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Inside the July Boise Investment Properties newsletter you will find:

- Land and Development in the Treasure Valley
- Single Family Market Update
- Ada County Fourplex Update
- Featured Listing - New Meadows Lot
- Meet the Team - Leslie Halvorson
- AVID Investors' Club is September 16, 2026!

Land and Development in the Treasure Valley

Ada and Canyon Counties continue to be one of the fastest-growing metropolitan regions in the western United States. Population growth, employment expansion, and business investment are expected to continue over the next several decades, creating
significant opportunities while increasing pressure on housing, transportation, water resources, and public infrastructure. Current projections indicate that the region could exceed 1.1 million residents by 2050, with continued expansion beyond that timeframe. High-growth models show that the populations of Canyon County and Kuna area could increase by 70% by 2055. Southeast Ada County, between Cloverdale Road and Micron, will see substantial growth as well.

As was mentioned in our May newsletter, population grpwth will increase the need for more roadway infrastructure, with an emphasis on projected development that coincides with the projected growth. The focus will inevitably turn toward land acquisition, not only for residential development but also commercial development. Over the past 6 months, the Ada and Canyon County land and lot market remained steady, with continued development activity and healthy builder demand. Lot submissions and recorded lots were consistent across both counties, while permits

eased slightly from earlier highs as builders paced new starts to match a more measured sales environment. As a side note, Valley County continued to shine, with 94 individual residential lots sold since mid-January.

Overall, the market in Southwest Idaho reflects stable expansion and continued long-term investment confidence in the region.

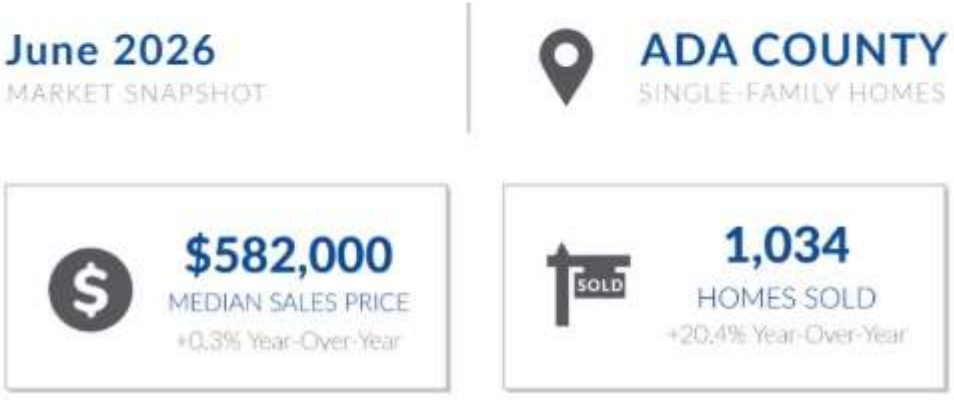
The plat market in Ada and Canyon Counties signaled a healthy forward pipeline, with developers steadily advancing new communities. Population growth and housing demand continue to persist across the Treasure Valley. Current plat trends suggest the region remains well-positioned for steady, sustainable expansion in the quarters ahead. The heaviest activity is concentrated in Meridian, Nampa, and Caldwell, where large volumes of approved and platted lots point to well-planned growth rather than speculative overbuilding. This reflects the desired future highway corridor expansion and infrastructure development mentioned earlier.

The Treasure Valley lot market carried its momentum into mid-year, with local builders staying active in securing inventory for upcoming construction cycles. Demand for finished lots held steady near its recent pace, signaling continued confidence in the local market's ability to absorb new housing supply, even as permit activity eased slightly from earlier peaks. While broader housing conditions have normalized, builder engagement points to intact long-term optimism, particularly across the fast-growing corridors of Ada and Canyon Counties.

