



Ada County – Single-Family Homes

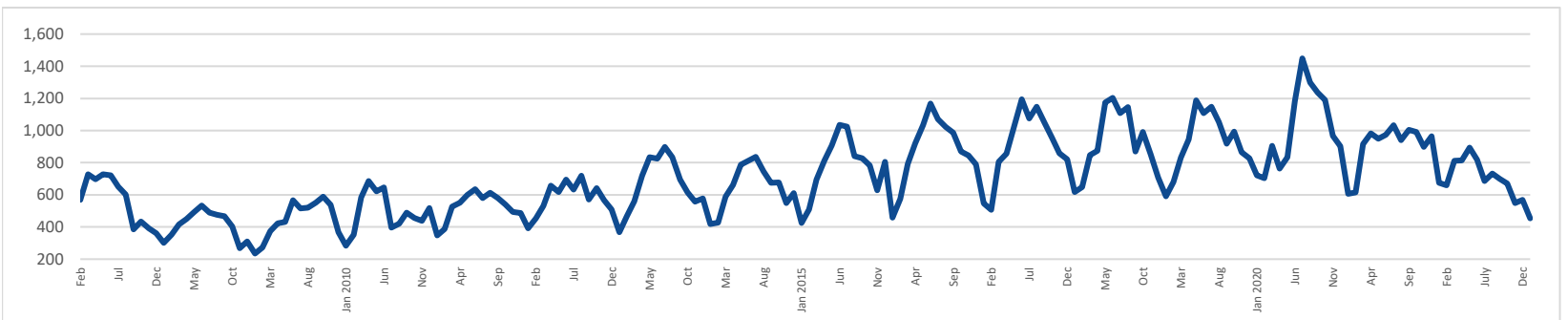
January 2023 Market Statistics

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 Data from the Intermountain MLS as of February 8, 2023

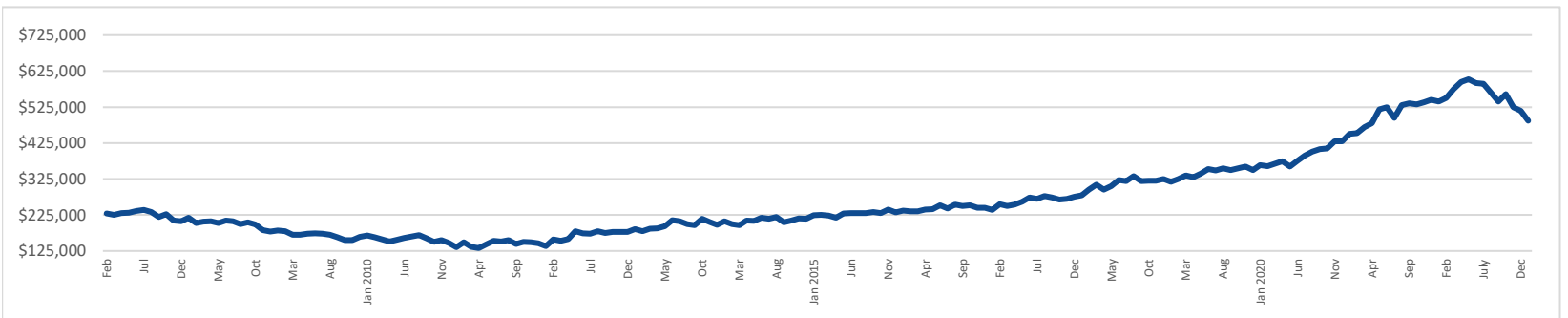
Key Metrics

	Jan 2022	Jan 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	676	454	-32.8%	676	454	-32.8%
Median Sales Price	\$539,995	\$487,495	-9.7%	\$539,995	\$487,495	-9.7%
Days on Market	36	71	97.2%	36	71	97.2%
Pending Sales	1,346	975	-27.6%	--	--	--
Inventory	441	1,169	165.1%	--	--	--
Months Supply of Inventory	0.5	1.7	248.0%	--	--	--

