



Ada County — Single-Family Homes

March 2025 Market Statistics

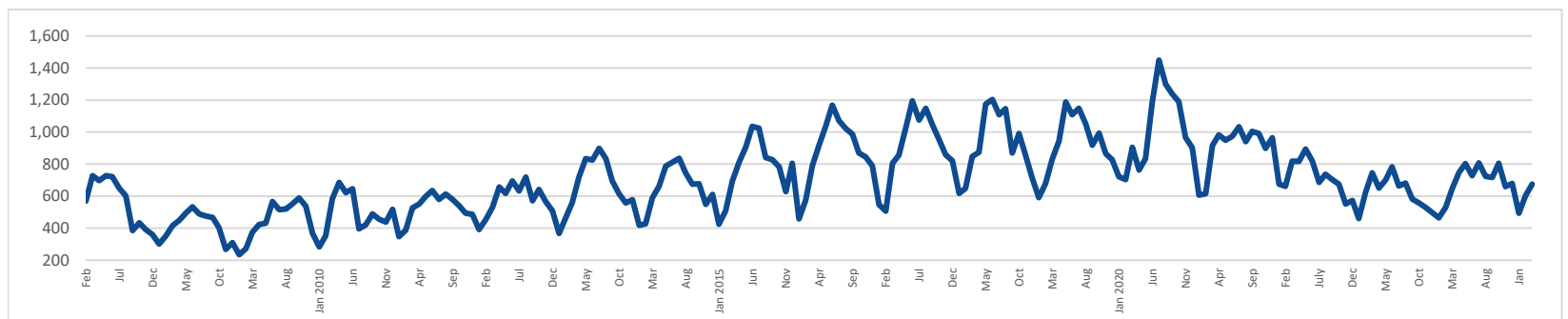
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Data from the Intermountain MLS as of April 11, 2025

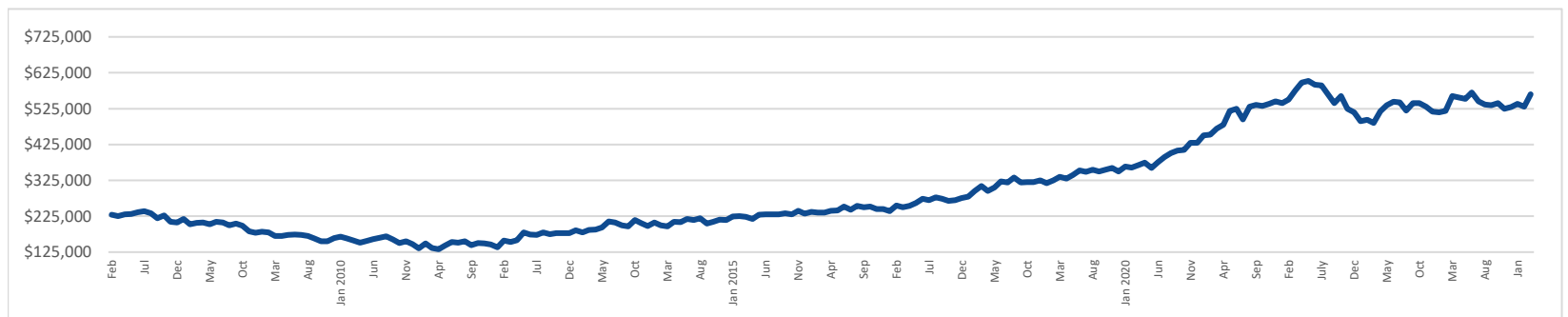
Key Metrics

	Mar 2024	Mar 2025	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	648	675	4.2%	1,642	1,777	8.2%
Median Sales Price	\$560,000	\$565,000	0.9%	\$531,995	\$545,000	2.4%
Days on Market	48	46	-4.2%	50	50	0.0%
Pending Sales	1,128	1,249	10.7%	--	--	--
Inventory	1,264	1,547	22.4%	--	--	--
Months Supply of Inventory	2.0	2.2	8.1%	--	--	--

