

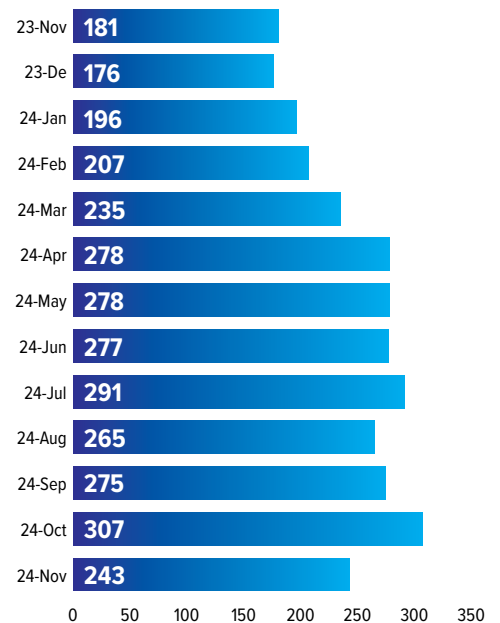
As November ushered in the holiday season, the Treasure Valley real estate market experienced declines across all major sectors, marking a seasonal slowdown typical of the final months of the year. The PTC Index reflected this trend, landing at 243 points for November 2024. While activity dipped compared to October, the year-over-year figures show significant growth across various metrics, highlighting the market's resilience over the past year.

- **Building Permits** - Filings for building permits were down 32.2 percent in November compared to October, a clear sign of the seasonal cooling in construction activity. However, year-over-year data shows a remarkable 63.8 percent increase, signaling robust development momentum in 2024 despite the monthly decline.
- **New Home Sales** - New home sales fell by 12.1 percent in November versus October, continuing the trend of moderated demand heading into winter. Nonetheless, compared to the same time last year, new home sales surged by 36 percent, demonstrating strong underlying demand throughout the year.
- **Existing Home Sales** - Existing home sales faced the steepest monthly decline, dropping 19.7% compared to October. However, like other metrics, the year-over-year performance remains positive, with sales increasing by 25.1 percent compared to November 2023.
- **Refinances** – Refinance activity saw a notable 32.7 percent decline from October, as fewer homeowners opted to refinance during the holiday months. Still, refinance volumes were up 31.2 percent year-over-year, reflecting favorable lending conditions earlier in the year.
- **Average Sales Price** – In contrast to declining activity, the average sales price edged up slightly, increasing by nearly one percent from October. Year-over-year, prices rose by about five percent, signaling steady appreciation despite the seasonal slowdown.



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As of 16 Dec 2024

	September 2024	October 2024	November 2024
Building Permits:	492	454	308
New Home Sales:	428	481	423
Existing Home Sales:	710	781	627
Refinances:	406	657	442
Average Sales Price:	\$555,685	\$553,597	\$557,319
Days on Market:	47.5	47	50
Financial Bond Market: (10-Year Treasury)	3.72	4.1	4.36
Notices of Default:	24	52	33
<b>PTC INDEX:</b>	<b>275</b>	<b>307</b>	<b>243</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.

