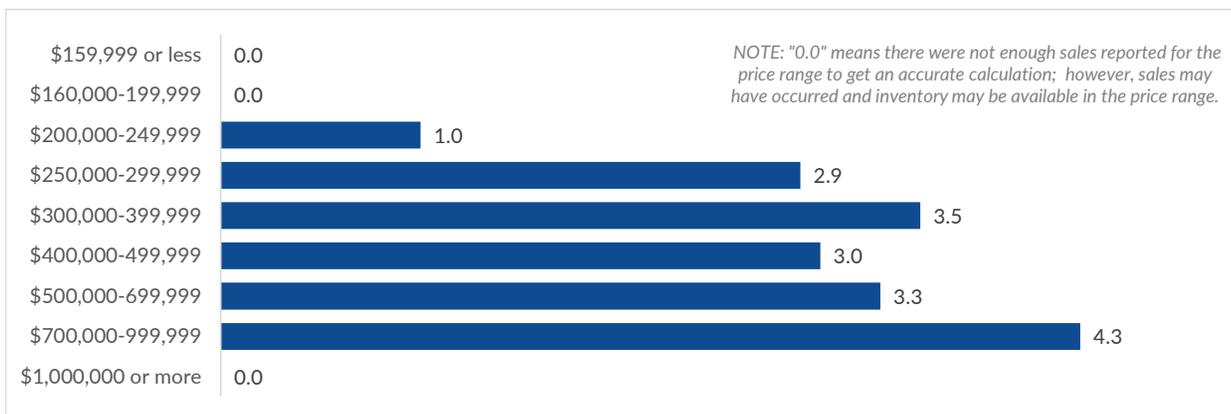
## September 2018 Market Statistics

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Data from the Intermountain MLS as of October 11, 2018

Key Metrics	Sep 2017	Sep 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	238	253	6.3%	1,906	2,384	25.1%
Median Sales Price	\$349,350	\$367,900	5.3%	\$334,900	\$396,148	18.3%
Days on Market	51	47	-7.8%	70	57	-18.6%
Pending Sales	692	696	0.6%	--	--	--
Inventory	830	895	7.8%	--	--	--
Months Supply of Inventory	3.2	3.1	-3.1%	--	--	--

### Months Supply of Inventory by Price Range



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

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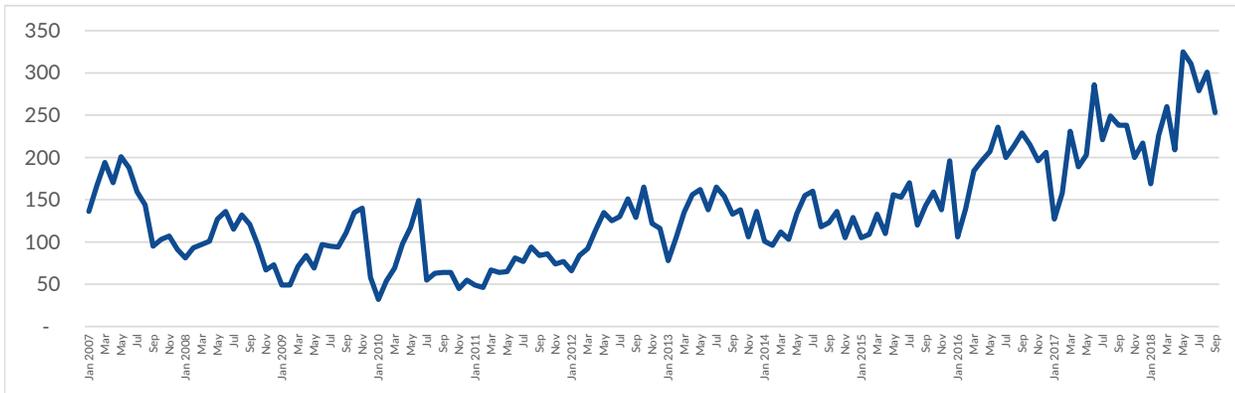
# Ada County – New Construction

