



# Ada County – Single-Family Homes

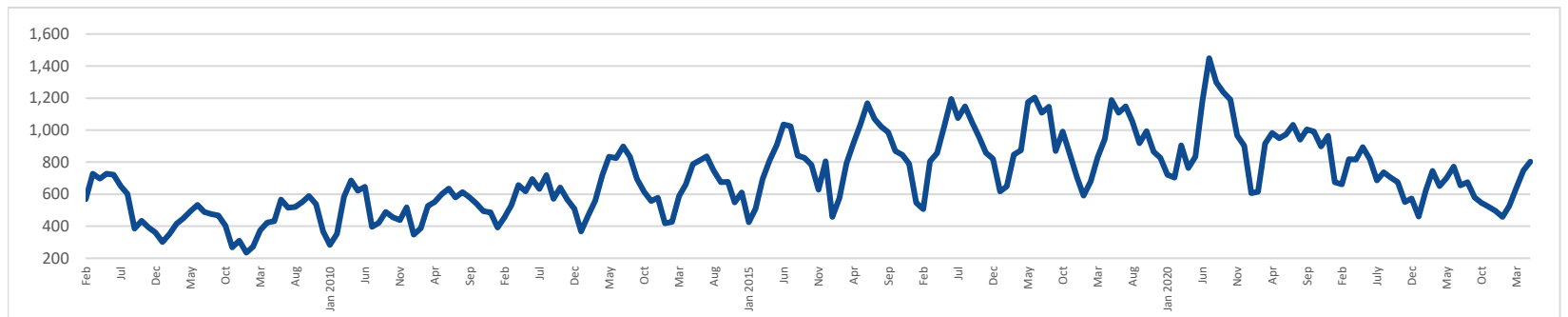
## May 2024 Market Statistics

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 Data from the Intermountain MLS as of June 14, 2024

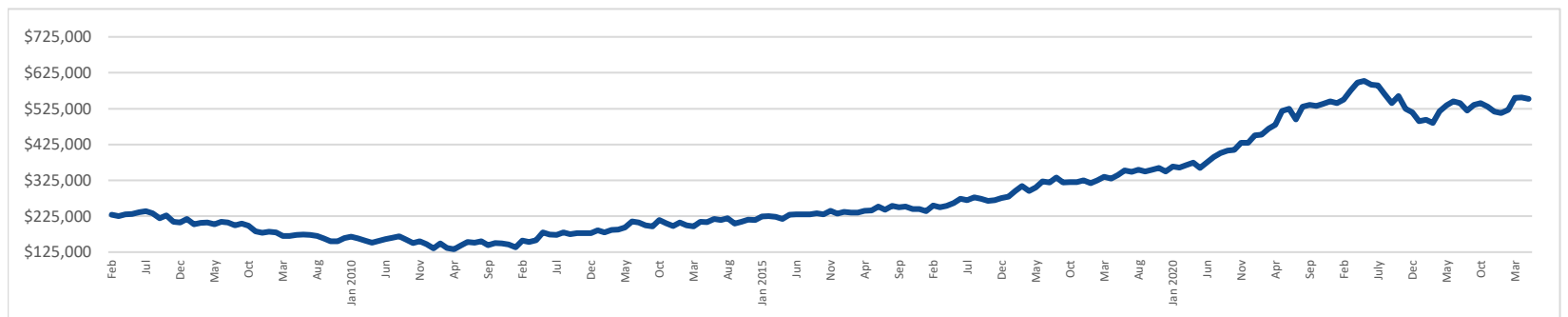
### Key Metrics

	May 2023	May 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	701	804	14.7%	3,178	3,183	0.2%
Median Sales Price	\$534,000	\$551,950	3.4%	\$505,000	\$543,000	7.5%
Days on Market	36	38	5.6%	61	44	-27.9%
Pending Sales	1,040	1,173	12.8%	--	--	--
Inventory	1,259	1,629	29.4%	--	--	--
Months Supply of Inventory	1.9	2.6	40.3%	--	--	--

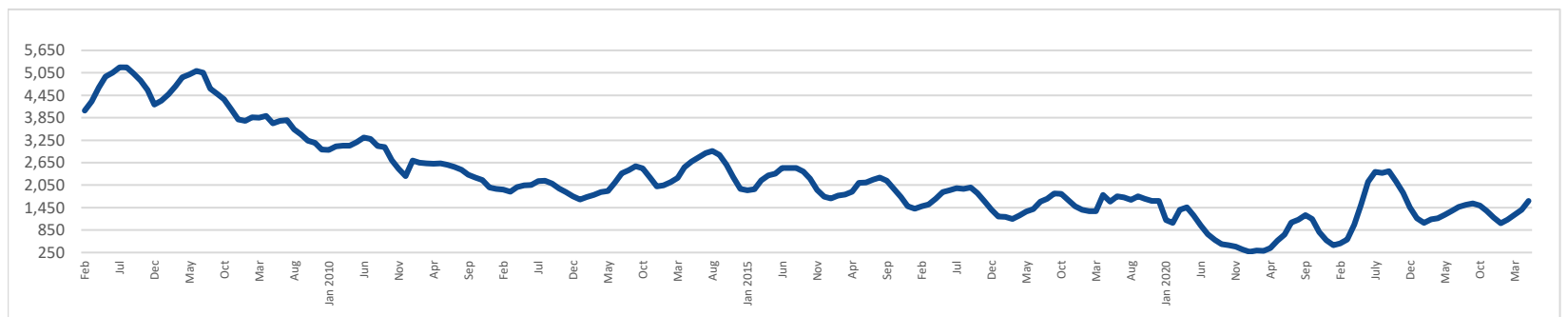
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 804