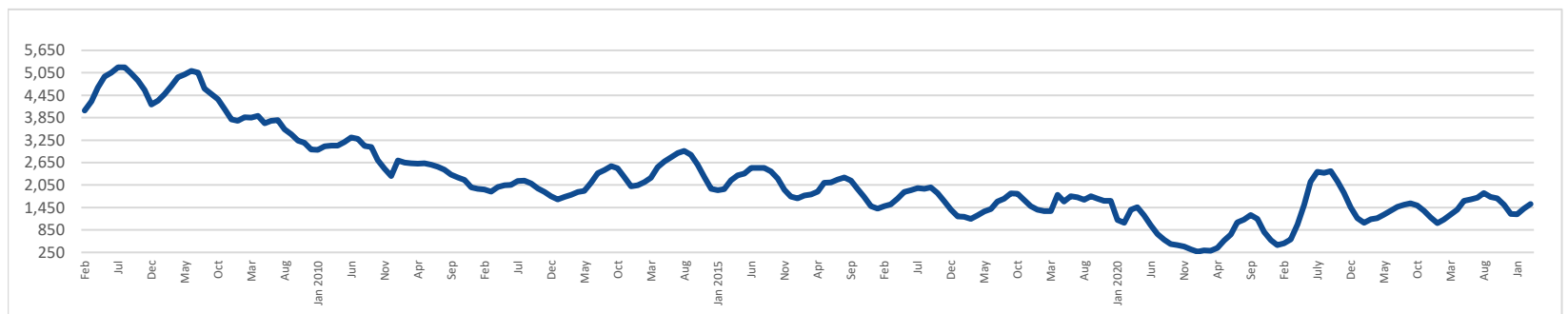
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 675



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$565,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,547



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Ada County — Existing/Resale

March 2025 Market Statistics

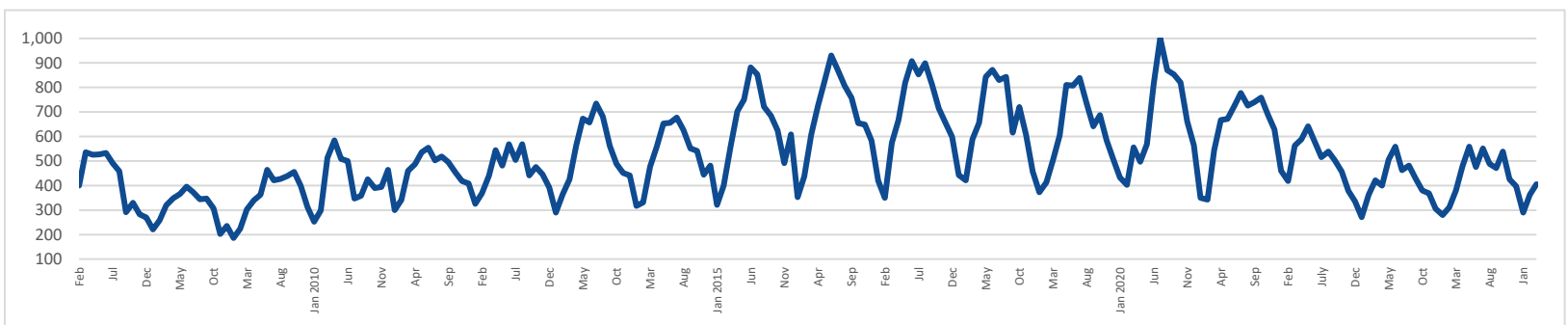
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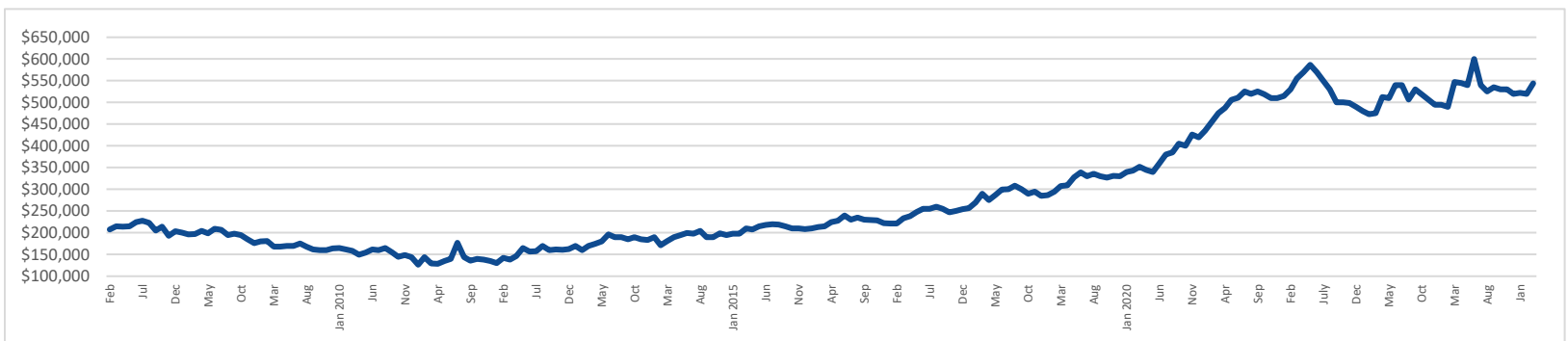
Key Metrics