## September 2018 Market Statistics

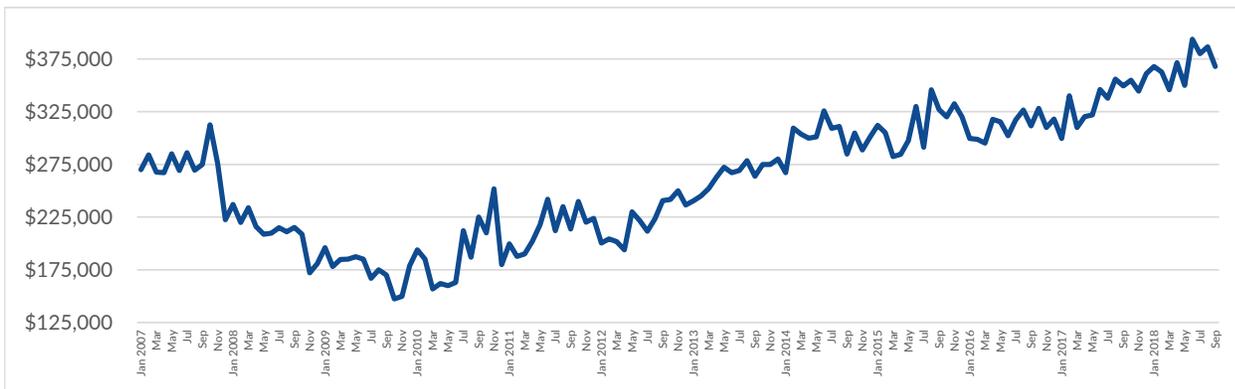
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Data from the Intermountain MLS as of October 11, 2018

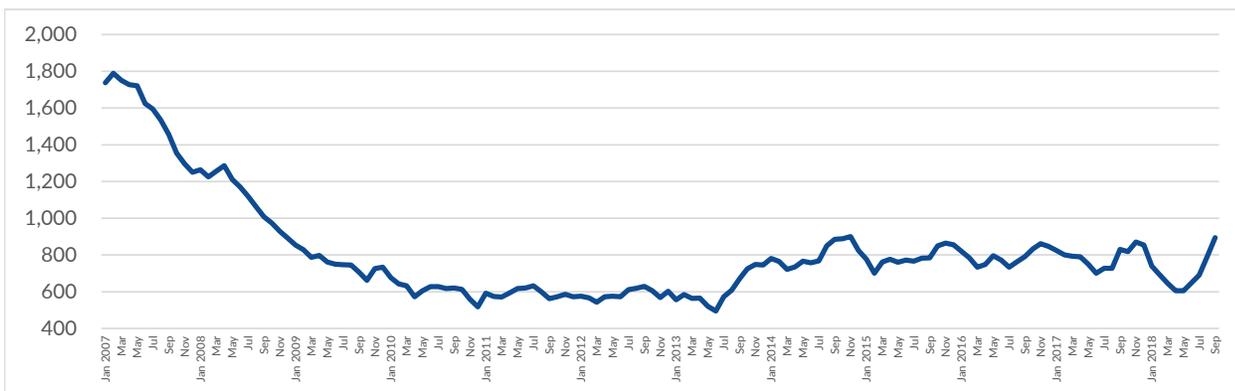
**Closed Sales** High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 253



**Median Sales Price** High: \$393,705 in Jun 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$367,900



**Inventory** High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 895





# Ada County – Single-Family Homes

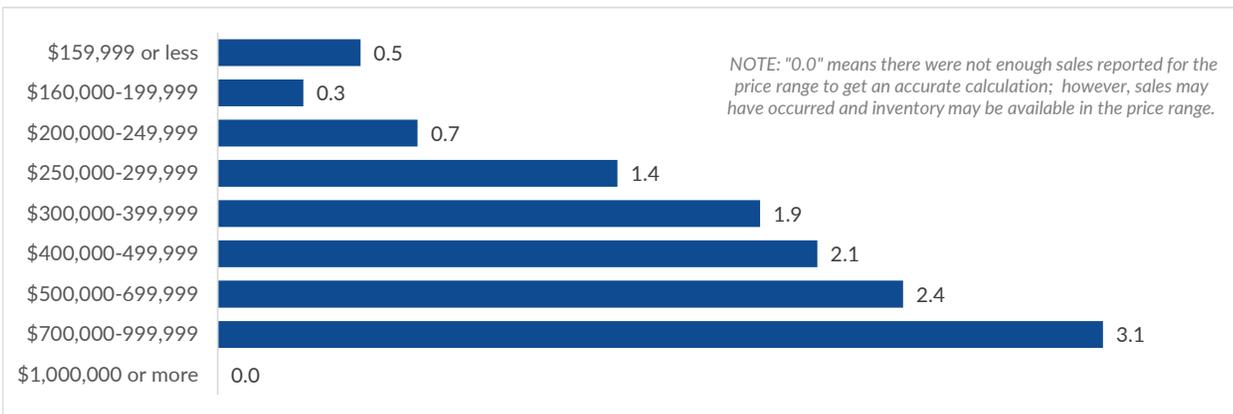
## September 2018 Market Statistics

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Data from the Intermountain MLS as of October 11, 2018

