



# Ada County – Existing/Resale

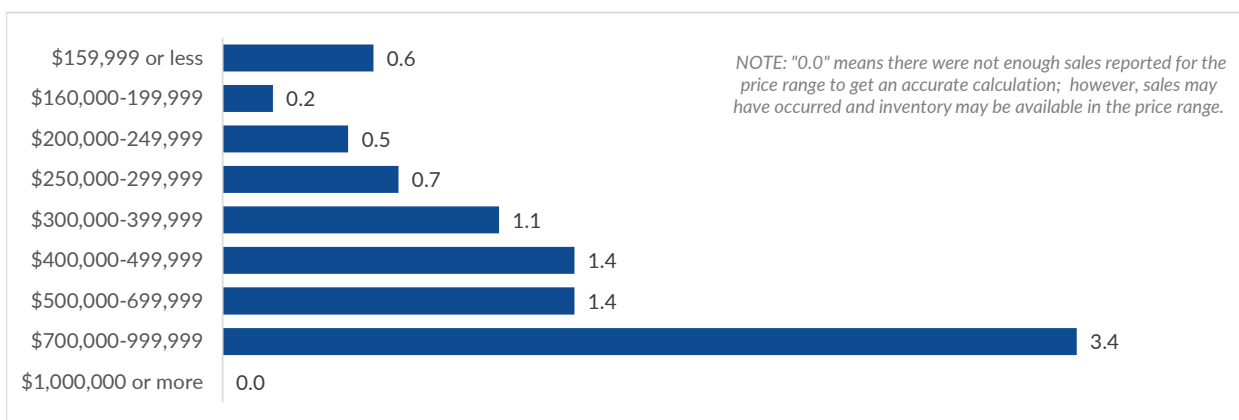
## November 2018 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of December 11, 2018

Key Metrics	Nov 2017	Nov 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	656	591	-9.9%	7,671	7,463	-2.7%
Median Sales Price	\$250,000	<b>\$295,000</b>	18.0%	\$247,000	<b>\$290,000</b>	17.4%
Days on Market	33	30	-9.1%	28	24	-14.3%
Pending Sales	744	572	-23.1%	--	--	--
Inventory	752	661	-12.1%	--	--	--
Months Supply of Inventory	1.1	1.0	-9.1%	--	--	--

### 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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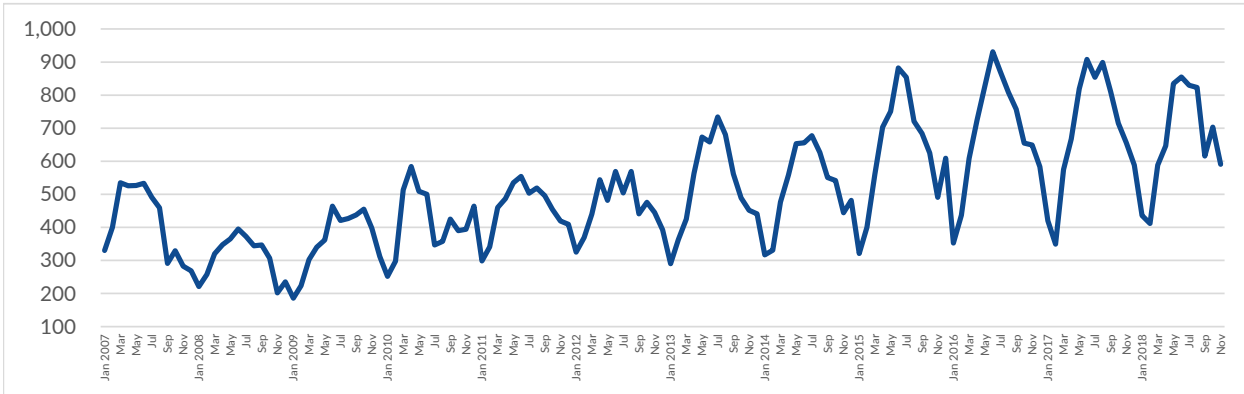
# Ada County – Existing/Resale

