

BOISE MARKET REPORT

BOI

MARKET INSIGHTS • 3Q24



3.3%

Boise Unemployment Rate



45.0%

YoY New Home Starts Up



2.7%

YoY New Home Closings Up

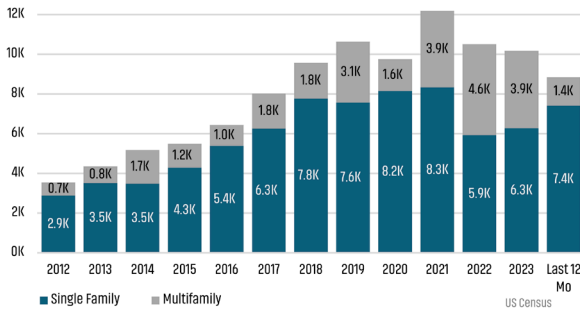


\$542,171

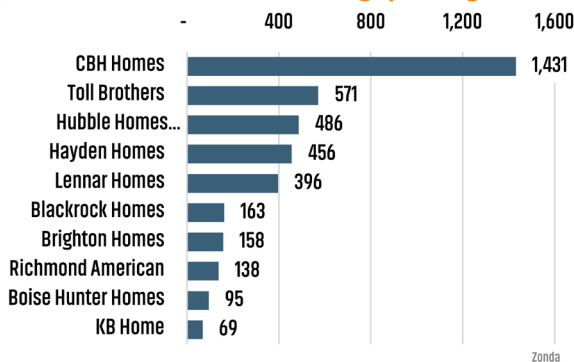
Average New Home Price

NEW HOUSING TRENDS¹

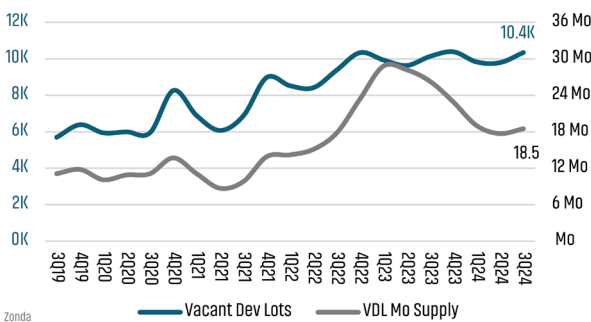
Single & Multi-Family Permits



YTD Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Sep 2023: 4,627
 Sep 2024: 6,709
 ▲ 45.0%

ANNUALIZED NEW HOME CLOSINGS



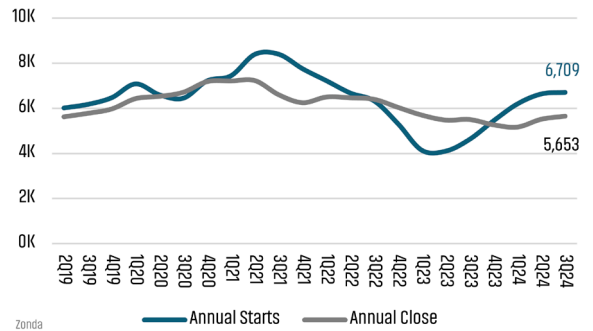
Sep 2023: 5,504
 Sep 2024: 5,653
 ▲ 2.7%

AVERAGE NEW HOME PRICE



Sep 2023: \$555,947
 Sep 2024: \$542,171
 ▼ -2.5%

Annual Starts vs Closings



MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

**ADA COUNTY
MEDIAN SALE PRICE**

Sep 2023: \$523,990
 Sep 2024: \$545,000
 ▲ 4.0%

**CANYON COUNTY
MEDIAN SALE PRICE**

Sep 2023: \$400,000
 Sep 2024: \$416,704
 ▲ 4.2%

TOTAL DOLLAR VOLUME SOLD YTD

Sep 2023: \$3.7B
 Sep 2024: \$3.9B
 ▲ 6.2%

TOTAL DOLLAR VOLUME SOLD YTD

Sep 2023: \$1.6B
 Sep 2024: \$1.7B
 ▲ 4.1%

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

BOISE

Sep 2023	Sep 2024
2.9%	3.3%
▲ 0.4%	

IDAHO

Sep 2023	Sep 2024
3.3%	3.6%
▲ 0.3%	



TOTAL NONFARM EMPLOYMENT (in thousands)

