BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the February Boise Investment Properties newsletter you will find:

- Headwinds. Tailwinds. Turbulence. But We're Getting There.
- Single Family Market Update
- Ada County Fourplex Update
- Current Listing
- Meet the Team - Stacy McBain
- AVID Investors' Club - Next Meeting is February 18, 2026

Headwinds. Tailwinds. Turbulence. But We're Getting There.

At the same-titled 2026 Economic Outlook hosted by Stewart Title, Chief Economist Ted C. Jones, PhD, laid out a clear message for real estate and the broader economy:

Not smooth sailing. But steady progress.

Here's what stood out:

➤ **Jobs & Housing Are in Balance**

Idaho's ratio of new jobs to new housing remains healthy. Ada County construction is up 36% — which means inventory growth, not a runaway seller advantage.

➤ **Cost of Living Is a Competitive Edge**

• #2 lowest electricity costs nationwide

• #9 lowest overall tax burden

• #3 property tax rank

That's long-term positioning strength.

➤ **Migration Still Favors Idaho**

• #8 U-Haul growth state (New York ranks #50)

People are choosing smaller cities and moving closer to family.

➤ **Homeowners Are Staying Put Longer**

Average tenure in Idaho homes: now 11 years (up from 10).

Translation: slower turnover is structural, not temporary.

➤ **Don't Bank on Cheap Money**

Jones does not expect meaningful interest rate cuts soon. Inflation remains too sticky for dramatic Fed moves.

The Takeaway?

Headwinds exist. Turbulence continues.

But Idaho's fundamentals remain disciplined, balanced, and resilient heading into 2026.

by Stacy McBain

Single Family Market Update

Ada County

Canyon County

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of February 10, 2026.

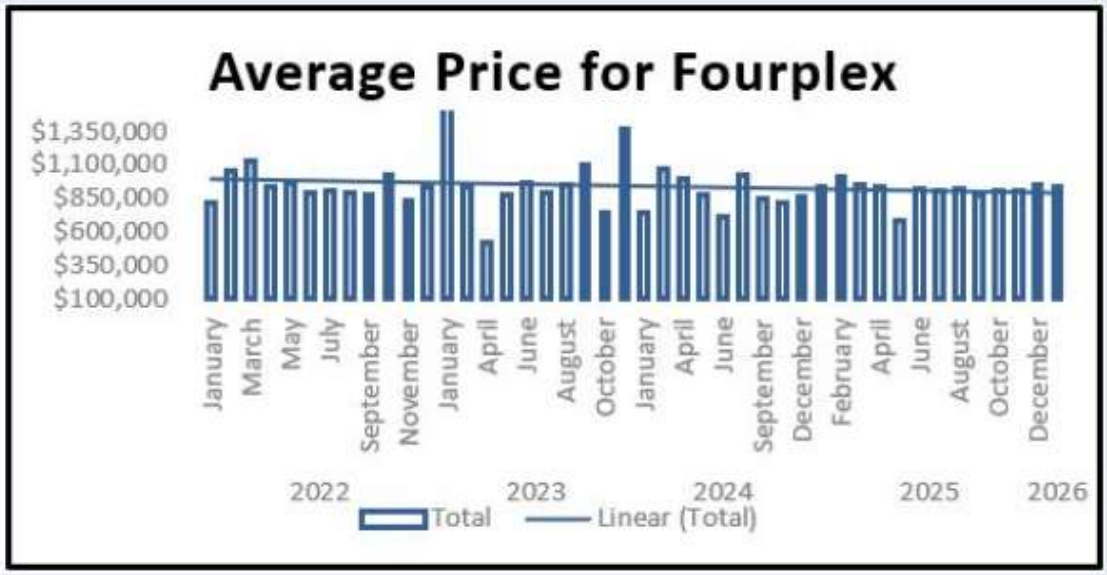
ADA COUNTY FOURPLEXES

In January, we saw only one fourplex sale, and it sold at a price that was well supported and outside the predictable numbers that we saw in most of 2025. Although rents for this fourplex were strong, the sale is a good reminder that value creation isn't limited to maximizing rents and effective expense management and cash flow matters. The nickel and dime expenses can slowly erode value.