by Travis Hodsdon

Single Family Market Update

Ada County



Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of July 8, 2026

Canyon County

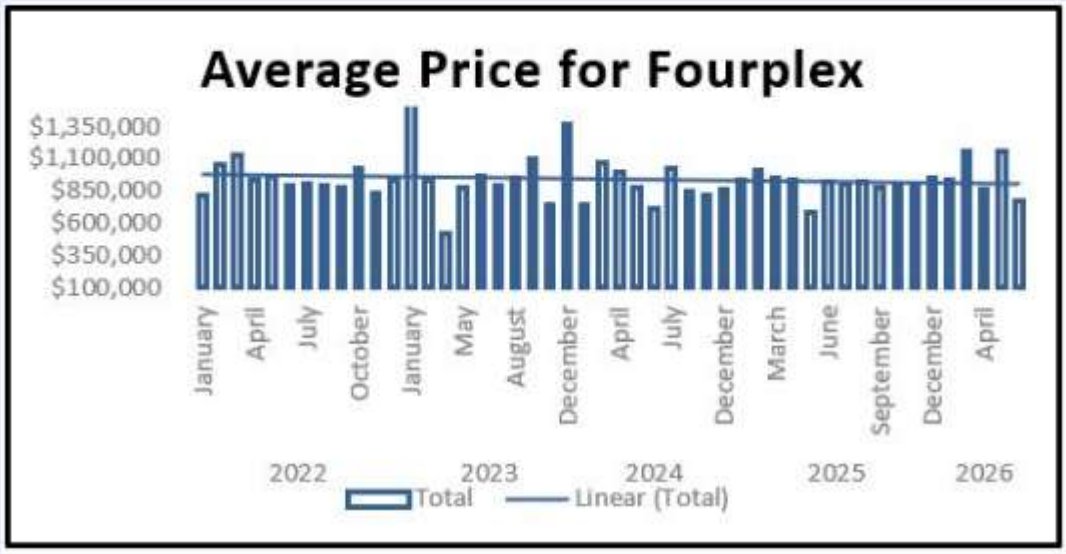
Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of July 8, 2026.