## November 2018 Market Statistics

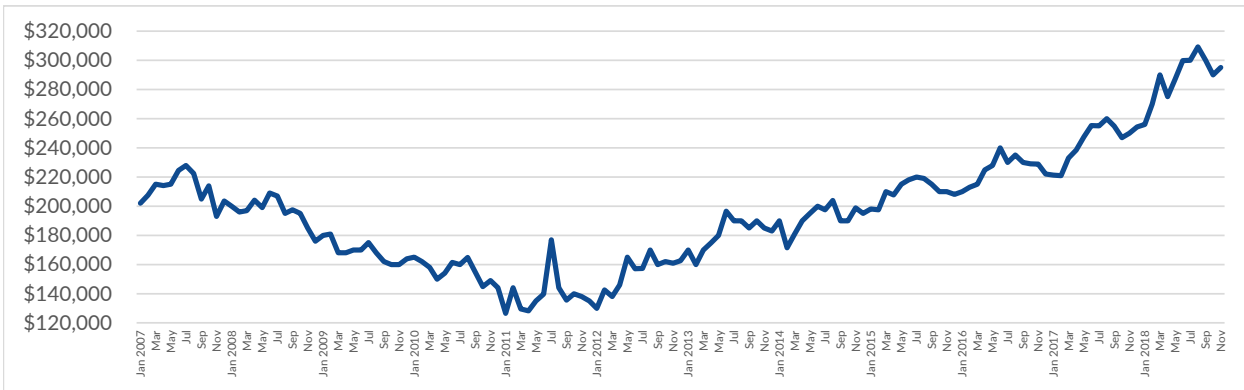
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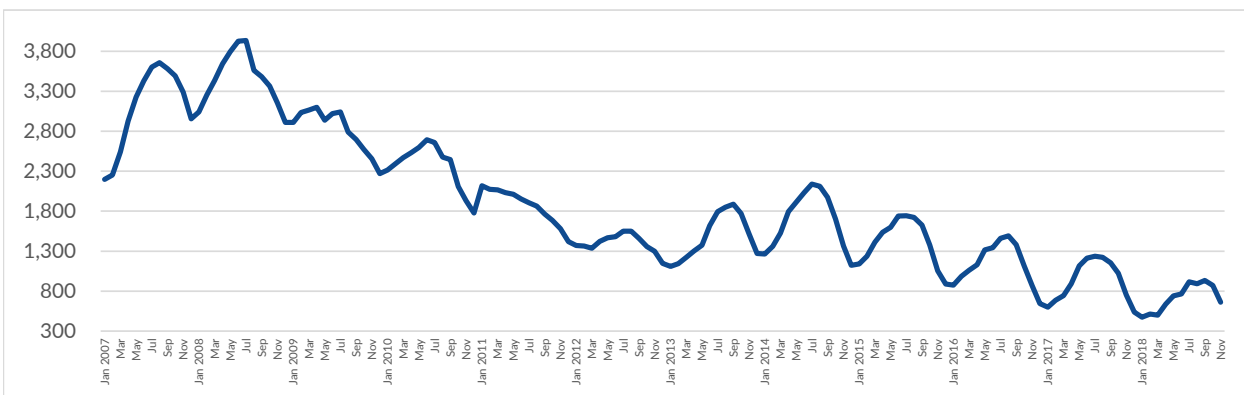
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 591



**Median Sales Price** High: \$309,200 in Aug 2018 | Low: \$126,500 in Jan 2011 | Current Month: \$295,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 661





