BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the January Boise Investment Properties newsletter you will find:

- Rating Rates
- Single Family Market Update
- Ada County Fourplex Update
- Pending!
- Meet the Team - Leslie Halvorson
- AVID Investors' Club - Next Meeting is January 21, 2026

Rating Rates

In the latter part of **2025 and early 2026**, mortgage interest rates in Idaho largely influenced by national trends have edged downward from earlier highs. After a period where 30 year mortgage rates hovered well above 7 percent, more recent averages have dipped into the low-to-mid 6 percent range, even now hovering in the high 5s. This shift reflects broader expectations about Federal Reserve policy easing and responses in the secondary mortgage market, making borrowing modestly cheaper for some buyers compared with previous months.

These rate declines have had several observable effects on local market activity. When rates stabilize or trend downward, it can increase buyer engagement after periods of hesitation. Listing activity, median sale prices, and days on market have shown only modest changes in recent reports, and much of the market is characterized as steady rather than volatile.

Lower rates can improve *affordability* on paper because even small reductions in mortgage interest translate into lower monthly payments or greater borrowing capacity. Local data suggest that when average rates dip near or under 6 percent,

some buyers see monthly savings relative to higher rate environments. However, the broader context of **limited housing inventory and elevated home prices** across many parts of Idaho means that the overall cost of purchasing a home may still feel high for many prospective buyers.

For first-time buyers and investors, the rate environment influences decisions differently. Some potential first time buyers have remained on the sidelines in part because borrowing costs were elevated for much of the past year, and even small rate movements can shift their effective buying power. Meanwhile, investors may face relatively higher financing costs compared to owner occupied loans, shaping investment strategies and demand for certain property types.

Overall, while recent interest rate declines have provided a degree of relief compared with earlier highs, Idaho's real estate market continues to be shaped by a mixture of macroeconomic conditions, inventory limitations, and localized demand patterns. The extent to which future rate movements will further affect sales, pricing, and buyer participation remains tied to broader economic developments both regionally and nationally.

by Danielle Costa

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of January 12, 2026.

Canyon County

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of January 12, 2026.

ADA COUNTY FOURPLEXES

In December, we saw the sale of three fourplexes. One of these fourplexes, situated on a renowned street lined with older fourplexes and duplexes, sold for $50,000 above its listed price of $799,9000 after 84 Days-On-Market. I believe that this fourplex was purchased by an investor who presented an above-asking price offer, while providing highly favorable buyer terms, including a minimal (10%) down payment and a seller carry. Instead of specifying an interest rate, the terms are typically set at a predetermined monthly payment amount, resulting in a very low interest rate, if the seller ever bothered calculating. We probably received 4 or 5 such offers on our last duplex listing and seems risky for a seller.

The Ada County fourplex market in 2025 can be described as the most balanced and predictable market that I have seen since I started collecting this data 20 years ago.

Pricing:

The average 2025 sale price settled just over $900,000, which was the average for much of the year

Days on Market (DOM):

