



Ada County – Single-Family Homes

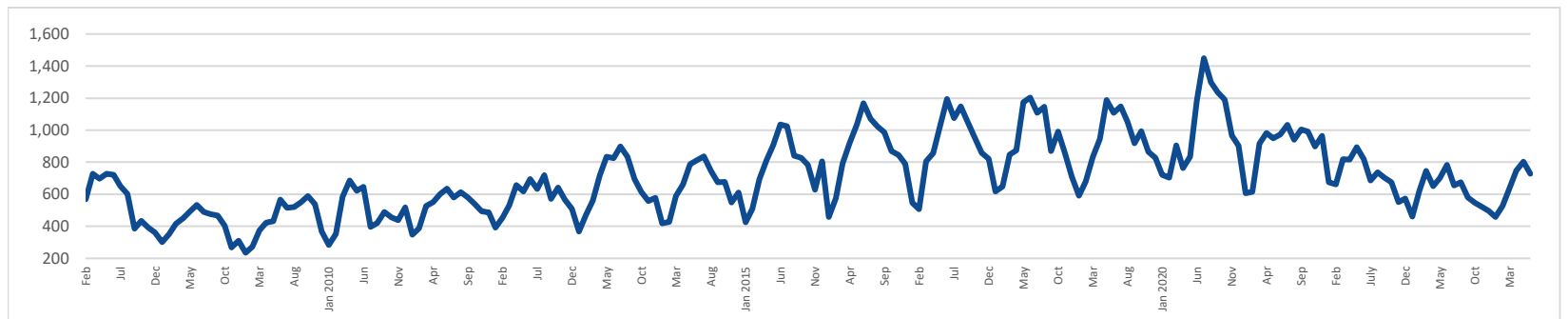
June 2024 Market Statistics

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 Data from the Intermountain MLS as of July 8, 2024

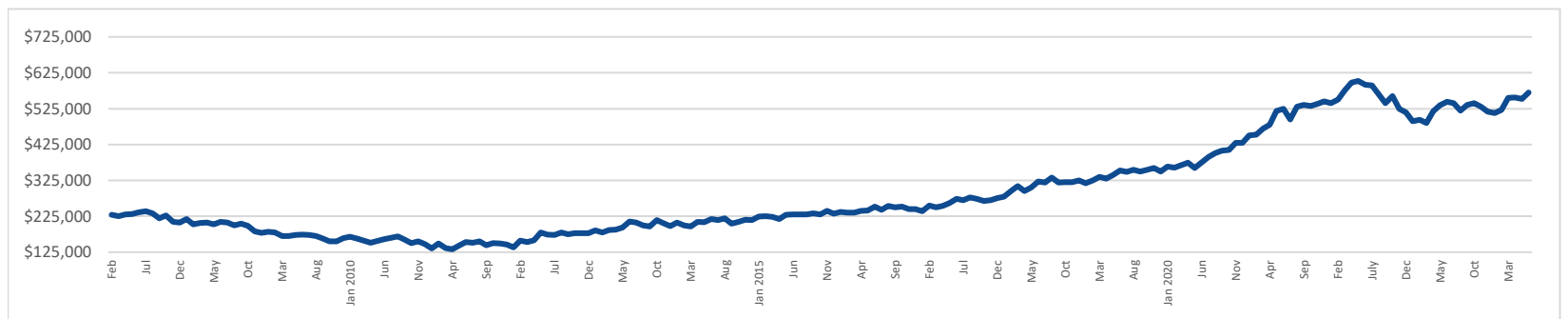
Key Metrics

	Jun 2023	Jun 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	783	729	-6.9%	3,961	3,914	-1.2%
Median Sales Price	\$544,762	\$569,990	4.6%	\$516,000	\$549,400	6.5%
Days on Market	33	33	0.0%	56	42	-25.0%
Pending Sales	996	1,196	20.1%	--	--	--
Inventory	1,363	1,671	22.6%	--	--	--
Months Supply of Inventory	2.0	2.7	30.7%	--	--	--