# Ada County – New Construction

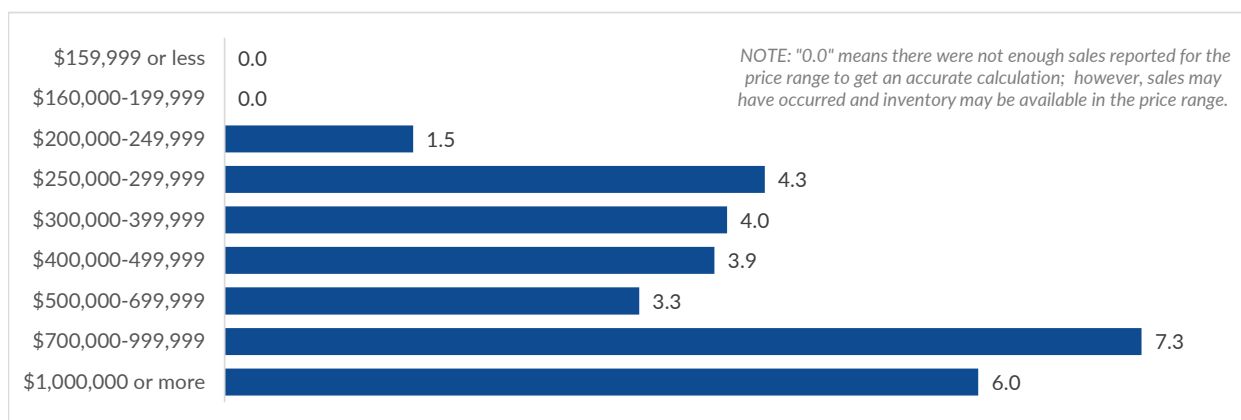
## November 2018 Market Statistics

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Key Metrics	Nov 2017	Nov 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	202	237	17.3%	2,347	2,893	23.3%
Median Sales Price	\$342,437	\$390,000	13.9%	\$337,900	\$371,462	9.9%
Days on Market	55	42	-23.6%	67	55	-17.9%
Pending Sales	639	639	0.0%	--	--	--
Inventory	871	986	13.2%	--	--	--
Months Supply of Inventory	4.0	3.9	-2.5%	--	--	--

### Months Supply of Inventory by Price Range



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

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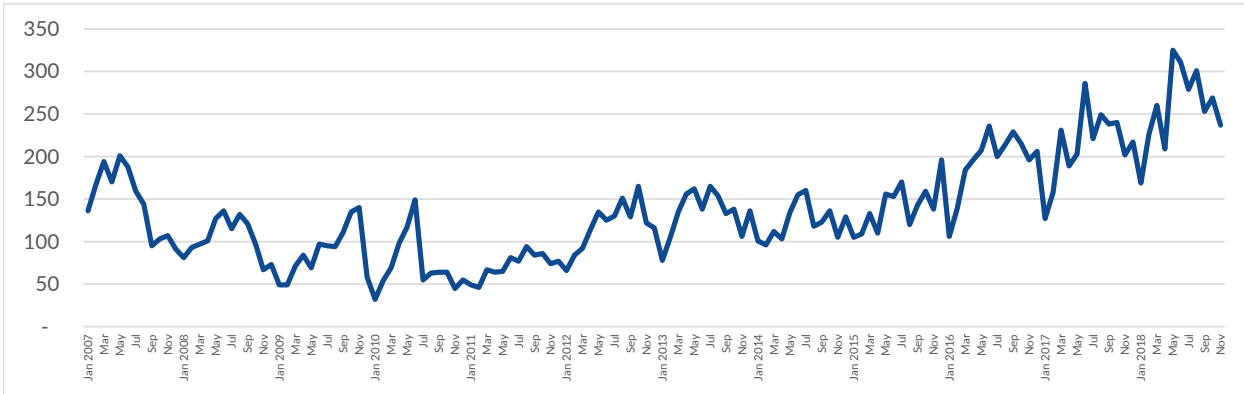
# Ada County – New Construction

