BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the April Boise Investment Properties newsletter you will find:

- Boise Values Predicted to Surge
- Single Family Market Update
- Ada County Fourplex Update
- Current Listings!
- Mark Your Calendar - AVID Investors' Club is 5/21/25

Boise Values Prdicted to Surge

According to a recent Realtor.com report highlighted by the Idaho Statesman, Boise could become a million-dollar real estate market by 2033, with median home prices projected to exceed $1 million. The home I grew up here in cost Boise cost about $10,000, and 22 years later, in 1990, I bought my first home when Boise's median home price hit $100,000. Today, that median price has reached $550,000.

Boise's real estate market has experienced substantial growth due to increased buyer demand and limited inventory, pushing prices upward. Realtor.com based its projections on data from 2014 to 2019, a stable period between significant economic events, applying that growth rate to Boise's 2024 median home price of $464,587. They estimate Boise median home prices will reach $735,000 by 2028 and $1.16 million by 2033, in part due to the demand for higher-end homes already fetching 6 figures.

To confirm these projections, some simple math was applied by using the average Ada County appreciate rate over the past two decades of 6.7%. This analysis mostly supports the Realtor.com report, suggesting Boise's median home price could indeed surpass $1Million in about 12 years.

This anticipated increase in home values raises questions about potential impacts on the rental market and projected values of multi-family properties. Feel free to reach out if you'd like to explore these opportunities and discuss how these trends might affect various property investments in Boise.

by Tony Drost

Single Family Market Update

Ada County

MARCH 2025
MARKET SNAPSHOT

ADA COUNTY
SINGLE-FAMILY HOMES

$565,000
MEDIAN SALES PRICE
+6.6% Year-Over-Year

675
HOMES SOLD
+4.2% Year-Over-Year

46
DAYS ON MARKET
-4.2% Year-Over-Year

1,547
INVENTORY
+22.4% Year-Over-Year

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of April 11, 2025.

Canyon County

MARCH 2025
MARKET SNAPSHOT

CANYON COUNTY
SINGLE-FAMILY HOMES

$424,990
MEDIAN SALES PRICE
+2.8% Year-Over-Year

391
HOMES SOLD
+3.7% Year-Over-Year

53
DAYS ON MARKET
+6.0% Year-Over-Year

1,046
INVENTORY
+27.9% Year-Over-Year

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of April 11, 2025.

