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GOING BEYOND

THE PTC INDEX
SEPTEMBER 2026

August ultimately reinforced what we saw beginning to take shape in July: The Treasure Valley's summer selling season ended with more of a whimper than a bang. The **PTC Index's slight decrease from 297 to 294 points** reflects a market that was essentially holding steady rather than gaining meaningful momentum.

With the traditional summer buying season now behind us, attention turns to how well the Treasure Valley market can maintain its footing through the fall. If August is any indication, we're entering the next phase of 2026 with a market that isn't necessarily retreating but isn't in much of a hurry, either.

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As of 14 September 2026

Building Permits Continue to Slide – For the second consecutive month, filings for new residential building permits posted a significant decline, falling 21 percent from July. Compared to August 2025, permit activity was down an even steeper 35.9 percent.'

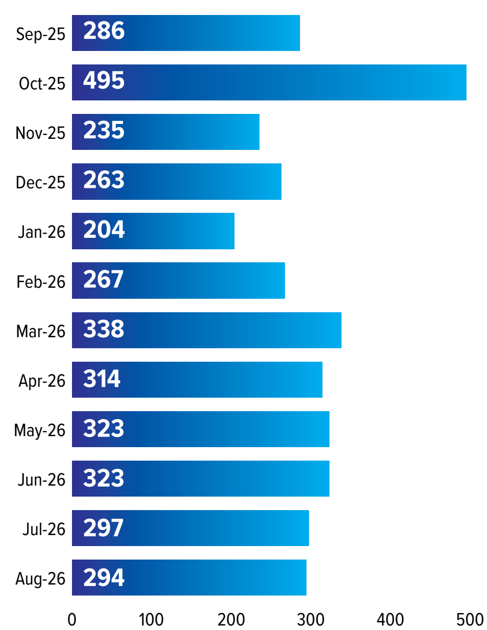
New Home Sales Post a Modest Rebound – After falling 12 percent in July, new home sales rebounded slightly in August, increasing just over two percent from the previous month. More encouragingly, new home sales were about eight percent higher than August 2025.

Existing Home Sales Decline for the Second Straight Month – The existing home market continued its gradual retreat in August, with sales declining about three percent from July. The year-over-year comparison tells a much more positive story, however, with sales remaining 15 percent above August 2025.

Refinance Activity Surges - One of August's biggest surprises came from refinance activity. After falling sharply in July, refinances jumped 37.9 percent in August compared to the previous month.

Home Prices Edge Higher for Fifth Consecutive Month – Treasure Valley home prices continued to move higher in August, although just barely. **Average sales prices** increased just under one percent from July, marking the fifth consecutive month of month-over-month price increases. More notably, average sales prices were 6% higher than August 2025.

	June 2026	July 2026	August 2026
Building Permits:	442	332	263
New Home Sales:	551	485	496
Existing Home Sales:	1058	958	931
Refinances:	392	253	349
Average Sales Price:	$604,206	$617,320	$621,570
Days on Market:	37.5	37.5	39.5
Financial Bond Market: (10-Year Treasury)	4.47	4.6	4.68
Notices of Default:	57	27	37
PTC INDEX:	**323**	**297**	**294**



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.