

The Treasure Valley housing market maintained its steady pace in May as the **PTC Index landed at 323 points**, marking the second-highest monthly reading of the year behind March. Overall, May reflected a balanced and stable housing market. While construction activity, resale transactions, and home values all posted positive gains, the broader market remains characterized by measured growth rather than rapid acceleration. As summer activity ramps up, the Treasure Valley appears well-positioned to continue its steady performance through the heart of the 2026 selling season.

Building permit activity rebounded sharply in May, rising 25.1 percent from April. While permit filings remained 26.2 percent below May 2025 levels, the monthly increase suggests builders are still actively positioning themselves for future demand despite a more measured construction environment.

New home sales softened for the second consecutive month, declining just over five percent from April. Even so, demand for newly constructed homes remains healthy, with sales running about seven percent ahead of where they stood one year ago. The pullback appears more reflective of normal market fluctuations than a significant shift in buyer activity.

The resale market continued to gain traction. **Existing home sales** increased 14.7 percent compared to April and finished 23.1 percent higher than May 2025. The strong year-over-year growth underscores continued buyer demand and improving market confidence as inventory levels remain somewhat constrained.

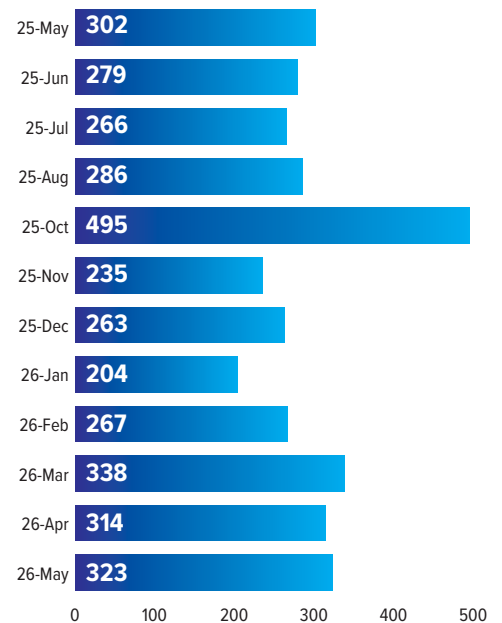
Refinance activity declined 15.2 percent from the previous month, though activity remained five percent above year-ago levels. With mortgage rates continuing to fluctuate within a relatively narrow range, many homeowners appear content to remain on the sidelines while waiting for more favorable borrowing conditions.

Home values continued their upward trend for the second consecutive month. The **average Treasure Valley sales price** increased a little over three percent from April and finished over two percent higher than one year ago. The back-to-back monthly gains suggest pricing remains resilient despite affordability challenges, supported by steady demand and limited inventory in many market segments.



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As of 22 June 2026

	March 2026	April 2026	May 2026
Building Permits:	554	295	369
New Home Sales:	607	543	515
Existing Home Sales:	655	879	1008
Refinances:	770	492	417
Average Sales Price:	\$570,101	\$578,518	\$598,254
Days on Market:	59	47	38.5
Financial Bond Market: (10-Year Treasury)	4.25	4.32	4.48
Notices of Default:	37	52	43
PTC INDEX:	338	314	323



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.

