

# BOISE MARKET REPORT

# BOI

MARKET INSIGHTS • 4Q22



2.1%

Boise Unemployment Rate



5,314

Annual New Home Starts



6,042

Annual New Home Closings

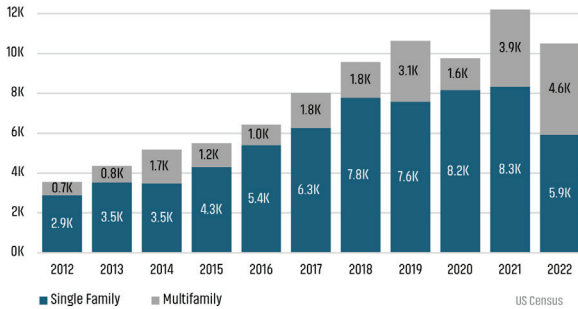


\$586,974

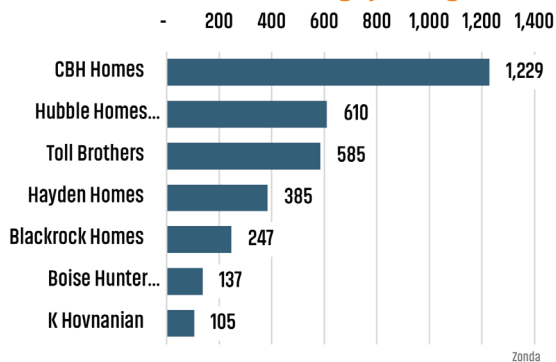
Average New Home Price

## NEW HOUSING TRENDS<sup>1</sup>

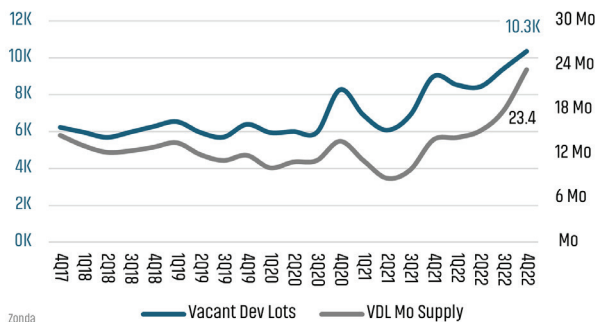
### Single & Multi-Family Permits



### YTD Homebuilder Ranking by Closings



### Vacant Developed Lot Supply



### ANNUALIZED NEW HOME STARTS



Dec 2021

7,755

Dec 2022

5,314

-31.5%

### ANNUALIZED NEW HOME CLOSINGS

-3.4%

Dec 2021

6,252

Dec 2022

6,042



### AVERAGE NEW HOME PRICE



Dec 2021

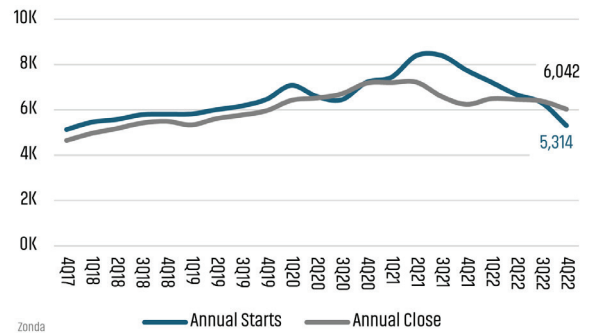
\$529,398

Dec 2022

\$586,974

10.9%

### Annual Starts vs Closings



## MLS RESALE STATISTICS - SINGLE FAMILY HOMES<sup>2</sup>

### ADA COUNTY MEDIAN SALE PRICE

Dec 2021

\$545,000

-5.5%

Dec 2022

\$515,000

### TOTAL DOLLAR VOLUME SOLD YTD

Dec 2021

\$6.5B

-11.8%

Dec 2022

\$5.7B

### CANYON COUNTY MEDIAN SALE PRICE

Dec 2021

\$419,480

-7.0%

Dec 2022

\$390,000

### TOTAL DOLLAR VOLUME SOLD YTD

Dec 2021

\$2.6B

-8.2%

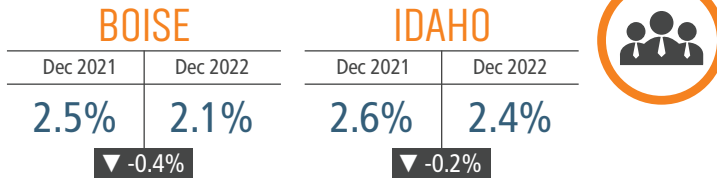
Dec 2022

\$2.4B

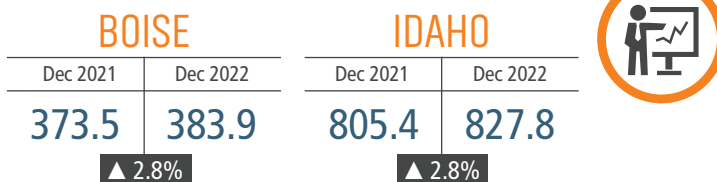