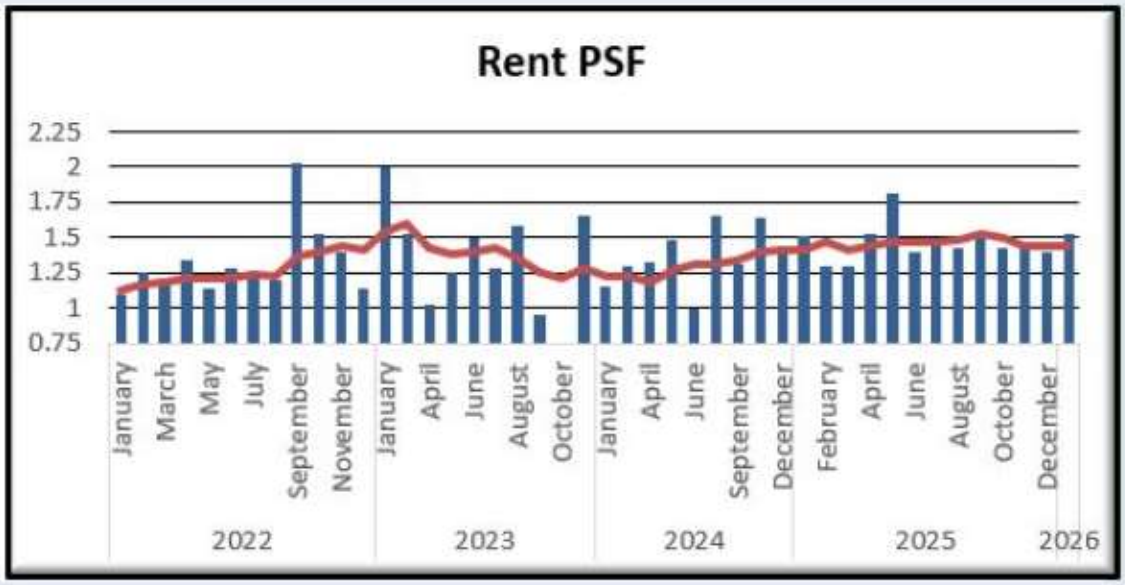
Days on Market:
11 days in January, compared to a six-month trailing average of 38 days, which is likely a more realistic expectation.

GRM:
January posted a GRM of 156, well below the 170 range that we saw most of 2025.

Cap Rate:
5.07% in January. The last time we saw a monthly average cap rate above 5% was October 2024.


Average Price for Fourplex
$1,350,000
$1,100,000
$850,000
$600,000
$350,000
$100,000
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
April
June
August
October
December
2022
2023
2024
2025
2026
Total
Linear (Total)

Price Per Square Foot
$340.00
$290.00
$240.00
$190.00
$140.00
$90.00
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
April
June
August
October
December
2022
2023
2024
2025
2026


