



Ada County – Single-Family Homes

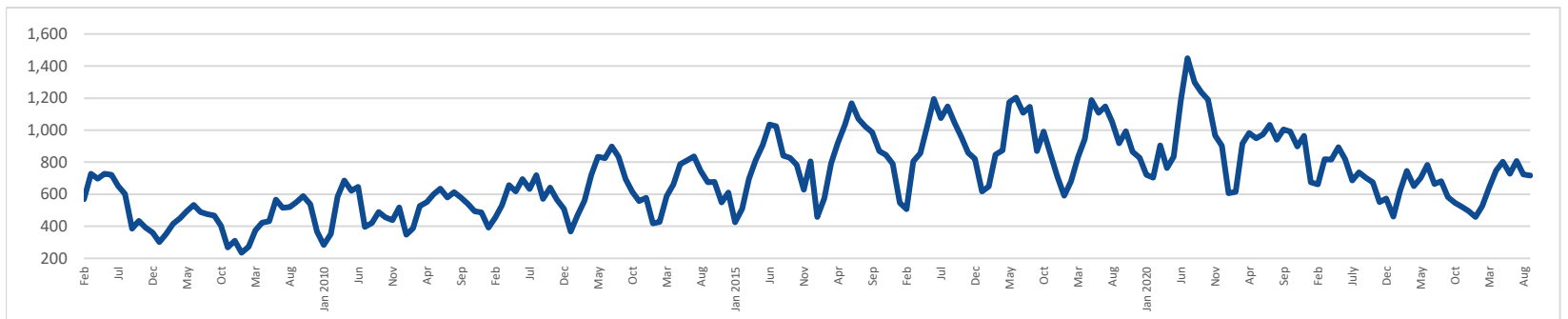
September 2024 Market Statistics

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 Data from the Intermountain MLS as of October 11, 2024

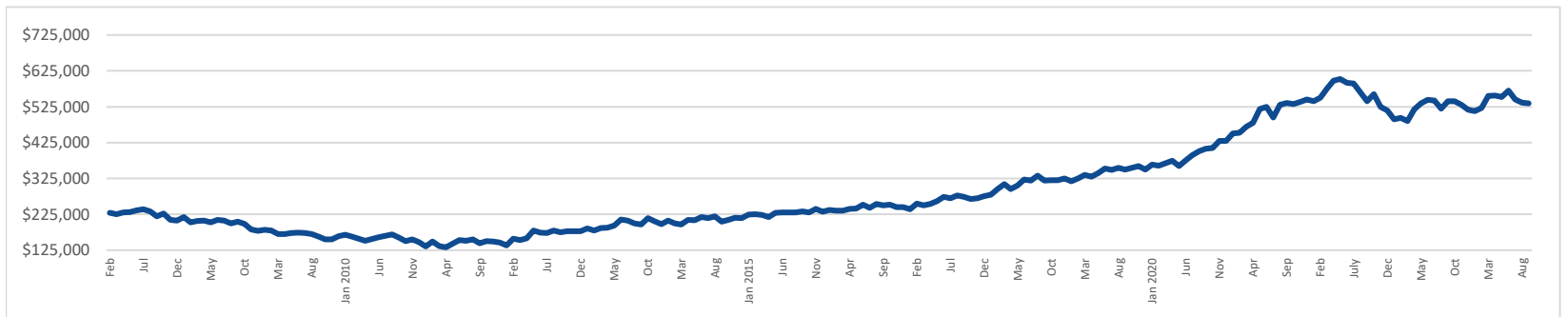
Key Metrics

	Sep 2023	Sep 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	582	716	23.0%	5,888	6,166	4.7%
Median Sales Price	\$539,900	\$534,900	-0.9%	\$523,990	\$545,000	4.0%
Days on Market	35	43	22.9%	48	41	-14.6%
Pending Sales	846	1,214	43.5%	--	--	--
Inventory	1,563	1,729	10.6%	--	--	--
Months Supply of Inventory	2.4	2.7	11.8%	--	--	--

