

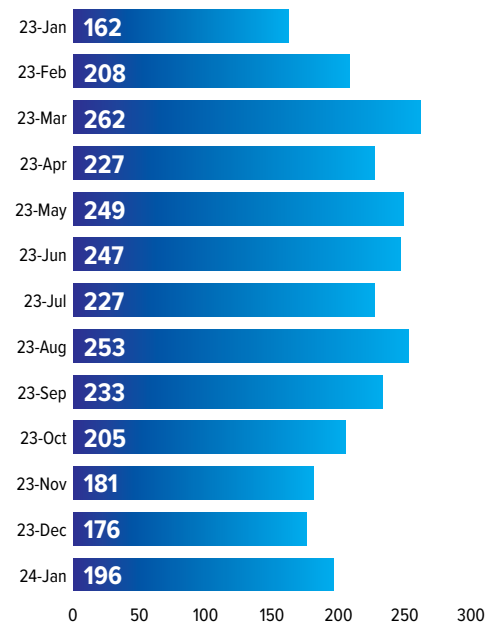
The Treasure Valley real estate market in January 2024 witnessed notable fluctuations across various metrics compared to both the previous month and the same period last year with the PTC Index landing at 196 points. While building permit filings and refinance activity surged significantly, new home sales witnessed a slight increase, and existing home sales experienced a modest decline compared to the previous month. The average sales price, albeit showing a monthly decline, remained relatively stable on a year-over-year basis. These dynamics indicate a market with varying levels of activity across different segments, reflecting the evolving preferences and economic conditions within the region. Here's a comprehensive breakdown based on the available data:

- Building permits were up 86 percent in January 2024 from the previous month (up 286.4 percent versus a year ago);
- New homes sales were up 1.8 percent in January versus the previous month (down about eight percent versus a year ago);
- Existing home sales were down 1.4 percent in January versus the previous month (up about five percent versus a year ago);
- Refinance activity was up 12.8 percent in January versus the previous month (up 29 percent compared to a year ago);
- Average sales price was down four percent in January versus the previous month (down 0.6 percent versus a year ago).



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As of 20 February 2024

	November 2023	December 2023	January 2024
Building Permits:	188	214	398
New Home Sales:	311	337	343
Existing Home Sales:	501	415	409
Refinances:	337	288	325
Average Sales Price:	\$528,902	\$546,093	\$524,278
Days on Market:	42	53	50.5
Financial Bond Market: (10-Year Treasury)	4.50	4.02	4.06
Notices of Default:	31	25	37
PTC INDEX:	181	176	196



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.

