BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the March Boise Investment Properties newsletter you will find:

- Pro-Active Versus Re-Active Management
- Single Family Market Update
- Ada County Fourplex Update
- Featured Listing
- Meet the Team - Jocelyn Cubiz
- AVID Investors' Club - Next Meeting is March 18, 2026

PRO-ACTIVE VERSUS RE-ACTIVE MANAGEMENT

I recently complained about my rental turnover costs being high, even when tenants leave the rental in near-perfect condition. Much of that expense is actually preventative maintenance.

I've walked many units recently where owners praised their property managers and said they weren't being "nickel-and-dimed." Yet the condition was very poor and negatively affected the value.

Seeing those units renewed my appreciation for a proactive manager. Many of these managers were doing owners no favors. Their reactive approach extended beyond maintenance to also include communication. In one case, the owner didn't learn a tenant had failed to pay rent until their monthly statement showed $0 rent collected. Below are some pros and cons of the two approaches, focusing on maintenance. But reactive management carries broader downsides that create frustration and ultimately hurts the bottom line.

PROactive Property Management
Pros

- Lower long-term maintenance costs
- Better property condition
- Higher tenant satisfaction and retention, which reduces other expenses

- Predictable budgeting
- Reduced risk of major failures
- Stronger reputation
- Higher rents and higher value are more probable

Cons

- Higher upfront costs
- Occasional unnecessary repairs

Reactive Property Management

Pros

- Lower short-term costs

Cons

- Higher long-term costs
- Greater risk of major failures
- More tenant complaints
- Surprise large expenses
- Liability exposure
- Simpler management approach is good for the PM but bad for the owner
- Less tenant disruption, which tenants may prefer, but long term this is likely going to cost more.

by Tony Drost

Single Family Market Update

Ada County

February 2026
MARKET SNAPSHOT

ADA COUNTY
SINGLE-FAMILY HOMES

$538,000
MEDIAN SALES PRICE
+1.5% Year-Over-Year

647
HOMES SOLD
+6.8% Year-Over-Year

60
DAYS ON MARKET
+15.4% Year-Over-Year

1,484
INVENTORY
+4.4% Year-Over-Year

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of March 9, 2026

Canyon County

February 2026
MARKET SNAPSHOT

CANYON COUNTY
SINGLE-FAMILY HOMES

$441,990
MEDIAN SALES PRICE
+6.0% Year-Over-Year

362
HOMES SOLD
-2.9% Year-Over-Year

63
DAYS ON MARKET
+3.3% Year-Over-Year

978
INVENTORY
-3.7% Year-Over-Year

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of March 9, 2026.

