



Ada County – Single-Family Homes

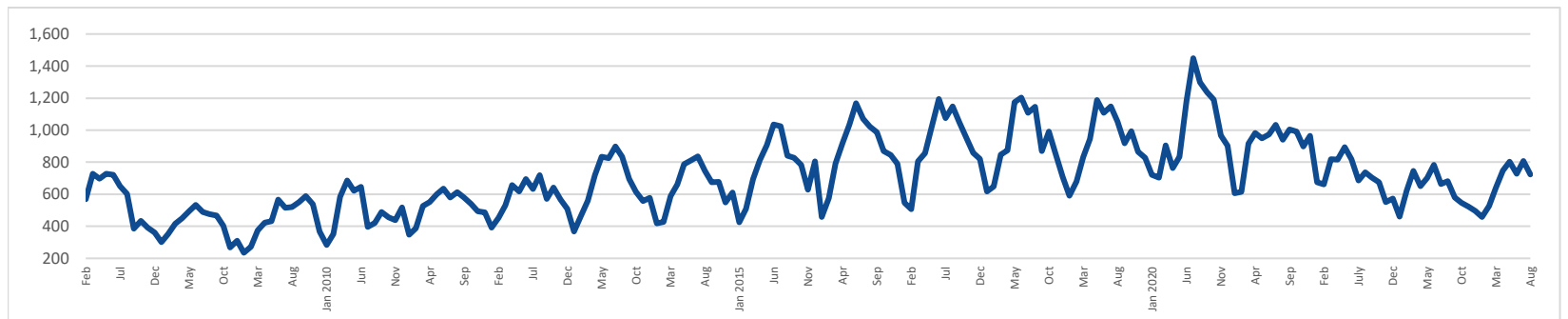
August 2024 Market Statistics

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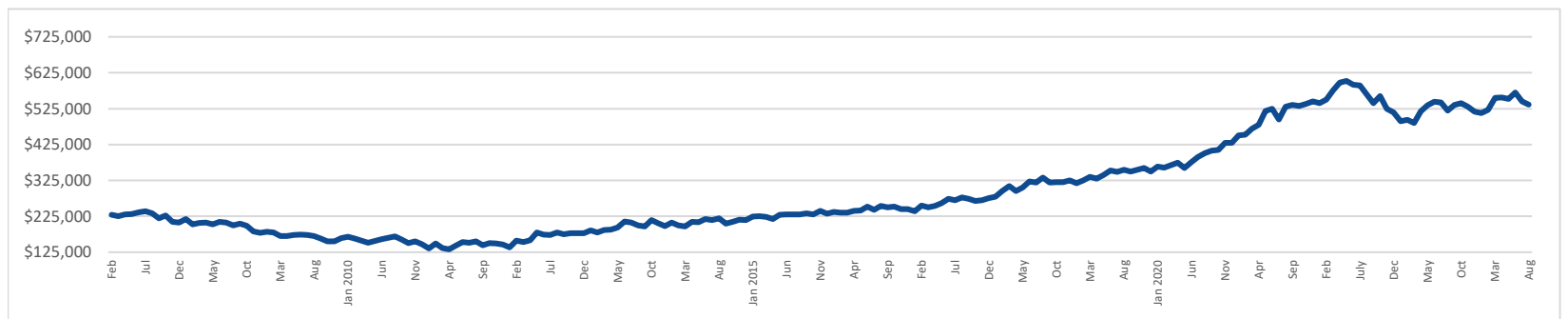
Data from the Intermountain MLS as of September 23, 2024

Key Metrics	Aug 2023	Aug 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	681	724	6.3%	5,306	5,449	2.7%
Median Sales Price	\$520,000	\$536,655	3.2%	\$520,000	\$545,640	4.9%
Days on Market	34	39	14.7%	50	41	-18.0%
Pending Sales	881	1,166	32.3%	--	--	--
Inventory	1,529	1,837	20.1%	--	--	--
Months Supply of Inventory	2.3	2.9	24.2%	--	--	--

