



Ada County – Single-Family Homes

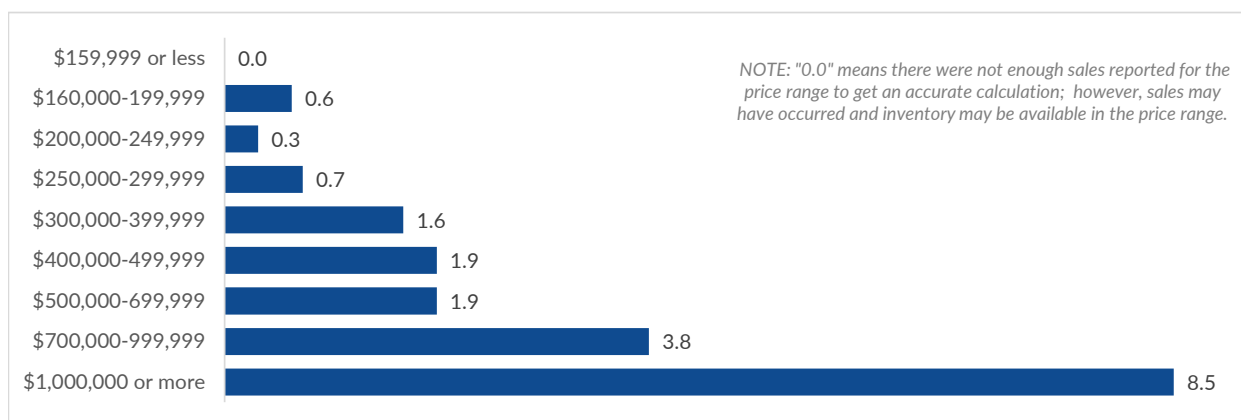
June 2019 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of July 11, 2019

Key Metrics	Jun 2018	Jun 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	1,204	1,091	-9.4%	5,386	5,318	-1.3%
Median Sales Price	\$322,317	\$354,405	10.0%	\$304,370	\$337,945	11.0%
Days on Market	26	31	19.2%	36	41	13.9%
Pending Sales	1,890	1,745	-7.7%	--	--	--
Inventory	1,412	1,725	22.2%	--	--	--
Months Supply of Inventory	1.2	1.5	25.0%	--	--	--

