

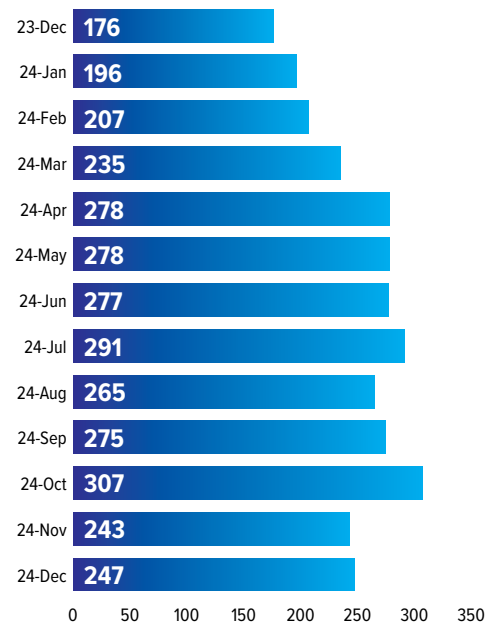
As 2024 came to a close, the Treasure Valley real estate market experienced its traditional holiday slowdown, with declines recorded across most sectors. This seasonal cooling is typical during December, as the focus shifts to holiday activities and colder weather dampens real estate activity with the PTC Index landing at 247 points.

- Building Permits dipped slightly in December, down about one-and-a-half percent compared to November 2024. Despite this month-to-month decline, the number of permits filed remained robust, showcasing a 41.6 percent increase compared to December 2023.
- New Home Sales defied the broader slowdown, recording an impressive 11 percent increase in December compared to the previous month. On an annual basis, new home sales surged by 40 percent compared to December 2023. This sector's resilience highlights strong buyer interest in newly constructed properties, even during the quieter holiday season.
- Existing Home Sales reflected the broader seasonal trend, declining about seven percent from November to December. However, when compared to December 2023, the category saw significant growth, with sales up 40 percent year-over-year.
- Refinance Activity also tapered off in December, falling nearly 7 percent versus the previous month. Nonetheless, year-over-year data reveals a notable 43.4 percent increase, indicating that many homeowners took advantage of lower interest rates throughout 2024 to refinance their mortgages.
- The average sales price of homes in the Treasure Valley fell slightly in December, decreasing half a point compared to November. This marginal decline reflects the seasonal market dynamics. However, average prices remained nearly two percent higher than in December 2023, illustrating the overall appreciation in home values over the past year.



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As of 15 JAN 2025

	October 2024	November 2024	December 2024
Building Permits:	454	308	303
New Home Sales:	481	423	469
Existing Home Sales:	781	627	580
Refinances:	657	442	413
Average Sales Price:	\$553,597	\$557,319	\$554,672
Days on Market:	47	50	47
Financial Bond Market: (10-Year Treasury)	4.1	4.36	4.39
Notices of Default:	52	33	29
PTC INDEX:	307	243	247



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.

