

BOISE MARKET REPORT

BOI

MARKET INSIGHTS • 2Q25



3.5%

Boise Unemployment Rate



5.0%

YoY New Home Starts Up



12.4%

YoY New Home Closings Up

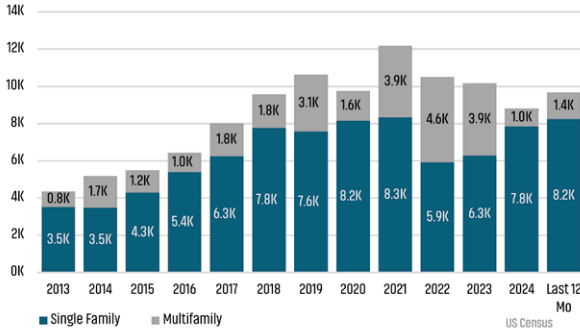


\$573,695

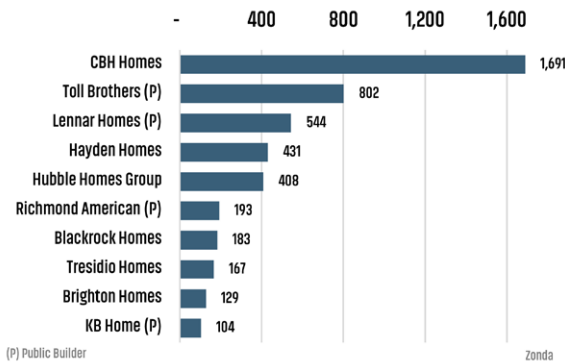
Average New Home Price

NEW HOUSING TRENDS¹

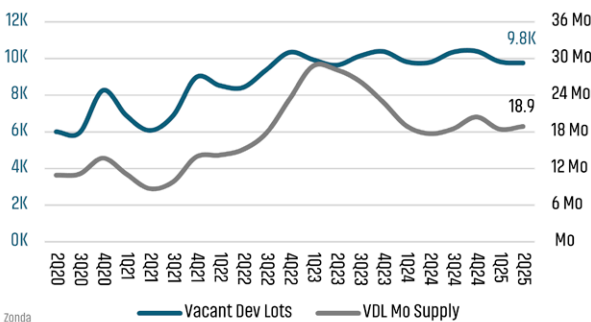
Single & Multi-Family Permits



YTD Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Jun 2024
6,639
Jun 2025
6,969
5.0%