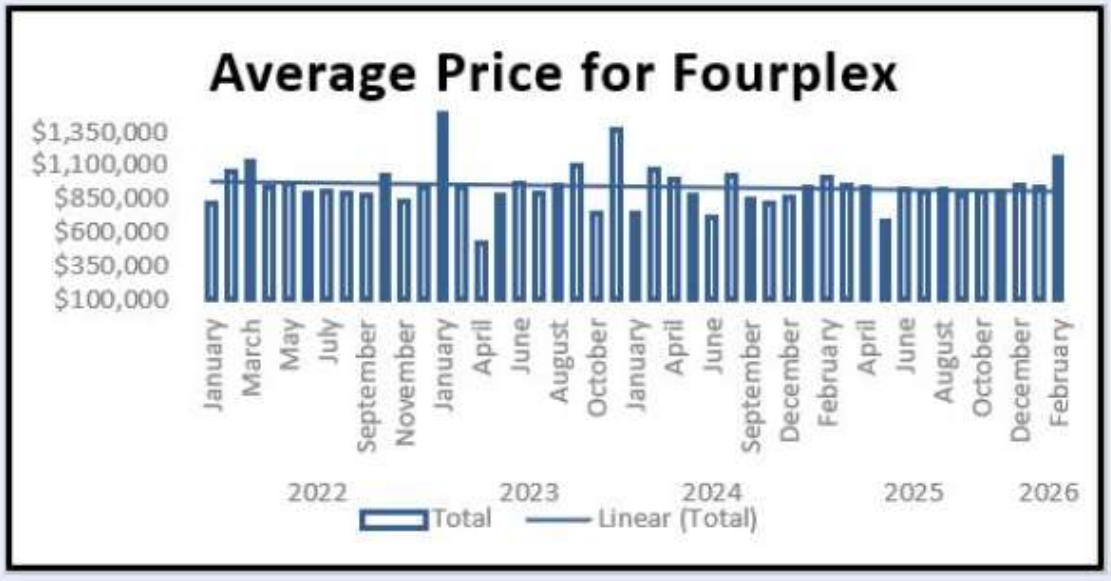
ADA COUNTY FOURPLEXES

Only a single fourplex closed in February. That makes two consecutive months with only one fourplex sale.

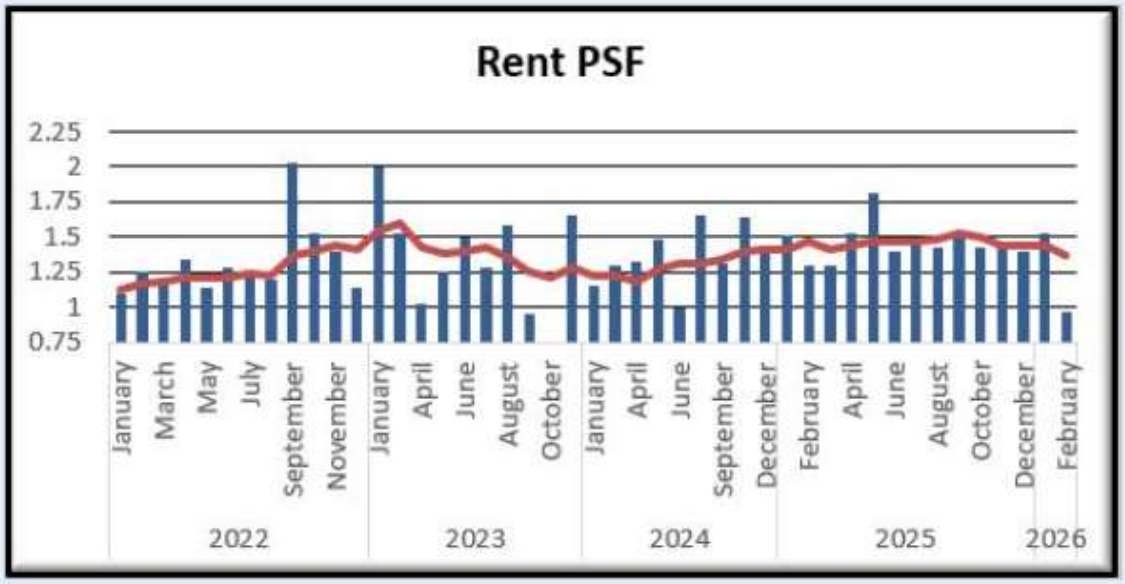
As of today, there are 15 fourplexes actively listed in Ada County, with 3 currently pending.

