

		YOY %	MOM %
ALL	\$409,995	+5.1%	+2.8%
RESALE	\$369,990	+8.2%	-2.6%
NEW	\$429,050	-2.9%	+4.3%



- Single-family homes sold for approximately \$11K more than Nov 2023 with 7 homes selling for more than \$1M.
- Homes below the MSP (\$200K-\$400K) sold an average of 20 days than those above (\$400K-\$600K).

		YOY %	MOM %
ALL	256	-21.7%	-11.4%
RESALE	111	-30.6%	-17.8%
NEW	145	-13.2%	-5.8%



- While pending sales were up, closed sales snoozed in Dec.
- This has been the third consecutive month of cooler sales numbers which seems contradictory when reviewing MSP trends for the month.

		YOY %	MOM %
ALL	618	+4.2%	+2.1%
RESALE	151	+7.9%	+15.3%
NEW	467	+3.1%	-1.5%



- Closed sales can expect to heat up a bit soon after this month's uptick in pending contracts.
- This month was the first increase YOY and MOM for resale contracts in 4 months.

- 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	752	-21.1%	-10.5%
RESALE	303	-32.8%	-12.2%
NEW	449	-10.6%	-9.3%



- Inventory took a nearly 100-home hit in Dec 2023, bringing the MSI down from 2.3 to 2.1.
- Resale homes remain hungry for new listings, sitting at only 1.6 months of supply.

		YOY %	MOM %
ALL	56	-17.6%	+33.3%
RESALE	45	-21.1%	+15.4%
NEW	65	-17.7%	+47.7%



- Dec's slight bog in market times may provide a much-needed pressure release from pending sale heat and demand.
- New construction slowed the most, waiting nearly 20 days longer than the month before.

MARKET MATH!



CURRENT MSI: 2.1 Months

Market Speeds + Inventory = Months' Supply of Inventory

A "balanced" market = 4-6 MSI

A MESSAGE FROM BRR'S PRESIDENT

December's numbers in Canyon County prove that winter isn't always the slowest of the months. Living situations, relocations, and family dynamics change throughout all seasons, creating market opportunities year-round. ~Elizabeth Hume, Boise Regional REALTORS® 2024 President