

As the sun blazes over the Treasure Valley and summer vacations are in full swing, the real estate market appears to have found its stride again albeit a small one. After a few months of softer activity, July brought a welcome rebound across most key metrics, reaffirming the busy season's reputation. But the rebound wasn't enough to prop up this month's PTC Index which lands at 266 points; the second consecutive monthly decline caused by a dip in both average sales price and refinance activity.

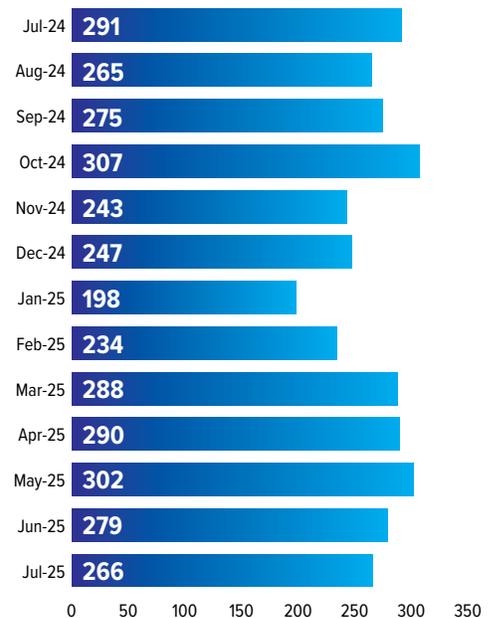
- **Building Permits:** New construction activity surged dramatically, with 468 permits issued—up 77.3 percent from June and four percent higher than last July. This jump signals renewed confidence from builders anticipating continued buyer demand.
- **New Home Sales:** Sales of newly built homes climbed to 484 units, marking a seven percent month-over-month rise and over three percent year-over-year increase. Buyers remain drawn to fresh inventory, particularly with modern amenities and energy efficiency.
- **Existing Home Sales:** While slightly down about two percent from June at 868 units, the resale market still posted a healthy gain of nearly six percent over last year. Inventory turnover remains strong, especially in well-priced listings.
- **Refinance Activity:** Refinancing dipped slightly by three percent from June, though activity remains inched upward nearly five percent above last July, suggesting some homeowners are still taking advantage of favorable lending terms.
- **Blended Average Sales Price (Ada & Canyon Counties):** Prices fizzled downward by roughly three percent compared to June, though they remain a little over one percent higher than in July 2024. This softening suggests buyers may have found a bit more negotiating room this summer, even in a competitive market.

The July numbers paint a picture of a market that's not just awake but energized. The sharp rise in building permits hints at a robust construction pipeline for the months ahead, while stable sales activity across both new and existing homes points to sustained buyer engagement. Even with a slight cooling in refinancing and a modest dip in prices, overall activity reflects a market benefiting from summer momentum, family moves, and relocations before the school year begins.



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As of 15 August 2025

	May 2025	June 2025	July 2025
Building Permits:	500	264	468
New Home Sales:	480	452	484
Existing Home Sales:	819	885	868
Refinances:	397	383	371
Average Sales Price:	\$584,635	\$594,899	\$578,983
Days on Market:	39	38.5	40
Financial Bond Market: (10-Year Treasury)	4.42	4.38	4.39
Notices of Default:	35	51	41
PTC INDEX:	302	279	266



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.

