

		YOY %	MOM %
ALL	\$425,000	-3.0%	-2.7%
RESALE	\$417,500	+9.9%	-2.8%
NEW	\$442,378	-13.8%	+0.0%



- Single-family home's rolling 12-month MSP eased to its most affordable price since Feb 2022.
- New construction, specifically, remained at its lowest price since Jan 2022.

		YOY %	MOM %
ALL	21	-19.2%	-4.5%
RESALE	14	-36.4%	-22.2%
NEW	7	+75.0%	+75.0%



- Sales and pending contracts for resale homes mirrored each other in Aug, pointing to refreshed hunger for the current inventory.
- Aug 2012 was the most recent Aug YOY comparison with <14 sales for resale.

		YOY %	MOM %
ALL	60	+66.7%	+7.1%
RESALE	28	+16.7%	+40.0%
NEW	32	+166.7%	-11.1%



- NEW RECORD! Even during COVID times, new construction never witnessed >30 pending contracts in Aug. This fares well for leading into a historically slower season.

- 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	110	+6.8%	+3.8%
RESALE	77	+6.9%	+1.3%
NEW	33	+6.5%	+10.0%



- The new inventory in Aug was needed to counterweigh the influx of new contracts and faster market times.
- With the help of current options, both buyers and sellers can benefit from a more balanced market.

		YOY %	MOM %
ALL	26	-69.4%	-35.0%
RESALE	37	-37.3%	-22.9%
NEW	3	-98.7%	-50.0%



- Units are being swept off the market with greater fervor than Jul 2024 and Aug 2023 for all sectors.
- Aug was the 3rd consecutive month with nearly 100% accelerations in DOM.

MARKET MATH!



CURRENT MSI: 4.8 Months

Market Speeds + Inventory = Months' Supply of Inventory

A "balanced" market = 4-6 MSI

“A MESSAGE FROM BRR'S PRESIDENT

With a record number of new build contracts countered by eased resale prices, the market is balancing, benefiting both buyers and sellers. Use a REALTOR® to ensure the most out of each side of the transaction.
~Elizabeth Hume, Boise Regional REALTORS® 2024 President