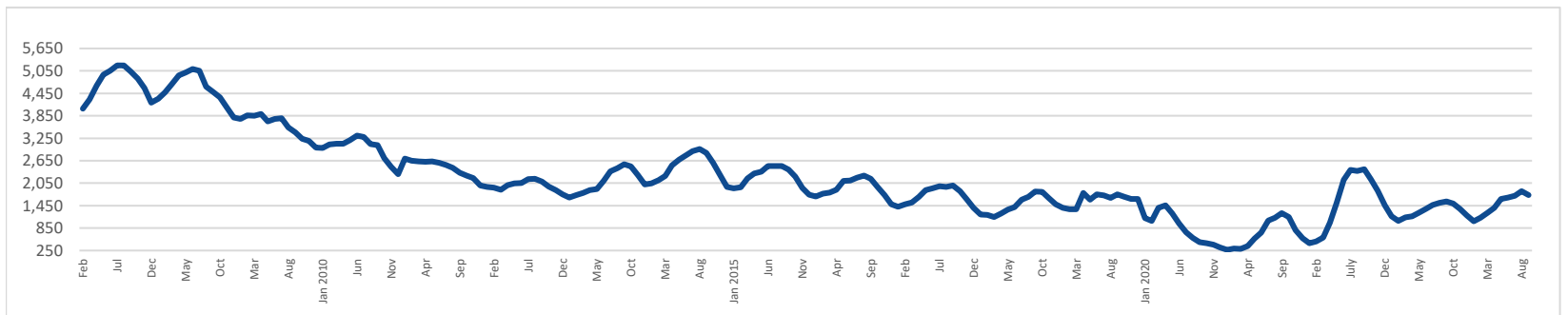
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 716



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$534,900



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,729



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Ada County – Existing/Resale

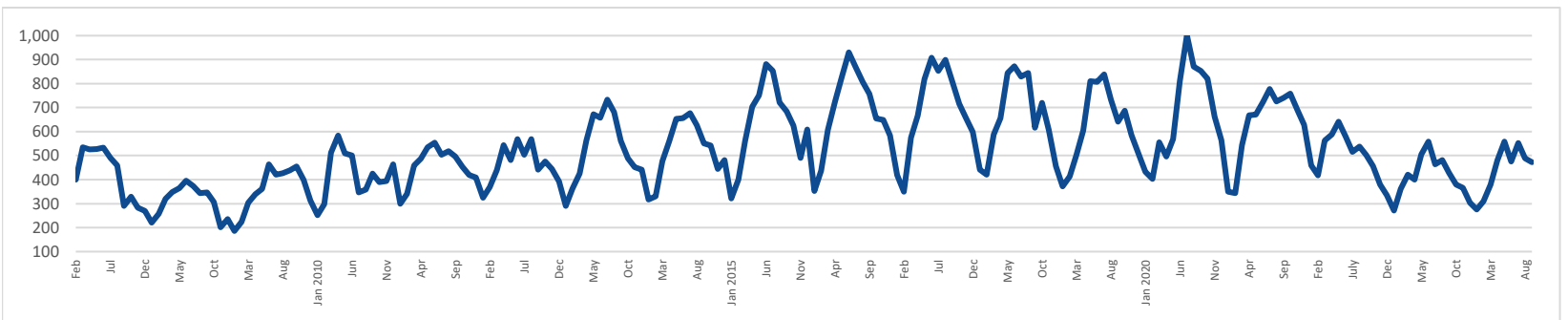
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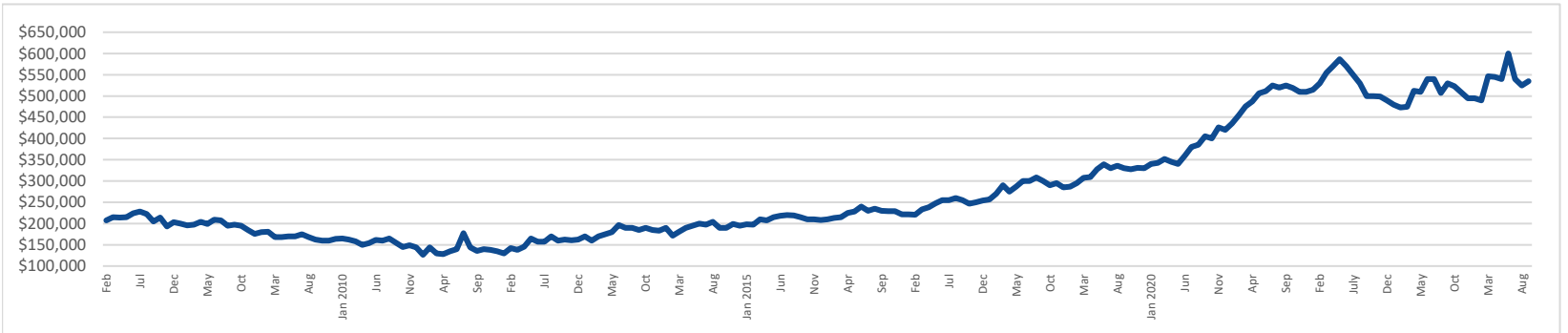
Key Metrics

