



Ada County – Single-Family Homes

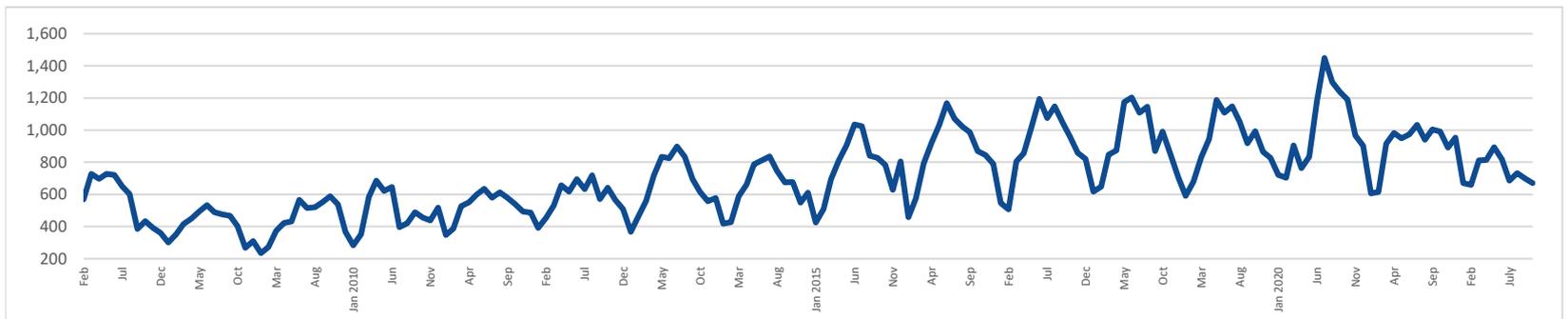
October 2022 Market Statistics

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 Data from the Intermountain MLS as of November 8, 2022

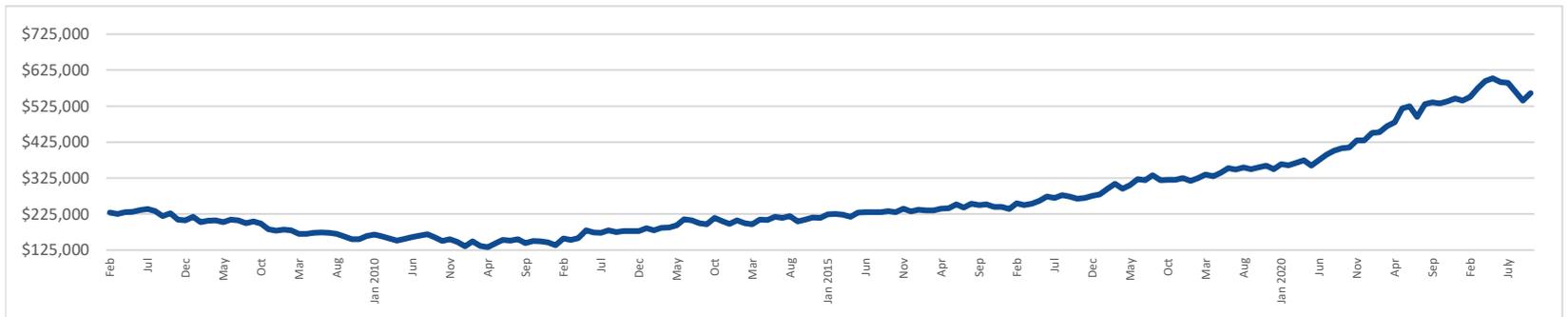
Key Metrics

	Oct 2021	Oct 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	992	670	-32.5%	9,015	7,480	-17.0%
Median Sales Price	\$532,666	\$561,500	5.4%	\$505,000	\$575,000	13.9%
Days on Market	23	42	82.6%	16	26	62.5%
Pending Sales	1,524	900	-40.9%	--	--	--
Inventory	1,145	2,146	87.4%	--	--	--
Months Supply of Inventory	1.3	2.7	114.7%	--	--	--

