

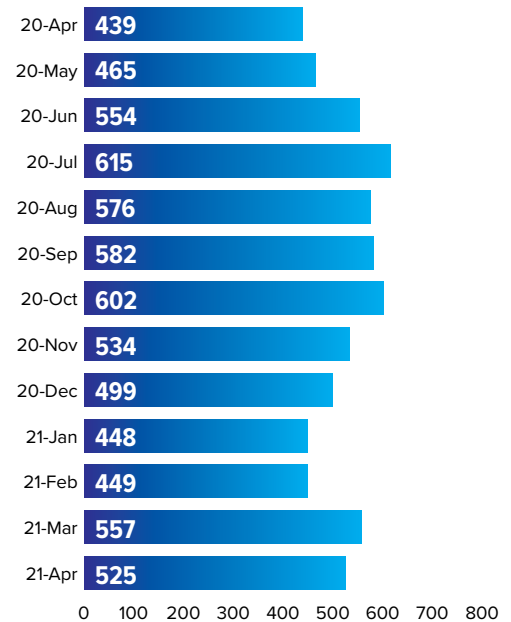
With summer just around the corner, the Treasure Valley housing market shows no sign of slowing with PTC Index landing this month at a remarkable 525 points. First, building permits are down 20 percent from the prior month but are up three percent from April 2020. During the same time period, new home sales posted an 18 percent decrease and a slight decrease of nearly three percent from the prior year. The declines in both categories don't necessarily indicate a market slow down but demonstrate the continued inventory shortage and demand for building materials.

The upside for this month is existing home sales are up nearly 30 percent with 779 units; this represents a small decline of two percent versus April 2020. With the increase in interest rates, refinance activity slowed by six percent for this month but are up nearly 26 percent from the year prior. Finally, the average sales price for homes in both Ada and Canyon counties are still on the rise. Ada County posted an average sales price of \$546,170 while the Canyon County average sales price landed at \$415,021; the overall average arrived at \$489,596 which is an astonishing 37 percent increase versus April 2020.



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As of 19 May 2021

	February 2021	March 2021	April 2021
Building Permits:	518	703	561
New Home Sales:	373	537	437
Existing Home Sales:	402	601	779
Refinances:	3,625	3,980	3,739
Average Sales Price:	\$460,248	\$476,818	\$489,596
Days on Market:	17	18	15
Financial Bond Market: (10-Year Treasury)	1.26	1.61	1.64
Notices of Default:	7	8	12
<b>PTC INDEX:</b>	<b>449</b>	<b>557</b>	<b>525</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.