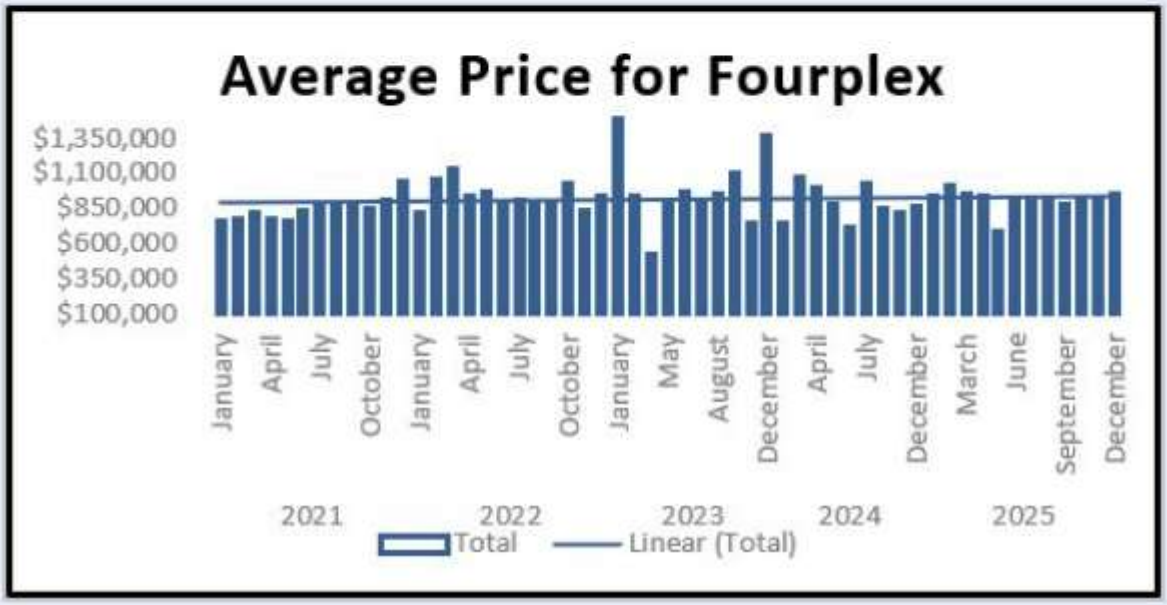
Marketing times fluctuated month-to-month but remained high compared to year's past. Overall, the market favored well-priced, well-located properties while over-agressive pricing resulted in longer days-on-market.

Cap Rates:

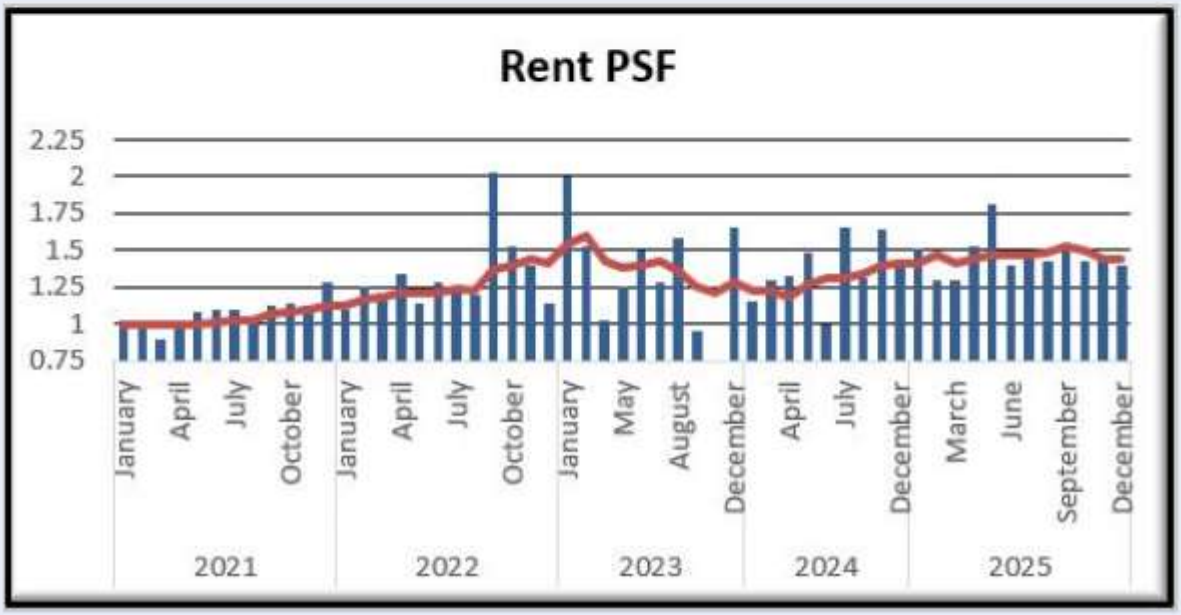
While returns were not great and slipped slightly throughout the year, the average cap rate for 2025 was 4.6%

Gross Rent Multiplier:

