



Ada County – Single-Family Homes

January 2025 Market Statistics

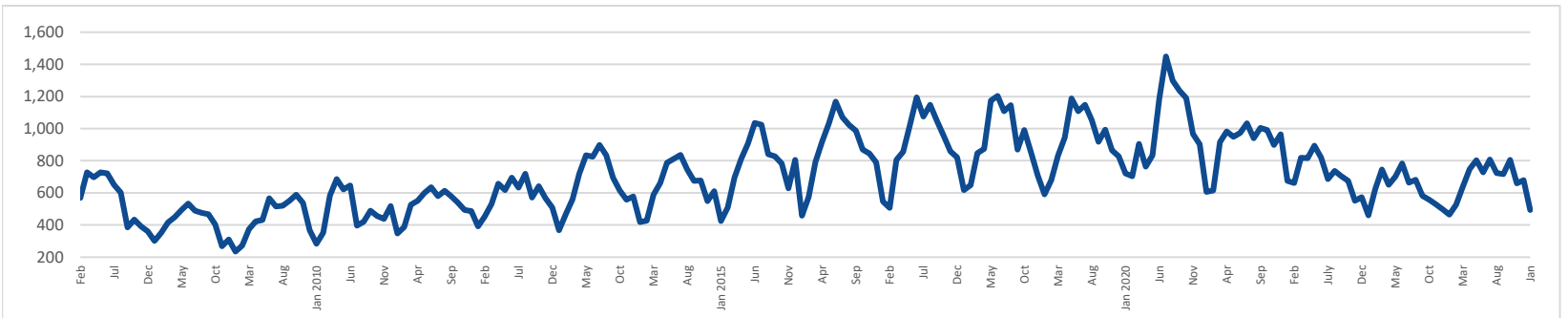
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Data from the Intermountain MLS as of February 10, 2025

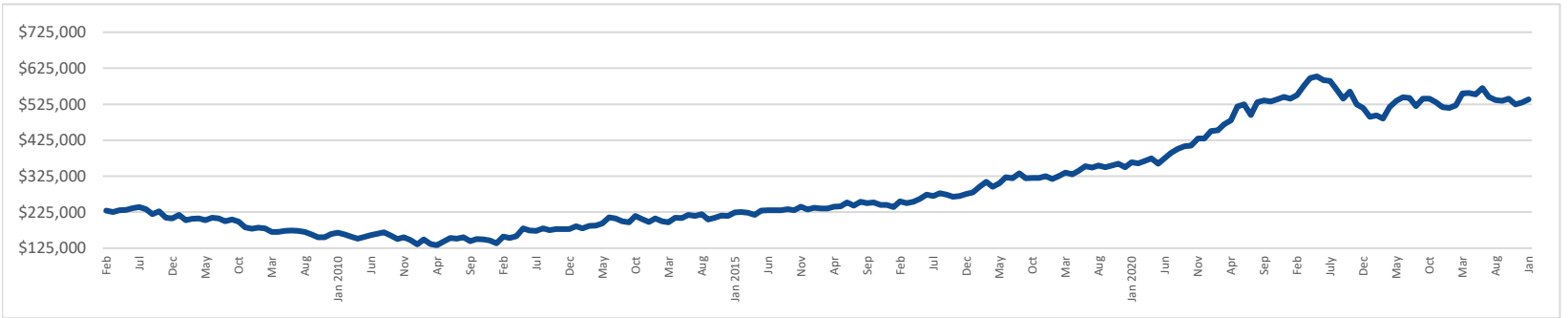
Key Metrics

	Jan 2024	Jan 2025	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	465	493	6.0%	465	493	6.0%
Median Sales Price	\$515,000	\$538,000	4.5%	\$515,000	\$538,000	4.5%
Days on Market	53	54	1.9%	53	54	1.9%
Pending Sales	965	1,093	13.3%	--	--	--
Inventory	1,035	1,271	22.8%	--	--	--
Months Supply of Inventory	1.7	1.9	10.8%	--	--	--

