



Ada County – Single-Family Homes

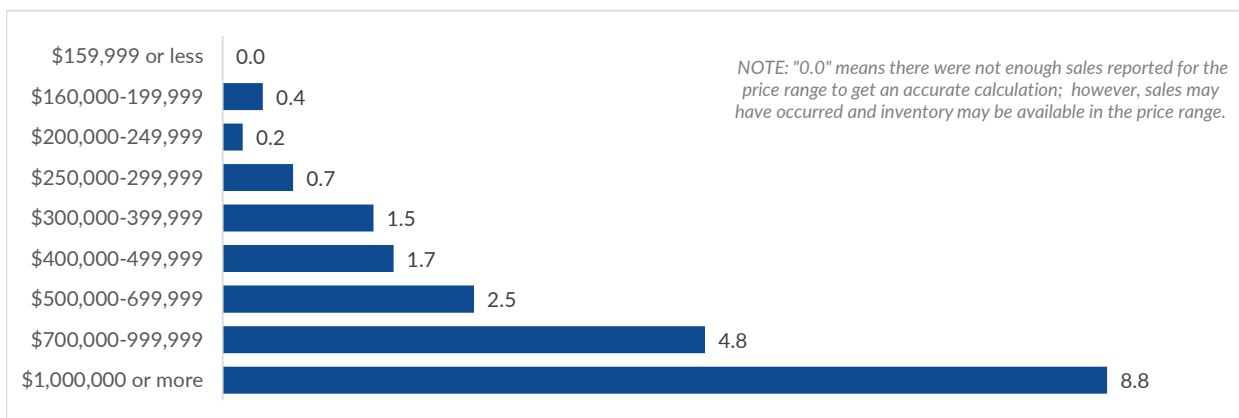
May 2019 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of June 11, 2019

Key Metrics	May 2018	May 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	1,174	1,161	-1.1%	4,182	4,208	0.6%
Median Sales Price	\$305,000	\$342,990	12.5%	\$299,500	\$333,000	11.2%
Days on Market	33	32	-3.0%	38	43	13.2%
Pending Sales	1,953	1,866	-4.5%	--	--	--
Inventory	1,346	1,533	13.9%	--	--	--
Months Supply of Inventory	1.3	1.5	15.4%	--	--	--

