

The Treasure Valley real estate market carried its early-year momentum straight through March, with activity levels continuing to build across nearly every category, with the **PTC Index surging to 338 points** last month – a five-month high – underscoring just how active the market has become. March kept the strong pace we saw in both January and February, with unseasonably warm weather acting as an early catalyst, giving the spring market an added boost right out of the gate.

For the third consecutive month, filings for **building permits moved sharply higher, increasing 31.6 percent** compared to February and rising about ten percent year-over-year. This continued climb signals sustained confidence from builders and developers, pointing to a pipeline that remains active as we head deeper into the traditional homebuying season.

**New home sales surged 32.5 percent** month-over-month in March, holding flat compared to a year ago. While the annual comparison suggests stabilization, the strong monthly gain reinforces that buyer demand for new inventory is very much alive—particularly as builders continue to adjust offerings to meet current market conditions.

On the resale side, activity accelerated even more dramatically. **Existing home sales climbed 18.9 percent** from February and jumped 42.7 percent compared to March 2025. This substantial year-over-year increase highlights renewed confidence among buyers and sellers alike, as more inventory circulates and pent-up demand releases into the market.

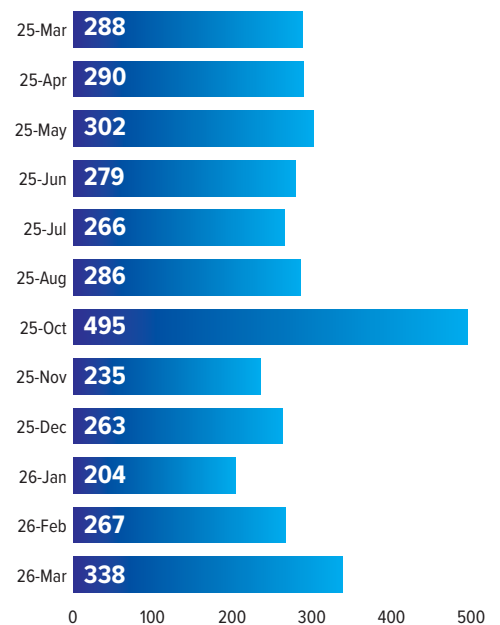
**Refinance activity also posted notable gains, rising 14.4 percent** month-over-month and an impressive 90.1 percent year-over-year. This surge suggests homeowners are actively taking advantage of shifting rate environments or repositioning their financial situations, adding another layer of movement within the broader housing ecosystem.

Despite the rise in activity, pricing trends remain modestly soft. For the fourth consecutive month, **average sales prices dipped one percent** compared to the previous month and are now down about three percent year-over-year. This gradual easing may be helping to fuel the increased transaction volume, as improved affordability opens the door for more buyers to re-enter the market.



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As of 14 April 2026

	January 2026	February 2026	March 2026
Building Permits:	317	421	554
New Home Sales:	340	458	607
Existing Home Sales:	462	551	655
Refinances:	505	673	770
Average Sales Price:	\$571,410	\$564,535	\$570,101
Days on Market:	60.5	61.5	59
Financial Bond Market: (10-Year Treasury)	4.21	4.13	4.25
Notices of Default:	60	42	37
<b>PTC INDEX:</b>	<b>204</b>	<b>267</b>	<b>338</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.

