



# Ada County – Single-Family Homes

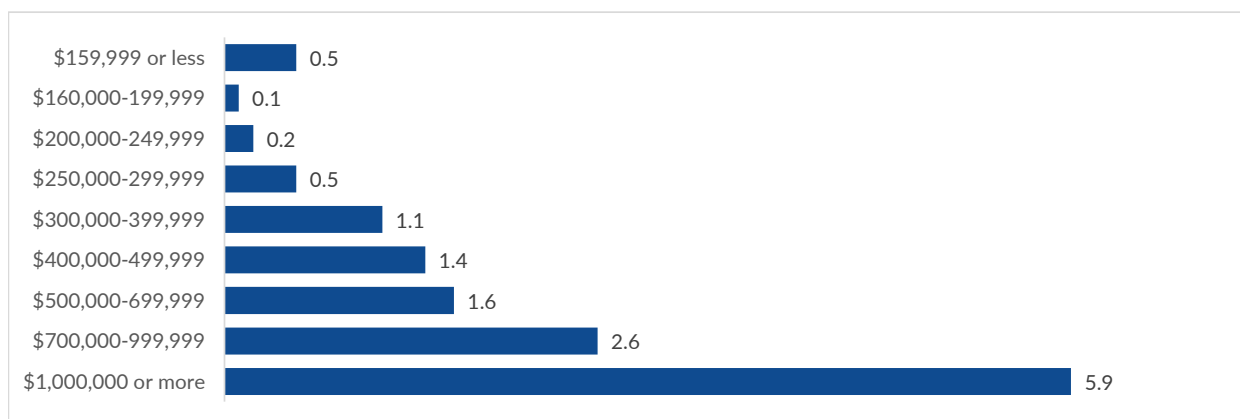
## July 2019 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of August 11, 2019

Key Metrics	Jul 2018	Jul 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	1,124	1,136	1.1%	6,509	6,475	-0.5%
Median Sales Price	\$319,000	\$349,900	9.7%	\$306,000	\$339,900	11.1%
Days on Market	27	30	11.1%	34	39	14.7%
Pending Sales	1,699	1,741	2.5%	--	--	--
Inventory	1,607	1,755	9.2%	--	--	--
Months Supply of Inventory	1.7	1.9	11.8%	--	--	--

### 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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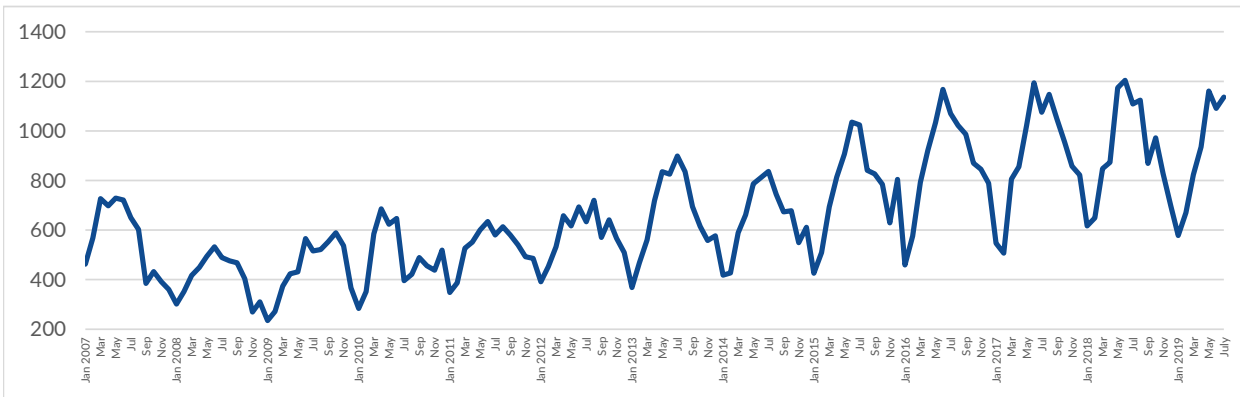
# Ada County – Single-Family Homes