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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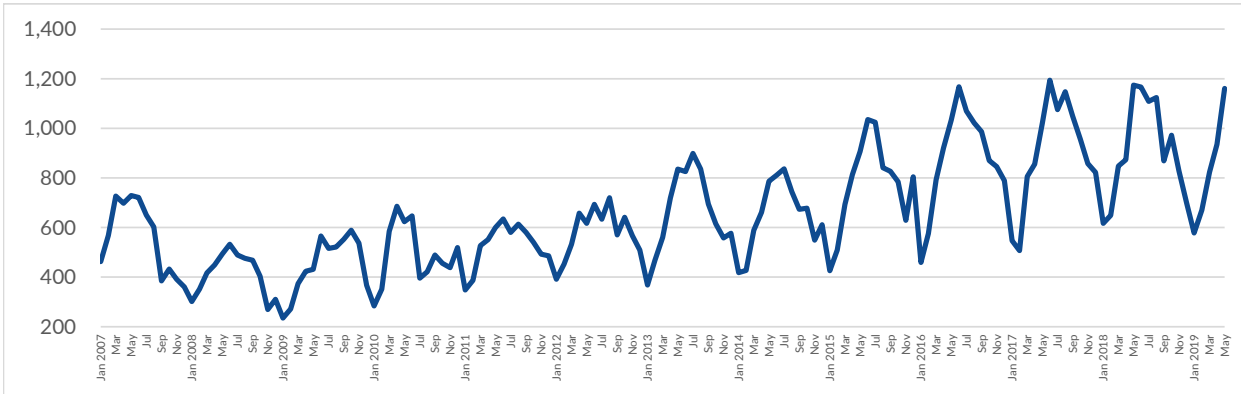
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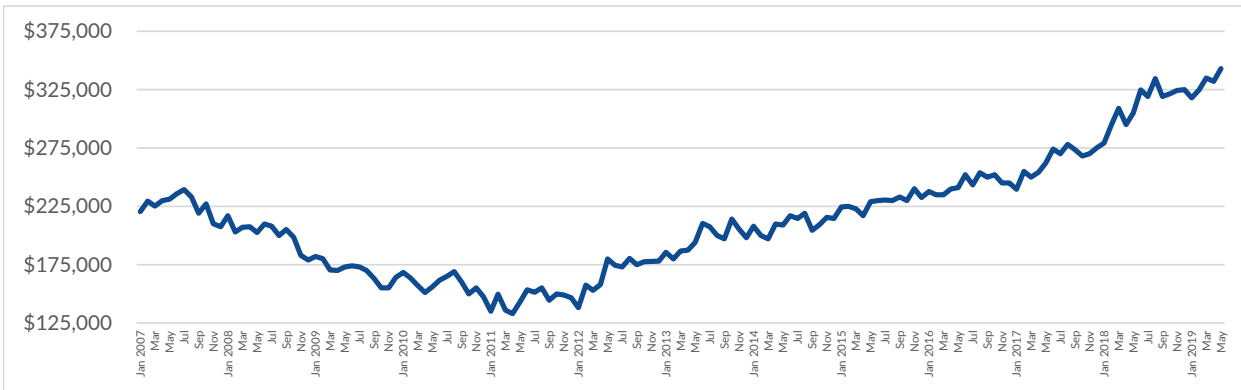
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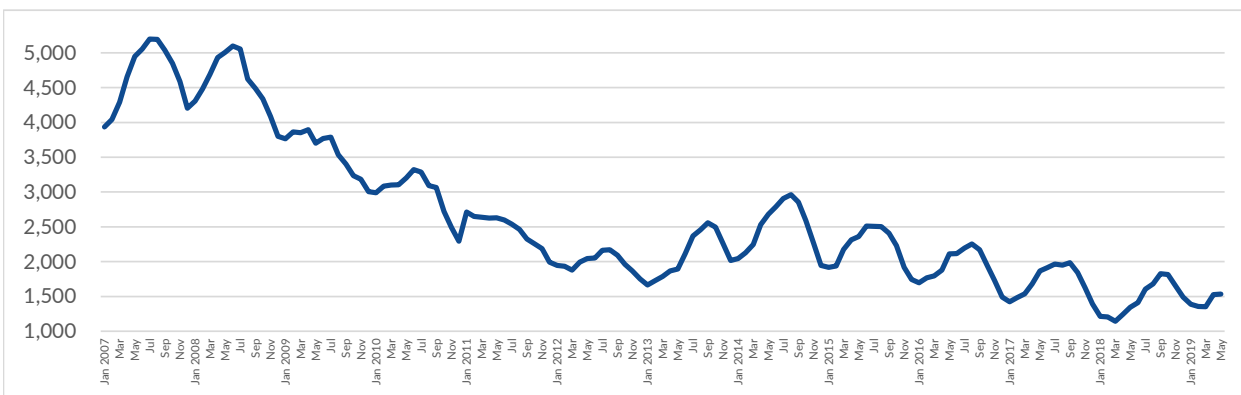
Closed Sales High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 1,161



Median Sales Price High: \$342,990 in May 2019 | Low: \$133,000 in Apr 2011 | Current Month: \$342,990



