



Ada County – Single-Family Homes

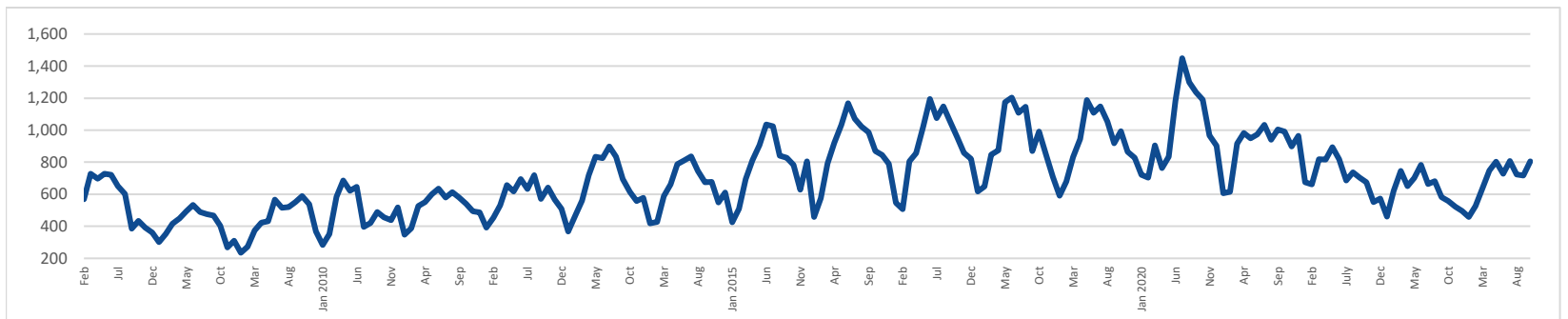
October 2024 Market Statistics

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 Data from the Intermountain MLS as of November 8, 2024

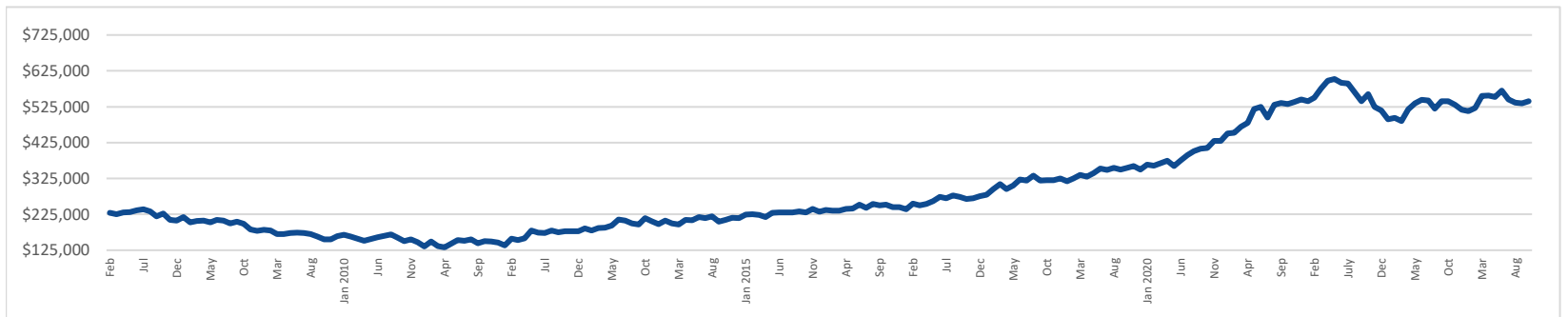
Key Metrics

	Oct 2023	Oct 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	557	805	44.5%	6,445	6,958	8.0%
Median Sales Price	\$539,990	\$540,000	0.0%	\$524,990	\$545,000	3.8%
Days on Market	39	42	7.7%	48	41	-14.6%
Pending Sales	830	1,096	32.0%	--	--	--
Inventory	1,509	1,693	12.2%	--	--	--
Months Supply of Inventory	2.4	2.6	8.4%	--	--	--