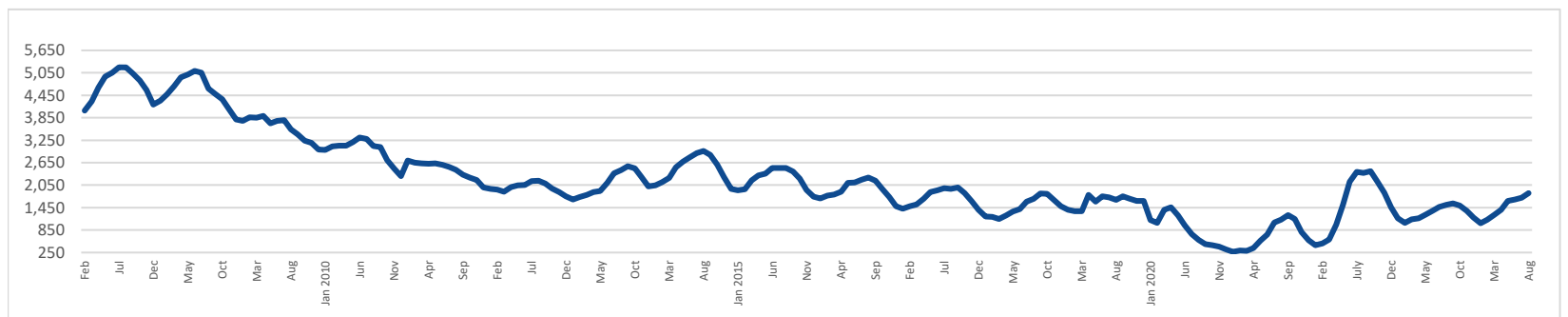
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 724



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$536,655



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,837



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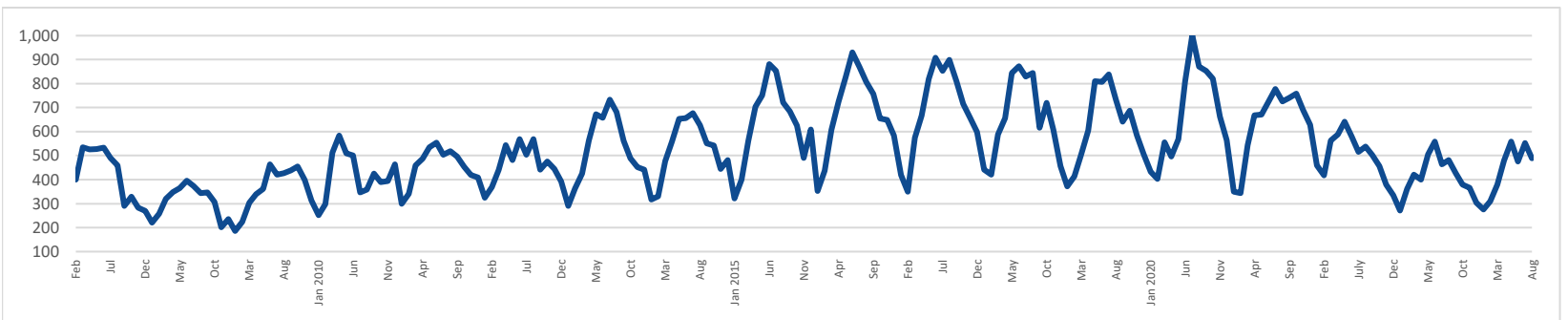
Ada County – Existing/Resale

August 2024 Market Statistics

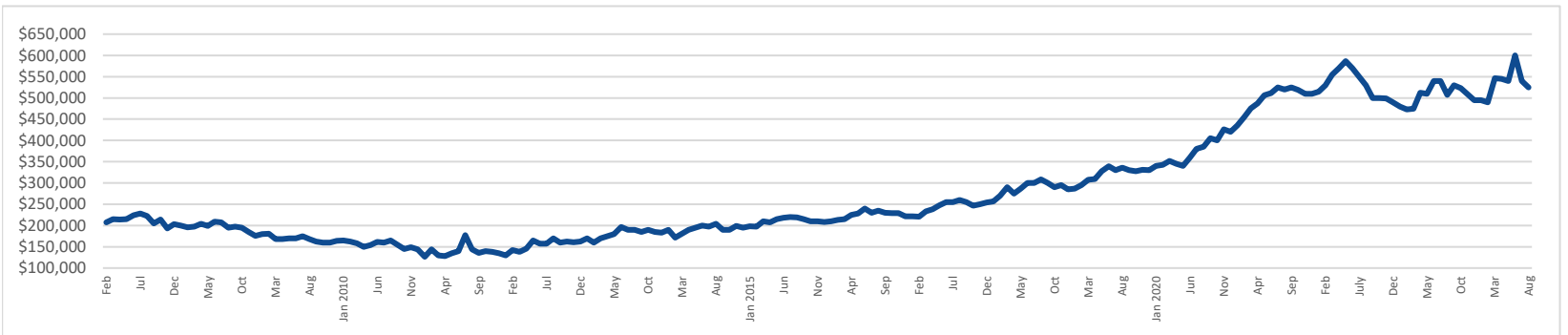
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 Data from the Intermountain MLS as of September 23, 2024