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,533





Ada County – Existing/Resale

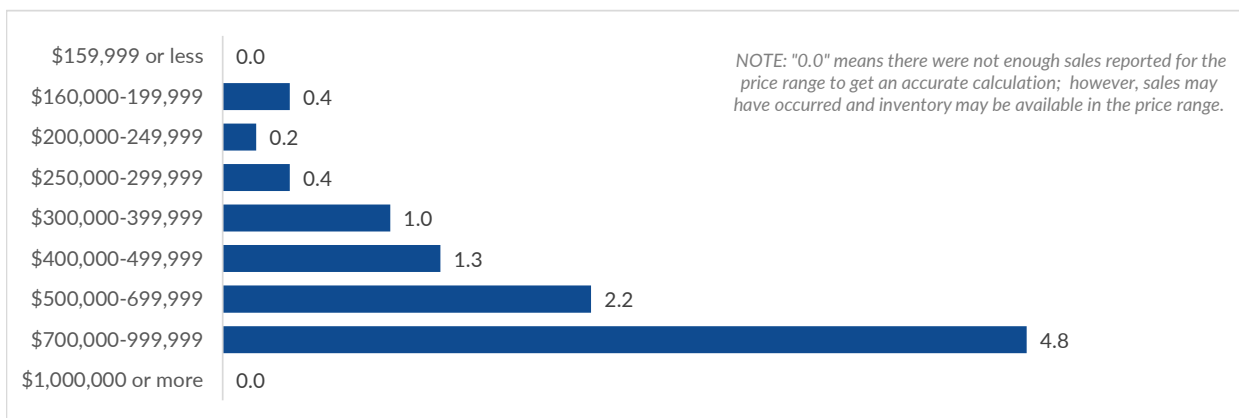
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Key Metrics	May 2018	May 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	844	792	-6.2%	2,965	2,684	-9.5%
Median Sales Price	\$286,725	\$329,000	14.7%	\$277,500	\$309,900	11.7%
Days on Market	19	18	-5.3%	28	27	-3.6%
Pending Sales	1,047	1,010	-3.5%	--	--	--
Inventory	741	746	0.7%	--	--	--
Months Supply of Inventory	1.0	1.1	10.0%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

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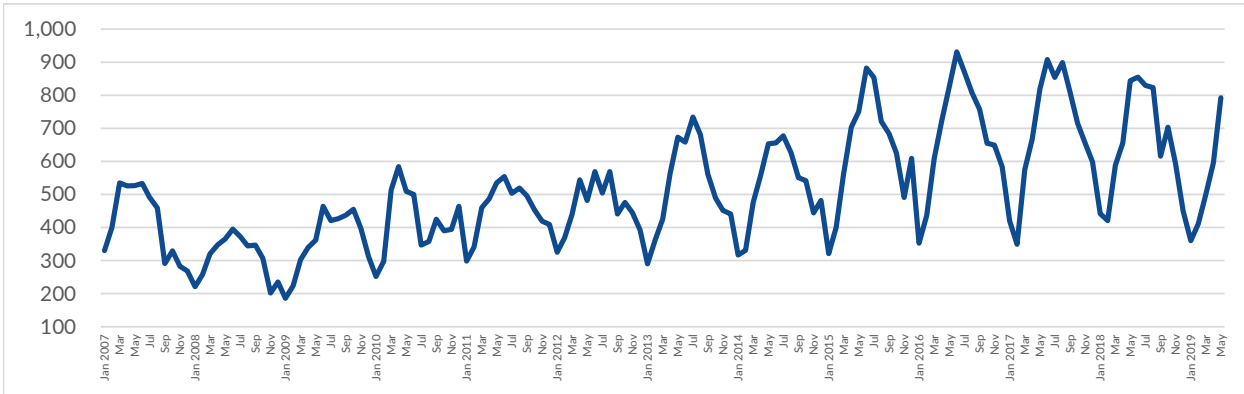
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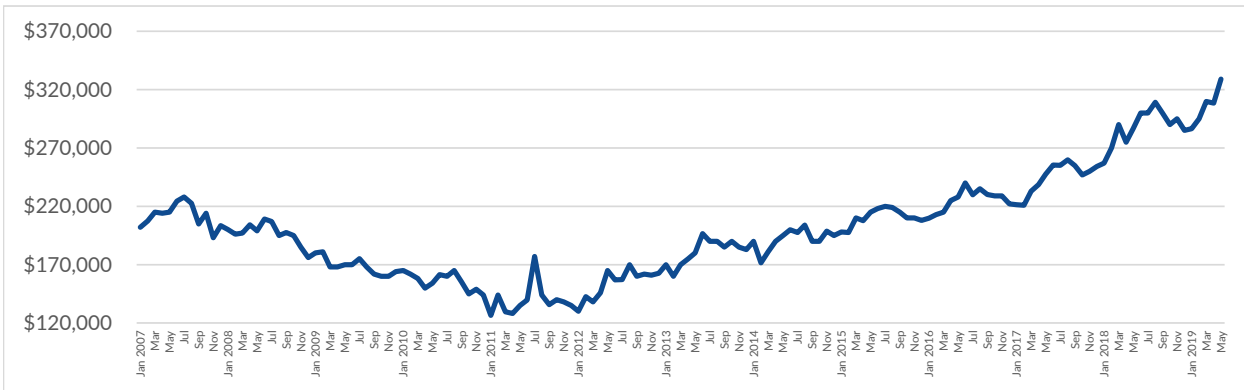
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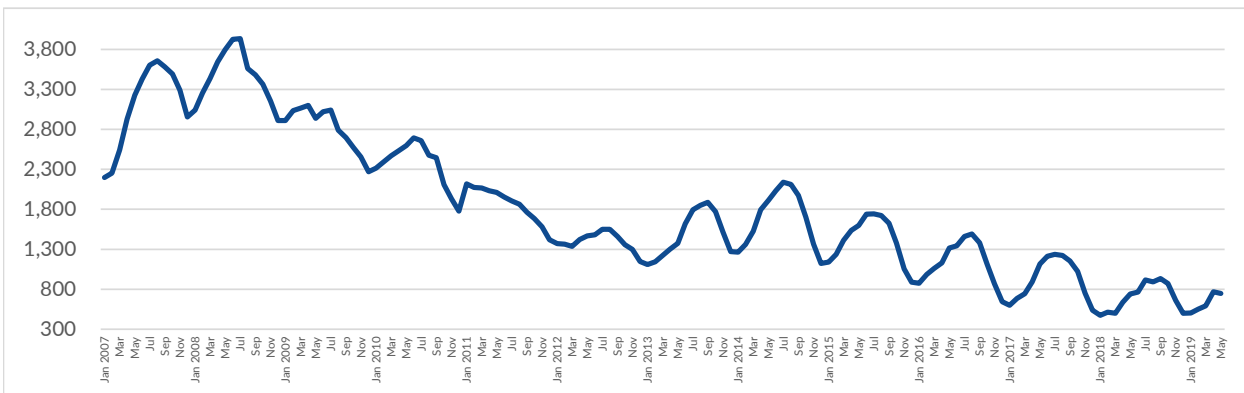
Closed Sales High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 792



