BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the December Boise Investment Properties newsletter you will find:

- What 2025 Taught Us
- Single Family Market Update
- Ada County Fourplex Update
- Current Listings - Townhouse on Plantation Drive
- Season's Greetings
- AVID Investors' Club - Next Meeting is January 21, 2026

What 2025 Taught Us

As 2025 comes to a close, one trend stands out above all others: Boise's investment market has leveled out in ways we've never seen before. Inventory has normalized, bidding wars have faded, and perhaps pricing has become more rational. But the biggest shift this year was the surprising convergence in performance across property types.

For decades, more doors meant better returns. Apartments outperformed fourplexes, fourplexes outperformed duplexes, and single family homes were more for the first-time investors. Not anymore. In 2025, it became clear that a well located single-family home can match, or even outperform a fourplex or even apartments. While that's not true in every case, the performance gap has narrowed.

With such minimal difference in performance, many investors are asking: Why not choose a single-family home? The entry cost is lower, and thanks to the volume of new construction, investors can now acquire truly turnkey properties that require no capital expenditures for years to come. Modern builds come with durable finishes like LVP flooring, hard-surface countertops, and low-maintenance landscaping.

We still assist investors who want value-add opportunities, but the majority are gravitating toward low-maintenance, newer homes that offer stable, predictable performance with fewer headaches.

If 2025 rewarded patience, then 2026 will reward strategic positioning. Boise continues to show consistent growth and remains one of the rare markets offering a compelling mix of stability, appreciation potential, and landlord-friendly regulations.

by Tony Drost

Single Family Market Update

Ada County

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of December 9, 2025.

Canyon County

58
DAYS ON MARKET
+0.0% Year-Over-Year

1,096
INVENTORY
+8.7% Year-Over-Year

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of December 9, 2025.

ADA COUNTY FOURPLEXES

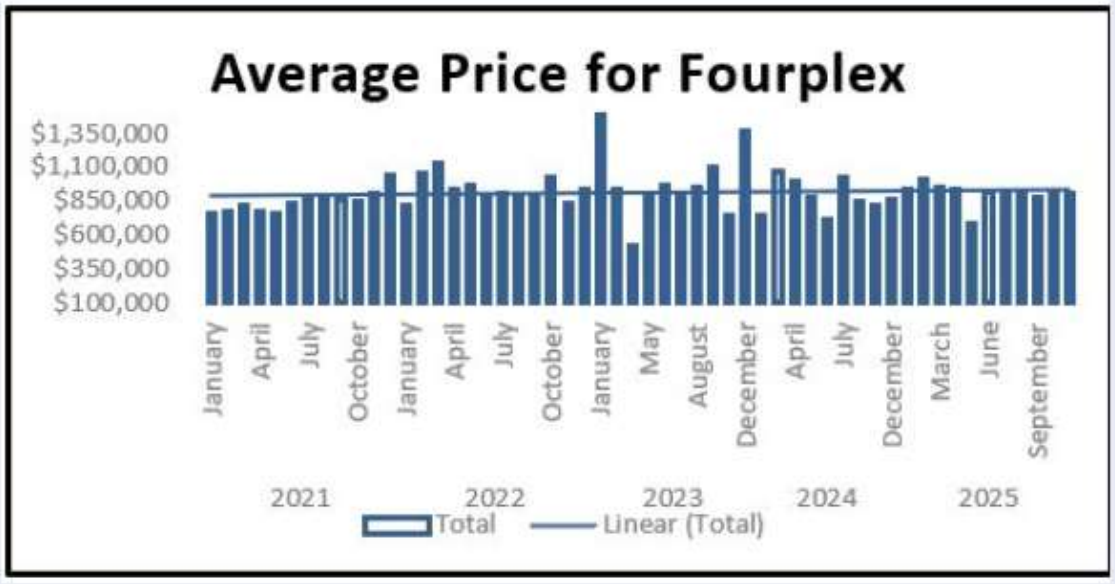
November had just one sale, and its numbers aligned almost exactly with the ongoing trends.

