



Ada County – Existing/Resale

March 2019 Market Statistics

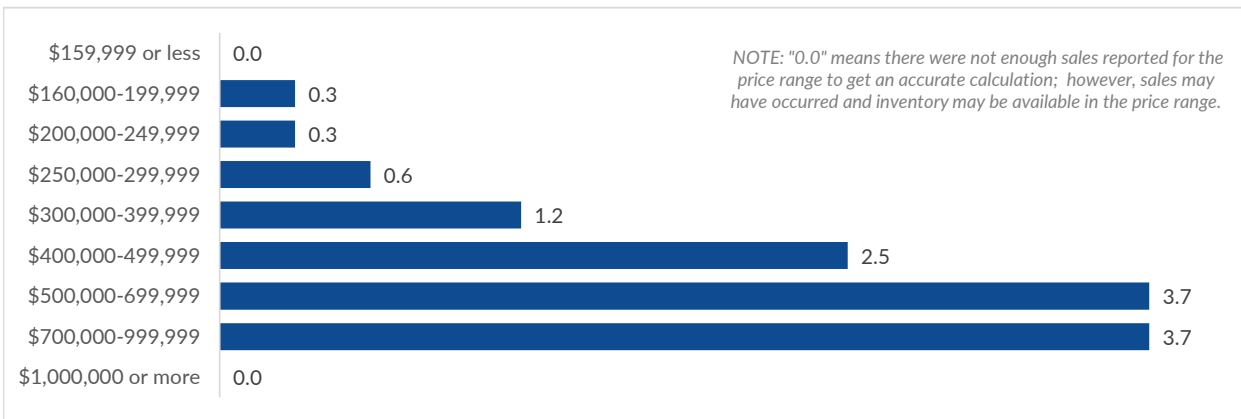
Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of April 11, 2019

Key Metrics

Key Metrics	Mar 2018	Mar 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	602	498	-17.3%	1,465	1,281	-12.6%
Median Sales Price	\$290,000	\$309,900	6.9%	\$274,000	\$299,500	9.3%
Days on Market	27	30	11.1%	35	35	0.0%
Pending Sales	920	774	-15.9%	--	--	--
Inventory	498	592	18.9%	--	--	--
Months Supply of Inventory	1.0	1.3	30.0%	--	--	--