Median Sales Price High: \$329,000 in May 2019 | Low: \$126,500 in Jan 2011 | Current Month: \$329,000



Inventory of Homes for Sale High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 746





Ada County – New Construction

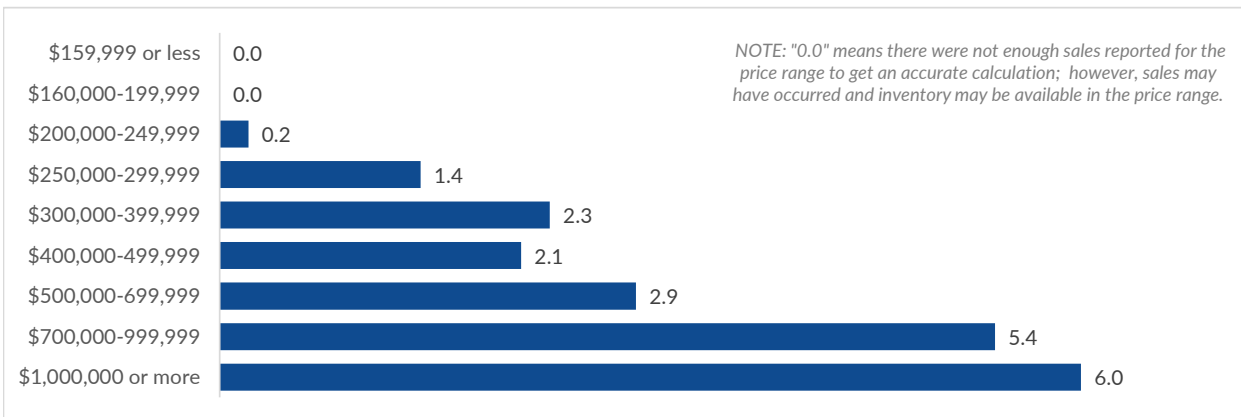
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Key Metrics	May 2018	May 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	330	369	11.8%	1,217	1,524	25.2%
Median Sales Price	\$349,900	\$389,000	11.2%	\$354,990	\$376,700	6.1%
Days on Market	68	63	-7.4%	65	72	10.8%
Pending Sales	906	856	-5.5%	--	--	--
Inventory	605	787	30.1%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