Key Metrics	Sep 2017	Sep 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	1,049	869	-17.2%	8,207	8,520	3.8%
Median Sales Price	\$273,455	\$318,990	16.7%	\$264,900	\$310,000	17.0%
Days on Market	32	30	-6.3%	37	33	-10.8%
Pending Sales	1,595	1,483	-7.0%	--	--	--
Inventory	1,985	1,828	-7.9%	--	--	--
Months Supply of Inventory	1.8	1.7	-5.6%	--	--	--

### Months Supply of Inventory by Price Range



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

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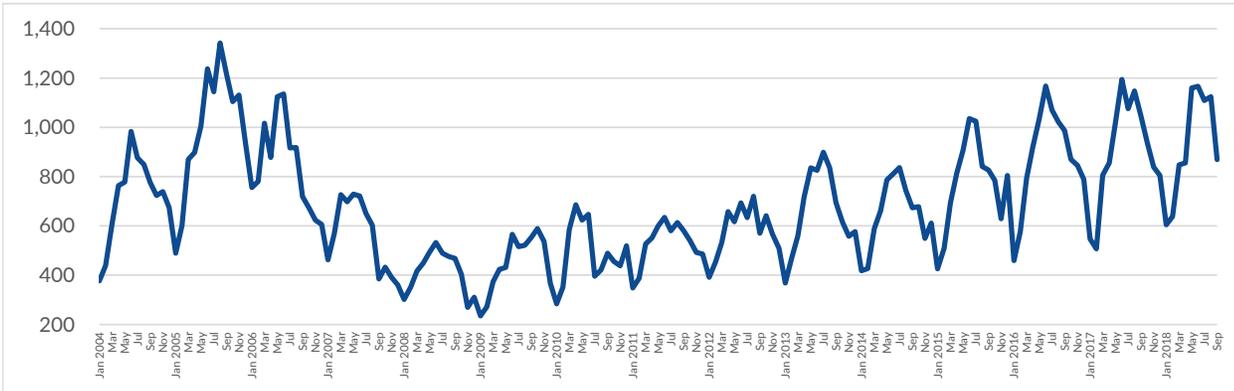
# Ada County – Single-Family Homes

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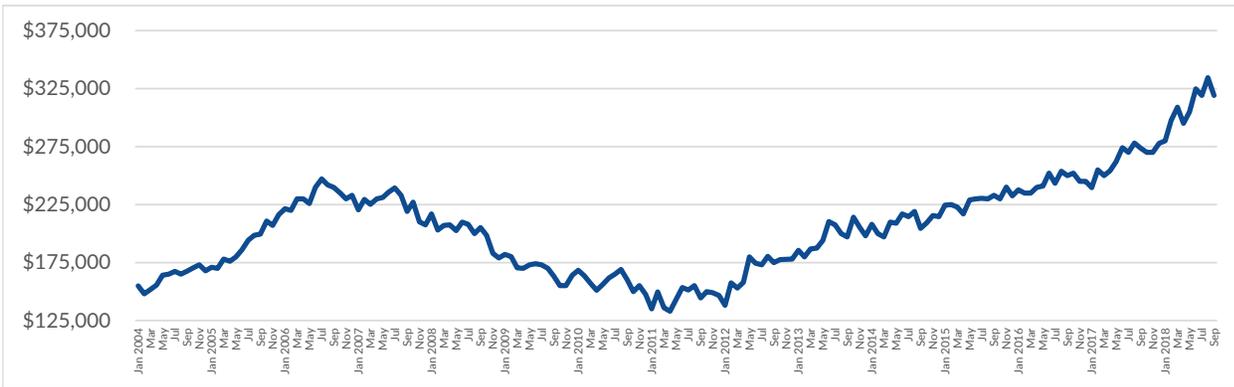
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Data from the Intermountain MLS as of October 11, 2018

**Closed Sales** High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 869



**Median Sales Price** High: \$334,400 in Aug 2018 | Low: \$133,000 in Apr 2011 | Current Month: \$318,990



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,828