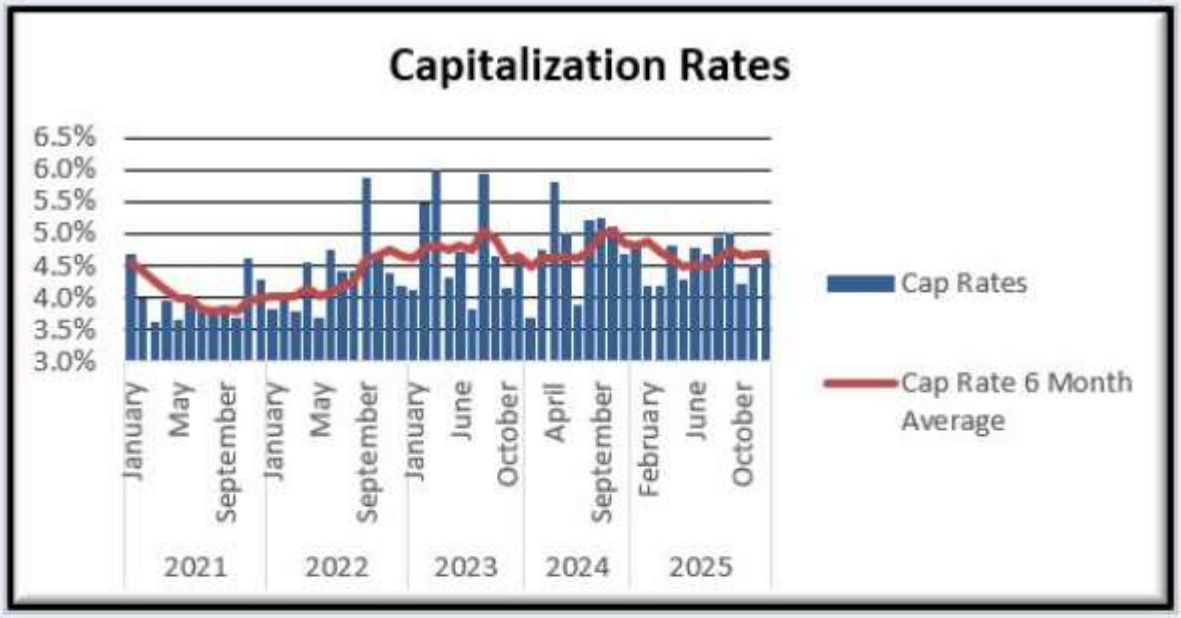
Similarly, as it has been throughout the year, the annual average GRM remained at 170.