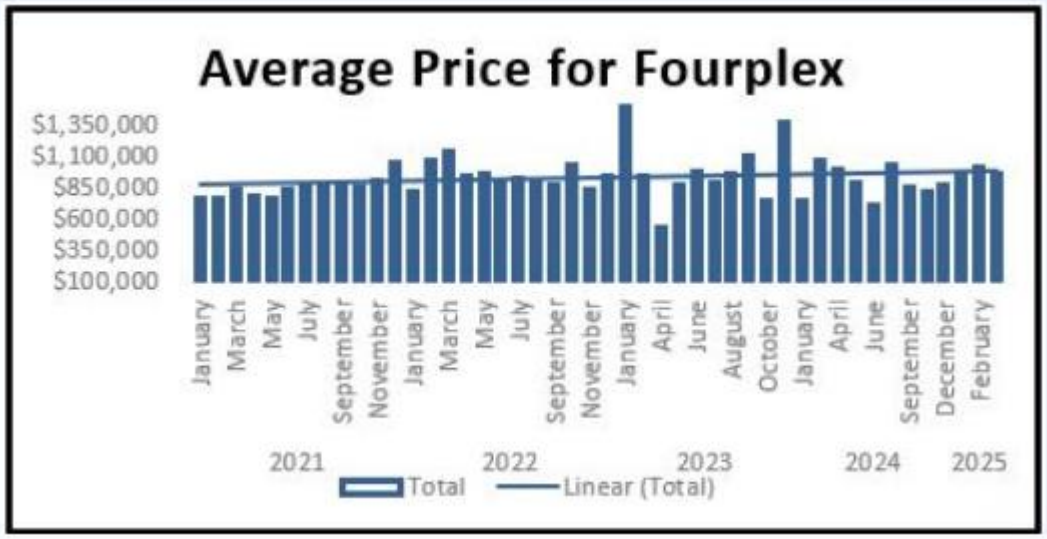
ADA COUNTY FOURPLEXES

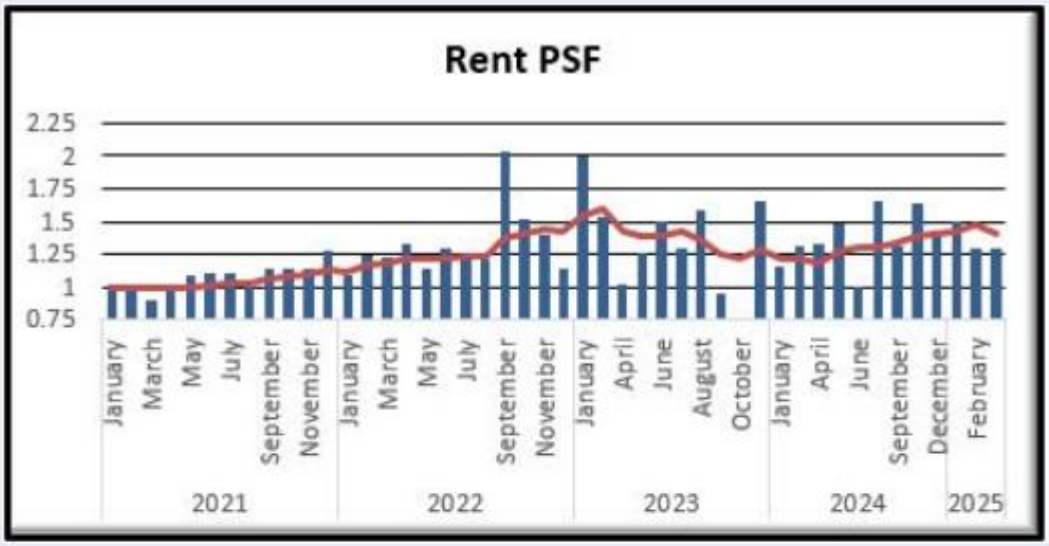
The latest graphs for Ada County fourplex sales, now updated with March data, shows some moving trends. Only one fourplex was sold in March, and it lingered on the market for nearly 8 months.

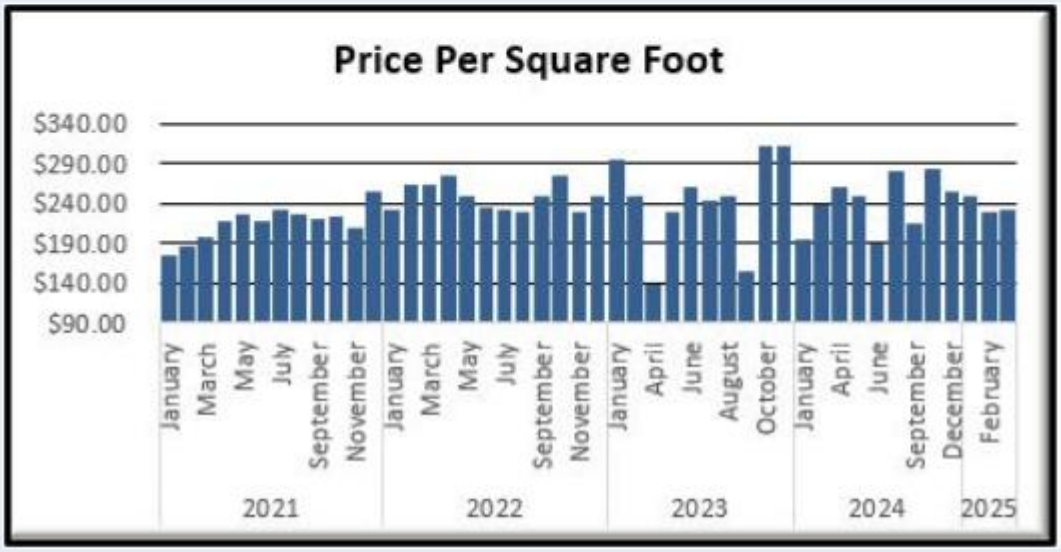
Gross Rent Multiplier: The 6-month trailing average for GRM has held steady at around 170, but with February and March figures at 181, we anticipate an upward trend. Prices relative to gross rents will increase.

Cap Rates: The 6-month trailing average for Cap rates fell to 4.7. Meanwhile, February and March exhibited lower averages, coming in just under 4.2% each month signaling that the cap rate is trending downward again. Again, another indication of prices increasing.