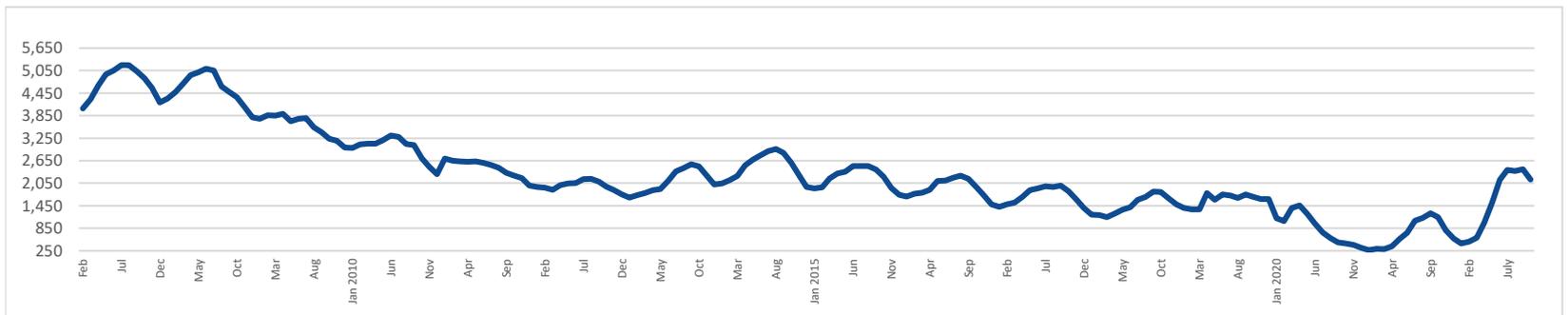
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 670



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$561,500



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 2,146



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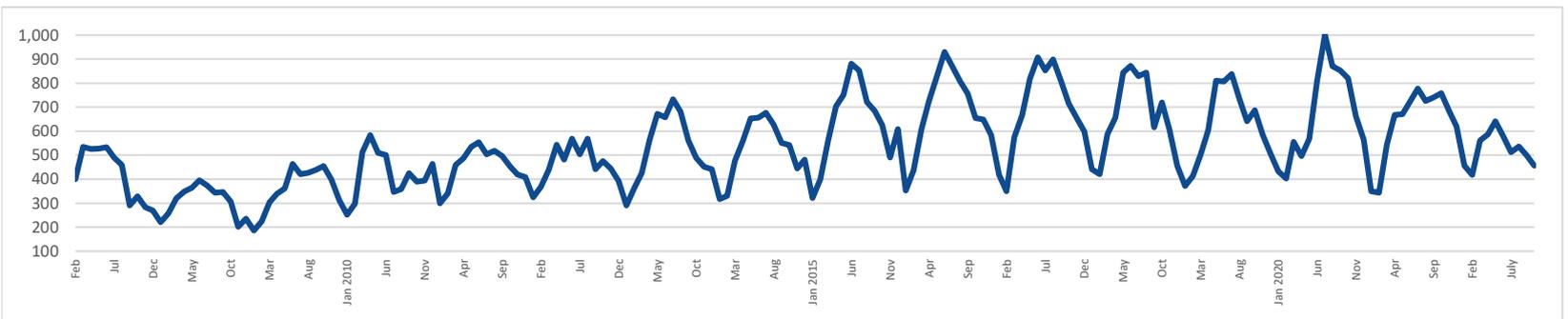
Ada County – Existing/Resale