	Mar 2024	Mar 2025	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	380	405	6.6%	970	1,059	9.2%
Median Sales Price	\$546,800	\$544,000	-0.5%	\$504,500	\$529,900	5.0%
Days on Market	31	36	16.1%	39	42	7.7%
Pending Sales	461	520	12.8%	--	--	--
Inventory	657	739	12.5%	--	--	--
Months Supply of Inventory	1.6	1.6	2.0%	--	--	--

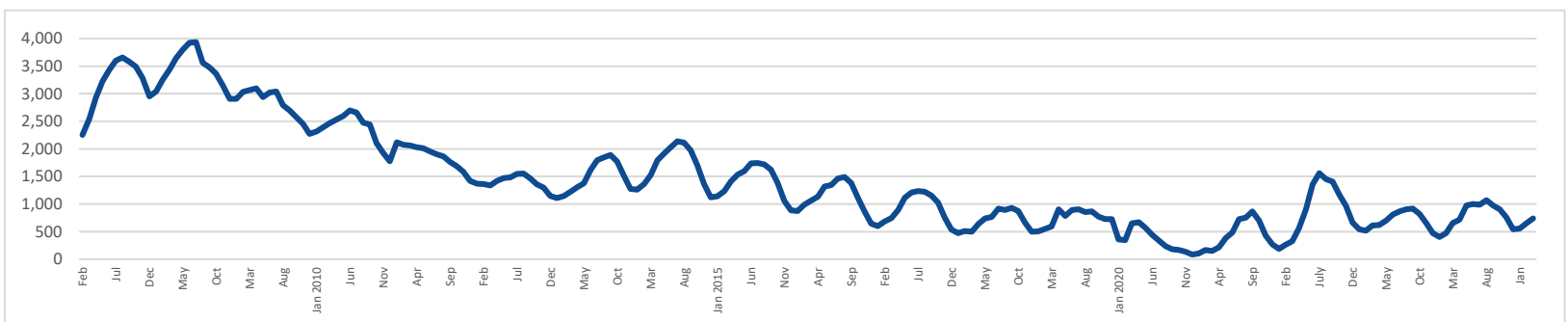
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 405



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$544,000



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 739



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Ada County — New Construction