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$551,950



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,259



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# Ada County – Existing/Resale

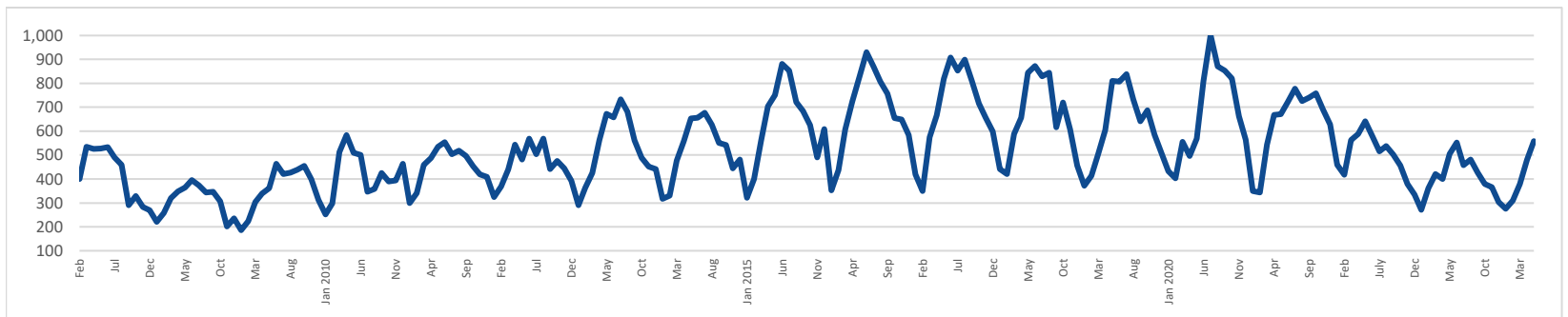
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### Key Metrics

	May 2023	May 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	505	558	10.5%	1,959	2,006	2.4%
Median Sales Price	\$509,900	\$540,000	5.9%	\$492,500	\$525,000	6.6%
Days on Market	24	24	0.0%	41	31	-24.4%
Pending Sales	532	493	-7.3%	--	--	--
Inventory	702	974	38.7%	--	--	--
Months Supply of Inventory	1.5	2.3	49.7%	--	--	--

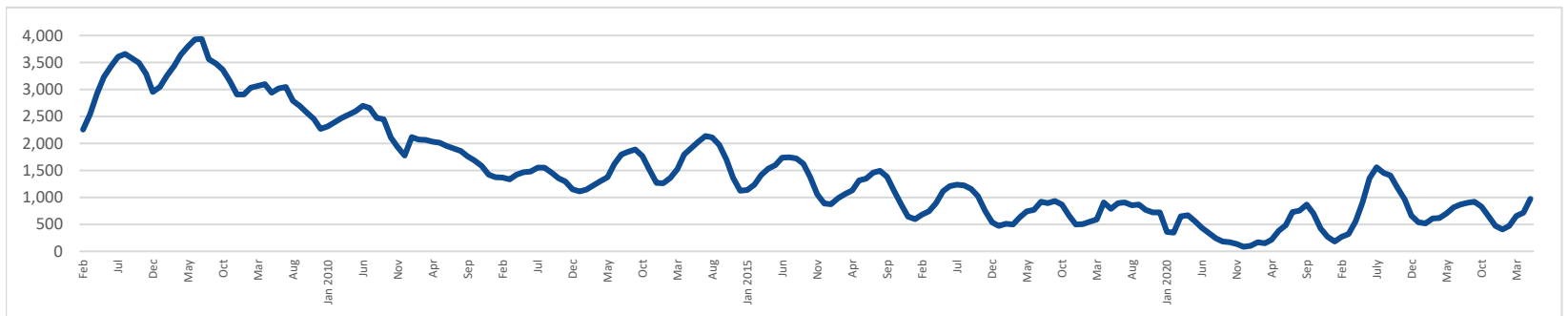
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 558



**Median Sales Price** High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$540,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 974



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# Ada County – New Construction