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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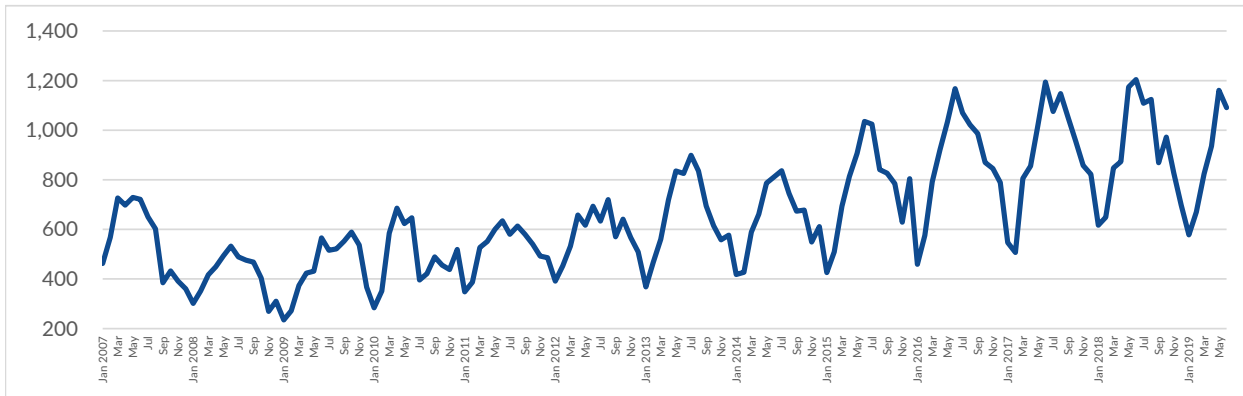
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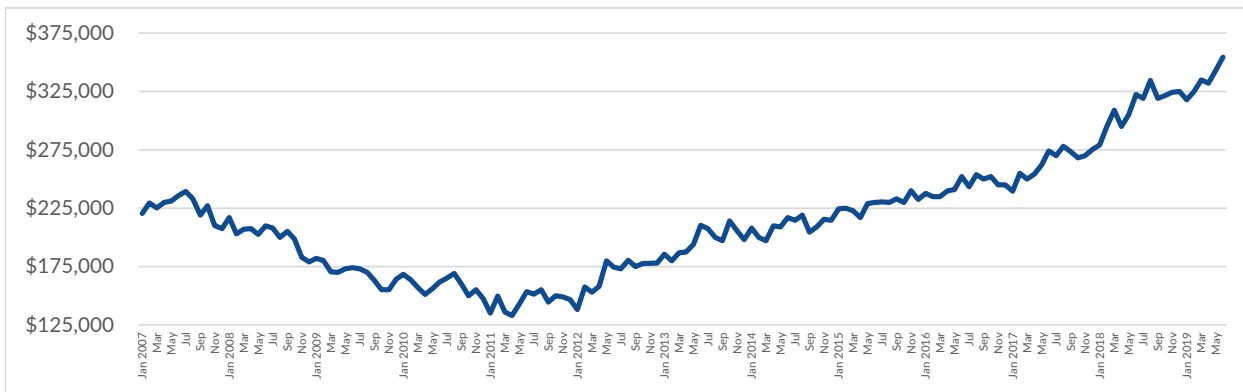
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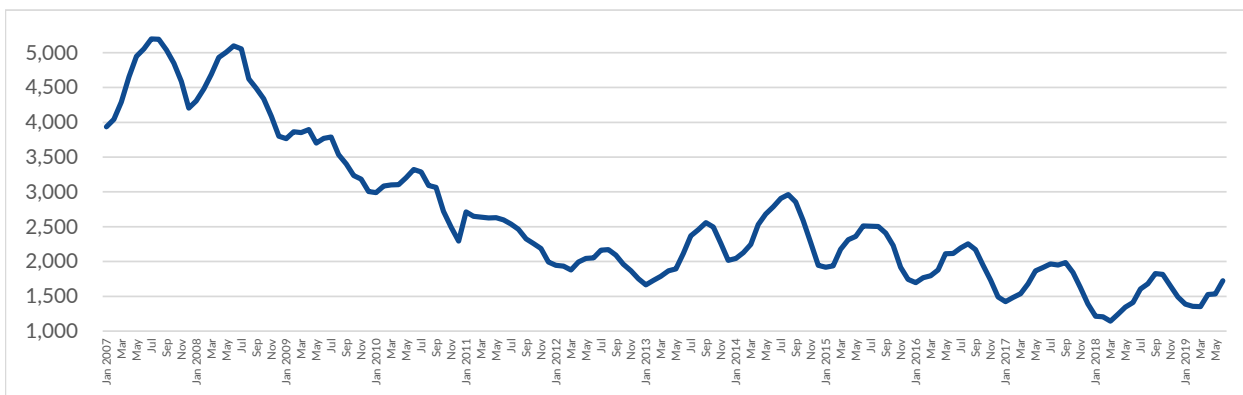
Closed Sales High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 1,091



Median Sales Price High: \$354,405 in June 2019 | Low: \$133,000 in Apr 2011 | Current Month: \$354,405