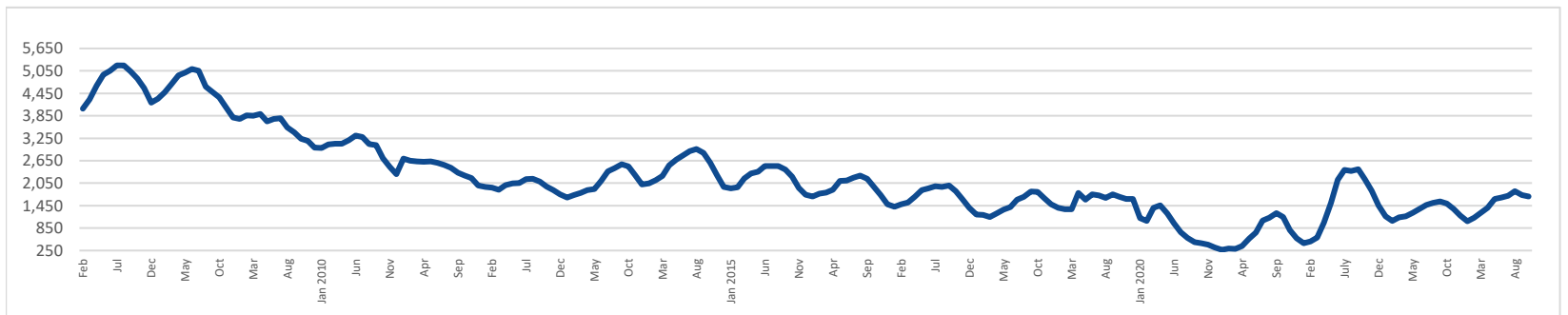
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 805



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$540,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,693



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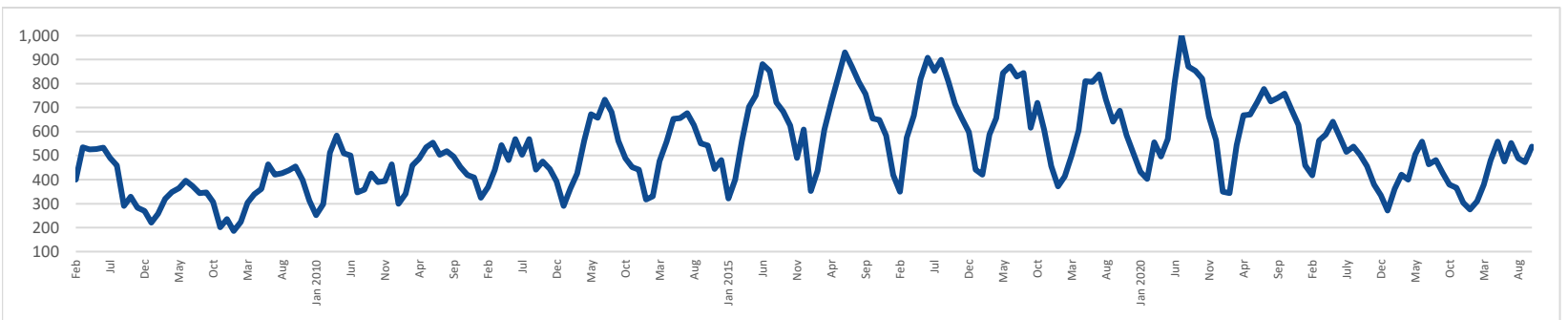
Ada County – Existing/Resale