## July 2019 Market Statistics

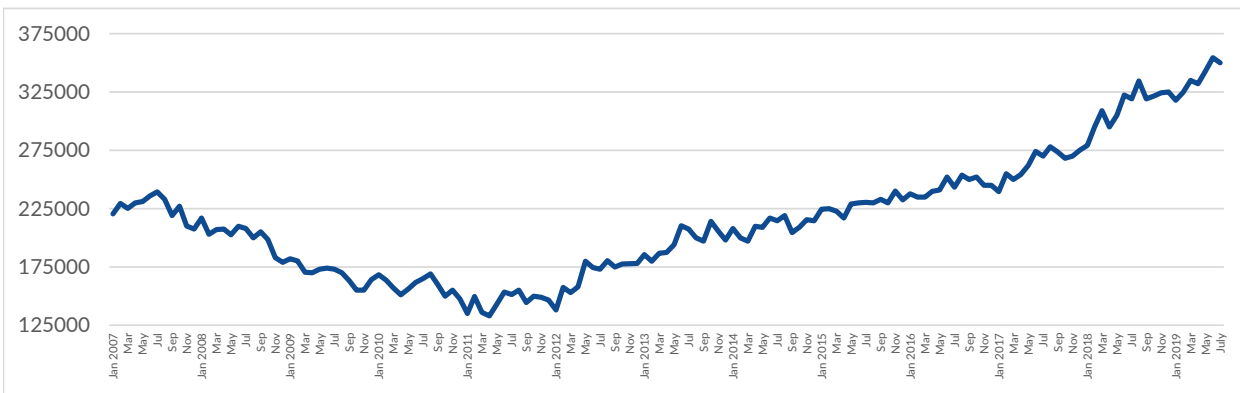
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Data from the Intermountain MLS as of August 11, 2019

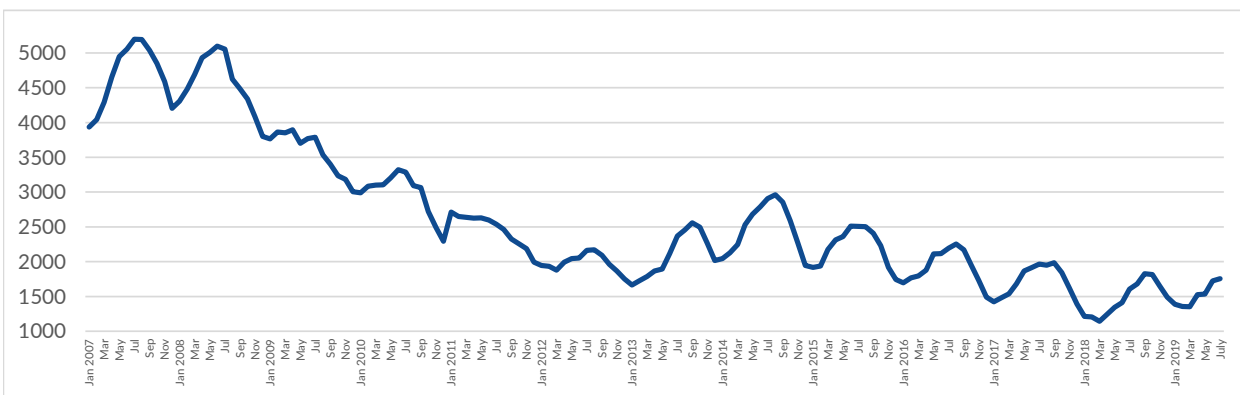
**Closed Sales** High: 1,342 in Aug 2005 | Low: 235 in Jan 2009 | Current Month: 1,136



**Median Sales Price** High: \$354,405 in Jun 2019 | Low: \$133,000 in Apr 2011 | Current Month: \$349,900



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 1,143 in Mar 2018 | Current Month: 1,755