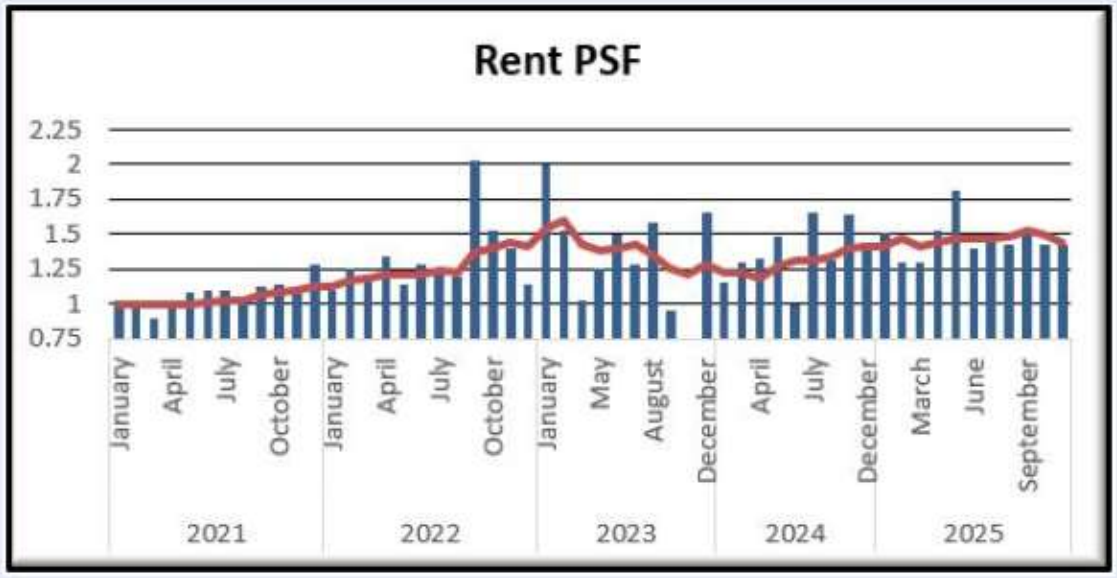
Average Sales Price:
November closed at $900,000, right on the 2025 average.

Gross Rent Multiplier (GRM):
The 6-month average remains at 170, consistent with most of 2025.

Capitalization Rates(Cap Rate):
The trailing 6-month average is still around 4.7%.

Rent PSF:
With a limited sample size, rent per square foot continues to show essentially no movement over the past 4 months.




