

As the year fades into summer and families settle into vacation mode, the Treasure Valley real estate market continues to keep buyers, sellers, and industry professionals on their toes. While June typically marks the height of the buying and selling season, this year's activity has been anything but predictable with the PTC Index landing at 279 points for June.

A Tale of Two Markets: Sales vs. Starts – Existing home sales were a bright spot, rising eight percent from May and a notable 26.8 percent compared to June 2024. Demand remains strong for move-in ready homes, signaling that many buyers are still eager to find their next address—despite economic uncertainty and fluctuating interest rates. However, new home sales slipped again, down nearly six percent month-over-month. And perhaps the most telling sign of caution: building permit filings fell sharply—down 47.2 percent from May and 53.4 percent year-over-year. Builders appear to be pulling back as they try to match supply with the ever-changing pace of demand.

Prices Steady, Refis Slowing – Sales prices continue their gradual climb, inching up nearly two percent in June and now three percent higher than a year ago. This slow and steady appreciation reflects a market that's not overheated—but still resilient. Refinance activity took a modest dip of about four percent from May, though it remains up more than 18 percent year-over-year. Homeowners are still seizing opportunities to reduce monthly payments or tap into equity, but at a slower pace as rates stabilize.

A Market in Motion—But With Mixed Signals

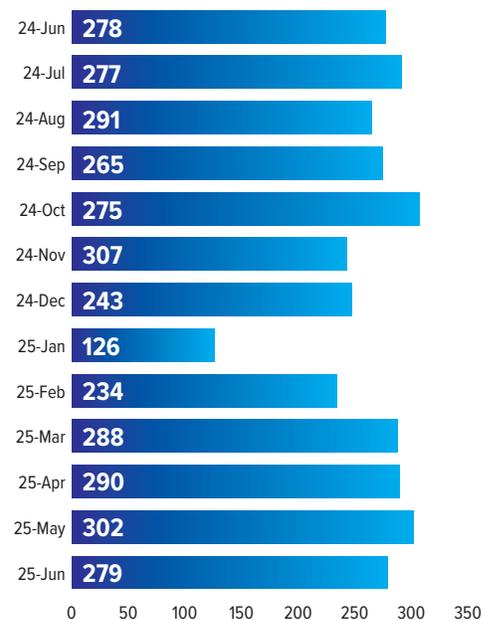
Even with kids out of school and prime buying season in full swing, June's numbers reflect a market that's fluctuating from month to month. This kind of fickle activity—rising sales one moment, steep permit drops the next—is becoming the norm in 2025.

For buyers, it's a reminder to stay informed and act quickly when the right opportunity appears. For sellers, it's proof that well-priced, well-presented homes can still draw strong interest. And for real estate professionals, it's a time to stay nimble and ready for whatever July brings next.



©Pioneer Title Co.
As of 15 July 2025

	April 2025	May 2025	June 2025
Building Permits:	401	500	264
New Home Sales:	507	480	452
Existing Home Sales:	730	819	885
Refinances:	483	397	383
Average Sales Price:	\$555,207	\$584,635	\$594,899
Days on Market:	44	39	38.5
Financial Bond Market: (10-Year Treasury)	4.28	4.42	4.38
Notices of Default:	69	35	51
PTC INDEX:	290	302	279



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.