# Ada County – Existing/Resale

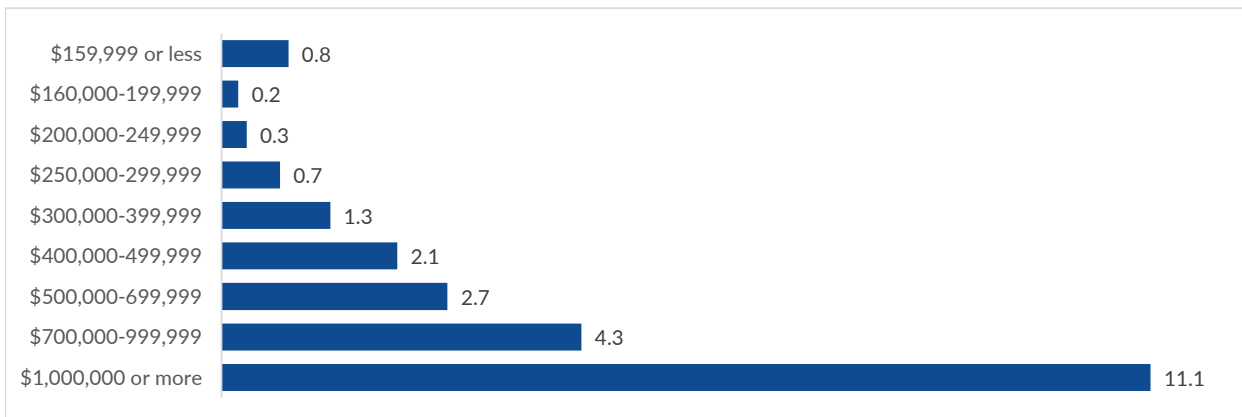
## July 2019 Market Statistics

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Key Metrics	Jul 2018	Jul 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	844	832	-1.4%	4,681	4,340	-7.3%
Median Sales Price	\$300,000	<b>\$330,000</b>	10.0%	\$285,000	<b>\$319,900</b>	12.2%
Days on Market	18	21	16.7%	24	24	0.0%
Pending Sales	895	884	-1.2%	--	--	--
Inventory	917	932	1.6%	--	--	--
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

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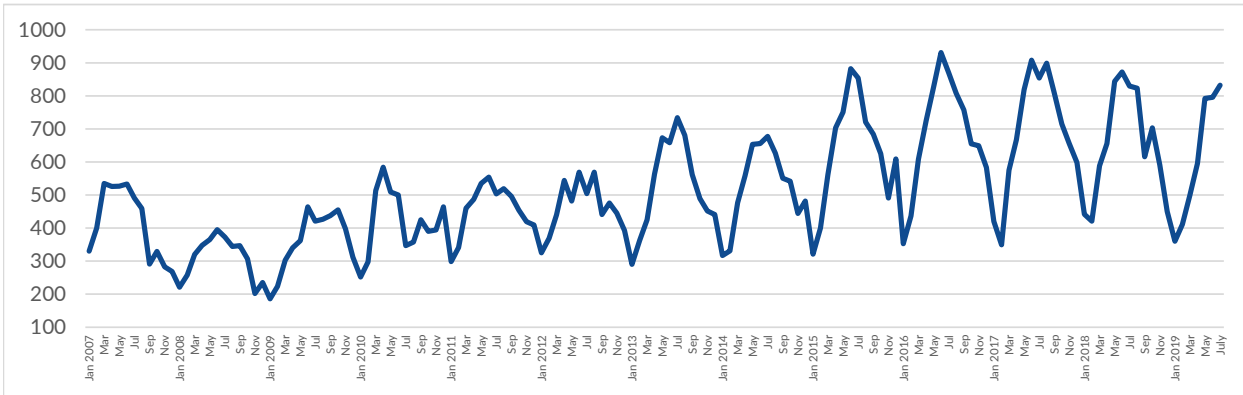
# Ada County – Existing/Resale

## July 2019 Market Statistics

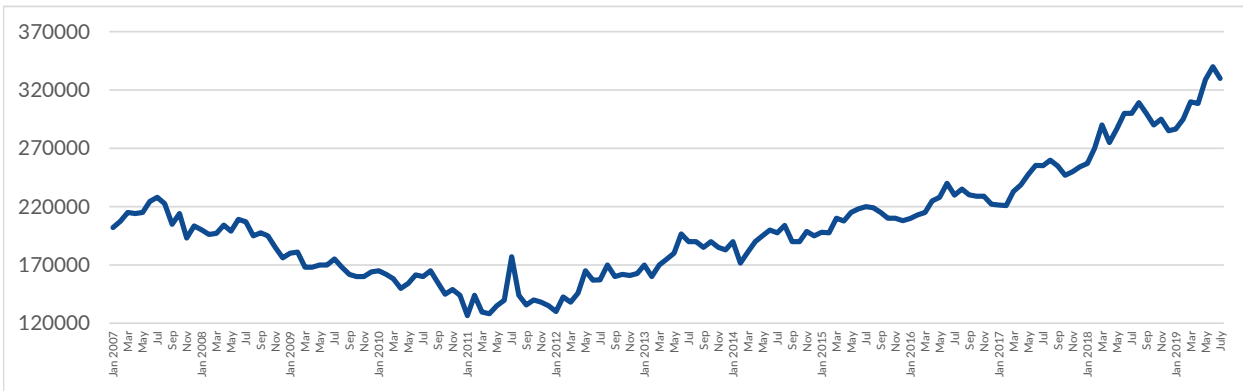
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Data from the Intermountain MLS as of August 11, 2019