	Sep 2023	Sep 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	428	472	10.3%	3,891	3,996	2.7%
Median Sales Price	\$530,000	\$535,000	0.9%	\$515,000	\$538,000	4.5%
Days on Market	32	32	0.0%	33	29	-12.1%
Pending Sales	402	557	38.6%	--	--	--
Inventory	919	974	6.0%	--	--	--
Months Supply of Inventory	2.1	2.3	7.8%	--	--	--

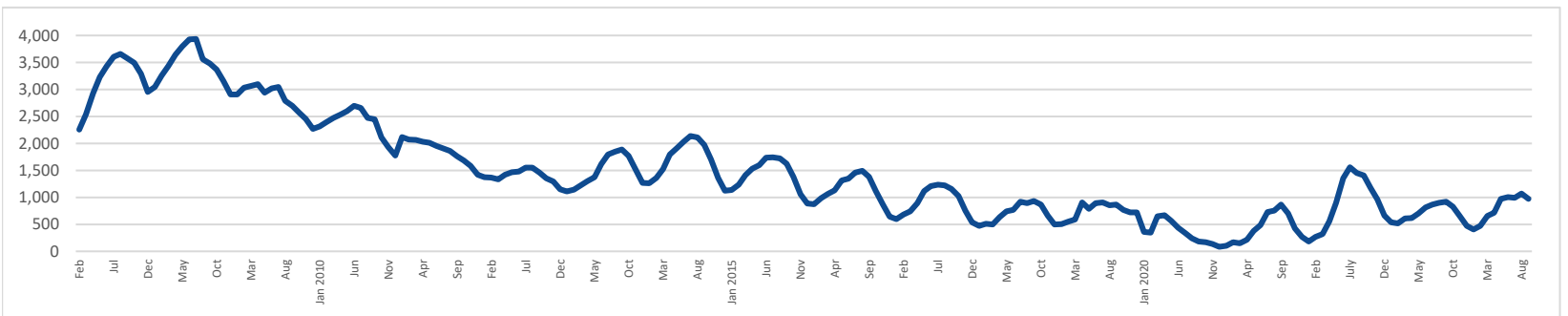
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 472