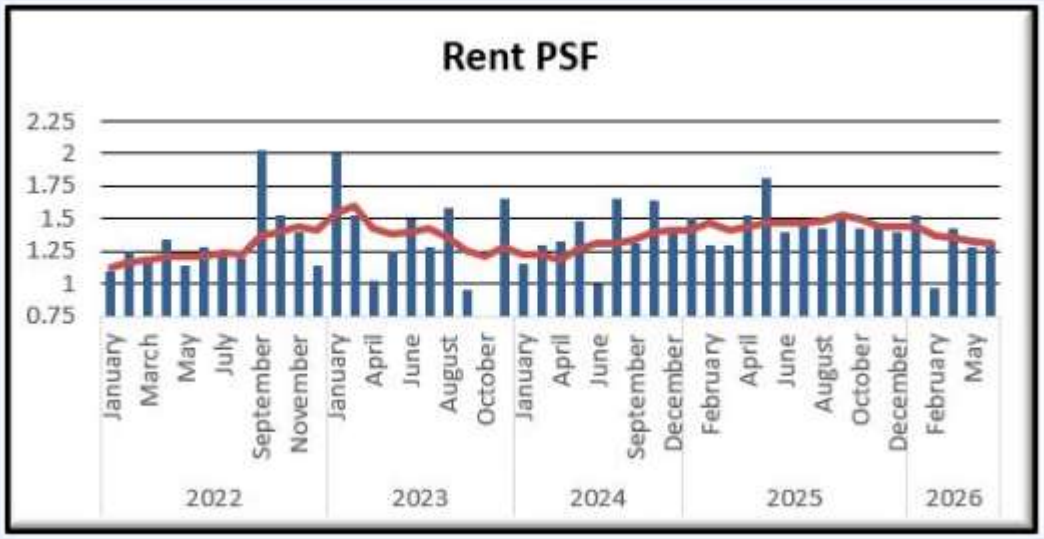
ADA COUNTY FOURPLEXES

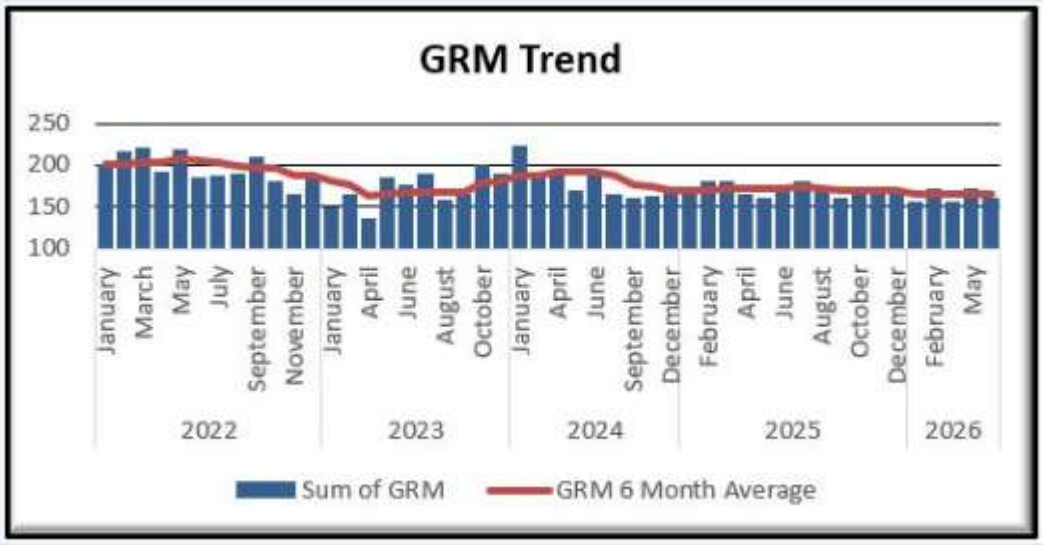
Attached are the Ada County 4-Plex metrics, updated with the sale of the two older buildings in June. This month, I am only focusing on trend lines and the 6-month averages.

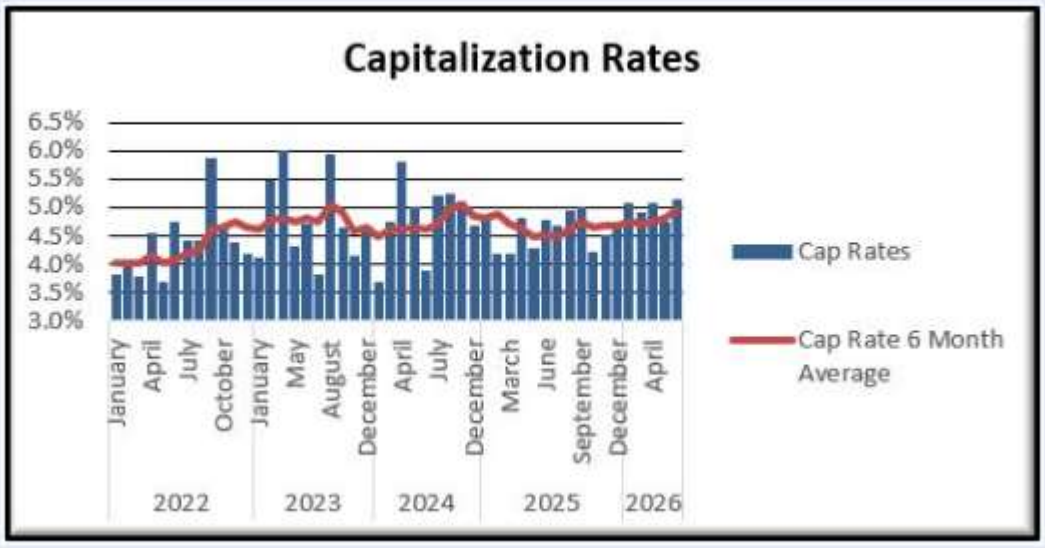
Average Price: Prices have gradually declined since 2022.
Cap Rates: Since 2022, cap rates have increased from 4% to nearly 5%.
Gross Rent Multiplier: The GRM peaked at 220 in 2022. Years 2023 and 2024 experienced fluctuations, but it stabilized significantly in 2025. This year, the GRM appears to be trending downward.