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,725





Ada County – Existing/Resale

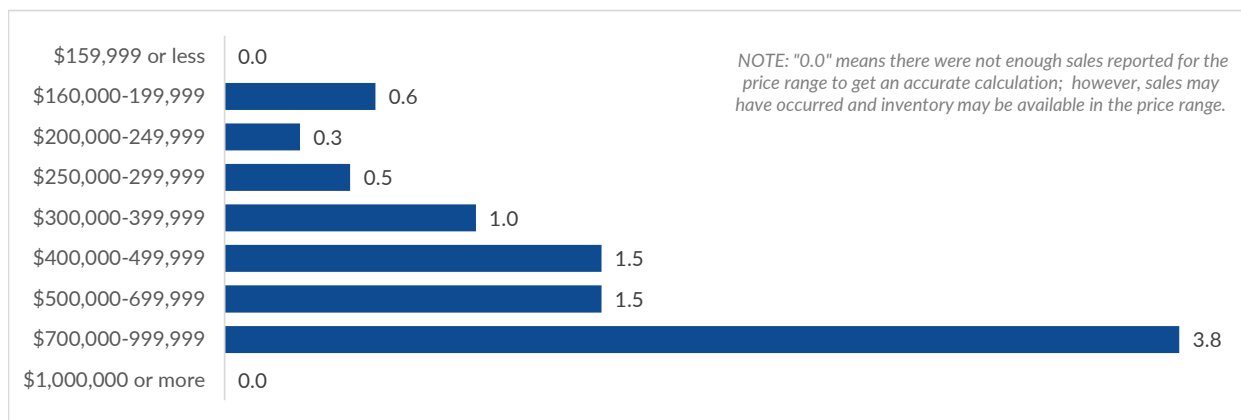
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Key Metrics	Jun 2018	Jun 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	872	796	-8.7%	3,837	3,492	-9.0%
Median Sales Price	\$299,900	\$339,945	13.4%	\$280,000	\$315,000	12.5%
Days on Market	17	19	11.8%	25	25	0.0%
Pending Sales	1,012	923	-8.8%	--	--	--
Inventory	765	866	13.2%	--	--	--
Months Supply of Inventory	0.9	1.1	22.2%	--	--	--

Months Supply of Inventory by Price Range



Explanation of Metrics and Notes on Data Sources and Methodology

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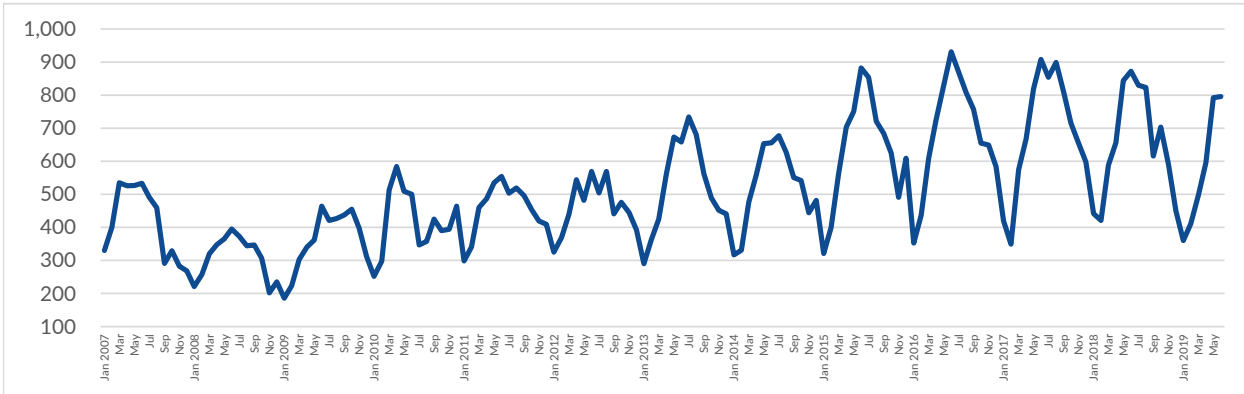
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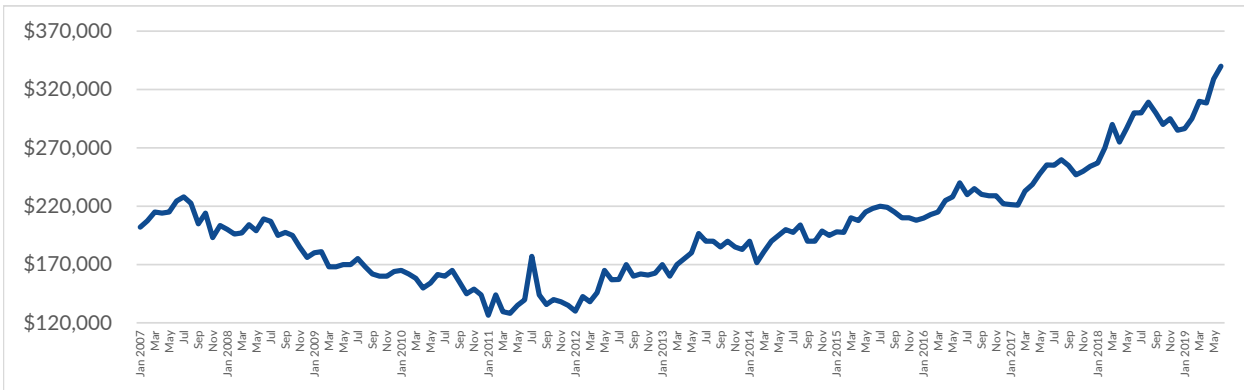
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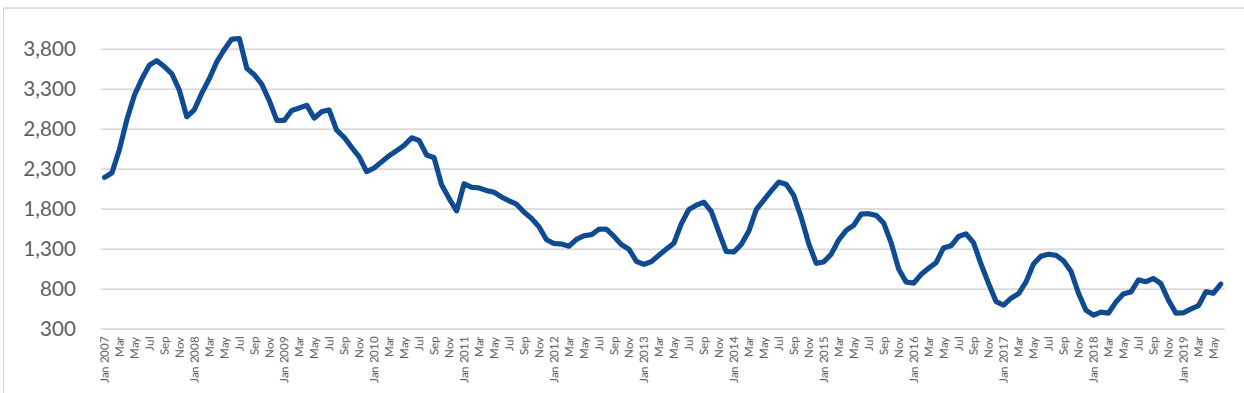
Closed Sales High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 796