October 2022 Market Statistics

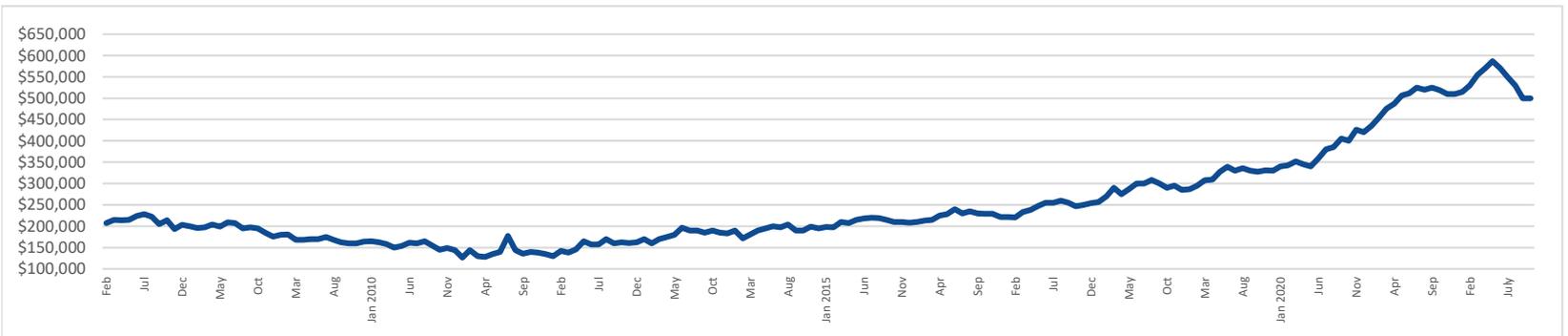
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Key Metrics	Oct 2021	Oct 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	759	456	-39.9%	6,301	5,260	-16.5%
Median Sales Price	\$519,000	\$500,000	-3.7%	\$502,000	\$546,249	8.8%
Days on Market	21	41	95.2%	12	23	91.7%
Pending Sales	758	373	-50.8%	--	--	--
Inventory	703	1,174	67.0%	--	--	--
Months Supply of Inventory	1.1	2.1	86.3%	--	--	--

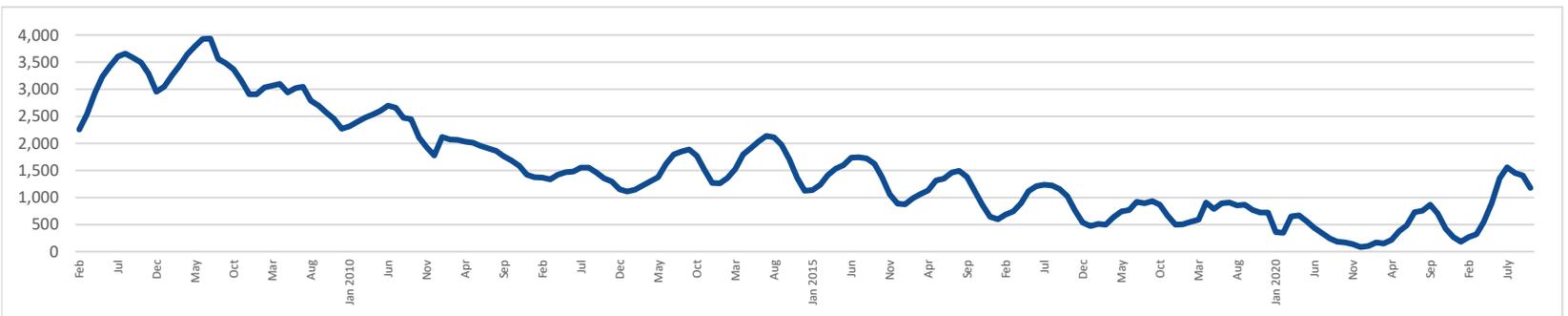
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 456



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



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 1,174



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Ada County – New Construction