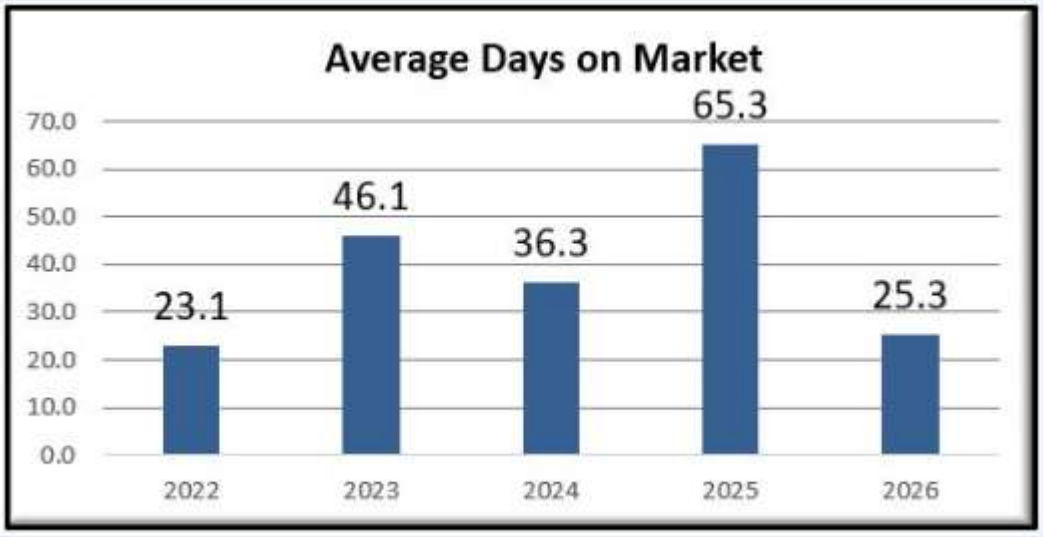
Data analyzed by Tony Drost, referencing the Intermountain Multiple Listing and Ada County Fourplex activity.






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
May
2022
2023
2024
2025
2026
Sum of GRM
GRM 6 Month Average


Capitalization Rates
6.5%
6.0%
5.5%
5.0%
4.5%
4.0%
3.5%
3.0%
January
April
July
October
January
May
August
December
April
July
December
March
June
September
December
April
2022
2023
2024
2025
2026
Cap Rates
Cap Rate 6 Month Average


Average Days on Market
70.0
60.0
50.0
40.0
30.0
20.0
10.0
0.0
23.1
46.1
36.3
65.3
25.3
2022
2023
2024
2025
2026

Featured Listing!

Wallace Lane Lot, New Meadows ID

$340,000

6.84 acres with direct access to National Forest land

A stunning property offering endless possibilities, this Wallace Lane retreat combines privacy, convenience, and breathtaking natural beauty. Located on a county-maintained road, the property features spectacular sunsets, panoramic 360-degree views, and an elevated building site perfectly positioned to capture the surrounding landscape.

Three Mile Creek borders the eastern edge of the property, enhancing its scenic appeal and providing a peaceful natural setting. Enjoy the tranquility of country living while remaining just 10 minutes from New Meadows, 20 minutes from McCall, and 30 minutes from Riggins, home to world-class salmon and steelhead fishing.

For outdoor enthusiasts, the Wallace Snowmobile Parking Area is just down the road, providing direct access to Brundage Mountain through an extensive network of groomed snowmobile trails. Whether you're looking to build your dream home, a mountain getaway, or an investment property, this exceptional parcel offers year-round recreation and unmatched potential.

Meet the Team!

This year, Leslie Halvorson traveled to Emporia, Kansas, to compete in **Unbound Gravel**, widely regarded as the world's premier gravel cycling event. Drawing thousands of riders from around the world each year, the race is known for its challenging terrain, unpredictable weather, and relentless test of endurance.

Leslie took on the 100-mile course, navigating the rugged Flint Hills alongside cyclists of all skill levels. While completing Unbound is an accomplishment in any year, the 2026 edition presented an even greater challenge. Exceptionally heavy rain transformed much of the course into thick, sticky mud, making many sections nearly impossible to ride. Riders were often forced to shoulder their bikes and hike for miles through difficult conditions. The extreme weather led participants to nickname this year's event "Mudbound," a fitting description of a race that tested determination as much as physical fitness. Despite the adverse conditions, Leslie embraced the challenge, demonstrating the perseverance and resilience that have made Unbound Gravel one of the most respected endurance cycling events in the world.

AVID Investors' Club

We take the month of August off but will be in full swing September! Join us September 16th for great networking and learning!

WE HOPE YOU STAY IN TOUCH!

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