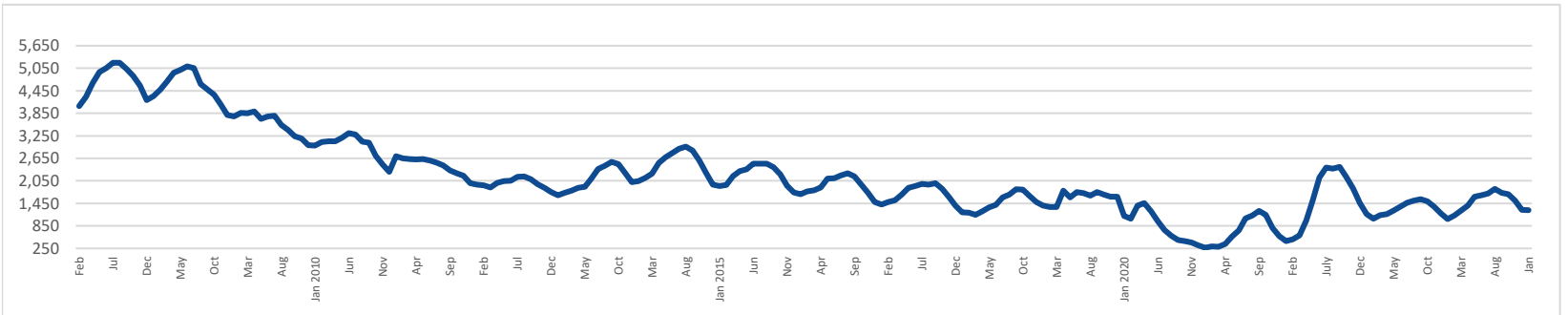
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 493



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$538,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,271



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Ada County – Existing/Resale

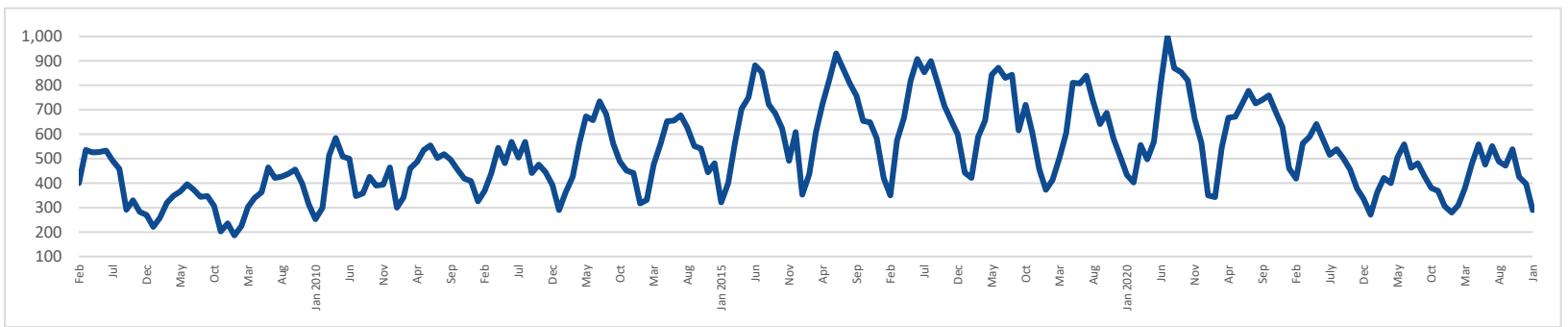
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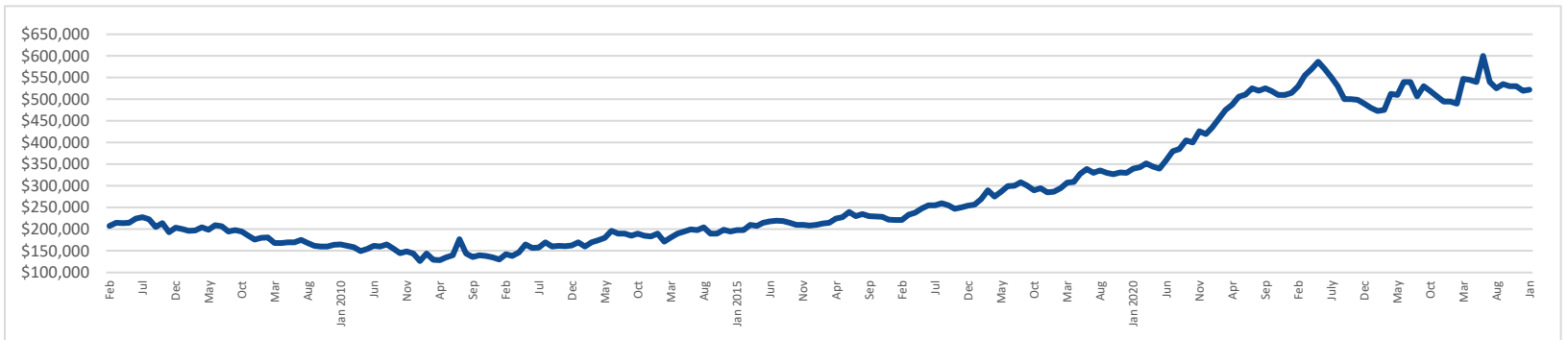
Key Metrics