October 2024 Market Statistics

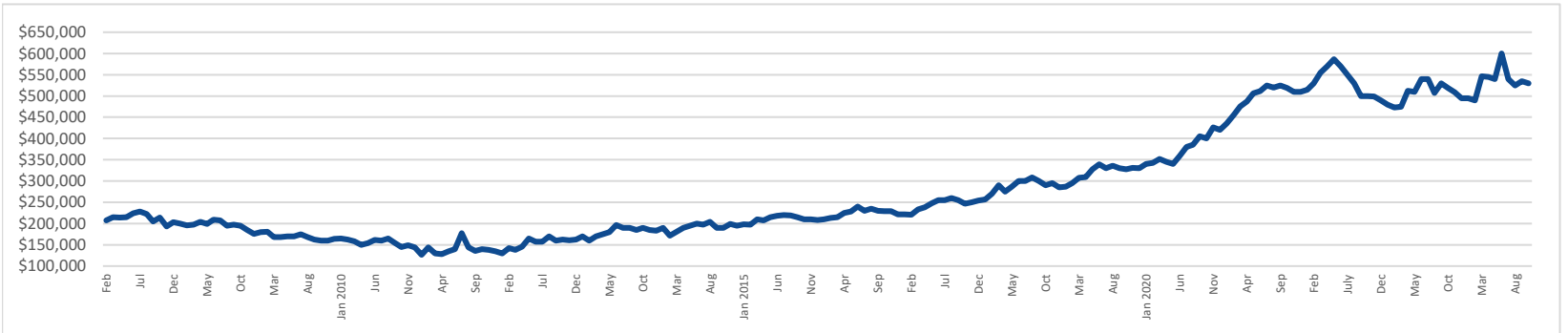
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Key Metrics	Oct 2023	Oct 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	380	538	41.6%	4,271	4,537	6.2%
Median Sales Price	\$519,000	\$530,000	2.1%	\$515,000	\$535,000	3.9%
Days on Market	32	35	9.4%	33	30	-9.1%
Pending Sales	369	469	27.1%	--	--	--
Inventory	825	905	9.7%	--	--	--
Months Supply of Inventory	2.0	2.1	7.0%	--	--	--

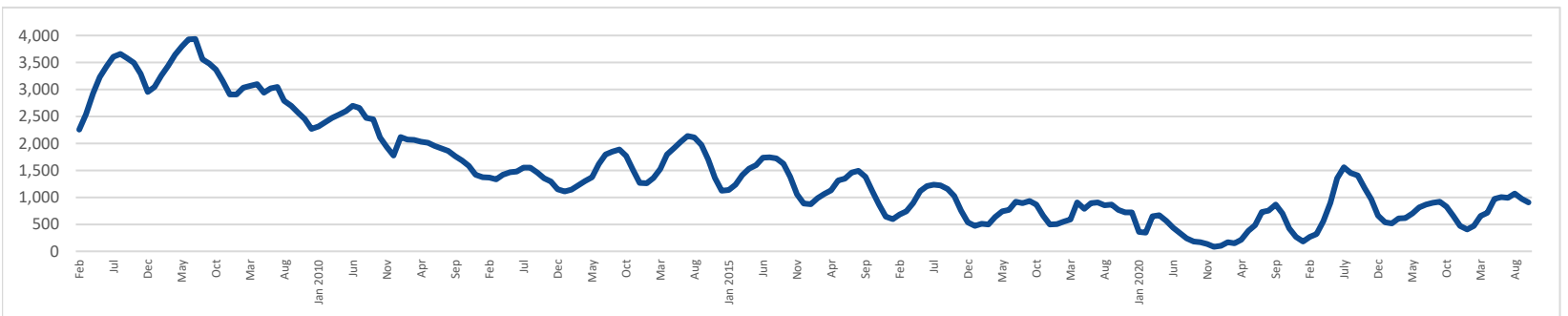
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 538



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$530,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 905



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Ada County – New Construction

