

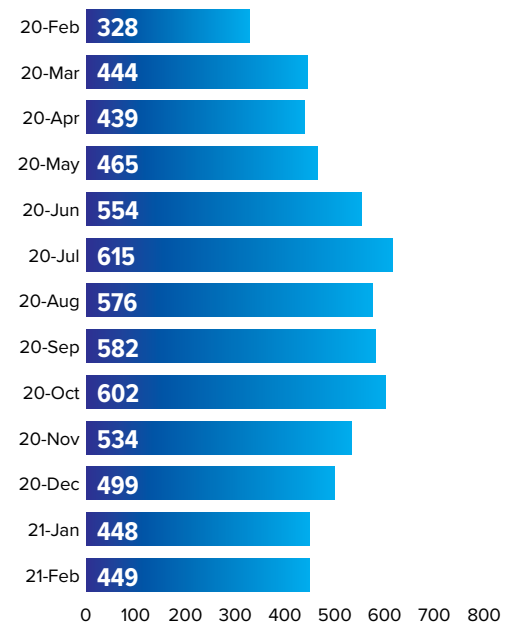
February proved to be another strong month landing at 449 points on the PTC Index - the strongest February on record. Building permits were slightly down by four percent from the month prior but above last year's filings by about three percent. Meanwhile, new homes sales increased by eight percent from the month prior though they are down by just under 15 percent in the year-ago time period. Existing home sales fell off slightly in February as well by 13 percent; compared to February 2020, existing home sales fell by 35 percent.

Refinance filings slowed by five percent versus January 2021 but are up by 138 percent from a year ago. In the current environment, interest rates have been increasing in recent weeks and we could see refi activity decrease unless rates stabilize. Finally, the average sales price in both Ada and Canyon County remained steady and is up 30 percent from a year ago landing at \$460,480; Ada posted an average sales price of about \$526,197 while the Canyon County average sales price landed at \$394,299.



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As of 16 March 2021

	December 2020	January 2021	February 2021
Building Permits:	457	540	518
New Home Sales:	472	345	373
Existing Home Sales:	770	462	402
Refinances:	3,388	3,802	3,625
Average Sales Price:	\$432,362	\$449,438	\$460,248
Days on Market:	18	17	17
Financial Bond Market: (10-Year Treasury)	0.93	1.08	1.26
Notices of Default:	18	5	7
<b>PTC INDEX:</b>	<b>499</b>	<b>448</b>	<b>449</b>



The PTC Index, developed by Pioneer Title Company, is a monthly measurement of the vibrancy of the Treasure Valley Real Estate Market. Based on a custom-weighted algorithm, it combines nine critical measurements of the real estate market in a single, useful number: The PTC Index. Read more and see full county-by-county details at [ptcindex.com](http://ptcindex.com). Pioneer Title Company offers no guarantees, expressed or implied, with regard to this data. Though gathered from various sources, the PTC Index or the underlying data should not be used as a substitute for legal, real estate, or other professional advice. The PTC Index algorithm data collection methods and other functions are subject to change at any time.