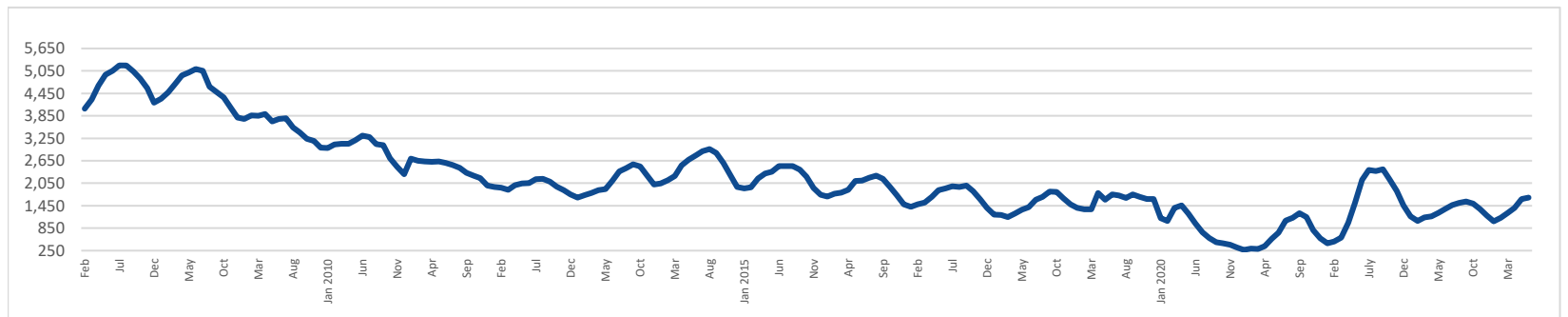
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 729



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$569,990



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,671



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Ada County – Existing/Resale

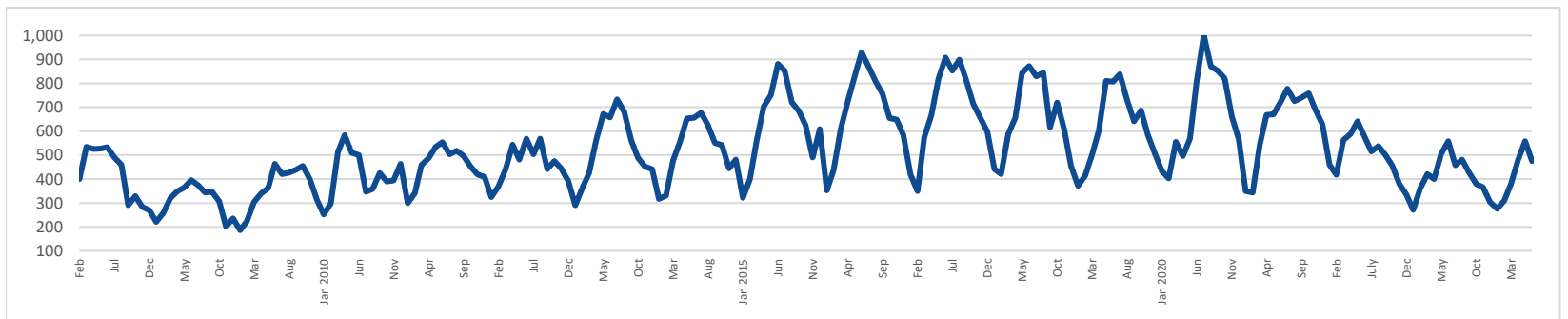
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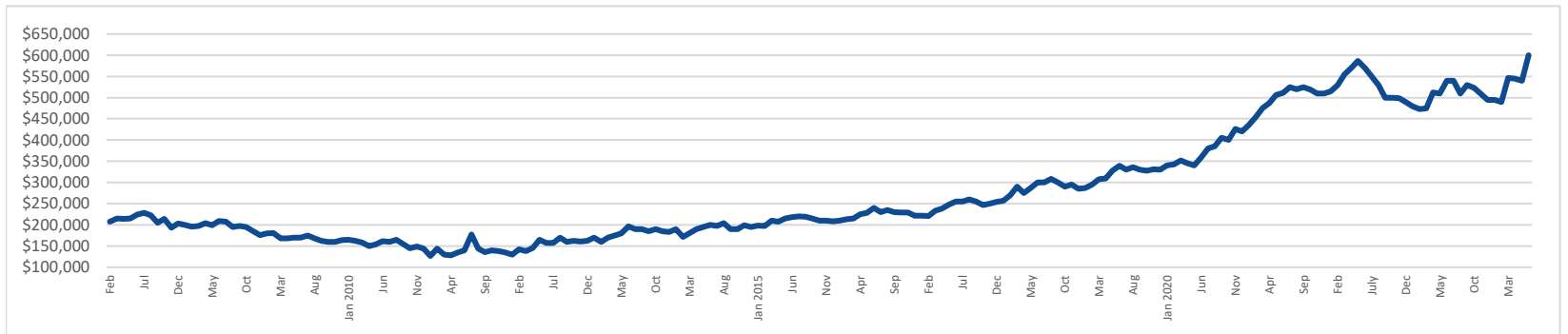
Key Metrics