Median Sales Price High: \$339,945 in June 2019 | Low: \$126,500 in Jan 2011 | Current Month: \$339,945



Inventory of Homes for Sale High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 866





Ada County – New Construction

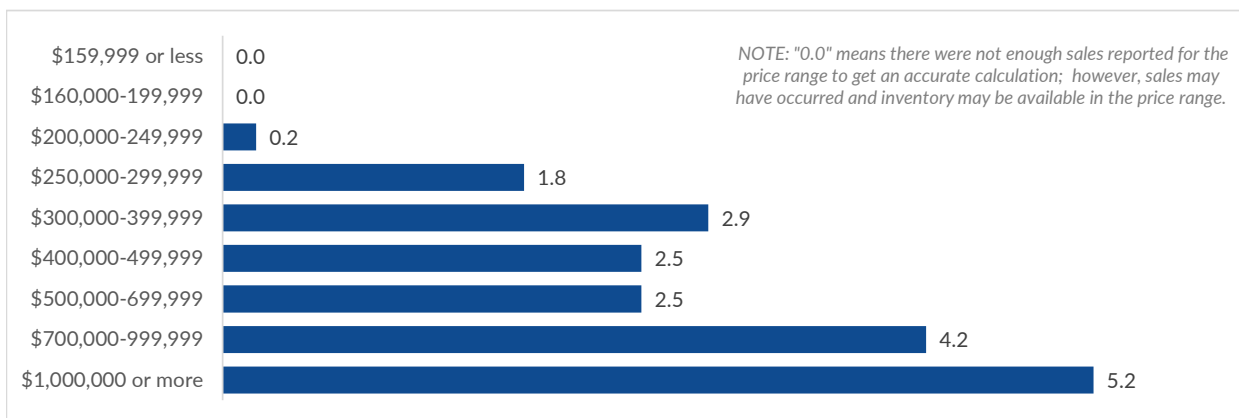
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Key Metrics	Jun 2018	Jun 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	332	295	-11.1%	1,549	1,826	17.9%
Median Sales Price	\$389,406	\$419,040	7.6%	\$360,249	\$380,000	5.5%
Days on Market	52	63	21.2%	62	70	12.9%
Pending Sales	878	822	-6.4%	--	--	--
Inventory	647	859	32.8%	--	--	--
Months Supply of Inventory	2.0	2.6	30.0%	--	--	--