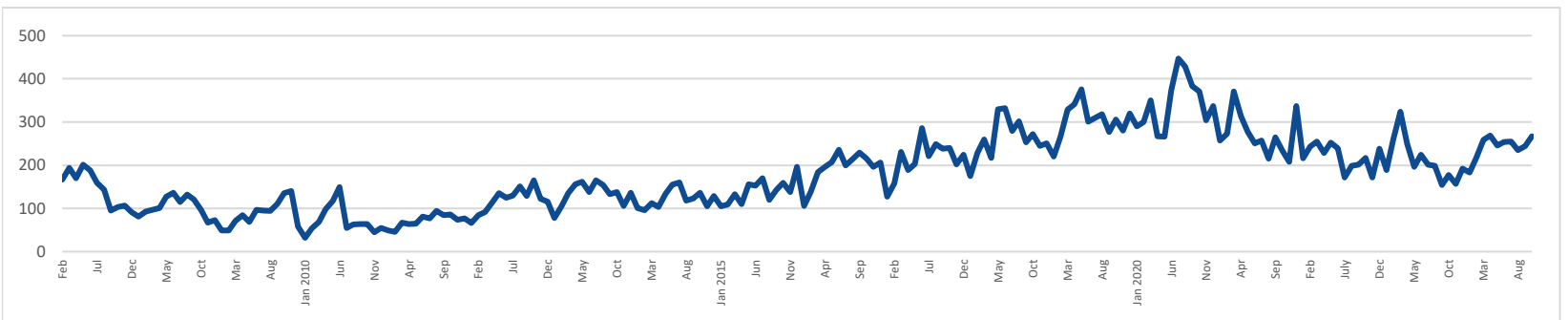
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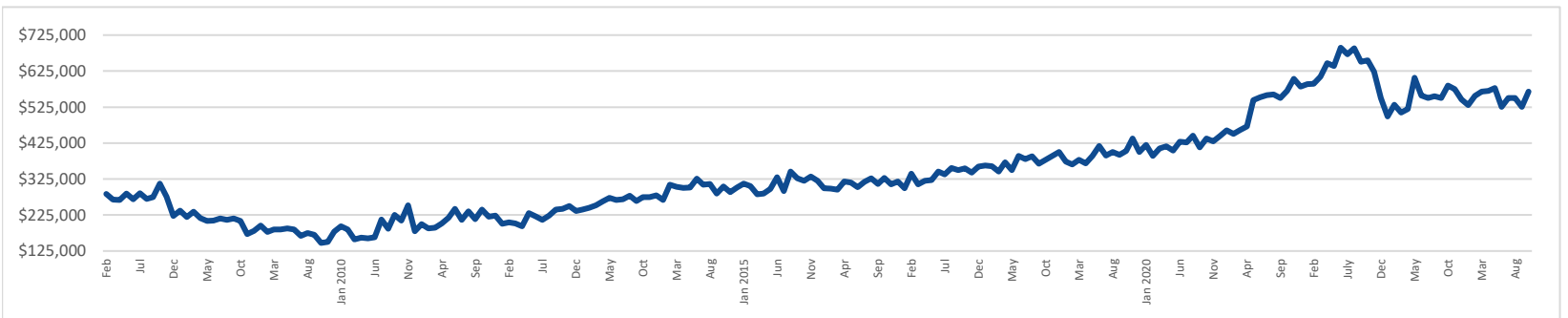
Key Metrics

	Oct 2023	Oct 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	177	267	50.8%	2,174	2,421	11.4%
Median Sales Price	\$585,000	\$568,416	-2.8%	\$544,995	\$559,900	2.7%
Days on Market	53	55	3.8%	76	62	-18.4%
Pending Sales	461	627	36.0%	--	--	--
Inventory	684	788	15.2%	--	--	--
Months Supply of Inventory	3.2	3.5	9.2%	--	--	--

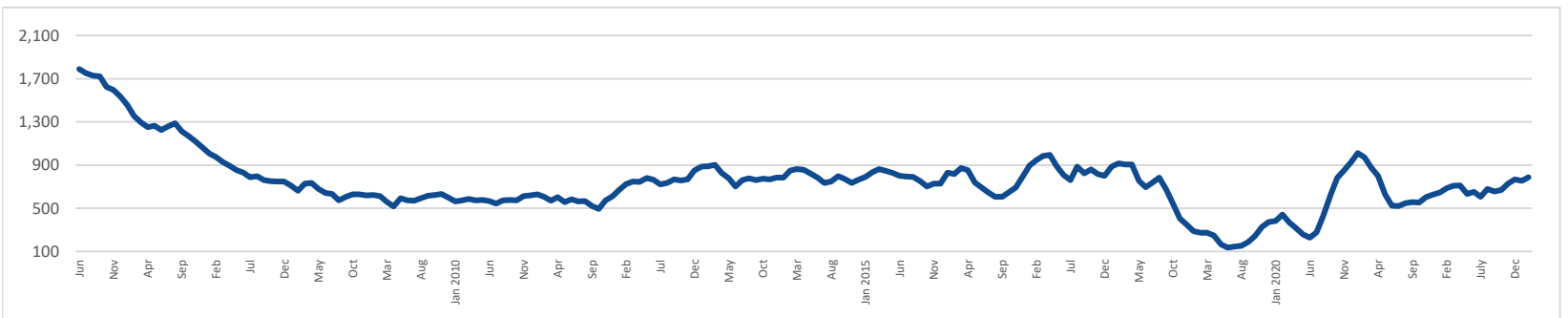
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 267



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$568,416



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 788



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