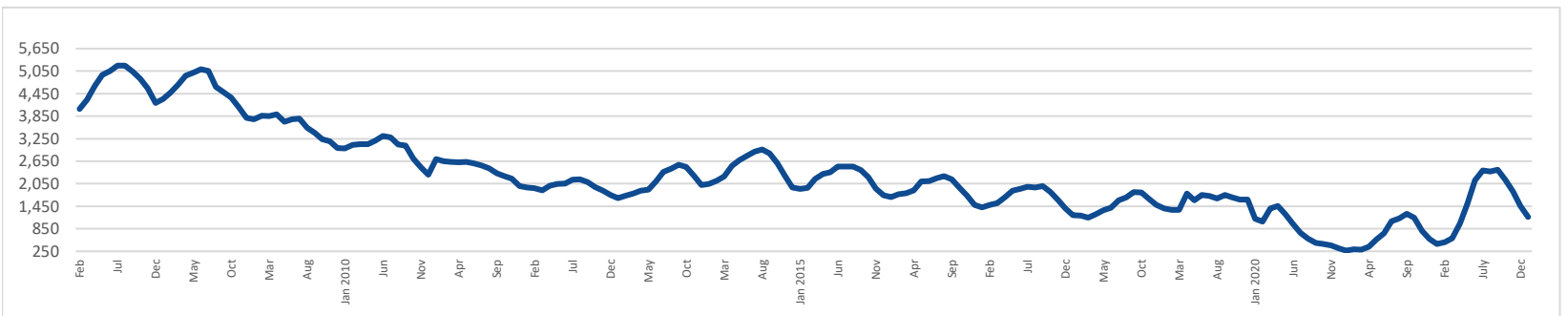
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 454



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$487,495



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,169



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Ada County – Existing/Resale

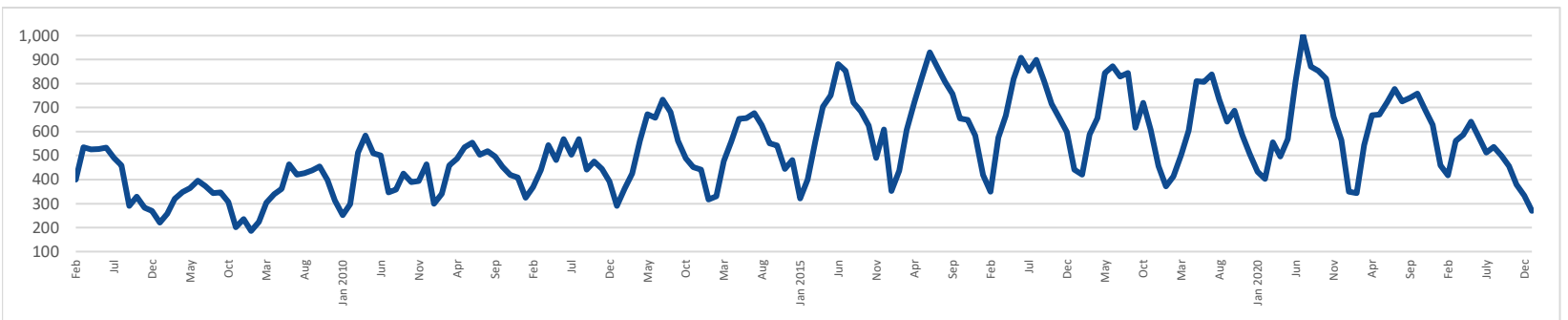
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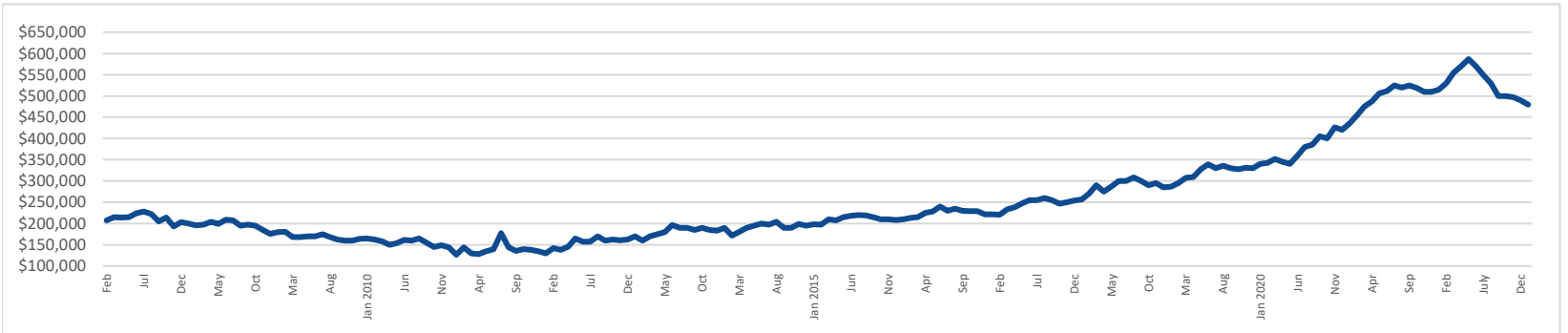
Key Metrics