## ECONOMIC TRENDS<sup>3</sup>

### UNEMPLOYMENT RATE (unadjusted)



### TOTAL NONFARM EMPLOYMENT (in thousands)



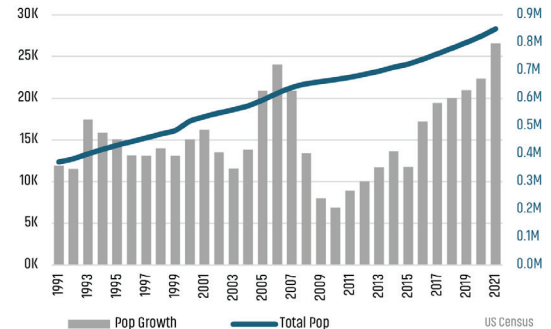
### EMPLOYMENT CHANGE



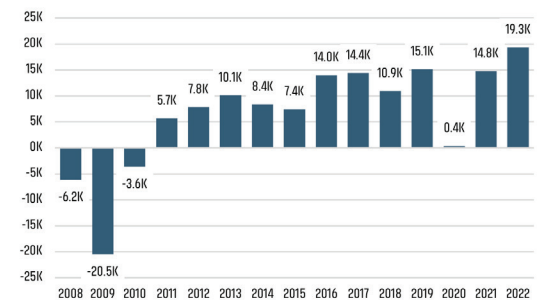
### 30 Year Fixed Mortgage Rate



### Population Growth & Total Population



### Change in Employment

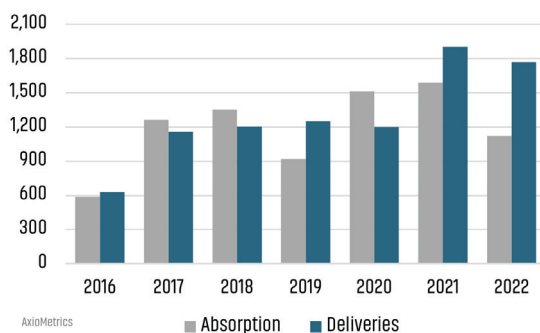


### US Inflation Rate

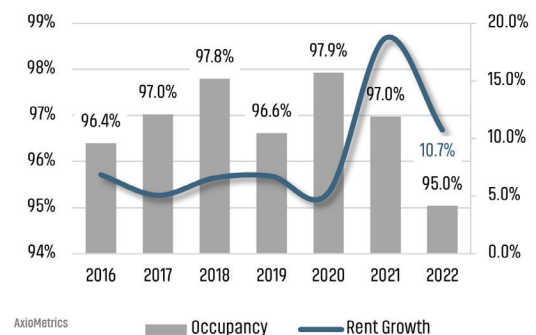


## MULTIFAMILY STATISTICS

### Absorption & Deliveries



### Occupancy & Rent Growth



# THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



29 Offices Across the Nation



75+ Specialized Advisors



55+ Staff Professionals



\$32+ Billion in Sales Since 1987

SCOTTSDALE, AZ  
CASA GRANDE, AZ  
PRESCOTT, AZ  
TUCSON, AZ  
IRVINE, CA  
BAY AREA, CA  
COACHELLA VALLEY, CA  
PASADENA, CA  
ROSEVILLE, CA  
SAN DIEGO, CA  
SANTA BARBARA, CA  
VALENCIA, CA  
LODI, CA  
JACKSONVILLE, FL

ORLANDO, FL  
TAMPA, FL  
ATLANTA, GA  
BOISE, ID  
KANSAS CITY, KS/MO  
CHARLOTTE, NC  
ALBUQUERQUE, NM  
LAS VEGAS, NV  
RENO, NV  
NASHVILLE, TN  
AUSTIN, TX  
DALLAS-FORT WORTH, TX  
HOUSTON, TX  
SALT LAKE CITY, UT  
BELLEVUE, WA

FUTURE OFFICES  
CHARLESTON, SC  
DENVER, CO  
RALEIGH-DURHAM, NC

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