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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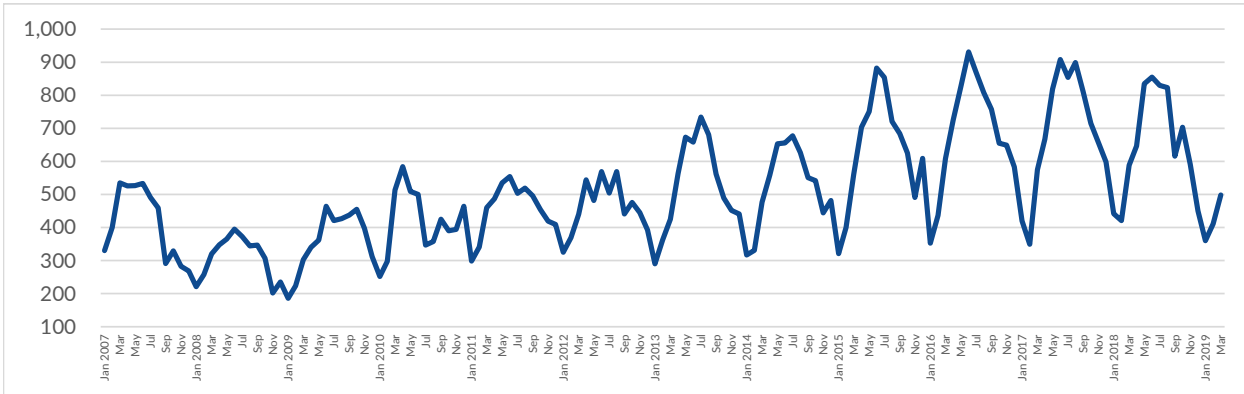
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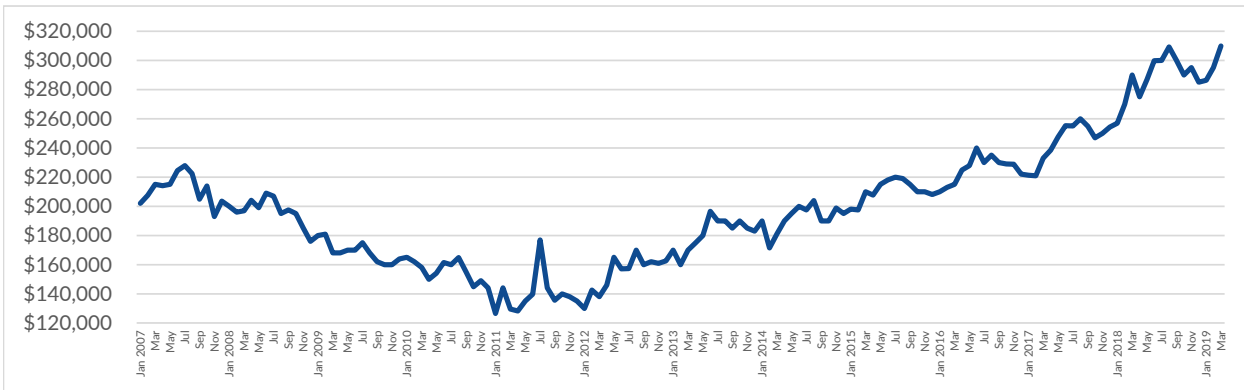
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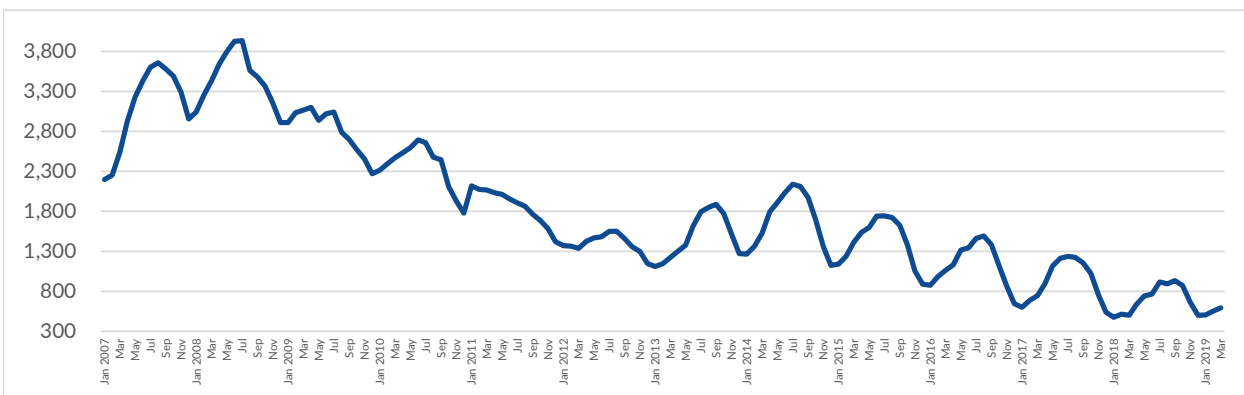
Closed Sales High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 498



Median Sales Price High: \$309,900 in Mar 2019 | Low: \$126,500 in Jan 2011 | Current Month: \$309,900



Inventory of Homes for Sale High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 592