	Jun 2023	Jun 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	559	475	-15.0%	2,518	2,483	-1.4%
Median Sales Price	\$539,900	\$599,990	11.1%	\$504,200	\$540,000	7.1%
Days on Market	21	22	4.8%	37	29	-21.6%
Pending Sales	480	544	13.3%	--	--	--
Inventory	811	1,002	23.6%	--	--	--
Months Supply of Inventory	1.8	2.4	32.0%	--	--	--

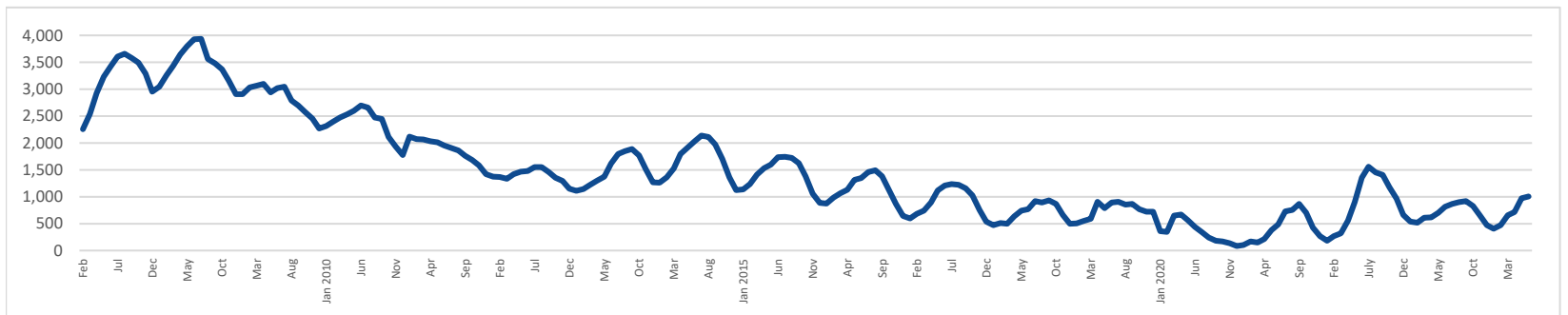
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 475



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$599,990



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 1,002



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Ada County – New Construction

