



# Ada County – Single-Family Homes

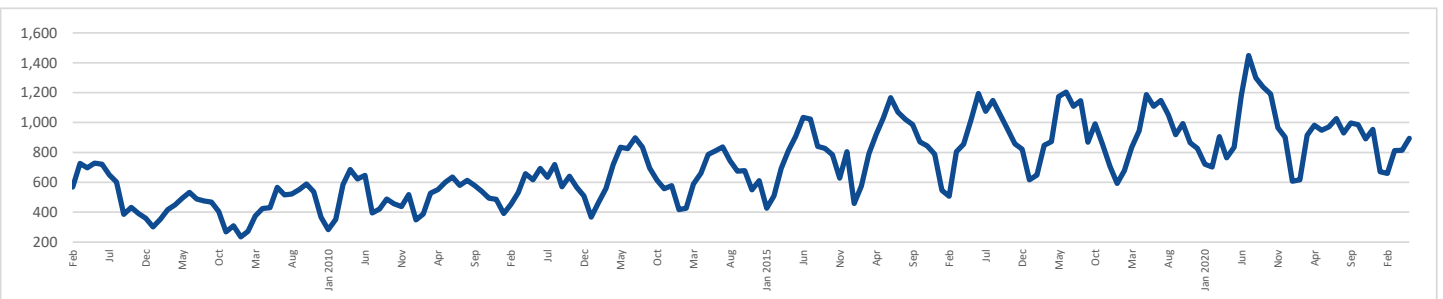
## May 2022 Market Statistics

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Data from the Intermountain MLS as of June 9, 2022

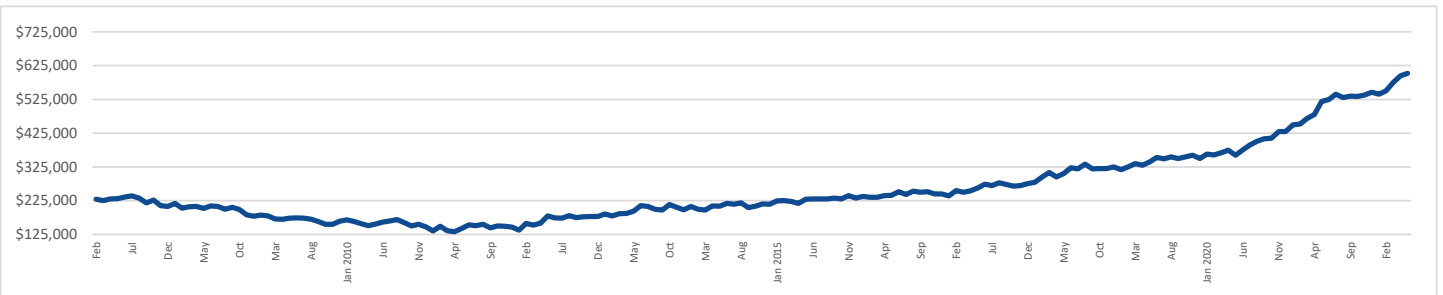
### Key Metrics

Key Metrics	May 2021	May 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	949	894	-5.8%	4,069	3,859	-5.2%
Median Sales Price	\$518,550	\$602,250	16.1%	\$475,990	\$575,000	20.8%
Days on Market	11	14	27.3%	15	23	53.3%
Pending Sales	1,656	1,446	-12.7%	--	--	--
Inventory	570	1,520	166.7%	--	--	--
Months Supply of Inventory	0.6	1.7	207.3%	--	--	--

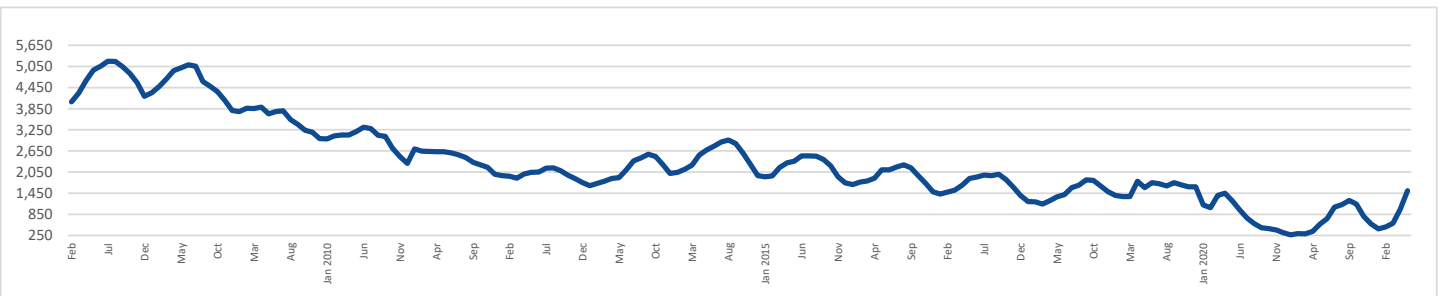
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 894



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



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,520



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# Ada County – Existing/Resale

