



# Ada County – Single-Family Homes

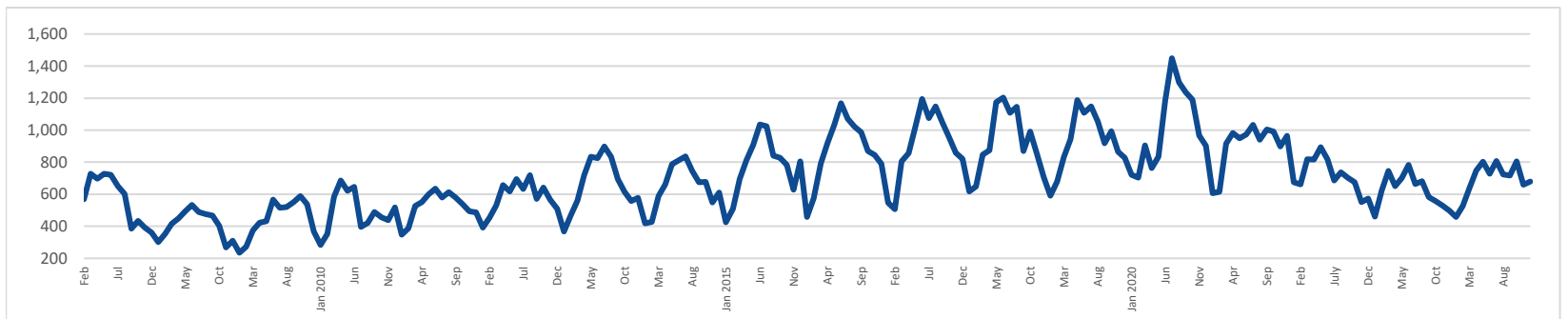
## December 2024 Market Statistics

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 Data from the Intermountain MLS as of January 9, 2025

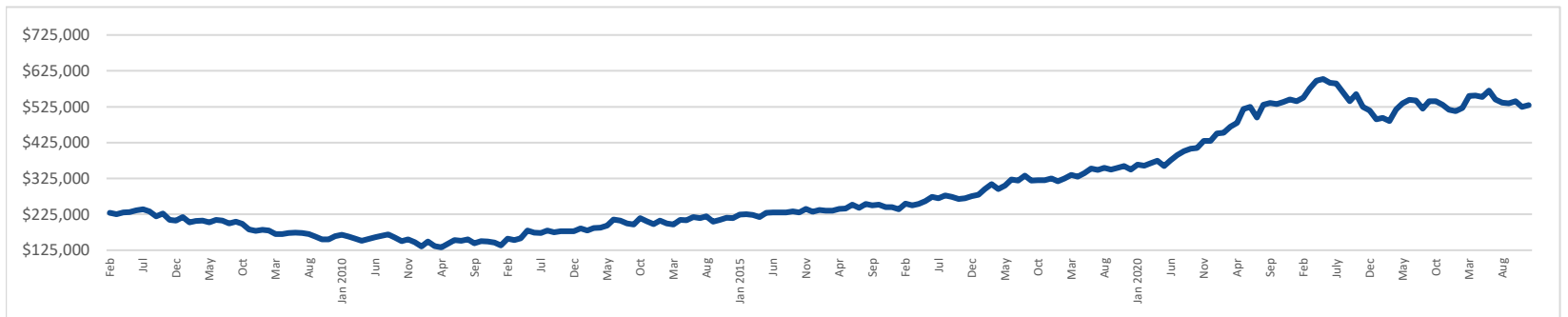
### Key Metrics

	Dec 2023	Dec 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	498	679	36.3%	7,471	8,310	11.2%
Median Sales Price	\$516,745	\$529,900	2.5%	\$524,900	\$540,000	2.9%
Days on Market	49	50	2.0%	47	42	-10.6%
Pending Sales	833	892	7.1%	--	--	--
Inventory	1,184	1,275	7.7%	--	--	--
Months Supply of Inventory	1.9	1.9	-1.5%	--	--	--