	Jan 2024	Jan 2025	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	279	290	3.9%	279	290	3.9%
Median Sales Price	\$495,000	\$522,400	5.5%	\$495,000	\$522,400	5.5%
Days on Market	50	50	0.0%	50	50	0.0%
Pending Sales	370	401	8.4%	--	--	--
Inventory	403	557	38.2%	--	--	--
Months Supply of Inventory	1.0	1.3	27.9%	--	--	--

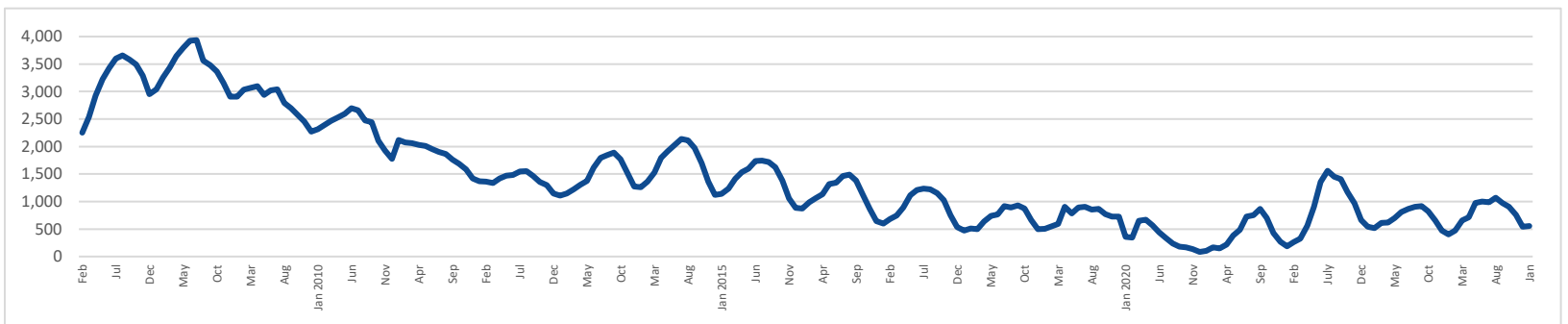
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 290



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$522,400



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 557



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Ada County – New Construction

