

| | | YOY % | MOM % |
|--------|-----------|--------|--------|
| ALL | \$569,990 | +4.6% | +3.3% |
| RESALE | \$599,990 | +11.1% | +11.1% |
| NEW | \$525,557 | -5.7% | -9.0% |



- For the first time since Apr 2021, the MSP for resale homes hiked beyond that of new builds.
- Explanation: the average square footage of homes sold for existing also surpassed new builds this month.

| | | YOY % | MOM % |
|--------|-----|--------|--------|
| ALL | 729 | -6.9% | -9.3% |
| RESALE | 475 | -15.0% | -14.9% |
| NEW | 254 | +13.4% | +3.3% |



- Single-family and existing home sales saw their first slip since Jan 2024 while new construction recovered from its slight 8.6% dip in May.
- While monthly shifts may be volatile, long-term trends have remained relatively even.

| | | YOY % | MOM % |
|--------|-------|--------|--------|
| ALL | 1,196 | +20.1% | +2.0% |
| RESALE | 544 | +13.3% | +10.3% |
| NEW | 652 | +26.4% | -4.1% |



- Pending contracts are up an even 200 signings compared to Jun 2023.
- All sectors have experienced double-digit percentage improvements compared to Jun 2023.

- Year-Over-Year (YOY)** – Comparison of the current month to same month in previous year.
- Month-Over-Month (MOM)** – Comparison of the current month to the previous month.

| | | YOY % | MOM % |
|--------|-------|--------|-------|
| ALL | 1,671 | +22.6% | +2.6% |
| RESALE | 1,002 | +23.6% | +2.9% |
| NEW | 669 | +21.2% | +2.1% |



- Inventory has made significant strides toward recovering from 2020-2022 shortages.
- Our Months' Supply of Inventory (MSI) has bounced back to Oct 2022 levels.

| | | YOY % | MOM % |
|--------|----|-------|--------|
| ALL | 33 | +0.0% | -13.2% |
| RESALE | 22 | +4.8% | -8.3% |
| NEW | 56 | -8.2% | -21.1% |



- Aside from a brief bog in May, we've seen a speed-up in the market since February, consistent with seasonal shifts.
- Market speeds are similar to those of Summer 2023, Fall 2022, and Winter 2021.

MARKET MATH!



CURRENT MSI: 2.7 Months

Market Speeds + Inventory = Months' Supply of Inventory

A "balanced" market = 4-6 MSI

“A MESSAGE FROM BRR'S PRESIDENT

It's very important to keep in mind that overall county data may not be representative of the neighborhood you're researching for your clients. When sharing data with your clients, use your expertise to highlight those differences. ~Elizabeth Hume, Boise Regional REALTORS® 2024 President