ANNUALIZED NEW HOME CLOSINGS

12.4%

Jun 2024
5,518
Jun 2025
6,203

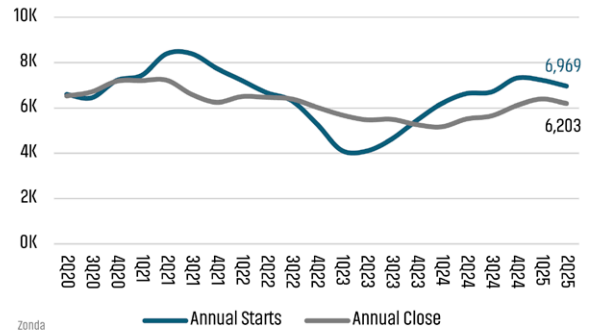


AVERAGE NEW HOME PRICE



Jun 2024
\$521,776
Jun 2025
\$573,695
10.0%

Annual Starts vs Closings



MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

ADA COUNTY MEDIAN SALE PRICE

Jun 2024
\$549,970
Jun 2025
\$560,000
▲ 1.8%

CANYON COUNTY MEDIAN SALE PRICE

Jun 2024
\$415,000
Jun 2025
\$424,990
▲ 2.4%

TOTAL DOLLAR VOLUME SOLD YTD

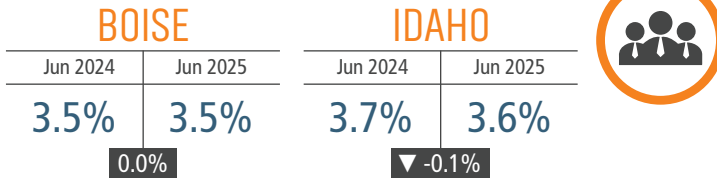
Jun 2024
\$2.5B
Jun 2025
\$2.7B
▲ 9.6%

TOTAL DOLLAR VOLUME SOLD YTD

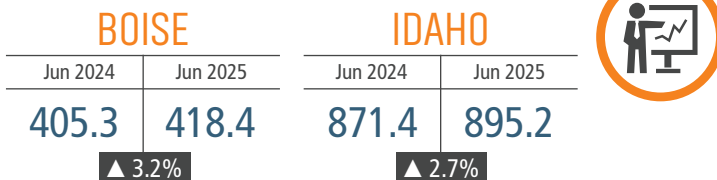
Jun 2024
\$1.0B
Jun 2025
\$1.2B
▲ 12.8%

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)



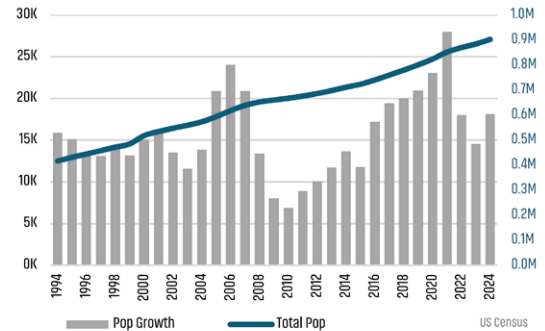
TOTAL NONFARM EMPLOYMENT (in thousands)



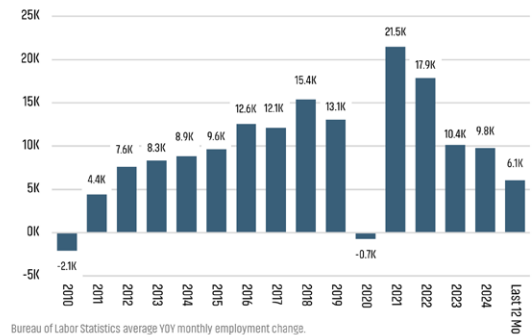
EMPLOYMENT CHANGE



Population Growth & Total Population



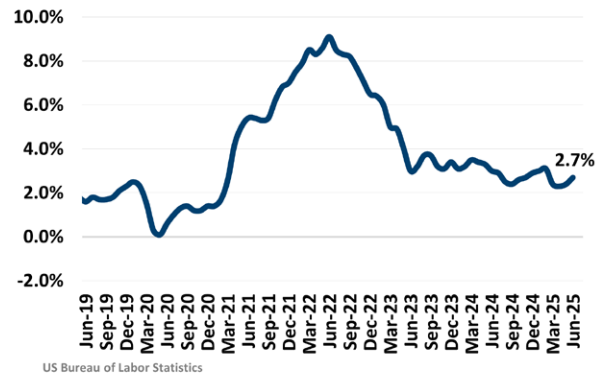
Change in Employment



30 Year Fixed Mortgage Rate

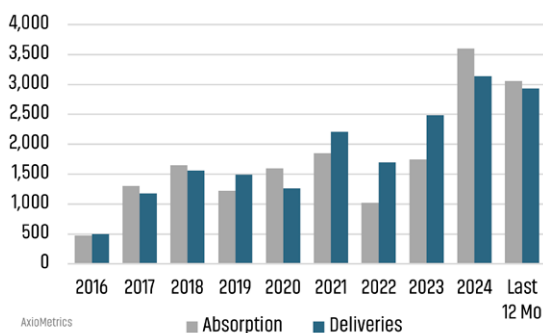


US Inflation Rate

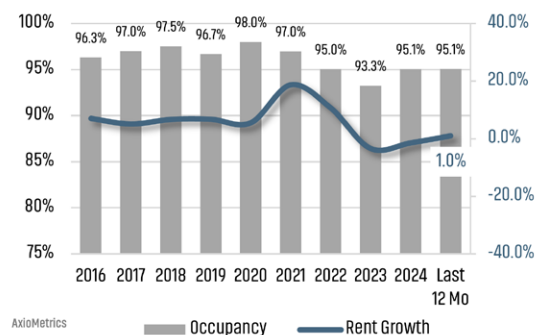


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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 BAY, 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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