

The Treasure Valley real estate market delivered another steady month in April 2026, with the PTC Index landing at 314 points — a nice, consistent performance that largely mirrored the measured pace we saw throughout the first quarter of the year. While April’s momentum was somewhat tempered compared to the stronger swings often associated with spring, the market remains on solid footing. In many ways, this could simply be the calm before the storm as the busy season begins to kick into high gear across the Treasure Valley.

Building activity slowed noticeably in April as filings for building permits declined 46.8 percent from the previous month and fell 26.4 percent compared to April 2025. New home sales also eased, dropping 10.5 percent month-over-month, though activity remained up 7.1 percent versus a year ago, signaling continued demand for newly built inventory.

Existing home sales delivered one of the strongest performances of the month, surging 34.2 percent from March and climbing 20.4 percent year-over-year. The increase suggests buyers are becoming more active as inventory conditions improve and the spring market gains traction.

Refinance activity fell sharply by 36.1 percent compared to the previous month but still managed a modest 1.9 percent increase versus April 2025. Elevated mortgage rates continue to limit widespread refinancing opportunities, though select homeowners are still taking advantage of strategic lending options.

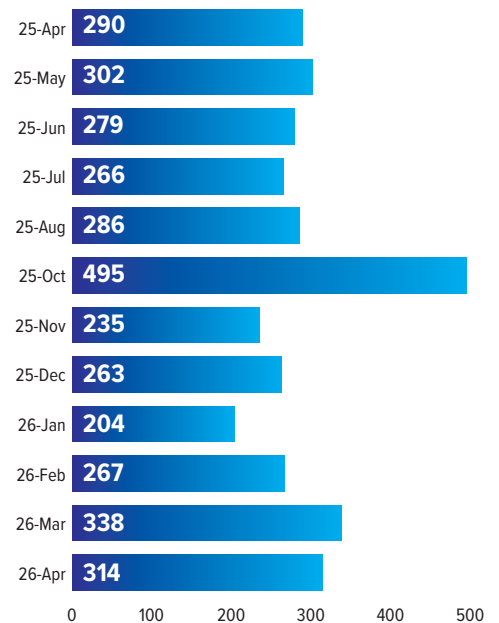
After several months of slight declines, average sales prices rebounded in April, increasing 1.3 percent from the previous month and rising 4.2 percent year-over-year. The recovery reinforces that pricing across the Treasure Valley remains stable despite ongoing affordability pressures.

Overall, April reflected a balanced and resilient market. While some sectors softened modestly, strong resale activity and stabilizing prices suggest the Treasure Valley remains on solid footing heading into the traditionally active summer months.



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As of 14 MAY 2026

	February 2026	March 2026	April 2026
Building Permits:	421	554	295
New Home Sales:	458	607	543
Existing Home Sales:	551	655	879
Refinances:	673	770	492
Average Sales Price:	\$564,535	\$570,101	\$578,518
Days on Market:	61.5	59	47
Financial Bond Market: (10-Year Treasury)	4.13	4.25	4.32
Notices of Default:	42	37	52
PTC INDEX:	267	338	314



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.