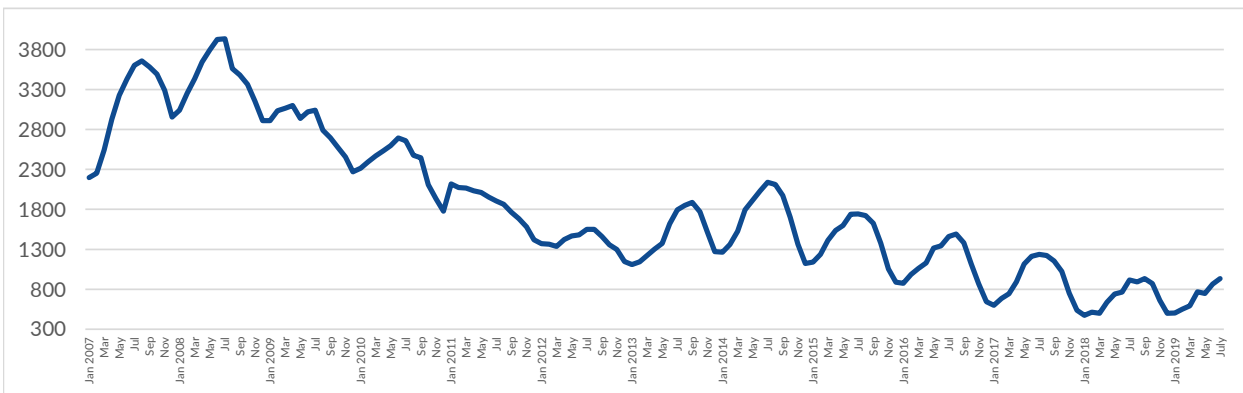
**Closed Sales** High: 931 in Jun 2016 | Low: 186 in Jan 2009 | Current Month: 832



**Median Sales Price** High: \$339,945 in Jun 2019 | Low: \$126,500 in Jan 2011 | Current Month: \$330,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2008 | Low: 474 in Jan 2018 | Current Month: 932





# Ada County – New Construction

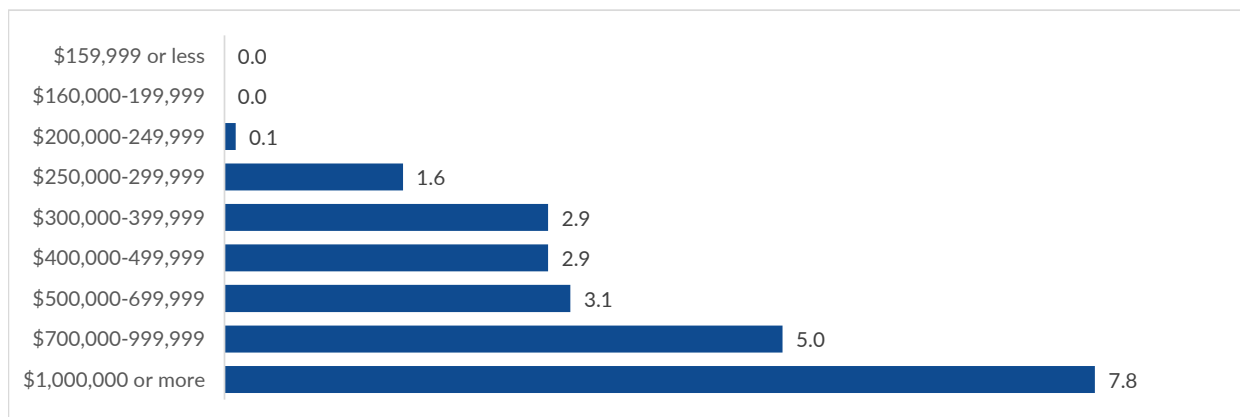
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Key Metrics	Jul 2018	Jul 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	280	304	8.6%	1,828	2,135	16.8%
Median Sales Price	\$379,900	\$391,250	3.0%	\$364,098	\$383,795	5.4%
Days on Market	55	54	-1.8%	61	68	11.5%
Pending Sales	804	857	6.6%	--	--	--
Inventory	690	823	19.3%	--	--	--
Months Supply of Inventory	2.8	2.9	3.6%	--	--	--

