

# BOISE MARKET REPORT

# BOI

MARKET INSIGHTS • 1Q25



3.6%

Boise Unemployment Rate



16.8%

YoY New Home Starts Up



23.8%

YoY New Home Closings Up

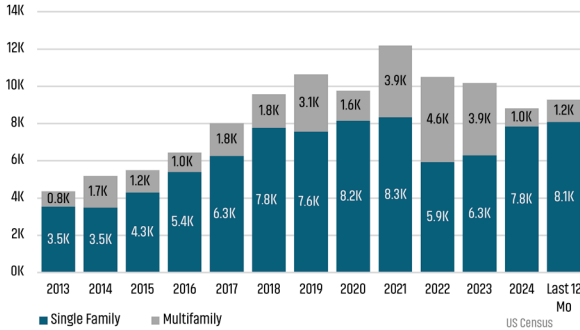


\$576,628

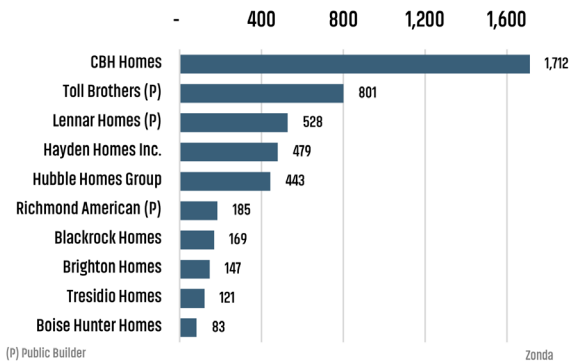
Average New Home Price

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

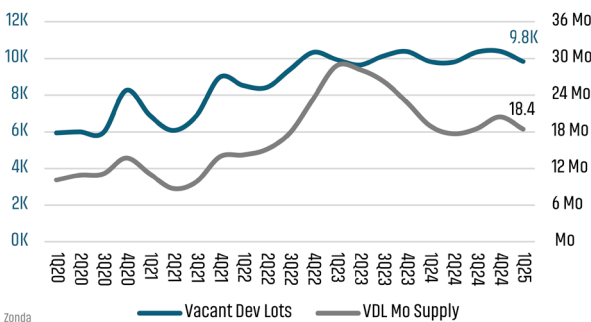
**Single & Multi-Family Permits**



**YTD Homebuilder Ranking by Closings**



**Vacant Developed Lot Supply**



**ANNUALIZED NEW HOME STARTS**



Mar 2024: 6,197  
Mar 2025: 7,237  
**▲ 16.8%**

**ANNUALIZED NEW HOME CLOSINGS**

Mar 2024: 5,170  
Mar 2025: 6,399  
**▲ 23.8%**

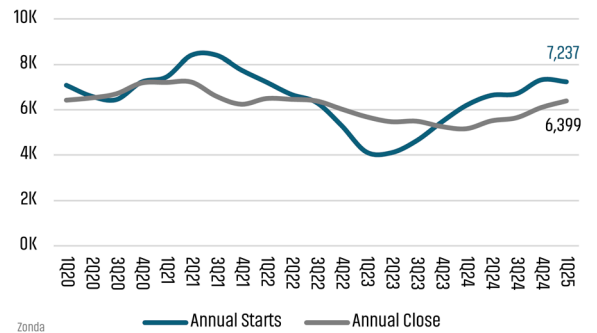


**AVERAGE NEW HOME PRICE**



Mar 2024: \$532,757  
Mar 2025: \$576,628  
**▲ 8.2%**

**Annual Starts vs Closings**



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

**ADA COUNTY  
MEDIAN SALE PRICE**

Mar 2024: \$531,995  
Mar 2025: \$545,000  
**▲ 2.4%**

**CANYON COUNTY  
MEDIAN SALE PRICE**

Mar 2024: \$405,605  
Mar 2025: \$420,945  
**▲ 3.8%**

**TOTAL DOLLAR VOLUME SOLD YTD**

Mar 2024: \$1.0B  
Mar 2025: \$1.1B  
**▲ 11.3%**

**TOTAL DOLLAR VOLUME SOLD YTD**

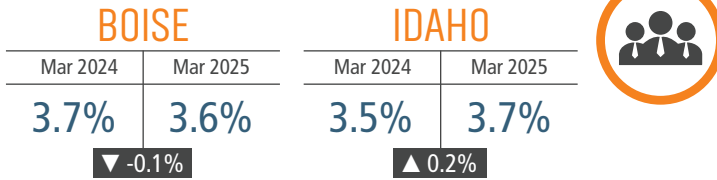
Mar 2024: \$452M  
Mar 2025: \$506M  
**▲ 11.8%**

Sources: (1) Zonda (2) Intermountain Multiple Listing Service, Ada County & Canyon County