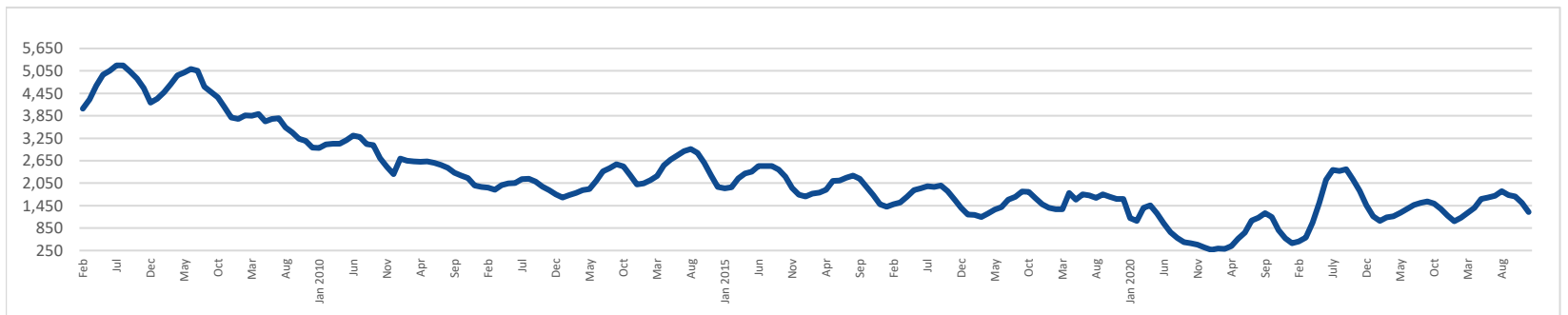
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 679



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$529,900



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,275



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# Ada County – Existing/Resale

## December 2024 Market Statistics

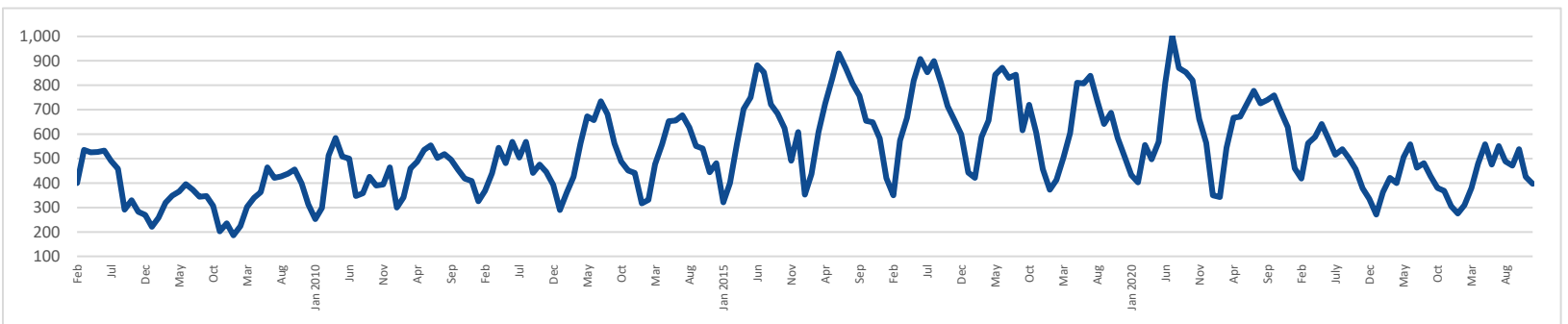
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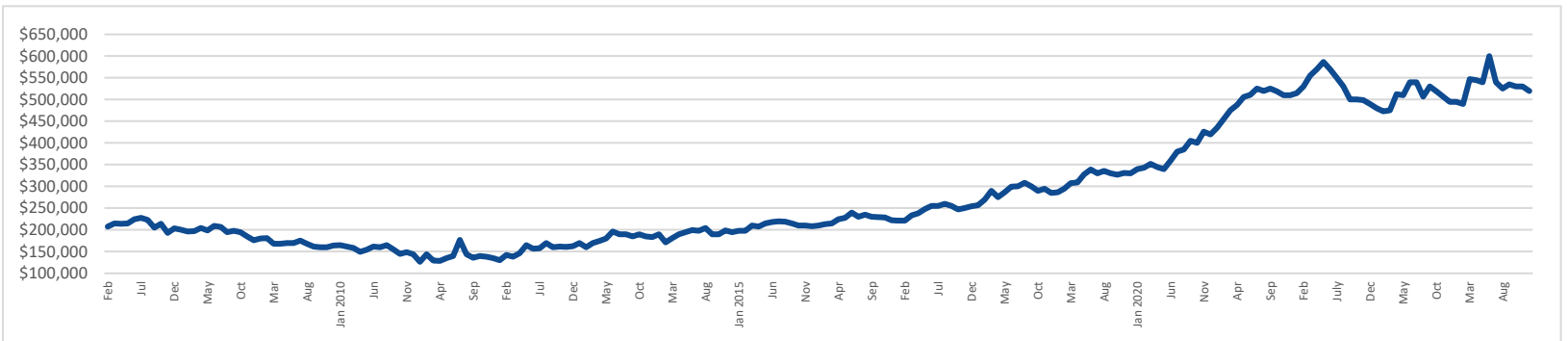
### Key Metrics

