

		YOY %	MOM %
ALL	\$423,896	+2.0%	+3.3%
RESALE	\$390,000	-2.4%	-1.0%
NEW	\$452,490	+5.2%	+6.5%



- New build's MSP argues with other market trend data. With lower sales (pending and closed), we would've expected a similar or lower MSP from the previous month but inventory drops pinched pricing for the month.

		YOY %	MOM %
ALL	422	+3.9%	+3.4%
RESALE	238	+0.0%	+6.7%
NEW	184	+9.5%	-0.5%



- While MOM and YOY comparisons don't seem earth-shattering, we've made significant headway in single-family sales counts from late 2023 to early 2024 (as low as 256 units).

		YOY %	MOM %
ALL	685	+0.9%	-2.3%
RESALE	259	+40.0%	-1.9%
NEW	426	-13.8%	-2.5%



- Canyon's pending and closed sales have been a trend rollercoaster since May 2024.
- Existing home's pending sales nearly doubled since Sep 2023 (189 signings).

- **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	1,118	+32.3%	-1.8%
RESALE	547	+26.6%	-1.8%
NEW	571	+38.3%	-1.7%



- With a dip in sold units and pending contracts, Sep's new construction inventory slip means there was a slight slowdown in new units coming on the market. This marks the first MOM slide in inventory since Feb 2024.

		YOY %	MOM %
ALL	52	+57.6%	+4.0%
RESALE	43	+34.4%	+16.2%
NEW	63	+85.3%	-3.1%



- With the combination of inventory and market speeds, Canyon's MSI is the closest it's been to a "balanced" since Nov 2015. Since then, the market has been increasingly starved for supply.

MARKET MATH!



CURRENT MSI: 3.0 Months

Market Speeds + Inventory = Months' Supply of Inventory

A "balanced" market = 4-6 MSI

||| A MESSAGE FROM BRR'S PRESIDENT

We're nearing a balanced market for the first time since November 2015, a positive sign for buyers and sellers alike. As power equalizes for both sides of the transaction, it becomes increasingly important to work with a REALTOR® who can help you navigate. ~Elizabeth Hume, Boise Regional REALTORS® 2024 President

Provided by Boise Regional REALTORS® • BOIREALTORS.COM | Data from the Intermountain MLS as of October 11, 2024.

MSP = Median Sales Price | DOM = Days on Market | MSI = Months' Supply of Inventory | For more info, visit boirealtors.com/market-report-press-releases.