## November 2018 Market Statistics

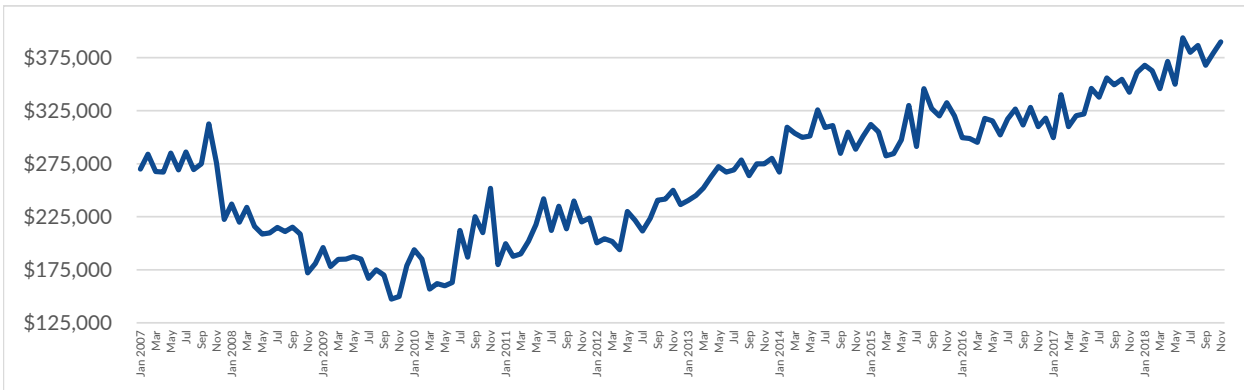
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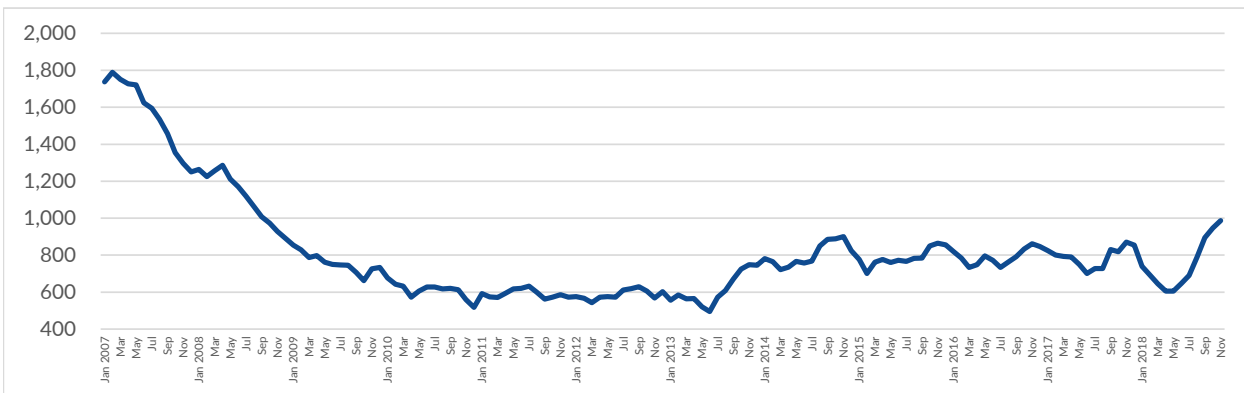
**Closed Sales** High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 237



**Median Sales Price** High: \$393,705 in Jun 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$390,000



**Inventory** High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 986





# Ada County – Single-Family Homes

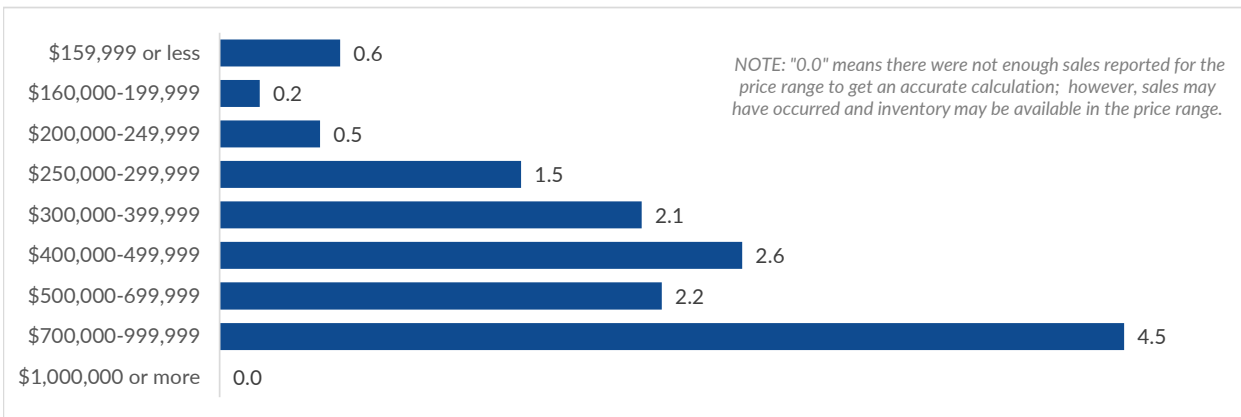
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Data from the Intermountain MLS as of December 11, 2018