	Dec 2023	Dec 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	306	397	29.7%	4,945	5,362	8.4%
Median Sales Price	\$494,500	\$520,000	5.2%	\$513,000	\$535,000	4.3%
Days on Market	43	37	-14.0%	34	31	-8.8%
Pending Sales	301	314	4.3%	--	--	--
Inventory	472	540	14.4%	--	--	--
Months Supply of Inventory	1.2	1.2	6.8%	--	--	--

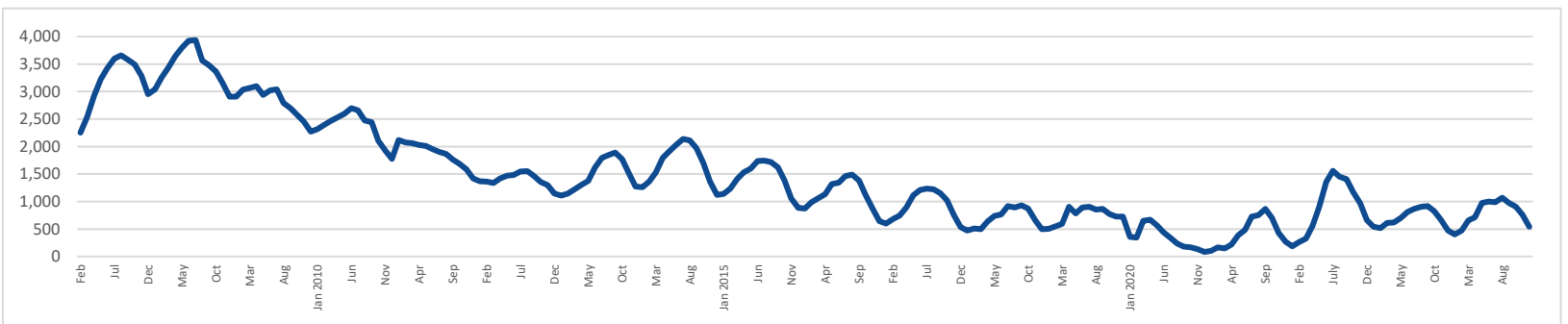
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 397



**Median Sales Price** High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$520,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 540



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# Ada County – New Construction