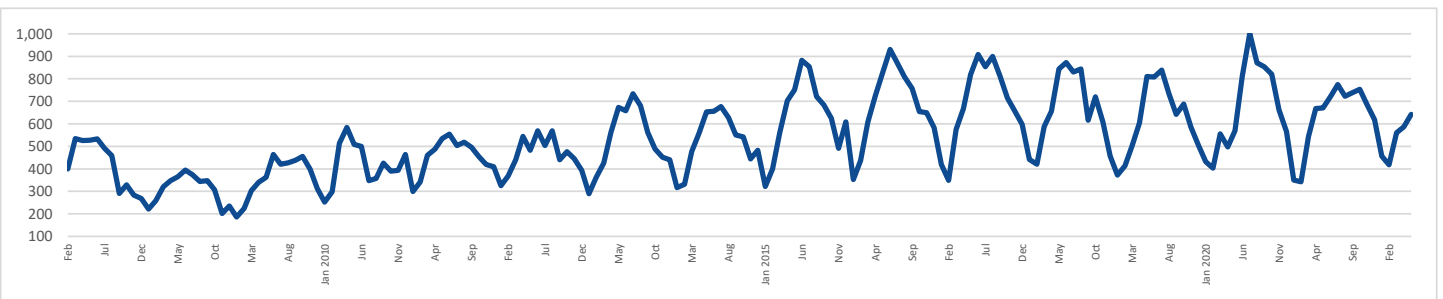
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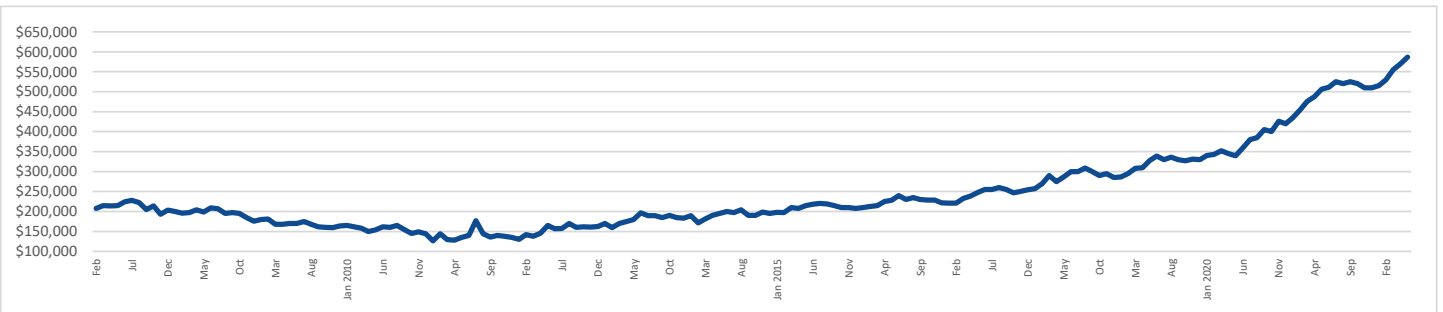
### Key Metrics

Key Metrics	May 2021	May 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	671	642	-4.3%	2,576	2,670	3.6%
Median Sales Price	\$506,000	\$586,750	16.0%	\$480,000	\$553,750	15.4%
Days on Market	8	11	37.5%	9	18	100.0%
Pending Sales	708	604	-14.7%	--	--	--
Inventory	382	902	136.1%	--	--	--
Months Supply of Inventory	0.6	1.4	150.0%	--	--	--

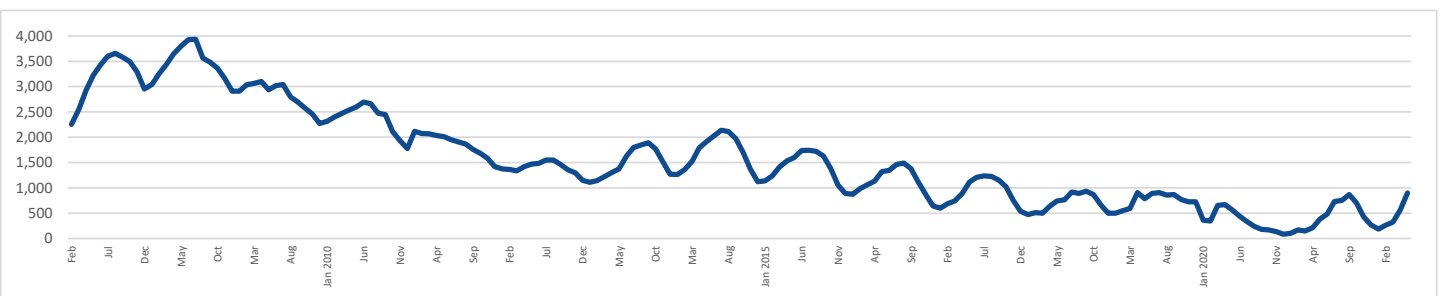
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 642



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



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 902



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# Ada County – New Construction