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

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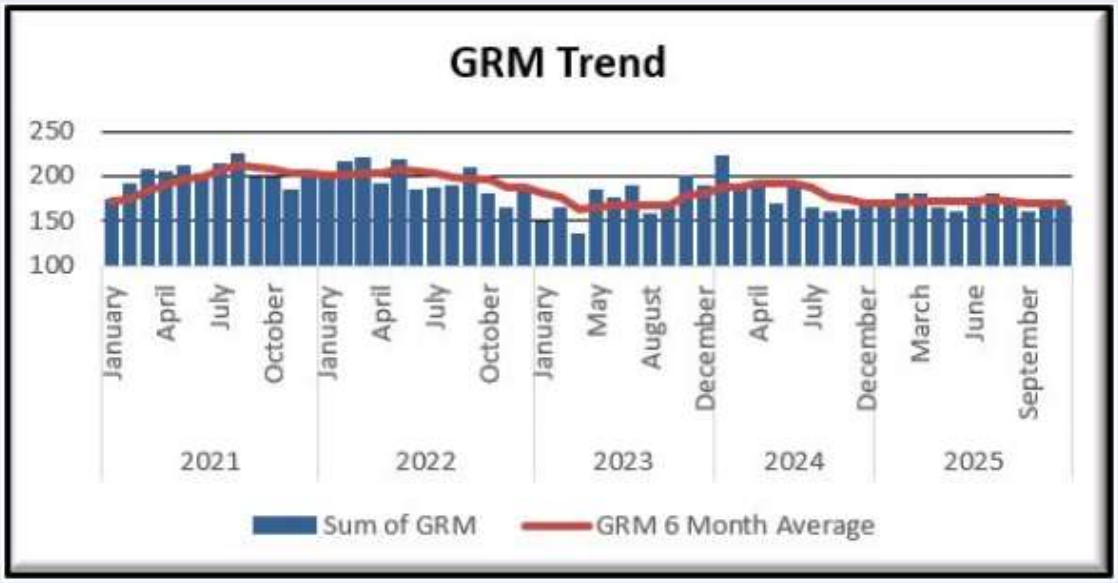
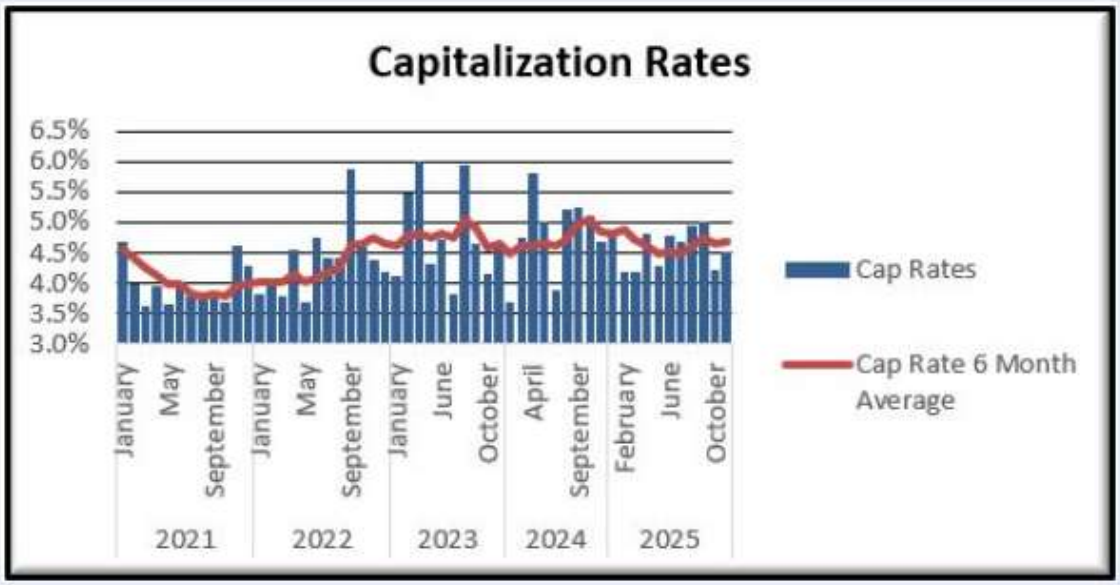
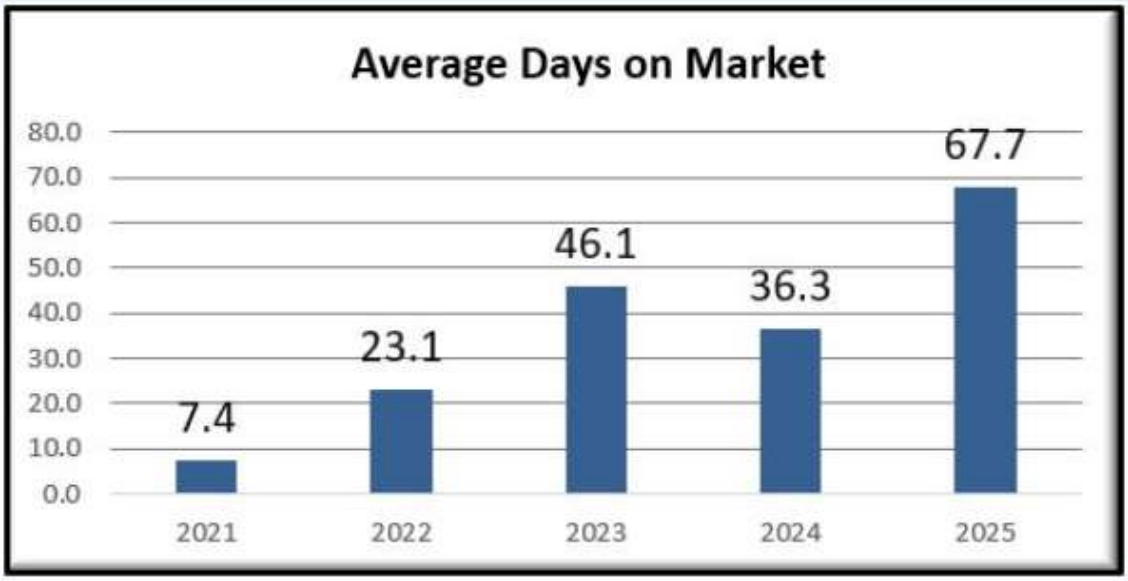
March
June
September
2021
2022
2023
2024
2025


GRM Trend
250
200
150
100
January
April
July
October
January
April
July
October
January
May
August
December
April
July
December
March
June
September
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 Listing!

$474,900

6624 Plantation Drive, Garden City ID 83714

Welcome to this inviting single-level home in the sought-after River Club Golf community. Bright & open, the layout features vaulted ceilings, hardwood floors & a skylight that fills the kitchen & living spaces with natural light. The thoughtful floor plan includes split bedrooms, a spacious kitchen with a breakfast bar & pantry & a generous great room with one of two gas fireplaces, perfectly positioned to take in peaceful views of Lake Elmore. The primary suite offers its own cozy gas fireplace. Step outside to a large back deck overlooking Lake Elmore, ideal for relaxing or entertaining. Updates have already been completed, including a new furnace, A/C, water heater, and carpet. Tucked on a quiet street, this home offers comfortable, affordable living in a truly luxurious setting, just minutes from the Greenbelt, golf, dining, and recreation. Priced below appraised value. Offered at $474,900 - see more photos and info at ***bit.ly/6624wplantationb***

View

Click Here to see our current Listings

Season's Greetings

AVID Investors' Club

Join us in the new year for AVID. Our next meeting is January 21st.

WE HOPE YOU STAY IN TOUCH!

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