Ada County – New Construction

March 2019 Market Statistics

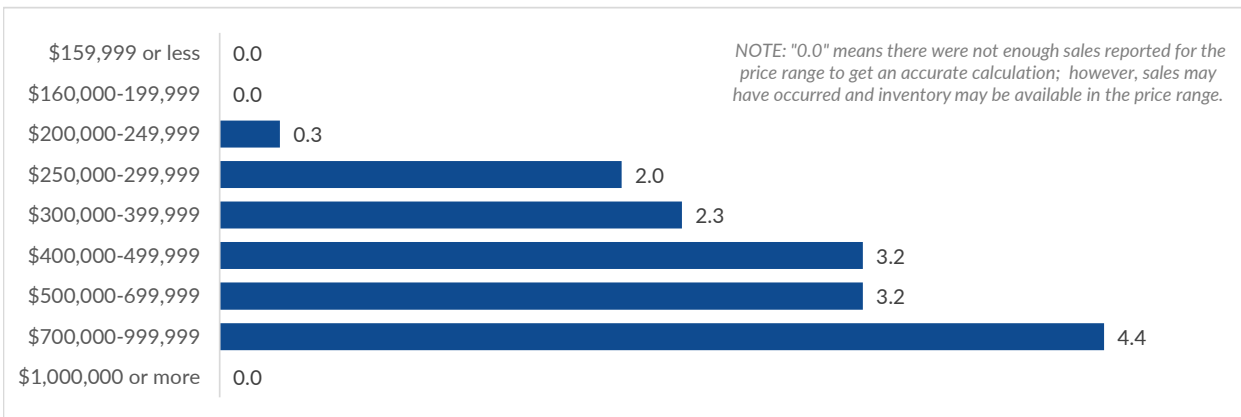
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Key Metrics

Key Metrics	Mar 2018	Mar 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	267	325	21.7%	670	809	20.7%
Median Sales Price	\$341,000	\$377,630	10.7%	\$352,950	\$374,947	6.2%
Days on Market	67	80	19.4%	63	75	19.0%
Pending Sales	871	859	-1.4%	--	--	--
Inventory	645	760	17.8%	--	--	--
Months Supply of Inventory	2.7	2.6	-3.7%	--	--	--

Months Supply of Inventory by Price Range



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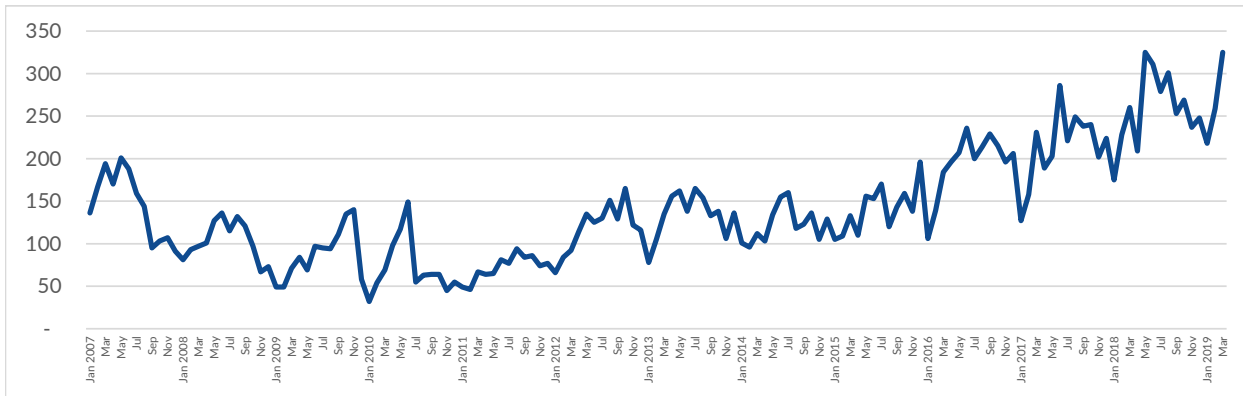
Ada County – New Construction