Key Metrics	Aug 2023	Aug 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	482	489	1.5%	3,463	3,523	1.7%
Median Sales Price	\$507,000	\$525,000	3.6%	\$510,000	\$538,000	5.5%
Days on Market	27	30	11.1%	34	29	-14.7%
Pending Sales	429	514	19.8%	--	--	--
Inventory	903	1,070	18.5%	--	--	--
Months Supply of Inventory	2.1	2.5	22.8%	--	--	--

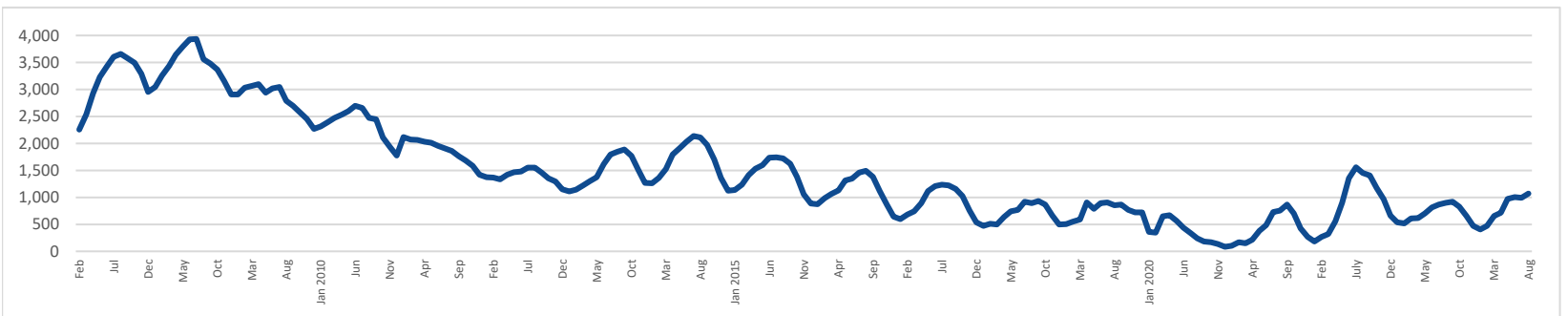
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 489



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$525,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 1,070



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Ada County – New Construction