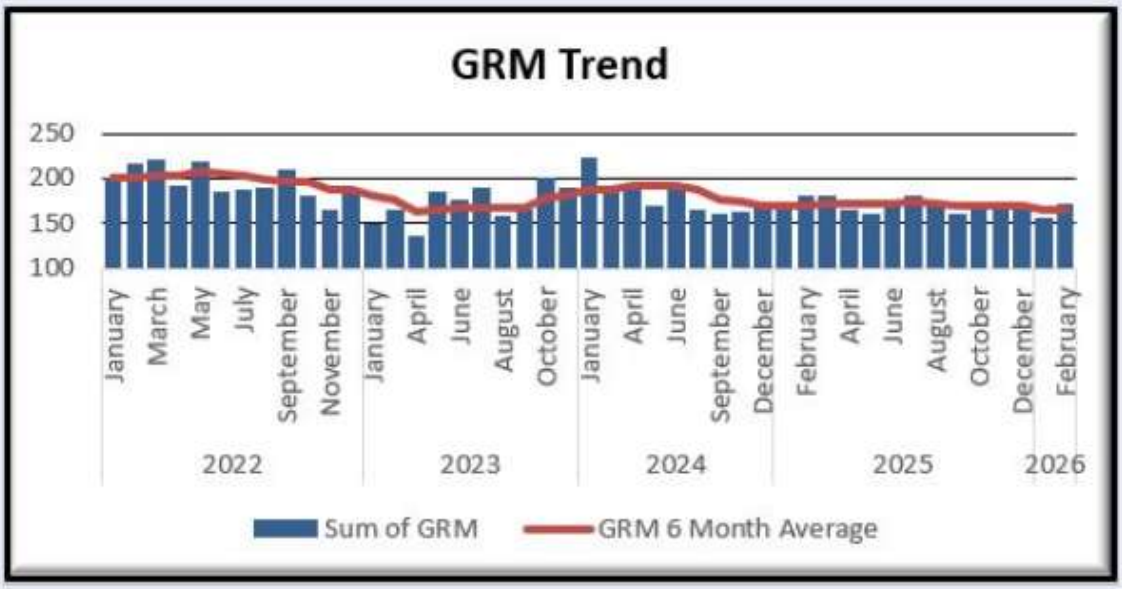
The February sale did create a bit of a blip in the numbers, which is exactly why I prefer using the trailing six-month averages.

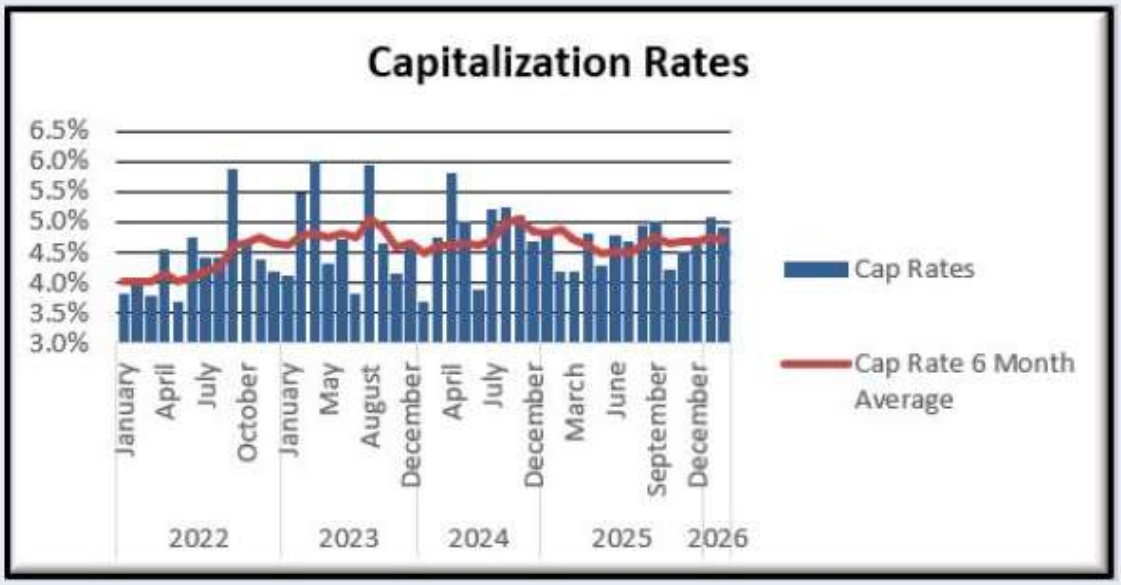
Cap Rate:
The trailing six-month average remains steady at 4.75%
GRM:
The six-month trailing average held at 165. The February sale posted a 170 GRM, which also was the 2025 annual average.
Days on Market:
The 2026 agerage is now 38 days, which feels reasonable. I do expect this number to trend slightly higher over the next few months.
Average Price:
The size and relatively newer construction of the February property caused a temporary spike in the average price. As additional properties close, I expect we'll slowly get back to that $900,000 range.