Key Metrics	Nov 2017	Nov 2018	% Chg	YTD 2017	YTD 2018	% Chg
Closed Sales	858	<b>828</b>	-3.5%	10,018	<b>10,356</b>	3.4%
Median Sales Price	\$269,900	<b>\$324,250</b>	20.1%	\$265,000	<b>\$312,269</b>	17.8%
Days on Market	38	<b>33</b>	-13.2%	37	<b>33</b>	-10.8%
Pending Sales	1,383	<b>1,211</b>	-12.4%	--	--	--
Inventory	1,623	<b>1,647</b>	1.5%	--	--	--
Months Supply of Inventory	1.8	<b>1.8</b>	0.0%	--	--	--

### Months Supply of Inventory by Price Range



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

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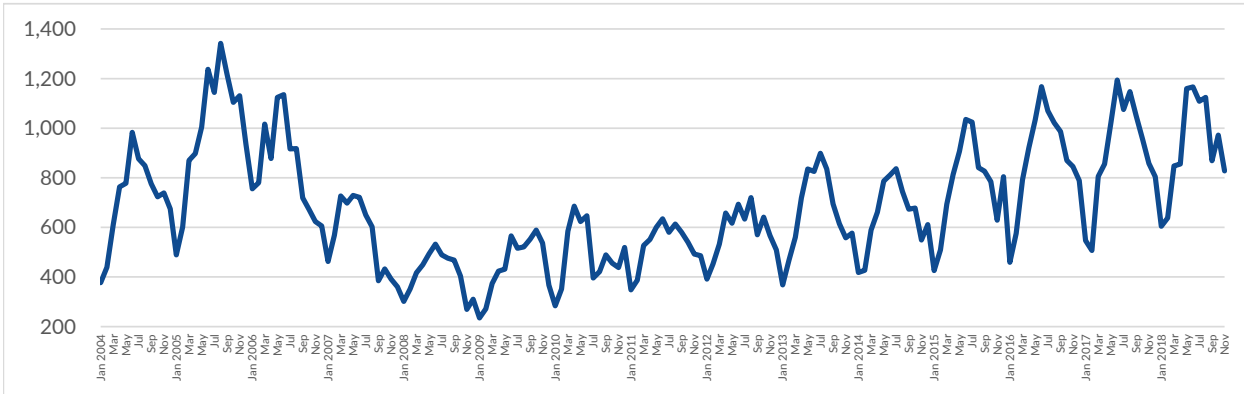
# Ada County – Single-Family Homes

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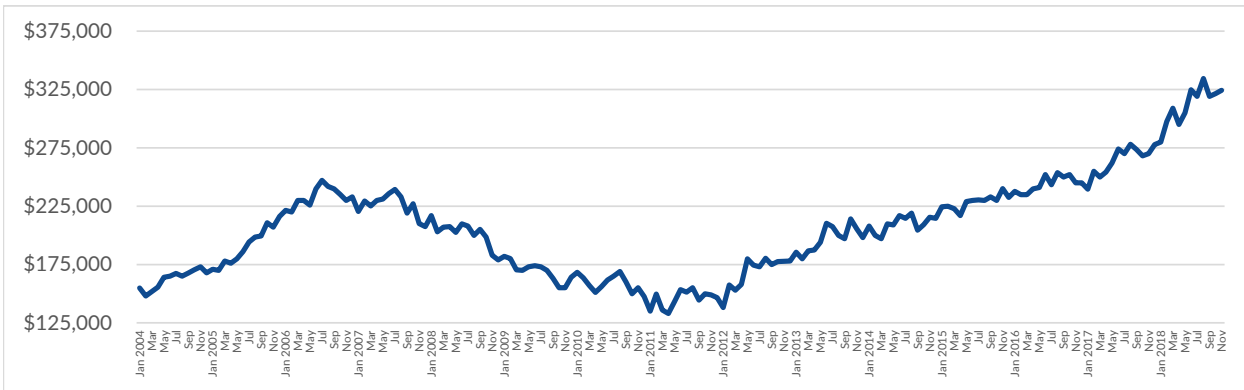
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Data from the Intermountain MLS as of December 11, 2018

**Closed Sales** High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 828



**Median Sales Price** High: \$334,400 in Aug 2018 | Low: \$133,000 in Apr 2011 | Current Month: \$324,250



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,647