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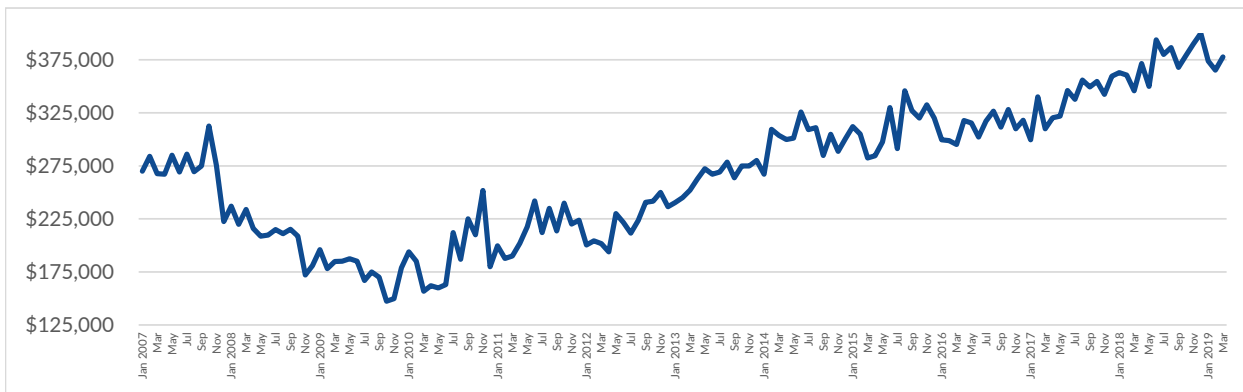
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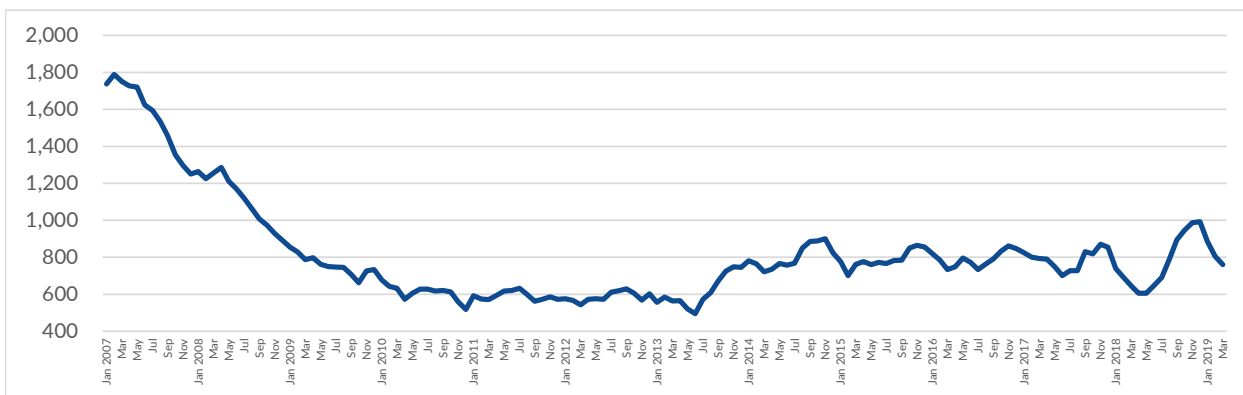
Closed Sales High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 325



Median Sales Price High: \$393,705 in Jun 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$377,630



Inventory High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 760





Ada County – Single-Family Homes

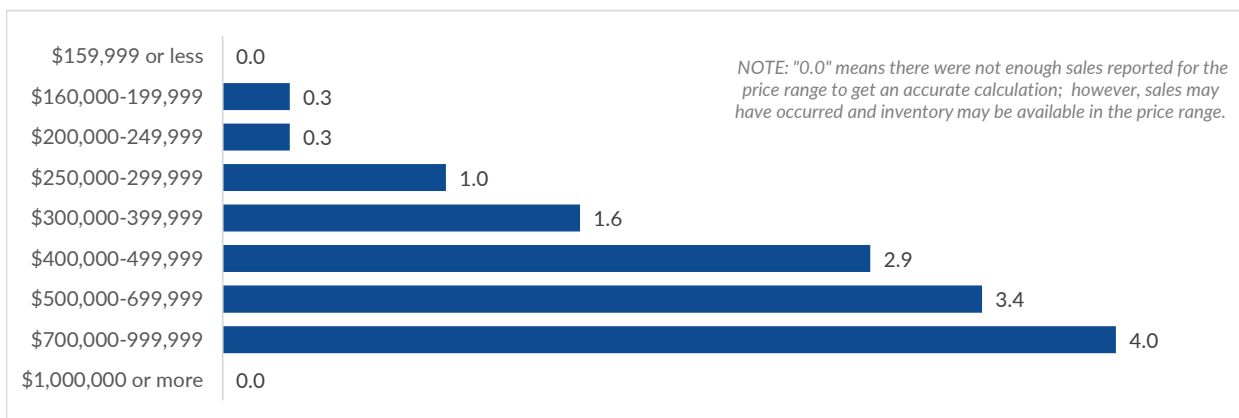
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Key Metrics	Mar 2018	Mar 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	869	823	-5.3%	2,135	2,090	-2.1%
Median Sales Price	\$306,893	\$335,000	9.2%	\$295,990	\$327,995	10.8%
Days on Market	40	50	25.0%	44	50	13.6%
Pending Sales	1,791	1,633	-8.8%	--	--	--
Inventory	1,143	1,352	18.3%	--	--	--
Months Supply of Inventory	1.5	1.8	20.0%	--	--	--