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$535,000



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

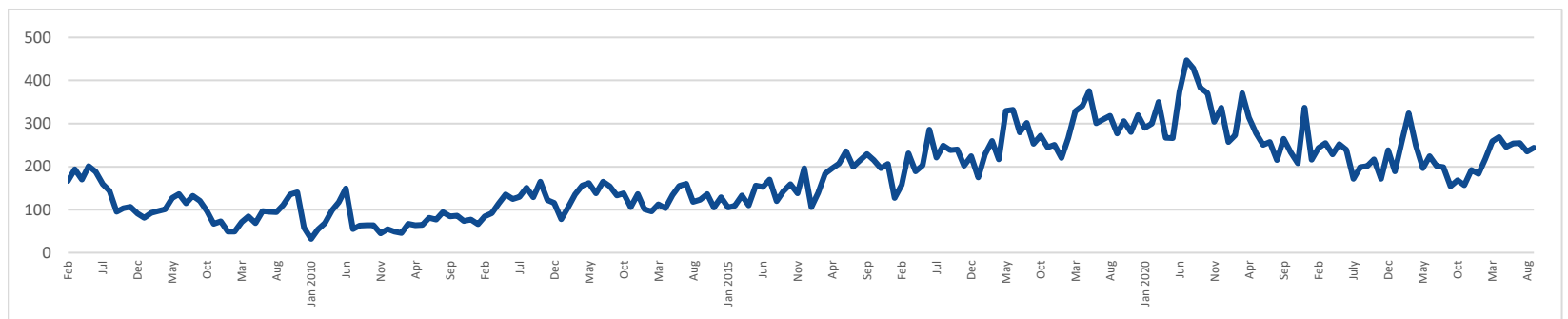
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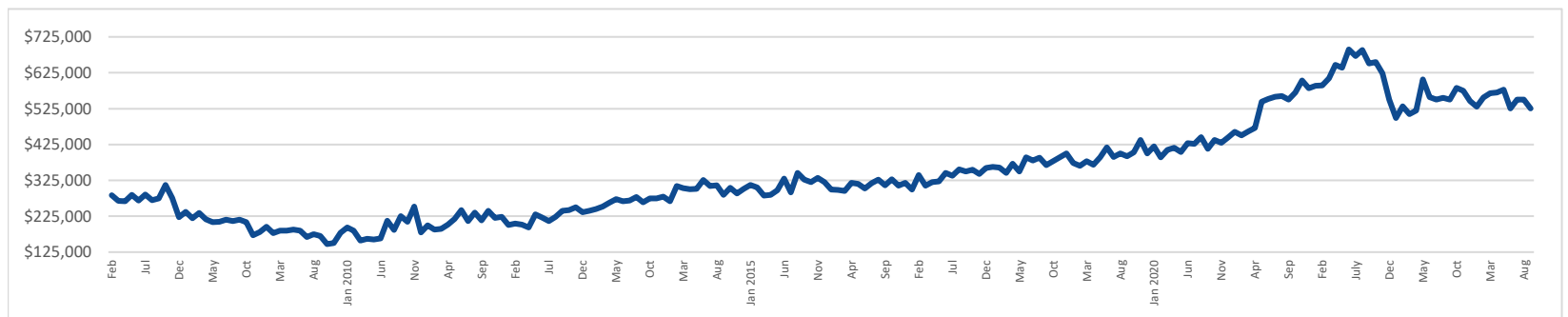
Key Metrics

	Sep 2023	Sep 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	154	244	58.4%	1,997	2,170	8.7%
Median Sales Price	\$549,900	\$525,992	-4.3%	\$540,000	\$553,900	2.6%
Days on Market	42	63	50.0%	78	62	-20.5%
Pending Sales	444	657	48.0%	--	--	--
Inventory	644	755	17.2%	--	--	--
Months Supply of Inventory	3.0	3.5	16.9%	--	--	--

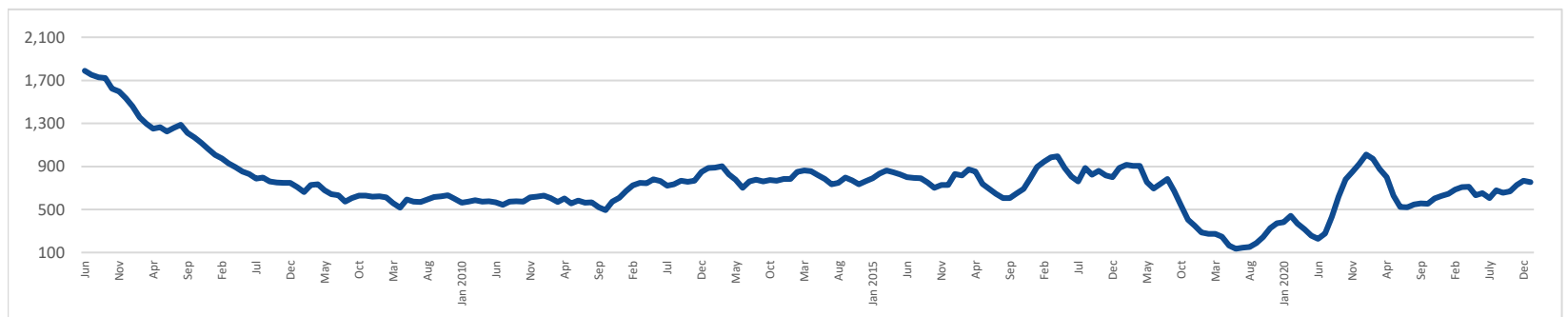
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 244



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$525,992



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 755



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