

April marked the second consecutive month of notable gains across multiple sectors of the Treasure Valley real estate market, reinforcing the momentum that began building in March—historically a key month for the spring selling season. While not every indicator moved in the same direction, April's performance overall suggests a promising trajectory for the months ahead.

Existing Home Sales Surge – One of the standout highlights in April was the significant rise in existing home sales, which jumped nearly 59% compared to March. This surge also edged out last year's numbers with a modest one percent year-over-year gain, signaling renewed buyer interest in resale properties and improved inventory movement.

Refinance Activity Climbs – Homeowners also responded to market conditions with increased refinancing activity, up 19.3 percent from March and 23.2 percent compared to April 2024. This uptick suggests homeowners are capitalizing on favorable interest rates or tapping into home equity as financial confidence grows.

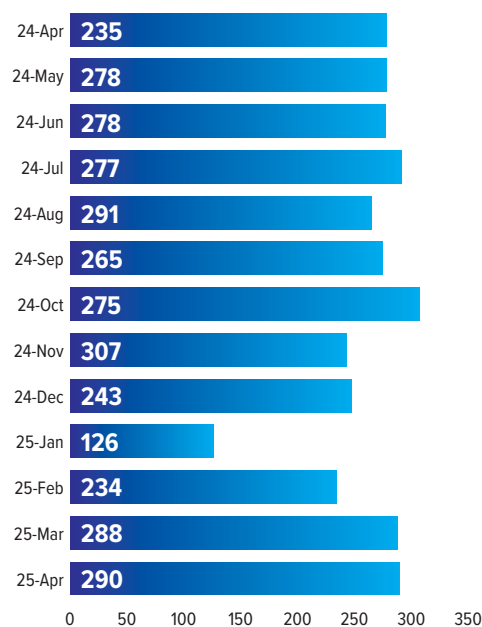
New Construction Takes a Breather – While there was growth in some sectors, new construction showed mixed signals. **Building permit filings dropped by nearly 21 percent** in April compared to the previous month, though they were still up 17.7 percent year-over-year. Similarly, **new home sales declined by 16.5 percent** month-over-month but maintained a healthy 12.7 percent increase from April of last year. This suggests that while buyer demand remains, there may be short-term pauses in development or seasonal fluctuations in inventory.

Home Prices Adjust – The average sales price dipped by six percent from March and was down about two percent compared to April 2024. This softening in price could reflect seasonal price adjustments or increased competition in the market as more homes become available.



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As of 15 May 2025

	February 2025	March 2025	April 2025
Building Permits:	389	506	401
New Home Sales:	433	607	507
Existing Home Sales:	539	459	730
Refinances:	329	405	483
Average Sales Price:	\$562,964	\$590,997	\$555,207
Days on Market:	58	49.5	44
Financial Bond Market: (10-Year Treasury)	4.45	4.28	4.28
Notices of Default:	29	46	69
PTC INDEX:	234	288	290



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.

