

		YOY %	MOM %
ALL	\$439,500	-0.7%	+0.0%
RESALE	\$429,500	+13.0%	+2.9%
NEW	\$491,529	-4.2%	+0.0%



- Resale's rolling 12-month MSP is the highest it has been since Apr 2022 (\$440k).
- This marks the third consecutive month of consistency for single-family's rolling 12-month MSP.

		YOY %	MOM %
ALL	29	+26.1%	-3.3%
RESALE	23	+64.3%	+4.5%
NEW	6	-33.3%	-25.0%



- When comparing pending to sold homes, it's important to note listing practices. Since new builds can go pending long before they're ready to close, closed sales for that sector can seem imbalanced with the number of pendings.

		YOY %	MOM %
ALL	44	+12.8%	+2.3%
RESALE	17	-15.0%	-10.5%
NEW	27	+42.1%	+12.5%



- Pending sales dipped below what we'd seen for resale homes in the past 4 months.
- New construction, however, revealed a market hunger we hadn't seen since Jun 2022, helping tip overall scales to the positive.

- **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	89	+3.5%	+36.9%
RESALE	62	+26.5%	+34.8%
NEW	27	-27.0%	+42.1%



- New builds made great headway from Mar in terms of inventory but still struggle to match the previous year's available selection.
- Resale, on the other hand, surpassed both the previous month and previous year.

		YOY %	MOM %
ALL	45	+0.0%	-43.0%
RESALE	44	-4.3%	-21.4%
NEW	50	+16.3%	-64.8%



- New construction broke its 3-month streak of 3-digit DOM trends in Apr.
- Gem's DOM for all sectors is the lowest we've seen since Sep 2022.

MARKET
MATH!



CURRENT MSI: 4.0 Months

Market Speeds + Inventory =
Months' Supply of Inventory

A "balanced" market = 4-6 MSI

“A MESSAGE FROM BRR'S PRESIDENT

Your market continues to stay strong and balanced. With a noticeable decrease in Days on Market, sellers may maintain more control in negotiations.

~Elizabeth Hume, Boise Regional REALTORS® 2024 President