

The Treasure Valley real estate market made significant gains in several key sectors in March 2025, providing a strong foundation as we head into the busy spring season. Historically, this time of year can be slower, but the latest data suggests growing momentum in both new and existing home sales, alongside steady price appreciation and refinancing activity. These tailwinds helped propel the latest PTC Index to 234 points.

**New Construction Trends** – Building permit filings fell nearly 30 percent compared to January. However, this figure remains a remarkable 33.2 percent higher than in February 2024, indicating long-term growth and sustained builder confidence in the region's demand for housing.

**Home Sales Surge** - Both new and existing home sales saw substantial month-over-month gains in February, despite the seasonally slower period. New home sales climbed 29.3 percent compared to January, with a year-over-year increase of about five percent. Existing home sales also surged, rising 28 percent from the previous month and an impressive 21.7 percent from February 2024.

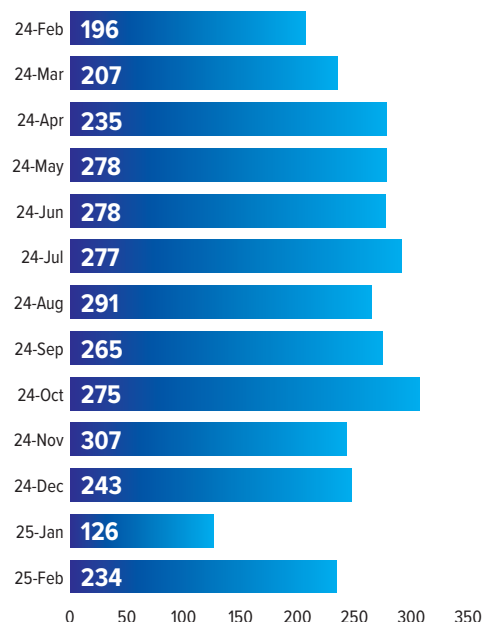
**Refinance Market Gains Modestly** – Refinancing activity saw a moderate but positive increase, rising nearly two percent from the month prior. While this sector grew at a slower pace than home sales, it still marked a one increase over the same period last year. Homeowners may be taking advantage of favorable lending conditions, contributing to this steady growth. Reports show that interest rates have been trending downward in recent weeks which may ignite further growth in this category.

**Home Prices on the Rise** – Home values in Ada and Canyon County continue their upward trajectory, with the average sales price increasing by nearly one percent from January. More notably, prices are up over five percent year-over-year, reflecting the region's sustained demand and appreciation in property values.



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As of 13 MAR 2025

	December 2024	January 2025	February 2025
Building Permits:	303	547	389
New Home Sales:	469	335	433
Existing Home Sales:	580	421	539
Refinances:	413	323	329
Average Sales Price:	\$554,672	\$557,911	\$562,964
Days on Market:	47	58.5	58
Financial Bond Market: (10-Year Treasury)	4.39	4.63	4.45
Notices of Default:	29	38	29
<b>PTC INDEX:</b>	<b>247</b>	<b>126</b>	<b>234</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.