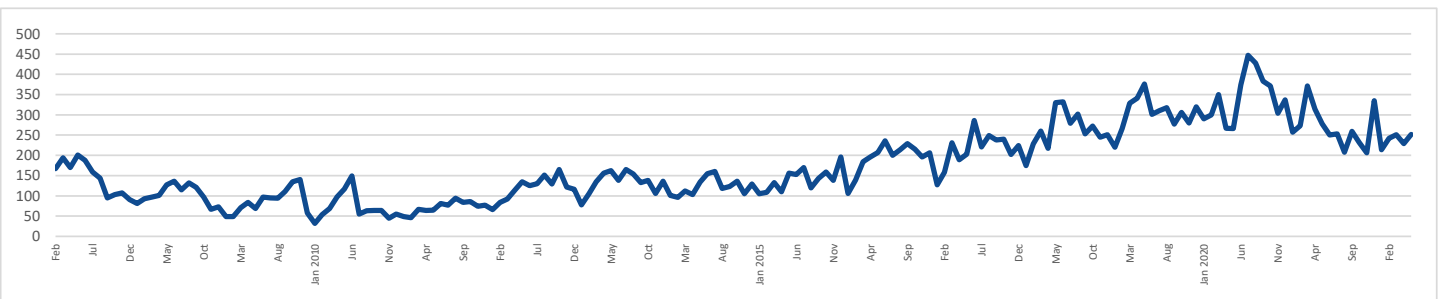
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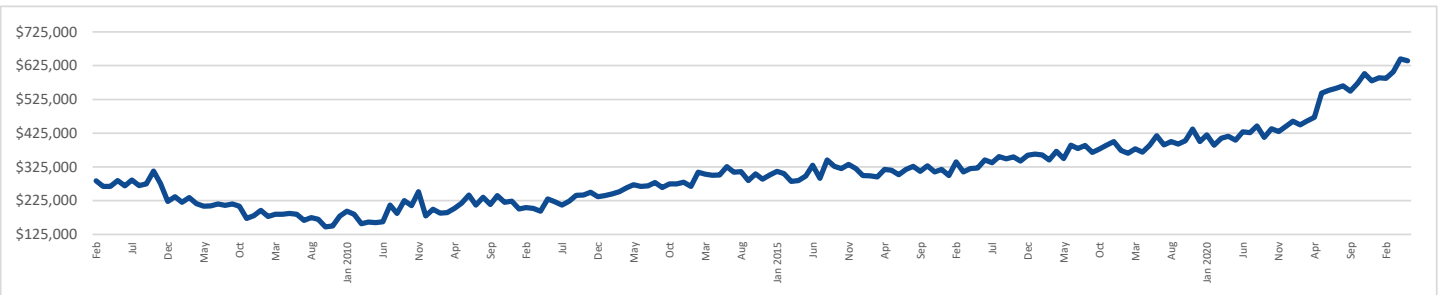
### Key Metrics

Key Metrics	May 2021	May 2022	% Chg	YTD 2021	YTD 2022	% Chg
Closed Sales	278	252	-9.4%	1,493	1,189	-20.4%
Median Sales Price	\$544,077	\$639,105	17.5%	\$474,240	\$614,915	29.7%
Days on Market	20	24	20.0%	26	34	30.8%
Pending Sales	948	842	-11.2%	--	--	--
Inventory	188	618	228.7%	--	--	--
Months Supply of Inventory	0.5	2.5	359.1%	--	--	--

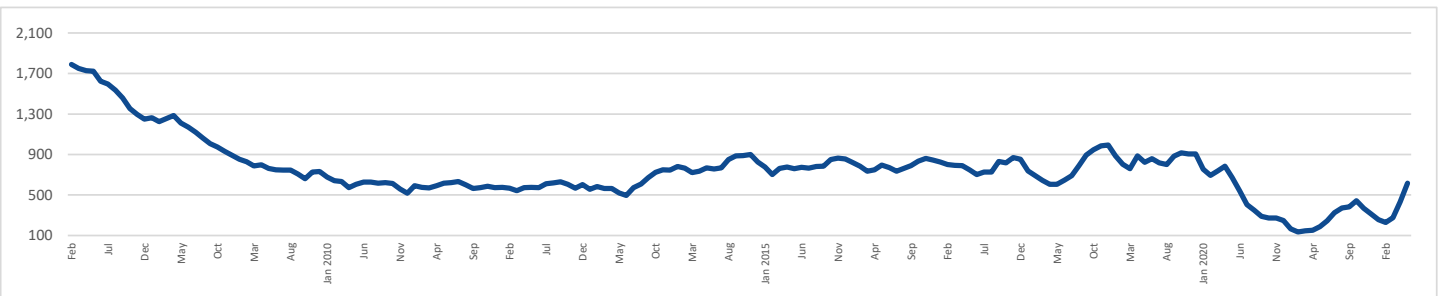
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 252



**Median Sales Price** High: \$645,000 in Mar 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$639,105



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 618



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