PioneerTitleCo
GOING BEYOND

THE PTC INDEX

March 2026

After a brief seasonal lull to begin the year, the Treasure Valley housing market roared back to life in February. **The PTC Index surged to 267 points** last month, signaling a dramatic rebound in activity across the region. Despite being squarely in the middle of winter—albeit an unseasonably warm one—February proved to be a powerhouse month. The combination of strong construction activity, rising home sales, and surging refinance demand pushed the PTC Index sharply higher and suggests the Treasure Valley may be entering the spring market with considerable momentum.

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As of 13 March 2026

Filings for **building permits climbed 32.8 percent** in February compared to the previous month, marking the second consecutive month of gains after a prolonged slowdown late last year. Compared with February 2025, permit activity is also up eight percent year over year.

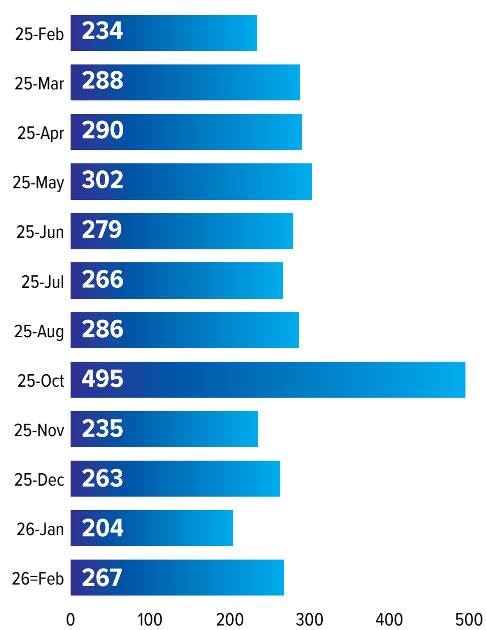
The surge in construction activity was mirrored by strong performance in **new home sales, which jumped 34.7 percent** in February compared to January. Year-over-year, new home sales are also up nearly 6 percent, reinforcing the continued importance of new construction in helping meet the region's housing demand.

The existing home market also experienced solid momentum. Sales of previously owned homes rose 19.3 percent from the previous month and were up about two percent compared to February of last year. This increase suggests that homeowners who may have been waiting on the sidelines during the colder months are beginning to list their properties, while buyers are showing renewed willingness to transact ahead of the traditional spring rush.

Refinance activity surged 33.3 percent compared to January, and perhaps even more notably, it is up an astonishing 104.6 percent year over year. The sharp annual increase reflects homeowners actively seeking opportunities to improve their loan terms as market conditions shift.

Interestingly, while transaction activity accelerated significantly, average home prices continued a modest downward trend for the third consecutive month. **Prices edged down another 1.2 percent** from January, marking the third straight monthly decline. However, on a year-over-year basis, prices remain slightly higher—up 0.3 percent compared to February 2025.

	December 2025	January 2026	February 2026
Building Permits:	201	317	421
New Home Sales:	515	340	458
Existing Home Sales:	606	462	551
Refinances:	594	505	673
Average Sales Price:	$578,575	$571,410	$564,535
Days on Market:	56.5	60.5	61.5
Financial Bond Market: (10-Year Treasury)	4.14	4.21	4.13
Notices of Default:	42	60	42
PTC INDEX:	**263**	**204**	**267**



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.