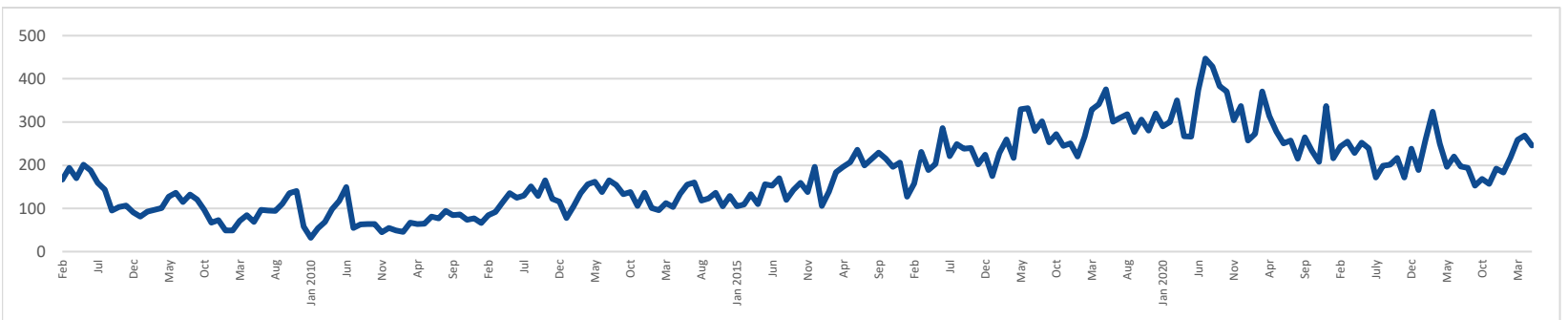
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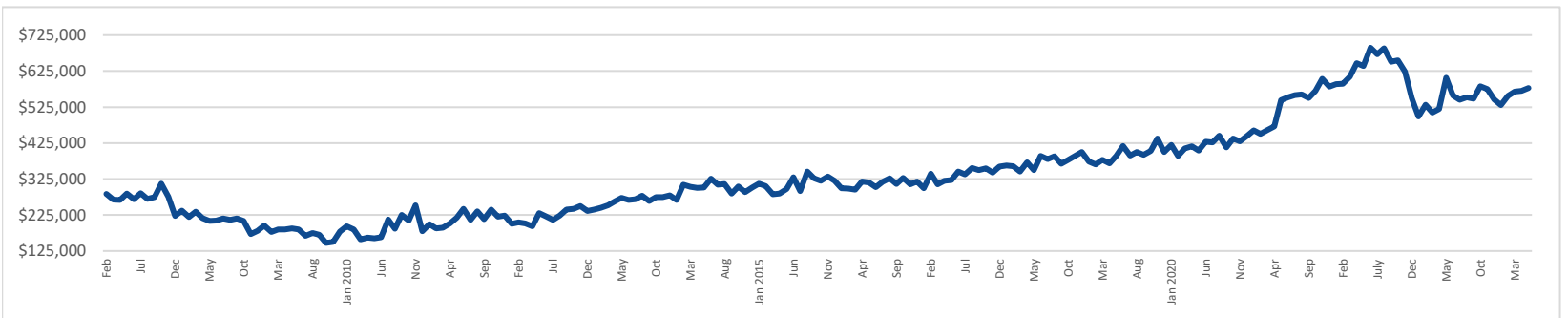
### Key Metrics

	May 2023	May 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	196	246	25.5%	1,219	1,177	-3.4%
Median Sales Price	\$606,650	\$577,495	-4.8%	\$534,000	\$567,704	6.3%
Days on Market	66	71	7.6%	94	67	-28.7%
Pending Sales	508	680	33.9%	--	--	--
Inventory	557	655	17.6%	--	--	--
Months Supply of Inventory	2.5	3.2	29.0%	--	--	--

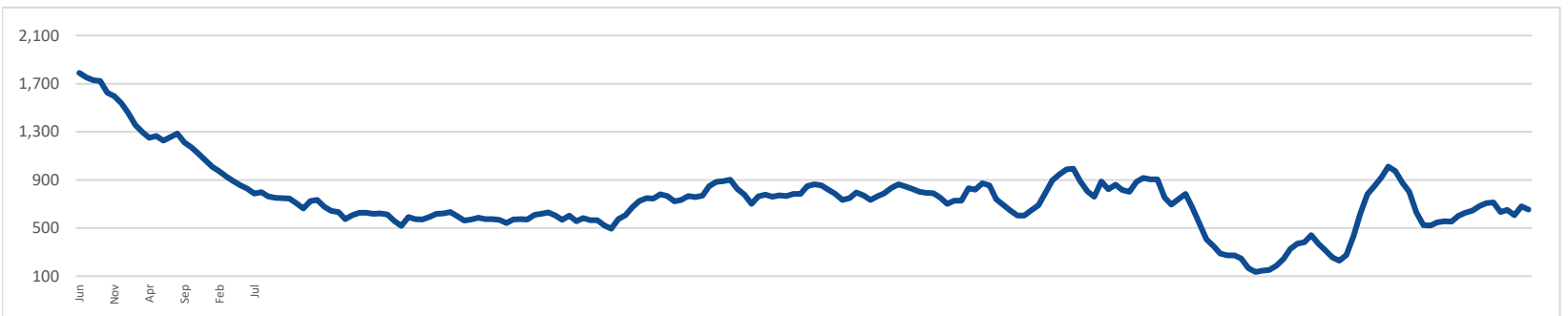
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 246



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$577,495



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 655



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