	Jan 2022	Jan 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	460	269	-41.5%	460	269	-41.5%
Median Sales Price	\$515,000	\$479,800	-6.8%	\$515,000	\$479,800	-6.8%
Days on Market	32	58	81.3%	32	58	81.3%
Pending Sales	496	403	-18.8%	--	--	--
Inventory	185	540	191.9%	--	--	--
Months Supply of Inventory	0.3	1.1	292.2%	--	--	--

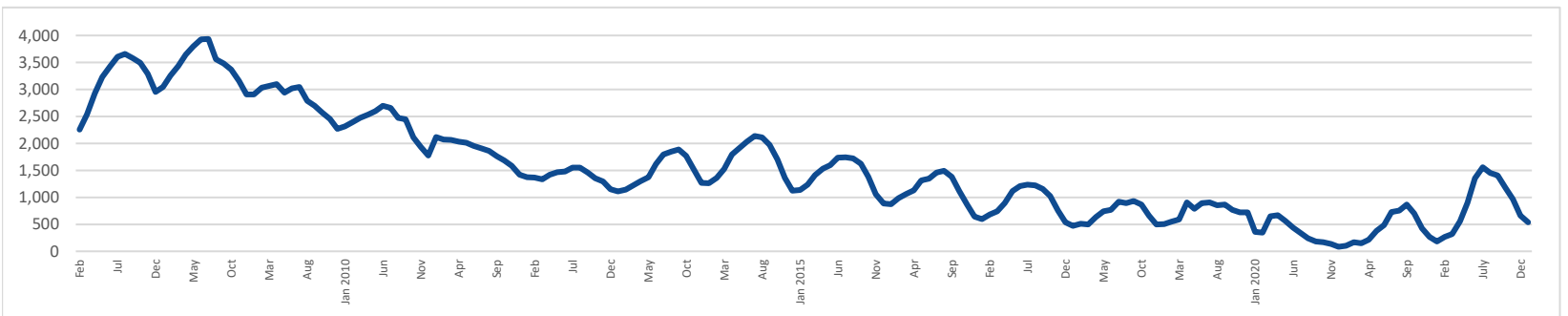
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 269