Months Supply of Inventory by Price Range



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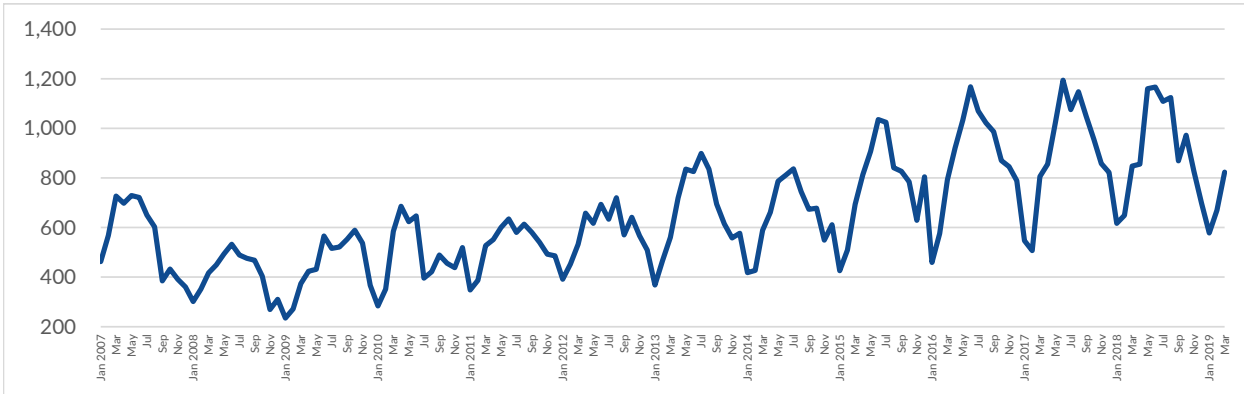
Ada County – Single-Family Homes

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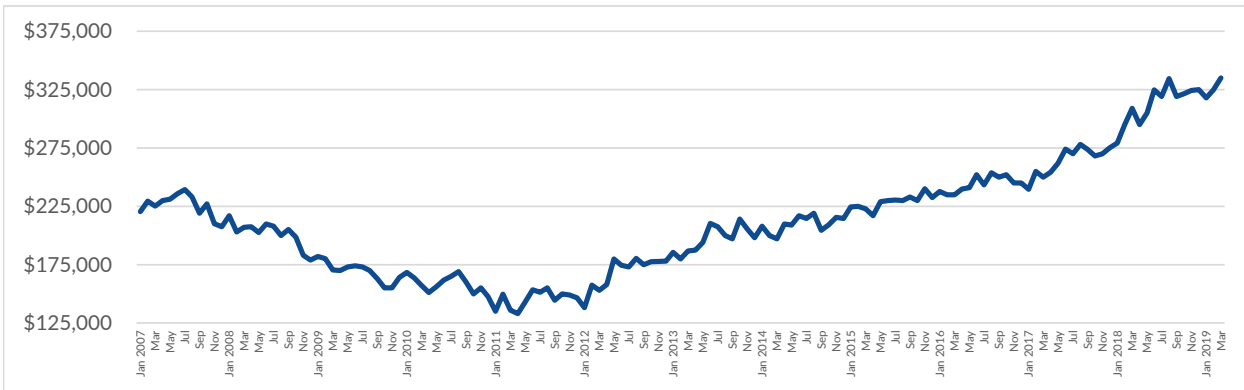
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Closed Sales High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 823



Median Sales Price High: \$335,000 in Mar 2019 | Low: \$133,000 in Apr 2011 | Current Month: \$335,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,352