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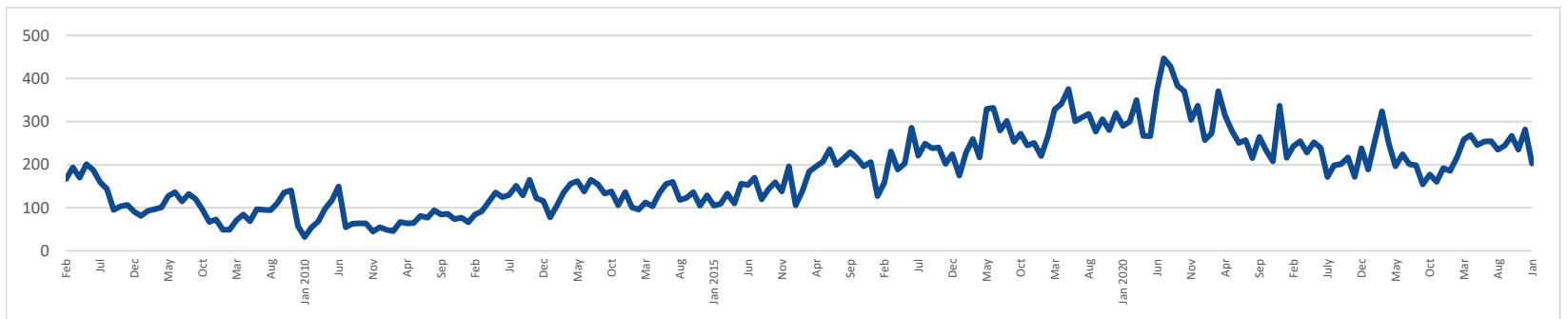
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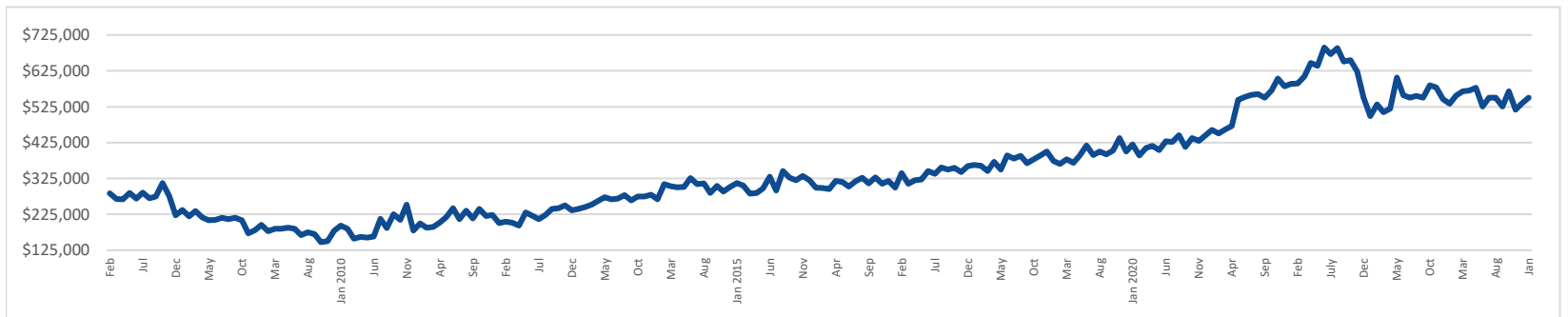
Key Metrics

	Jan 2024	Jan 2025	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	186	203	9.1%	186	203	9.1%
Median Sales Price	\$532,995	\$549,995	3.2%	\$532,995	\$549,995	3.2%
Days on Market	56	58	3.6%	56	58	3.6%
Pending Sales	595	692	16.3%	--	--	--
Inventory	632	714	13.0%	--	--	--
Months Supply of Inventory	3.0	2.9	-2.8%	--	--	--

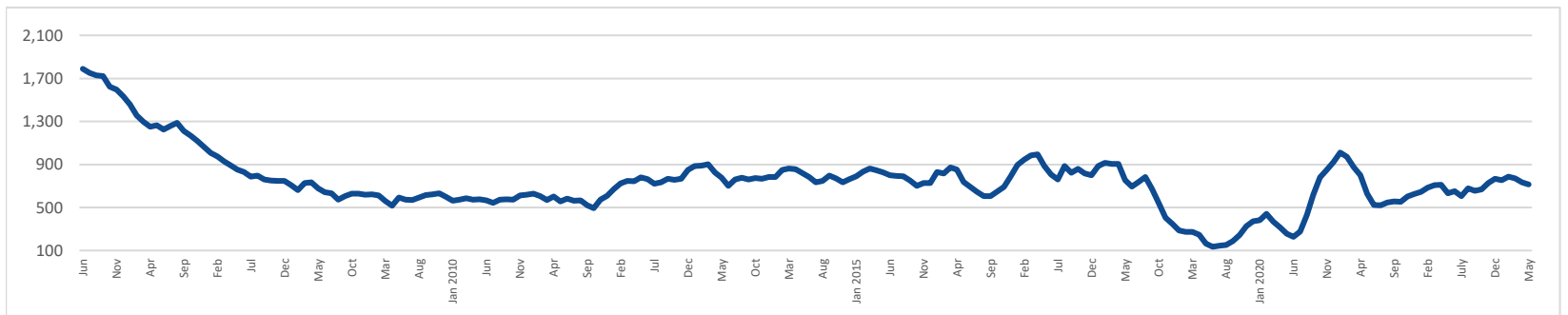
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 203



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$549,995



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 714



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