

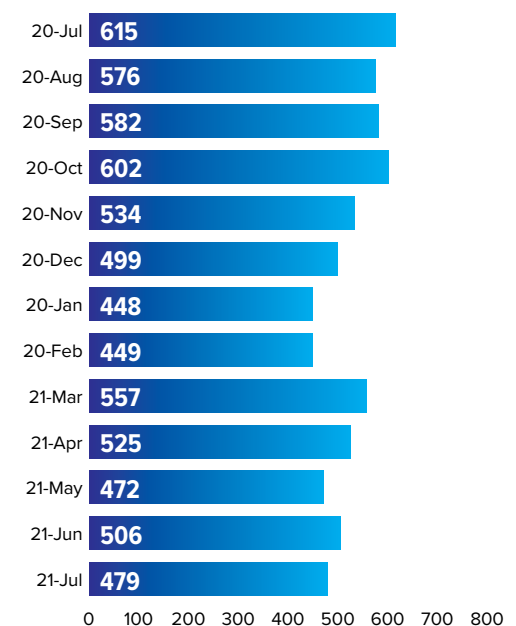
This month, the PTC index lands at a healthy 479 points despite buyer and seller focus shifting away from diving into the highly competitive real estate pool. First, building permits dipped nearly 40 percent from the month prior which could be driven by many factors including builders' ability to meet demand. In the year-ago period, building permits have fallen nearly 64 percent. New home sales had an opposite trend, up nearly eight percent from June and down 30 percent from the July 2020. The existing home sales category also experienced a four percent gain versus June but were down 13 percent from July 2020 as well.

Refinance activity fell both in the previous month and year-ago time frame by 14 percent 16 percent, respectively. Overall, refinance volume remains robust but may post continue to post further incremental declines in the coming months. Lastly, although the market pace seems to be slowing, prices are still on the rise; the combined average sales price in Ada and Canyon counties is \$540,888, up nearly two percent from June. Ada County's average sales price is \$632,333 while Canyon's average sales landed at \$449,443.



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As of 13 August 2021

	May 2021	June 2021	July 2021
Building Permits:	450	360	216
New Home Sales:	427	449	483
Existing Home Sales:	826	1,111	1,160
Refinances:	3,040	3,025	2,598
Average Sales Price:	\$479,307	\$530,864	\$540,888
Days on Market:	12	12	13
Financial Bond Market: (10-Year Treasury)	1.62	1.52	1.32
Notices of Default:	5	11	4
PTC INDEX:	472	506	479



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. 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 services. The PTC Index algorithm data collection methods and other functions are subject to change at any time.