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$479,800



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

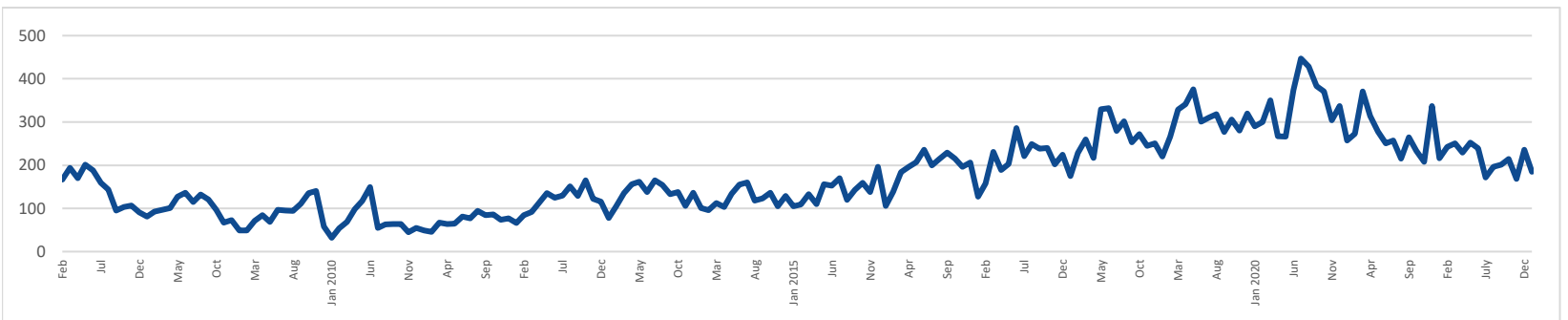
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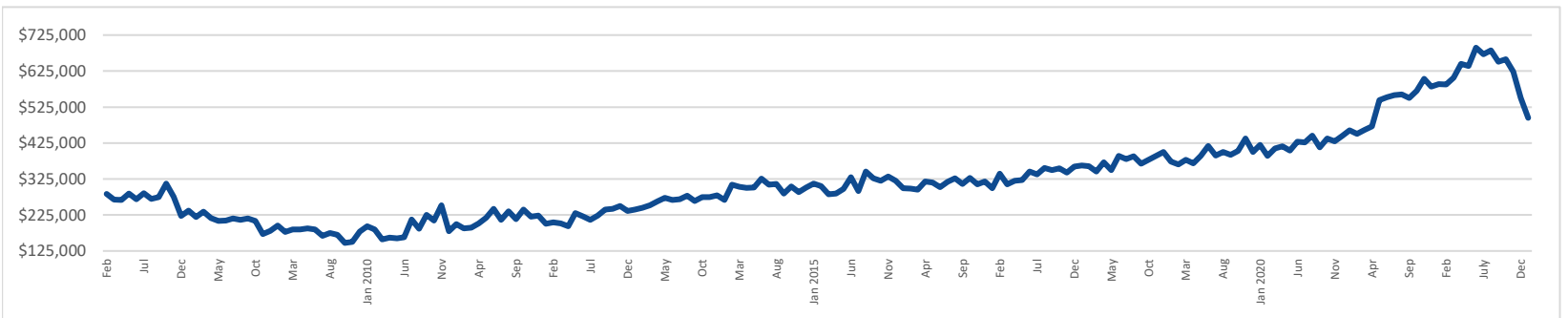
Key Metrics

	Jan 2022	Jan 2023	% Chg	YTD 2022	YTD 2023	% Chg
Closed Sales	216	185	-14.4%	216	185	-14.4%
Median Sales Price	\$588,945	\$494,990	-16.0%	\$588,945	\$495,990	-15.8%
Days on Market	44	90	104.5%	44	90	104.5%
Pending Sales	850	572	-32.7%	--	--	--
Inventory	256	629	145.7%	--	--	--
Months Supply of Inventory	1.0	2.9	205.8%	--	--	--

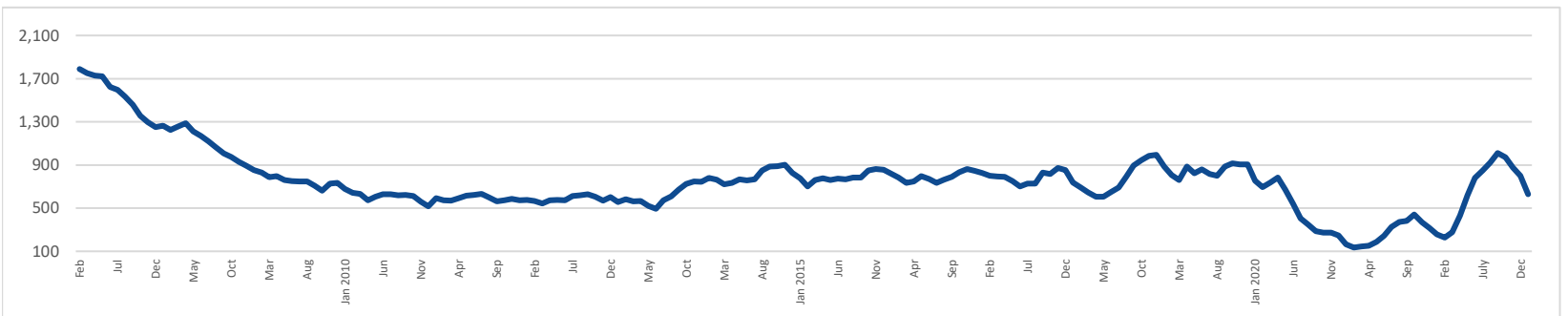
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 185



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$494,990



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 629



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