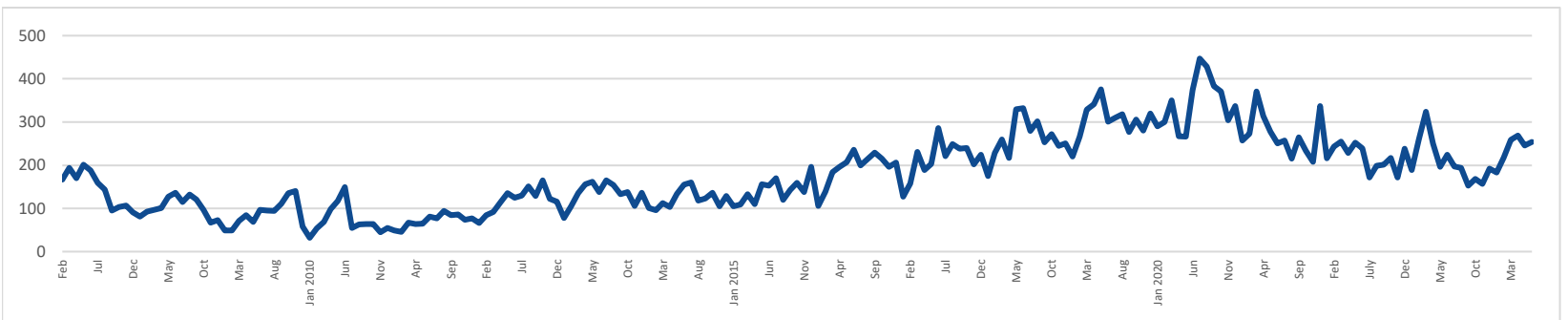
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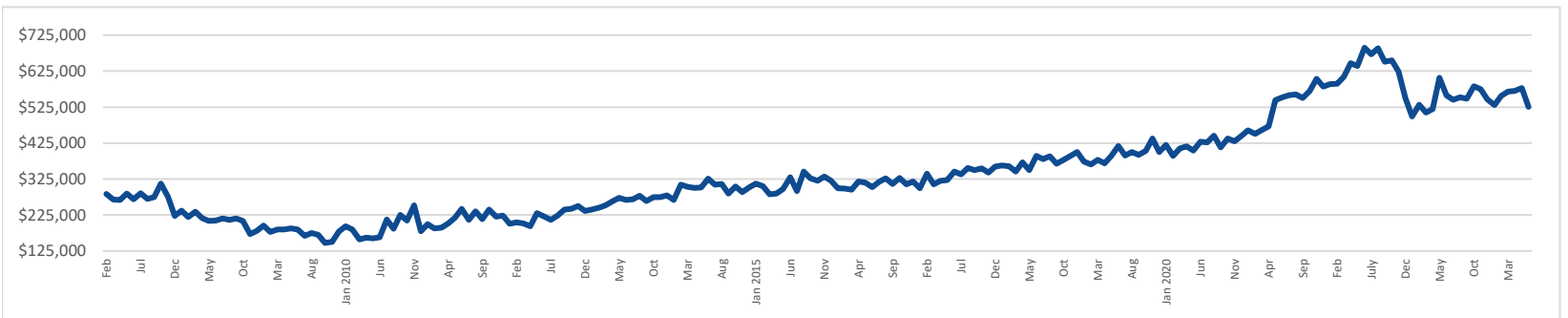
Key Metrics

	Jun 2023	Jun 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	224	254	13.4%	1,443	1,431	-0.8%
Median Sales Price	\$557,500	\$525,557	-5.7%	\$538,000	\$559,990	4.1%
Days on Market	61	56	-8.2%	89	65	-27.0%
Pending Sales	516	652	26.4%	--	--	--
Inventory	552	669	21.2%	--	--	--
Months Supply of Inventory	2.5	3.2	28.7%	--	--	--

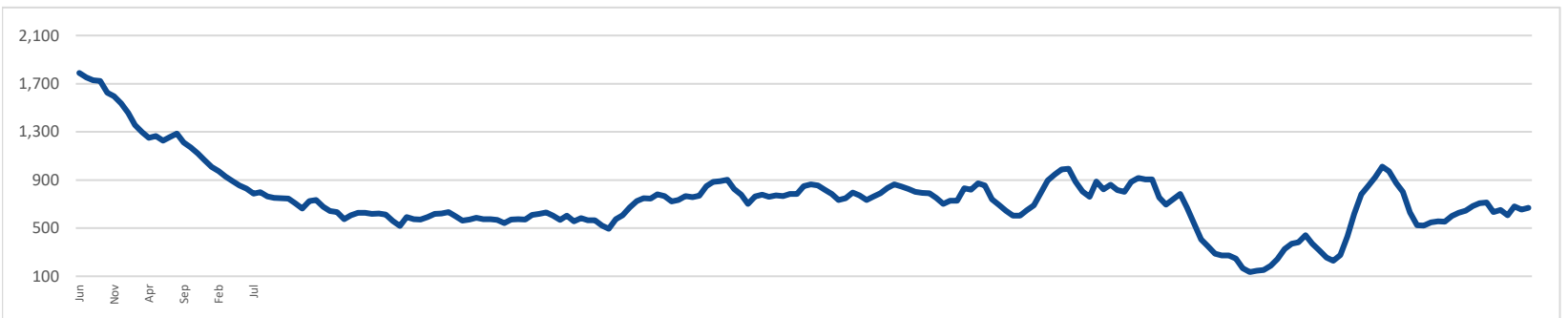
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 254



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$525,557



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 669



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