March 2025 Market Statistics

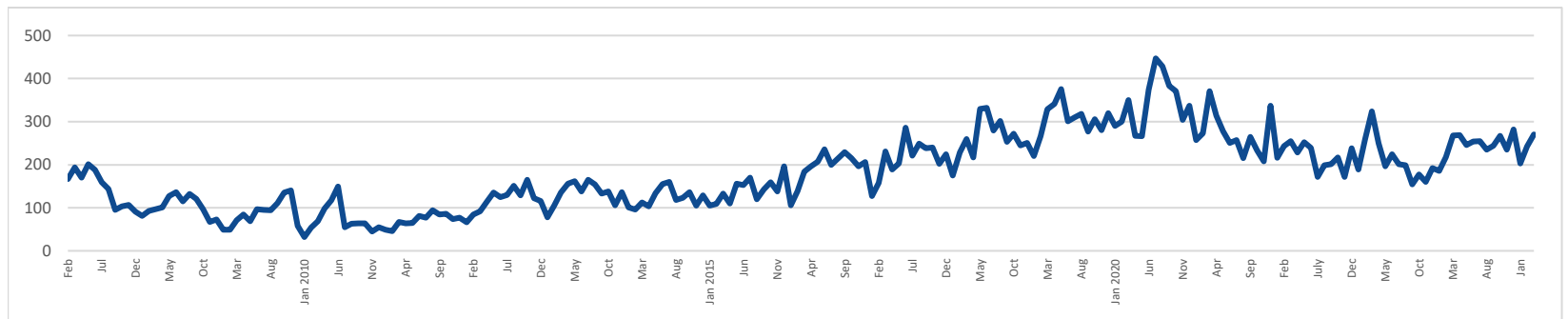
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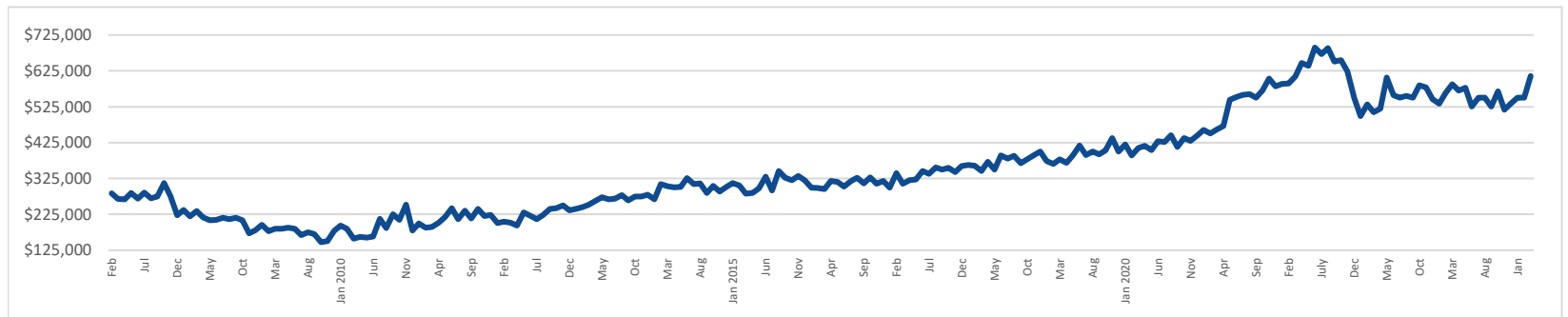
Key Metrics

	Mar 2024	Mar 2025	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	268	270	0.7%	672	718	6.8%
Median Sales Price	\$587,711	\$610,734	3.9%	\$561,225	\$570,068	1.6%
Days on Market	73	62	-15.1%	64	63	-1.6%
Pending Sales	667	729	9.3%	--	--	--
Inventory	607	808	33.1%	--	--	--
Months Supply of Inventory	2.9	3.2	11.9%	--	--	--

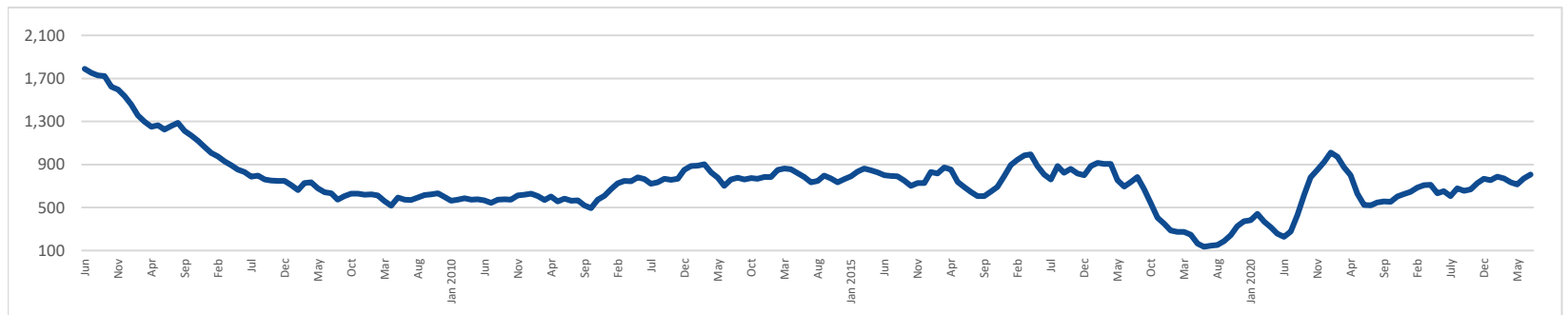
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 270



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$610,734



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 808



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