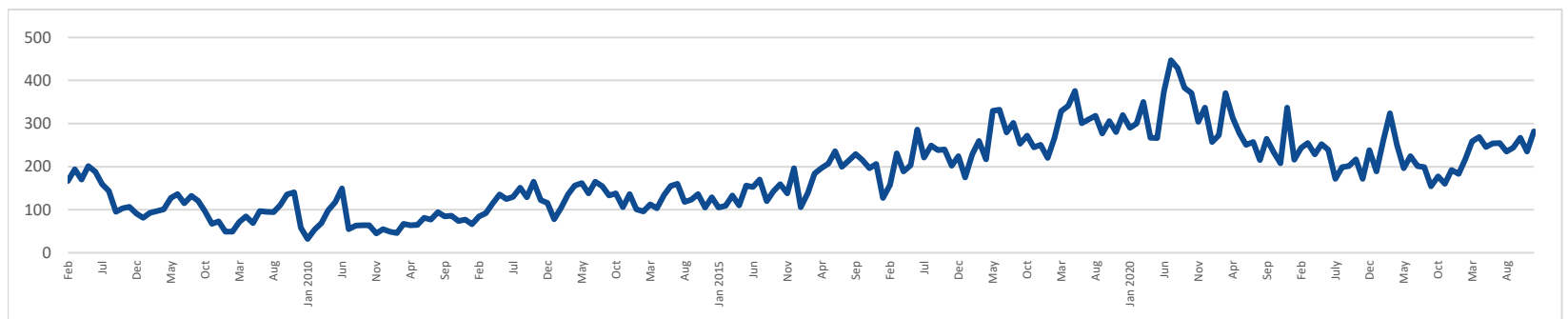
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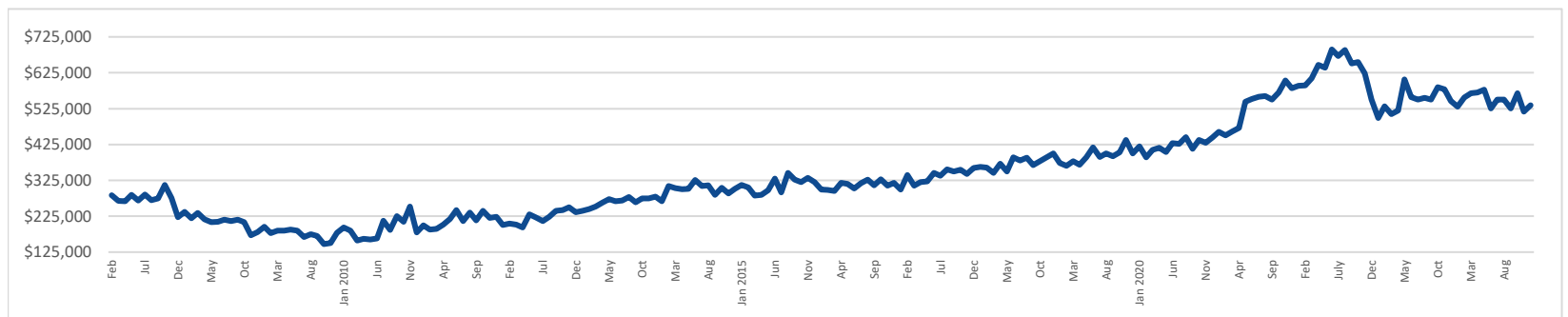
### Key Metrics

	Dec 2023	Dec 2024	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	192	282	46.9%	2,526	2,948	16.7%
Median Sales Price	\$545,945	\$534,818	-2.0%	\$547,945	\$550,930	0.5%
Days on Market	59	69	16.9%	73	62	-15.1%
Pending Sales	532	578	8.6%	--	--	--
Inventory	712	735	3.2%	--	--	--
Months Supply of Inventory	3.3	3.0	-9.1%	--	--	--

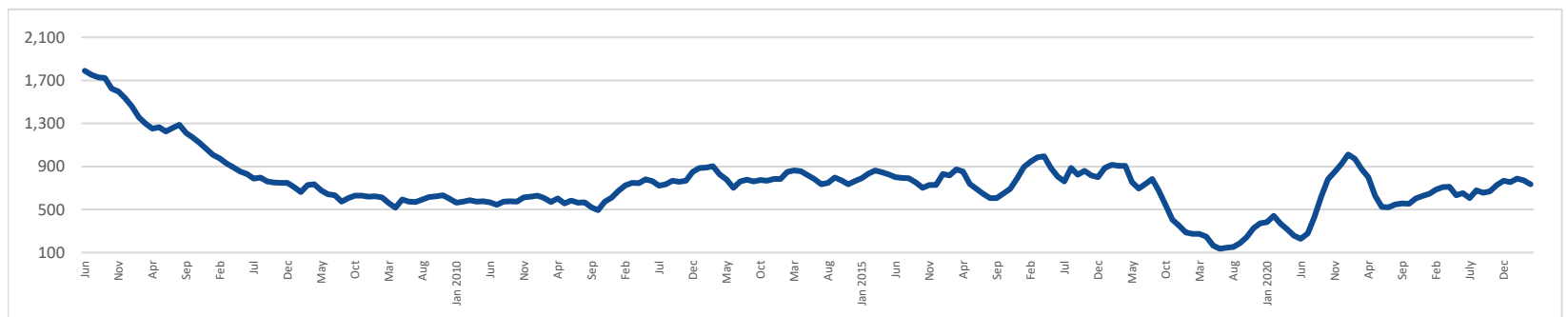
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 282



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$534,818



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 735



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