### Months Supply of Inventory by Price Range



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

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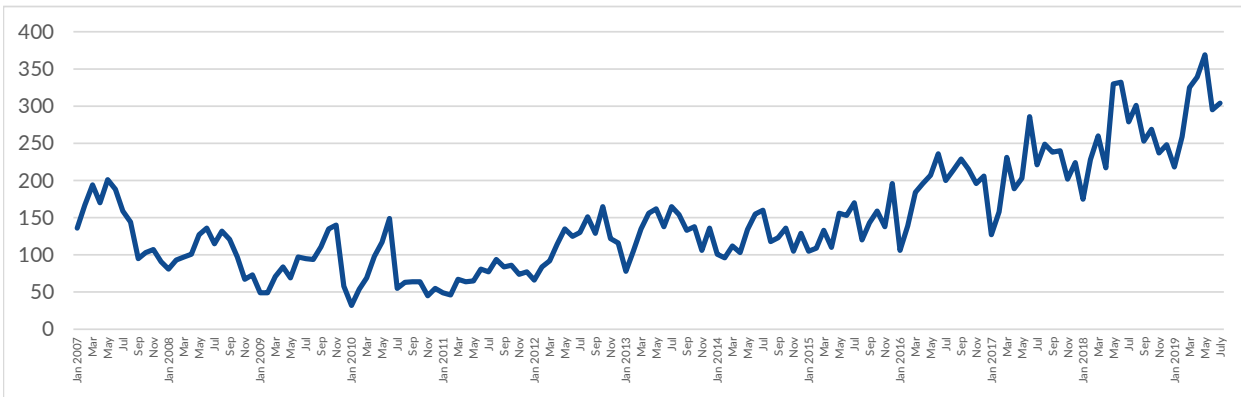
# Ada County – New Construction

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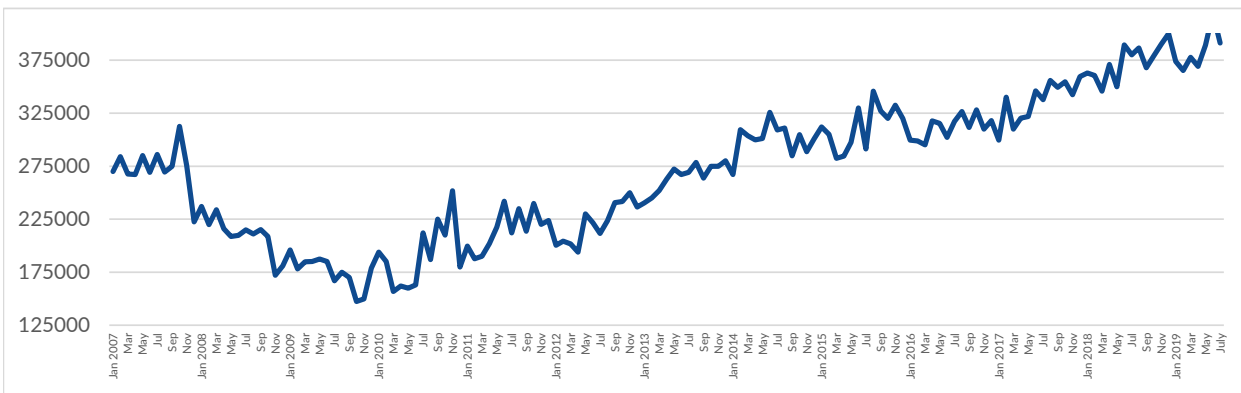
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Data from the Intermountain MLS as of August 11, 2019

**Closed Sales** High: 508 in Aug 2005 (chart only goes to 2007) | Low: 32 in Jan 2010 | Current Month: 304



**Median Sales Price** High: \$419,040 in Jun 2019 | Low: \$147,390 in Oct 2009 | Current Month: \$391,250



**Inventory** High: 1,894 in Sep 2006 (chart only goes to 2007) | Low: 495 in Jun 2013 | Current Month: 823