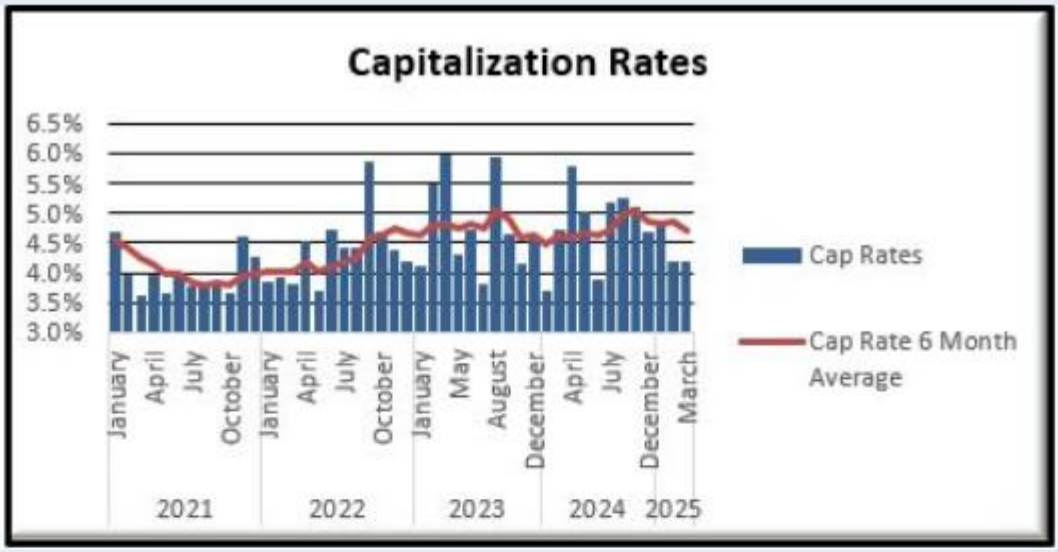
Days-On-Market: Due to some listings that were stagnant over the winter finally selling, our DOM is high and we believe that this number will improve throughout the year, even though prices appear to be trending upward.

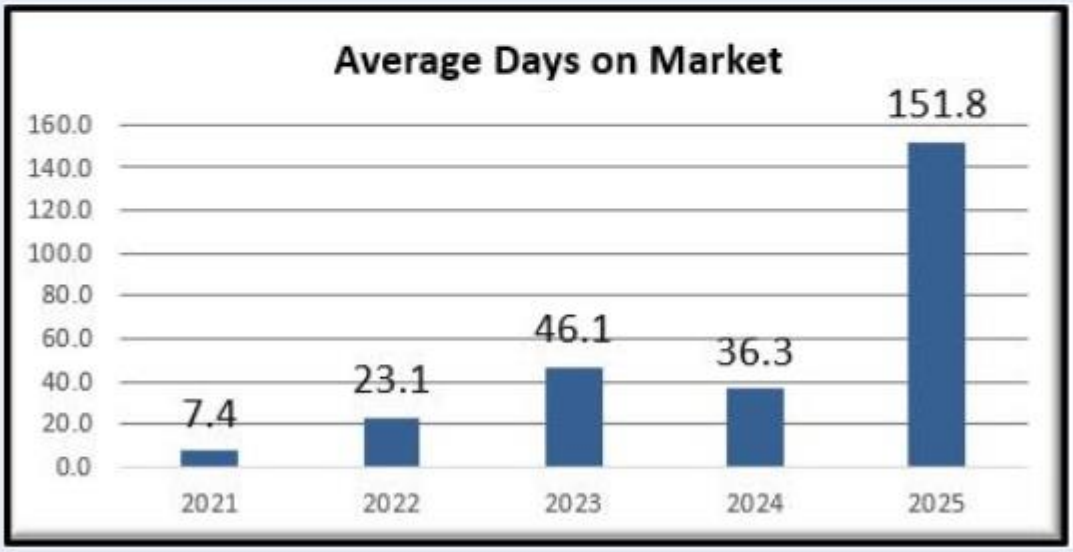



Rent PSF
2.25
2
1.75
1.5
1.25
1
0.75
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
2021
2022
2023
2024
2025


Price Per Square Foot
$340.00
$290.00
$240.00
$190.00
$140.00
$90.00
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
2021
2022
2023
2024
2025

GRM Trend
250
200
150
100
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
2021
2022
2023
2024
2025
Sum of GRM
GRM 6 Month Average





Data analyzed by Tony Drost, referencing the Intermountain Multiple Listing and Ada County Fourplex activity.

Current Listings

Our current listings have all your bases covered!

First up is this Fourplex centrally located in Boise with easy access to shopping and the valley! Each unit features two en-suites, extra storage, private deck or balcony, & assigned covered parking. Both bedrooms have a walk-in closet and access to their own bath. The HOA covers all exterior maintenance, and has substantial cash reserves. Contact us for the proforma and supporting documents.

Looking for a turnkey investment with great returns? This 2021 townhouse is returning an impressive 5.78% cap rate which is unfound in the current Boise market! Features include two en-suites, plus a flex space, multiple balconies & all modern high-end finishes plus a two car garage. This property is sold and rented fully furnished and is currently rented.

And last, but certainly not least, this beautiful 3 bed, 2 bath plus office in Nampa has everything you need! The floorplan is perfect for entertaining, plus a has an upstairs bonus room. There is a community pool and splash pad and lots of local, well attended events throughout the year making this property more than just a home, it's a lifestyle.

Click Here to see our current Listings

AVID Investors' Club

The May AVID meeting is guarenteed to present aspects of 1031 Exchanges you never know were possible. This information packed presentation is sure to open your eyes to a whole new realm of possibilites. Join us!

WE HOPE YOU STAY IN TOUCH!