Rent PSF
2.25
2
1.75
1.5
1.25
1
0.75
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
April
June
August
October
December
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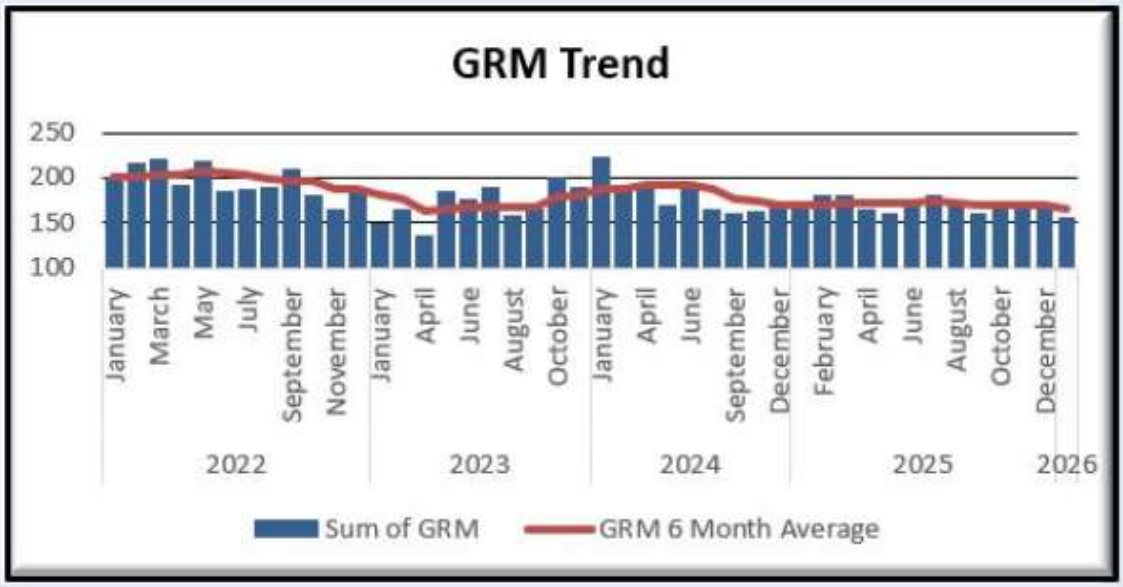
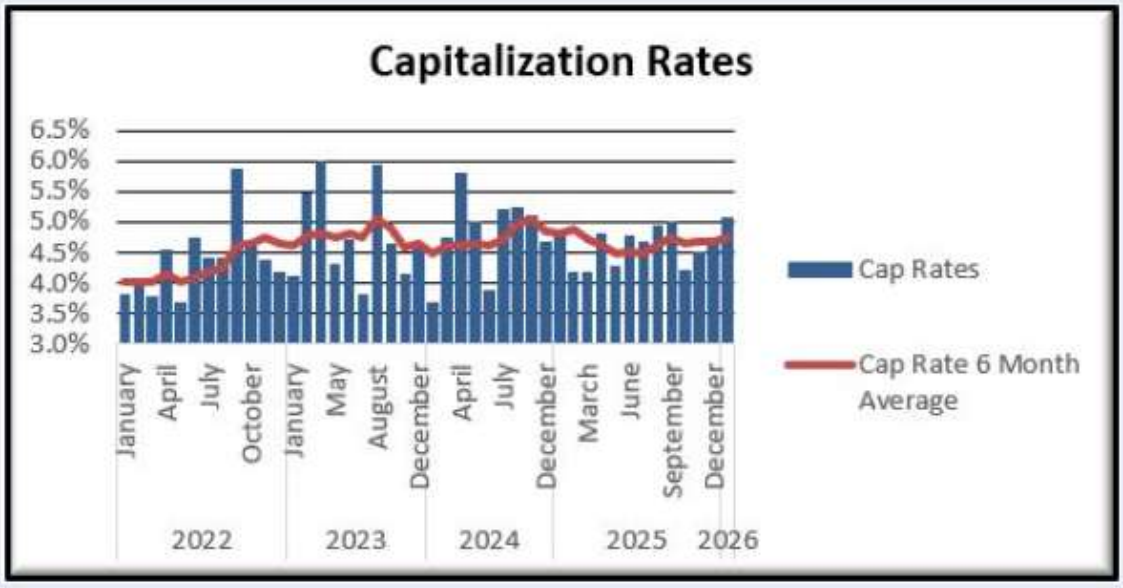
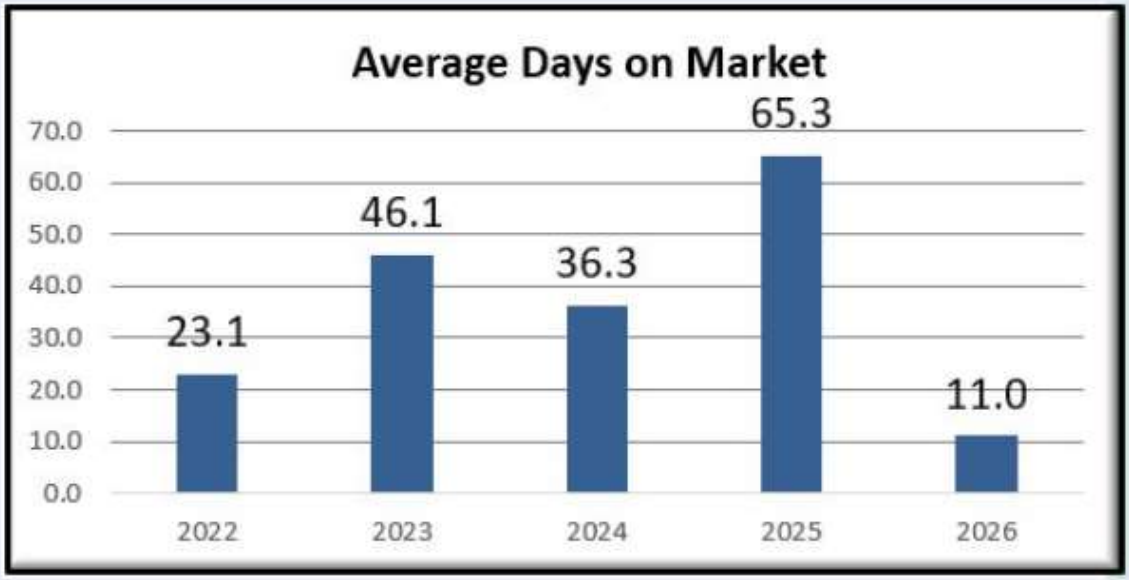
2024
2025
2026







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

Current Listing!

Fourplex $849,900

819 N Benjamin Lane, Boise ID 83704

Prime Boise fourplex with a strong rental history and a **4.8% cap rate AND no HOA.** This well-located asset features four functional units with consistent tenant demand and dependable income. **Three townhouse-style units and one single-level unit** appeal to a broad renter base. A **new architectural roof installed in 2024** enhances long-term durability and minimizes near-term capital expenses. Light deferred exterior maintenance offers a **clear value-add opportunity** for buyers looking to increase returns over time. Ideally situated near **downtown Boise, shopping, dining, parks, and major commuter routes**, this property delivers both immediate cash flow and long-term upside.

Click Here to see our current Listings

Meet the Team!

Stacy McBain

As one of the original founders of the Boise Investment Properties team, Stacy McBain is known for her top-notch negotiating skills and unwavering commitment to excellence. She gives 100% and then some. A firm believer that the best deals are true win-wins, Stacy approaches every opportunity with integrity, strategy, and energy. She is the founder of the AVID Investors Club and brings the same drive and focus to her professional life that she does to her personal passions. An avid kayaker, Stacy works hard so she can play hard, always seeking balance between achievement and adventure.

AVID Investors' Club

Join us February 18th for the AVID Investors Club meeting! AVID meetings are held on the third Wednesday of each month except for August and December.

WE HOPE YOU STAY IN TOUCH!

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