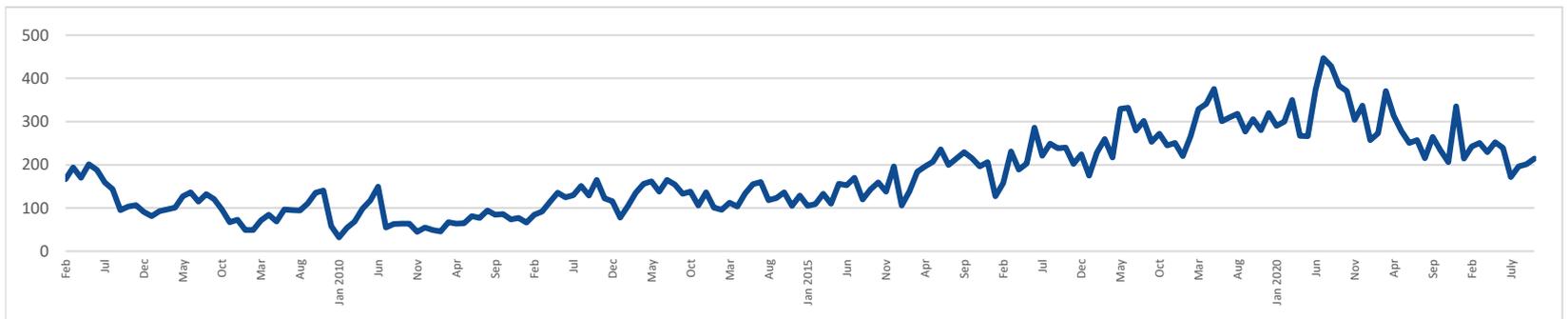
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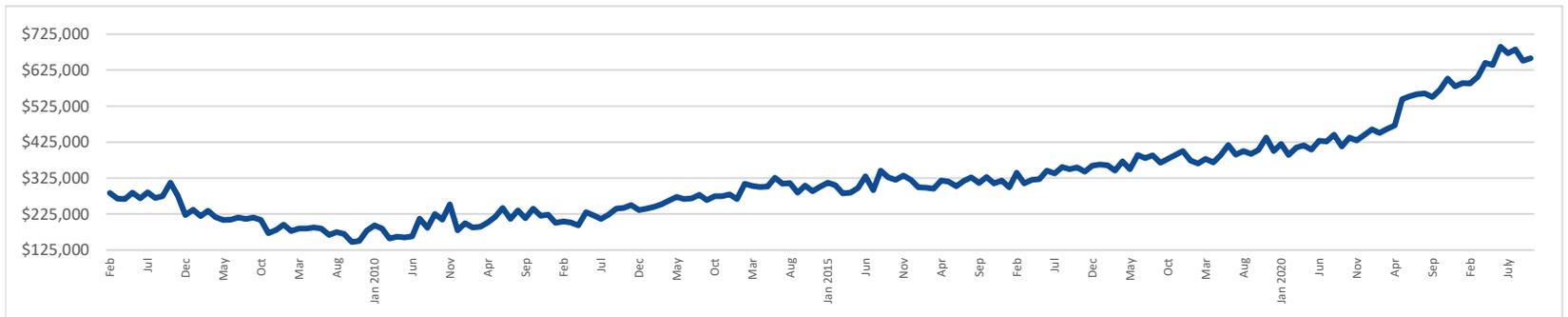
Key Metrics

	Oct 2021	Oct 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	233	214	-8.2%	2,714	2,220	-18.2%
Median Sales Price	\$570,000	\$657,500	15.4%	\$511,050	\$639,990	25.2%
Days on Market	30	46	53.3%	23	33	43.5%
Pending Sales	766	527	-31.2%	--	--	--
Inventory	442	972	119.9%	--	--	--
Months Supply of Inventory	1.6	4.2	167.9%	--	--	--

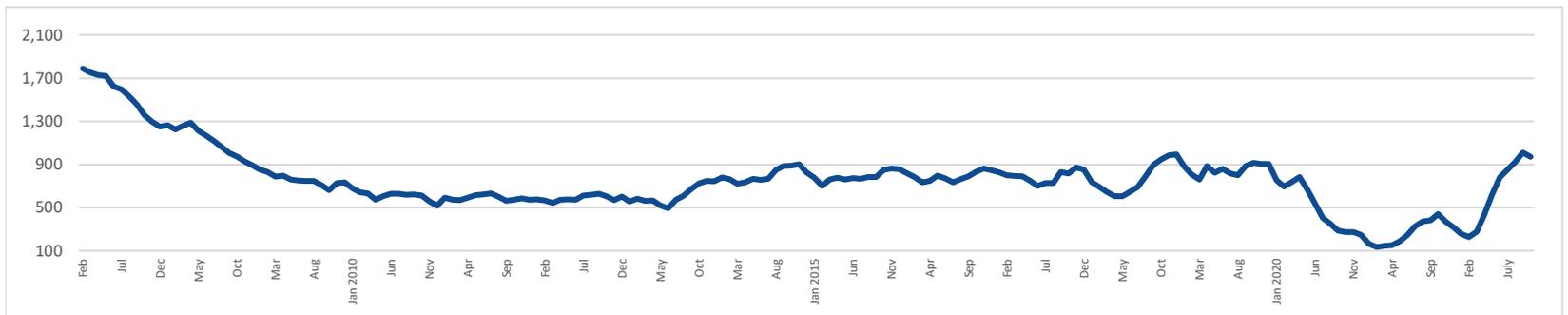
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 214



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$657,500



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 972



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