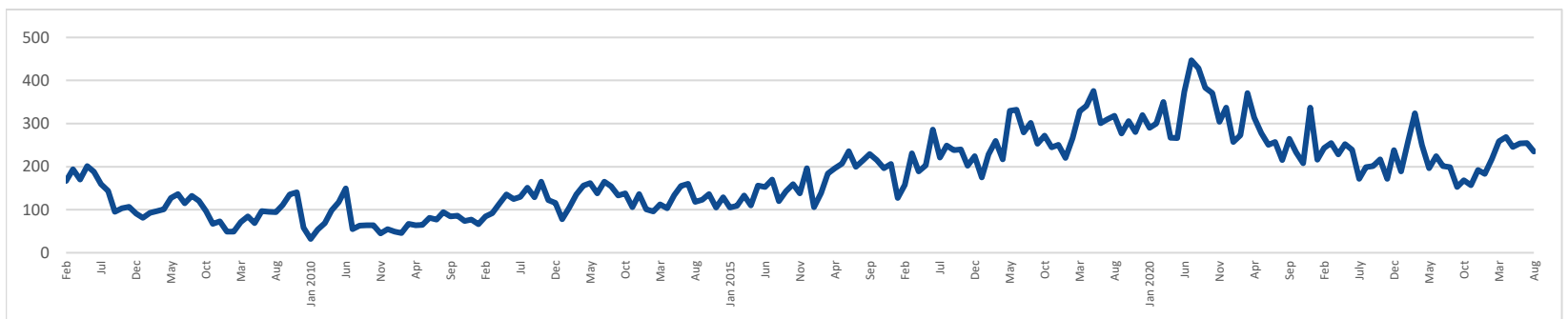
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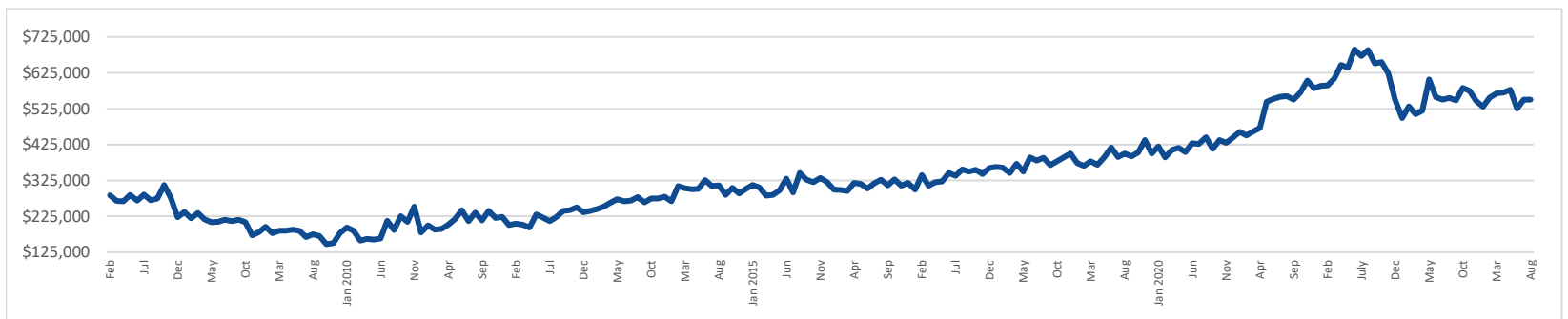
Key Metrics

	Aug 2023	Aug 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	199	235	18.1%	1,843	1,926	4.5%
Median Sales Price	\$554,990	\$549,900	-0.9%	\$540,000	\$557,863	3.3%
Days on Market	50	57	14.0%	81	62	-23.5%
Pending Sales	452	652	44.2%	--	--	--
Inventory	626	767	22.5%	--	--	--
Months Supply of Inventory	2.8	3.6	26.1%	--	--	--

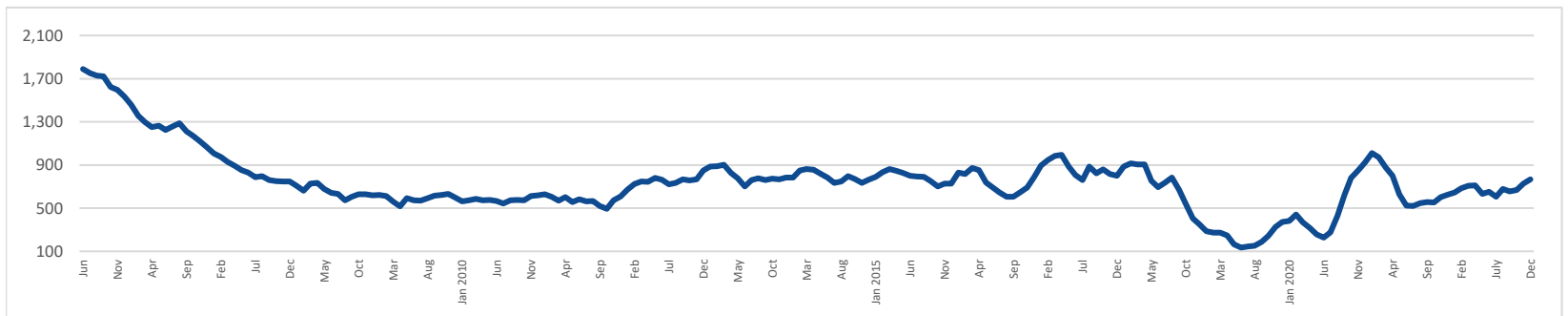
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 235



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$549,900



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 767



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