Months Supply of Inventory by Price Range



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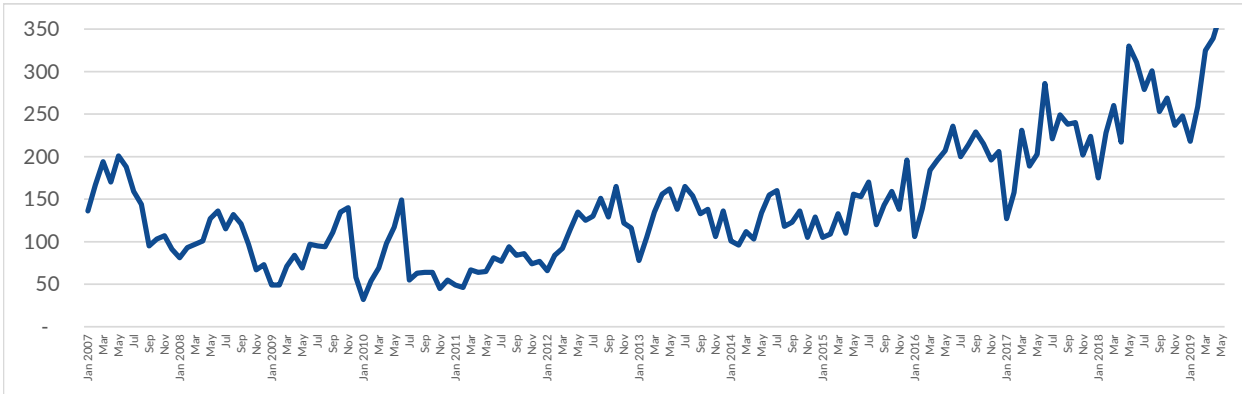
Ada County – New Construction

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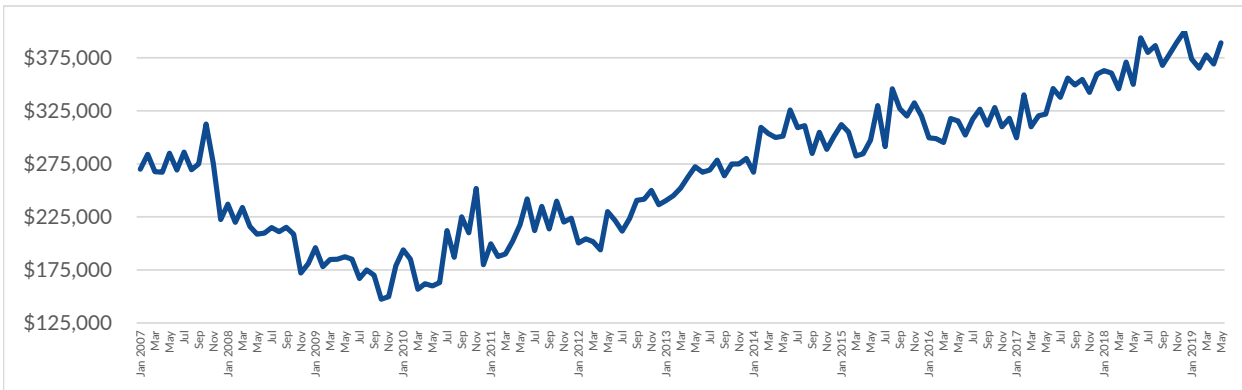
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Data from the Intermountain MLS as of June 11, 2019

Closed Sales High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 369



Median Sales Price High: \$399,970 in Dec 2018 | Low: \$147,390 in Oct 2009 | Current Month: \$389,000



Inventory High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 787