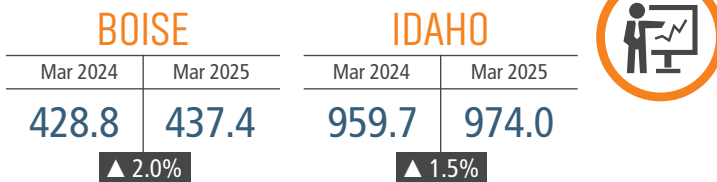


**ECONOMIC TRENDS<sup>3</sup>**

**UNEMPLOYMENT RATE** (unadjusted)



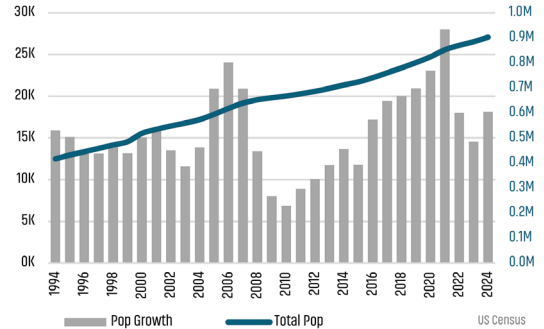
**TOTAL NONFARM EMPLOYMENT** (in thousands)



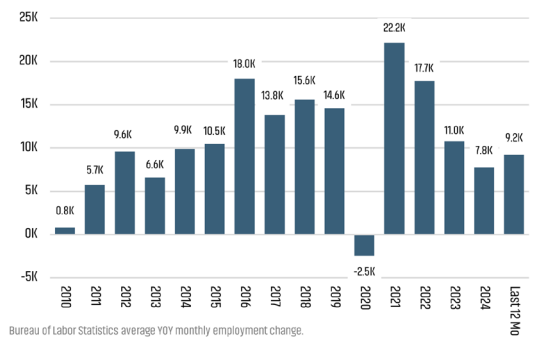
**EMPLOYMENT CHANGE**



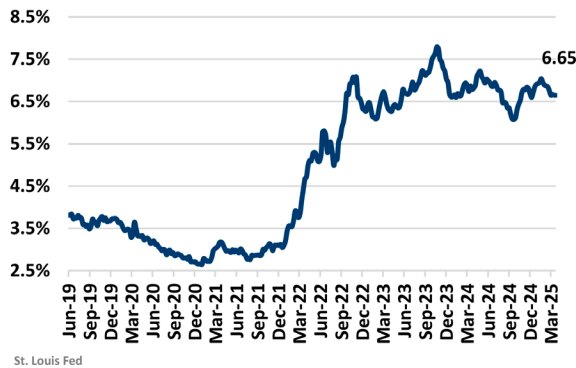
**Population Growth & Total Population**



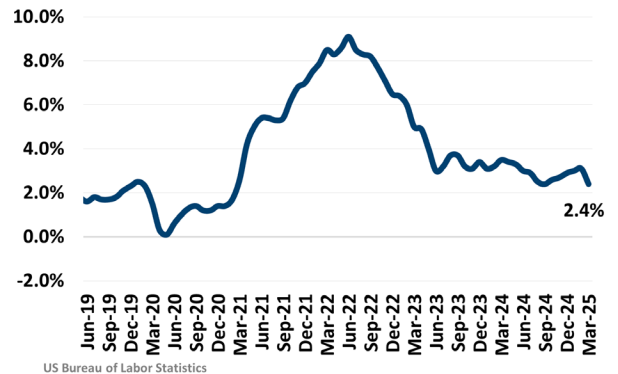
**Change in Employment**



**30 Year Fixed Mortgage Rate**

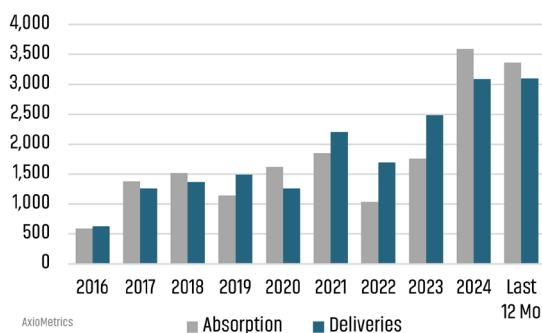


**US Inflation Rate**

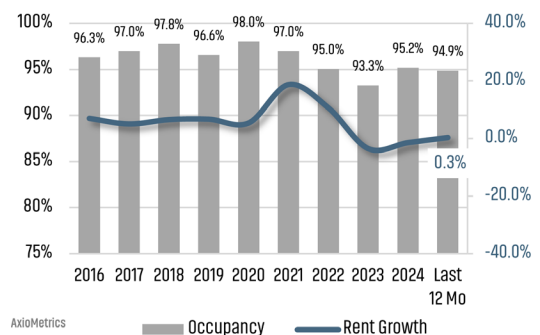


**MULTIFAMILY STATISTICS**

**Absorption & Deliveries**



**Occupancy & Rent Growth**



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

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CHARLESTON, SC

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

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