Months Supply of Inventory by Price Range



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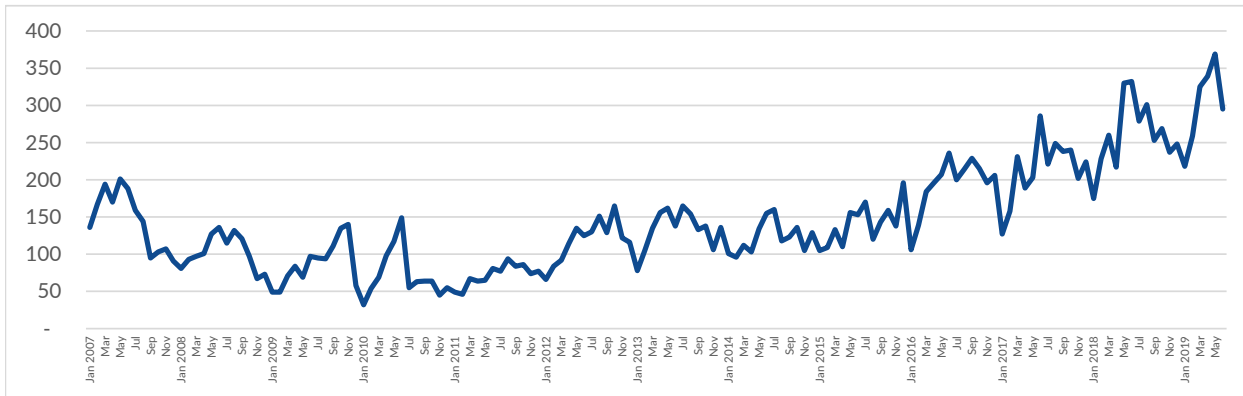
Ada County – New Construction

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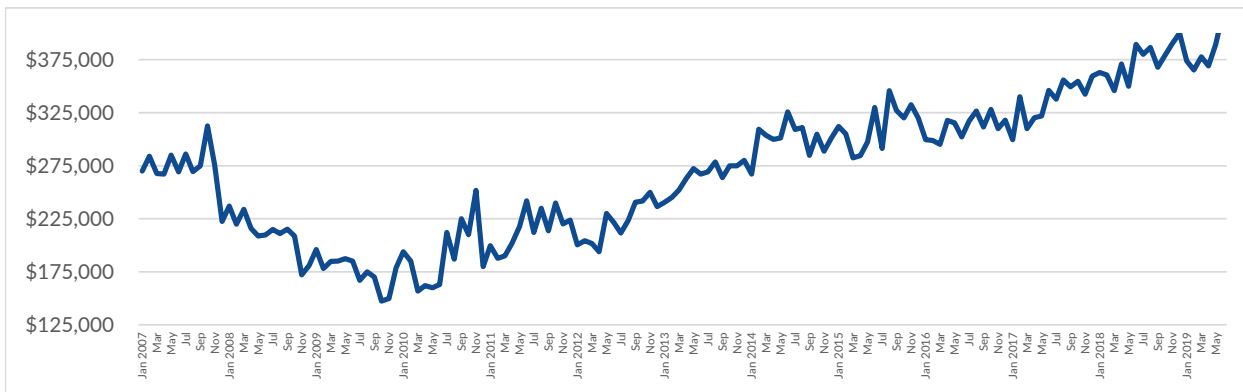
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Closed Sales High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 295



Median Sales Price High: \$419,040 in June 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$419,040



Inventory High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 859