BOISE

Sep 2023	Sep 2024
410.4	428.9
▲ 4.5%	

IDAHO

Sep 2023	Sep 2024
934.9	953.9
▲ 2.0%	



EMPLOYMENT CHANGE

BOISE

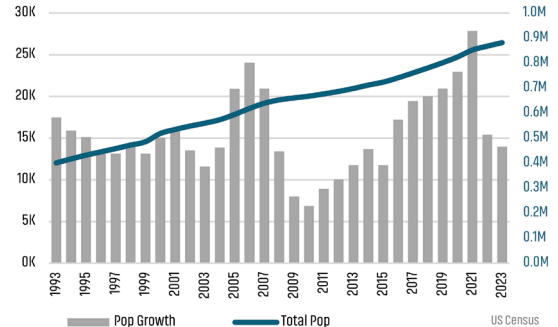
Annualized Employment Change
2.2%

IDAHO

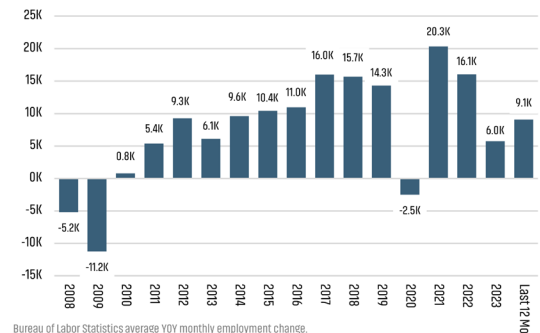
Annualized Employment Change
1.5%



Population Growth & Total Population

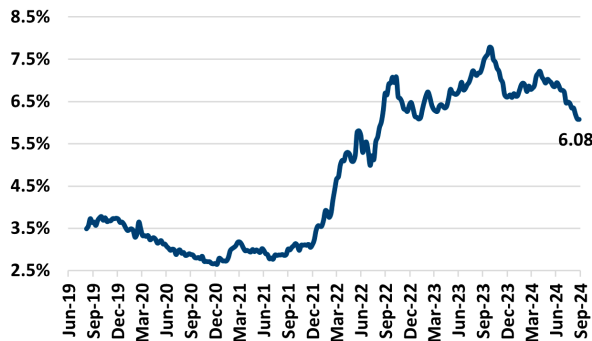


Change in Employment



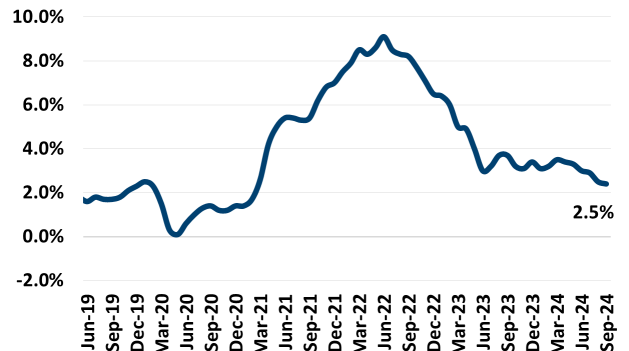
Bureau of Labor Statistics average YOY monthly employment change.

30 Year Fixed Mortgage Rate



St. Louis Fed

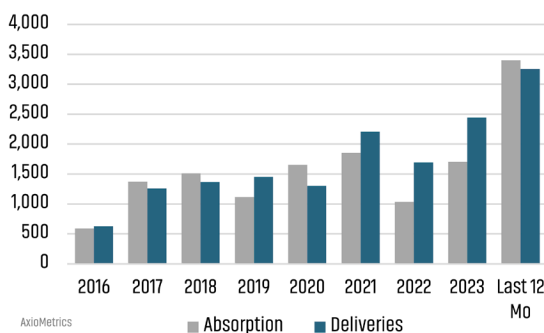
US Inflation Rate



US Bureau of Labor Statistics

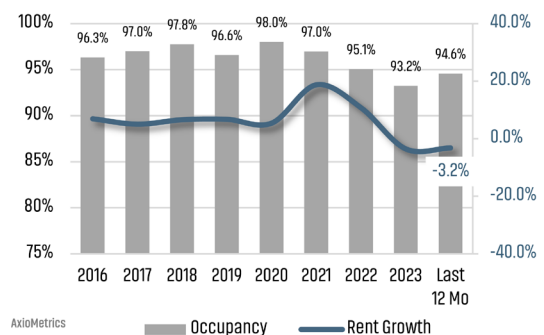
MULTIFAMILY STATISTICS

Absorption & Deliveries



AxioMetrics

Occupancy & Rent Growth



AxioMetrics

Sources: (3) Bureau of Labor Statistics
*Seasonally Adjusted

THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

PHOENIX, AZ (HQ)

CASA GRANDE, AZ

PRESCOTT, AZ

TUCSON, AZ

BAY AREA, CA

IRVINE, CA

LODI, CA

PASADENA, CA

ROSEVILLE, CA

SACRAMENTO VALLEY, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, CA

DENVER, CO

JACKSONVILLE, FL

ORLANDO, FL

TAMPA, FL

ATLANTA, GA

BOISE, ID

KANSAS CITY, KS/MO

CHARLOTTE, NC

LAS VEGAS, NV

RENO, NV

GREENVILLE, SC

NASHVILLE, TN

AUSTIN, TX

DALLAS-FORT WORTH, TX

HOUSTON, TX

SALT LAKE CITY, UT

BELLEVUE, WA

FUTURE OFFICES

ALBUQUERQUE, NM

CHARLESTON, SC

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

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