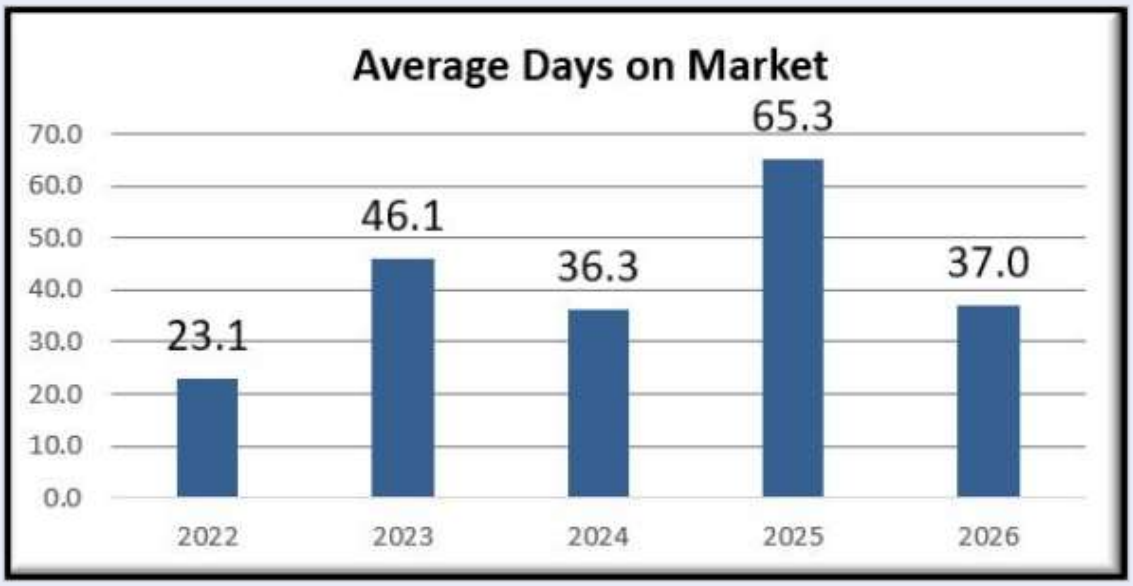


Price Per Square Foot
$340.00
$290.00
$240.00
$190.00
$140.00
$90.00
January March May July September November January April June August October January April June September December February April June August October December February
2022
2023
2024
2025
2026


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 February
2022
2023
2024
2025
2026


GRM Trend
250
200
150
100
January March May July September November January April June August October January April June September December February April June August October December February
2022
2023
2024
2025
2026
Sum of GRM
GRM 6 Month Average





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

Featured Listing!

Development Lot at $299,000

312 E 44th Street, Garden City ID 83714

Offers are being reviewd Monday for this prime infill redevelopment opportunity in Garden City's heart near the Greenbelt. Existing structures may be tear-downs. Flag lot-style access with recorded right-of-way access easement provides privacy & development flexibility. Generous lot size & zoning delivers strong potential for new construction or multiple units (buyer to verify allowable uses, density, setbacks, utilities, and development standards). Surrounded by continued growth and redevelopment, this is an opportunity to secure a buildable lot in an appreciating location.

Click Here to see our current Listings

Meet the Team!

Jocelyn Cubiz

Even though Jocelyn just joined our team a few months ago as a new agent, she is proving to be a truly valuable asset. Her keen eye for detail and excellent communication skills indicate she is the right person for the job. Outside of working, Jocelyn enjoys gardening, trying new recipes and staying active. She especially values time spent with loved ones and her two dogs who keep her life fun and busy!

AVID Investors' Club

Join us March 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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