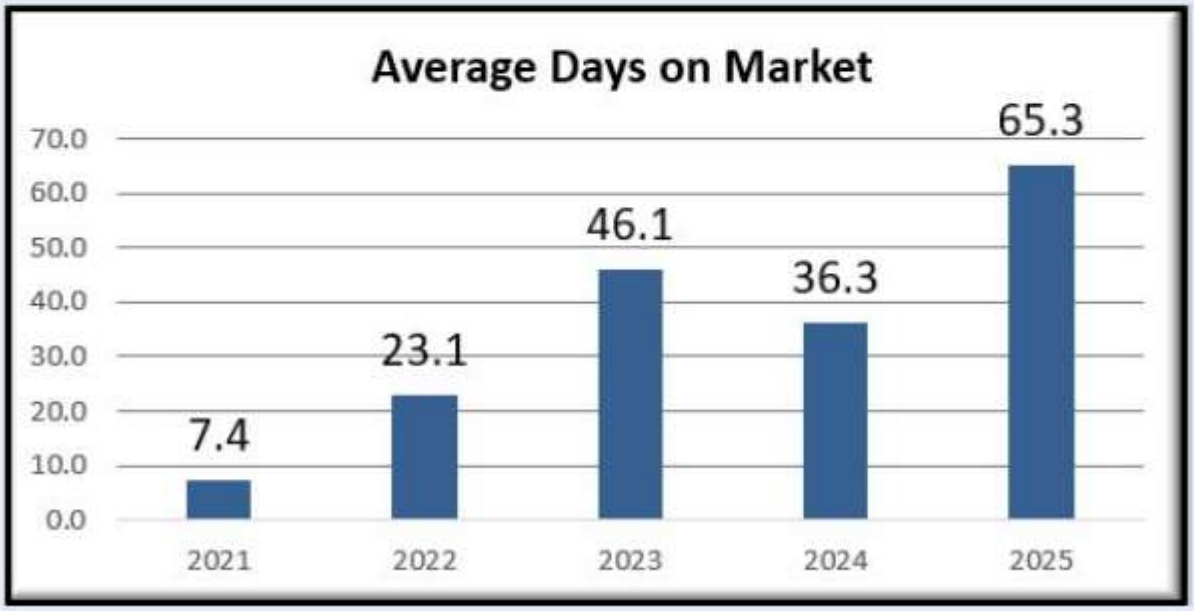


Price Per Square Foot
$340.00
$290.00
$240.00
$190.00
$140.00
$90.00
January
April
July
October
January
April
July
October
January
May
August
December
April
July
December
March
June
September
December
2021
2022
2023
2024
2025


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
December
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
December
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.

Pending!

6624 W Plantation Drive, Garden City, ID 83714

This property is all about location and easy living! This single level three bedroom, two bath townhouse with close access to the greenbelt, River Club Golf course and the Glenwood shoping area is an excellent find. Stay tuned for upcoming listings.

View

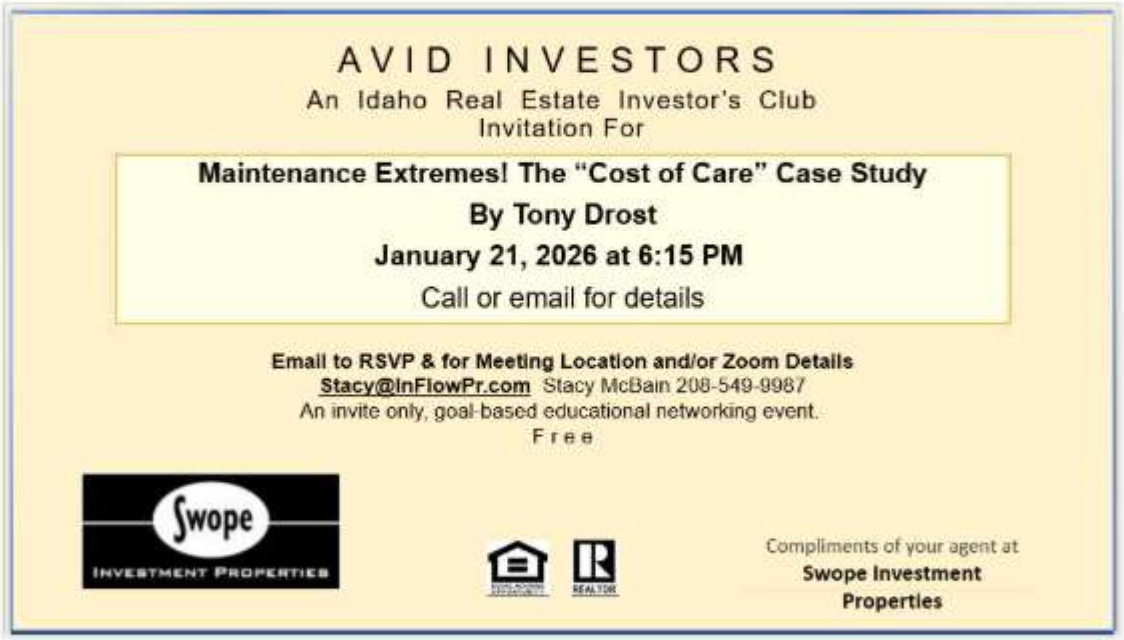
Meet the Team!

Leslie Halvorson

When Leslie isn't behind her computer or checking on properties, she is usually outside riding her bike, skiing or working in her yard, just over a half acre in Northwest Boise where she and her partner David manage their "mini-farm". Along with a large vegetable garden, Leslie and David keep bees, raise chickens and have plans to plant a small orchard this spring. Grounded in the outdoors and community, Leslie brings the same care and energy to everything she does.

AVID Investors' Club

Join us January 21st 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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