

As the Treasure Valley gears up for the holiday season and the accompanying colder months, real estate activity is starting show signs of a seasonal slowdown the latest PTC Index arrived at 478 points for the month of October. First, building permits were down significantly nearly 24 percent from the month of September and also down nearly 57 percent versus October 2020.

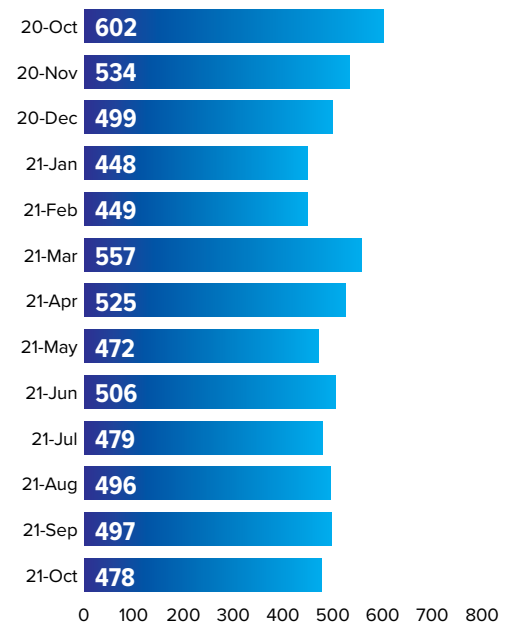
New home sales remained relatively consistent in October up a few units from the month prior while existing home sales fell by just five units. In comparison to October 2020, new home sales posted a decline of 18 percent and while existing home sales were on par with last month's volume. Refinance activity fell slightly in October as well down just five percent from the month prior; in the year-ago time period, refinance activity is down significantly by about 26 percent.

Finally, the average Treasure Valley sales price landed at \$538,657 in October versus September's average of \$538,724 – a difference of \$67. Ada County's average sales price landed at \$615,659 while Canyon's average sales price arriving at \$461,655. In the year ago time period Ada County's and Canyon County's average sales prices were \$484,818 and \$359,154, respectively.



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As of 22 November 2021

	August 2021	September 2021	October 2021
Building Permits:	368	325	248
New Home Sales:	391	429	432
Existing Home Sales:	1,068	1,115	1,110
Refinances:	3,153	3,020	2,879
Average Sales Price:	\$541,243	\$538,724	\$538,657
Days on Market:	14	19	25
Financial Bond Market: (10-Year Treasury)	1.28	1.37	1.58
Notices of Default:	8	17	2
PTC INDEX:	496	497	478



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