

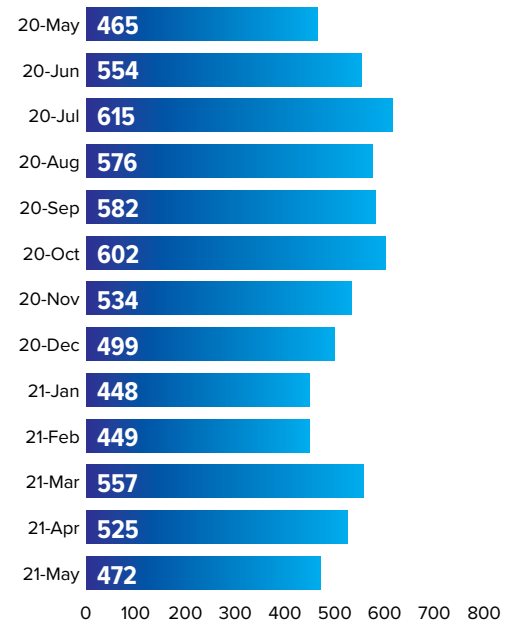
At 472 points, the latest PTC Index is showing what could be considered a market slowdown or correction. However, the month-over-month declines are more likely tied to a highly constricted inventory pipeline the Treasure Valley has endured for nearly two years. First, building permits for the month of May were down roughly 20 percent versus April but are mostly inline with the year prior. New home sales remain steady down two percent; in the year-ago time period new home sales are up seven percent from last year. Existing home sales category was a bright spot having posted a six percent increase in the month of May versus April time period.

Refinance activity dropped 20 percent from April and 11 percent from last year. The average sales price for Ada and Canyon counties decreased two percent, settling in at \$479,307. This represents an increase of 32 percent from May 2020. Boise Regional Realtors reported this month. for the first time ever, the median Ada County sales price was over half a million dollars (\$523,250), with Canyon County not far behind at \$435,363.



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As of 17 June 2021

	March 2021	April 2021	June 2021
Building Permits:	703	561	450
New Home Sales:	537	437	427
Existing Home Sales:	601	779	826
Refinances:	3,980	3,739	3,040
Average Sales Price:	\$476,818	\$489,596	\$479,307
Days on Market:	18	15	12
Financial Bond Market: (10-Year Treasury)	1.61	1.64	1.62
Notices of Default:	8	12	5
<b>PTC INDEX:</b>	<b>557</b>	<b>525</b>	<b>472</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 sources. The PTC Index algorithm data collection methods and other functions are subject to change at any time.