BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the March Boise Investment Properties newsletter you will find:

- Portland Investors Moving Money to Idaho
- Single Family Market Update
- Ada County Fourplex Update
- Spring Into Action
- Mark your Calendar - AVID Investors' Club is 4/16/25

Portland Investors Moving Money to Idaho

New legislative changes in Portland reflect a commitment to housing affordability and tenant rights. Portland Landlords have been advised to familiarize themselves with these new regulations to ensure compliance with the increased tenant protections. Instead, some of them are calling us, investment Realtors in Idaho who can help them 1031 into a more Landlord-friendly market with stronger property rights.

Some critical elements of the new laws in Portland:

1. Rent Control: Oregon, including Portland, has implemented rent control measures, which limit how much landlords can increase rent annually.
2. Tenant Relocation Assistance: This requires landlords to pay relocation assistance in certain situations, such as significant rent increases or no-cause evictions.
3. Extended Notice Periods: Portland has extended the notice period that landlords must provide tenants for no-cause evictions or non-renewal of lease agreements.
4. Screening and Security Deposit Regulations: There are stricter regulations on how landlords can screen tenants and handle security deposits.

These laws are designed to provide greater stability and protection for tenants, but some landlords may view these regulations as restrictive or burdensome. For the most current and detailed information, it would be beneficial to consult a legal professional or the local housing authority.

by Tony Drost and Stacy McBain

Single Family Market Update

Ada County

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of March 11, 2025.

Canyon County

FEBRUARY 2025
MARKET SNAPSHOT

CANYON COUNTY
SINGLE-FAMILY HOMES

$416,490
MEDIAN SALES PRICE
+1.6% Year-Over-Year

368
HOMES SOLD
+11.5% Year-Over-Year

64
DAYS ON MARKET
+30.6% Year-Over-Year

1,016
INVENTORY
+39.9% Year-Over-Year

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of March 11, 2025.

ADA COUNTY FOURPLEXES

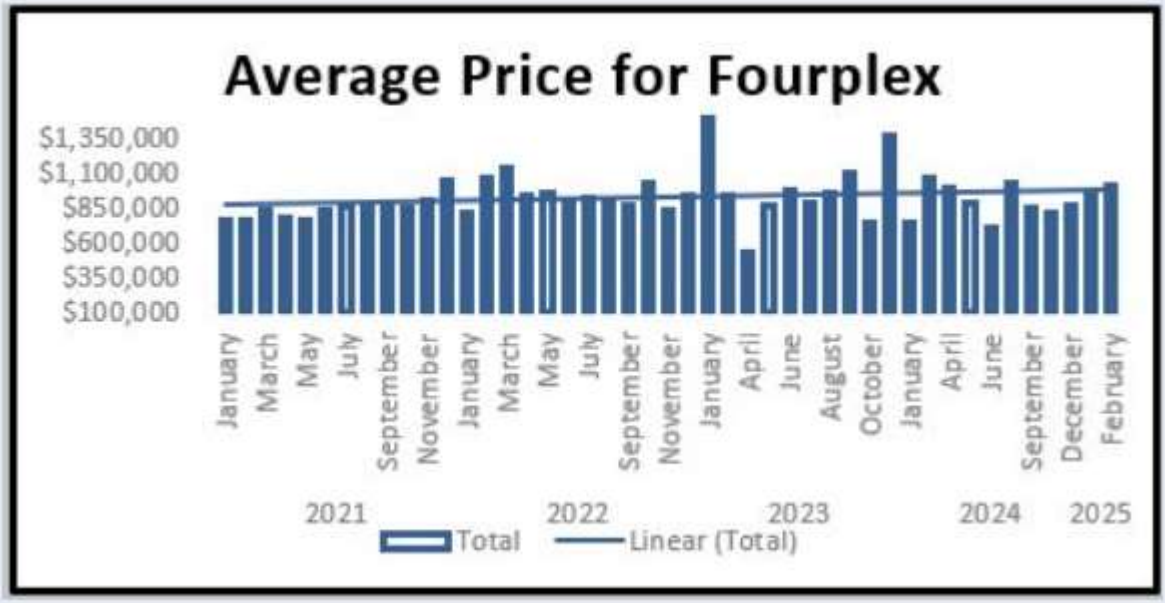
Our Ada County fourplex data has been updated to include February's two sales. Among these, a high-end fourplex with garages initially hit the market in September 2024 for $1.2 million. Although it had at least one accepted offer, the property relisted and experienced a $50,000 price reduction before the listing expired. It was ultimately sold off-market for $1.1 million

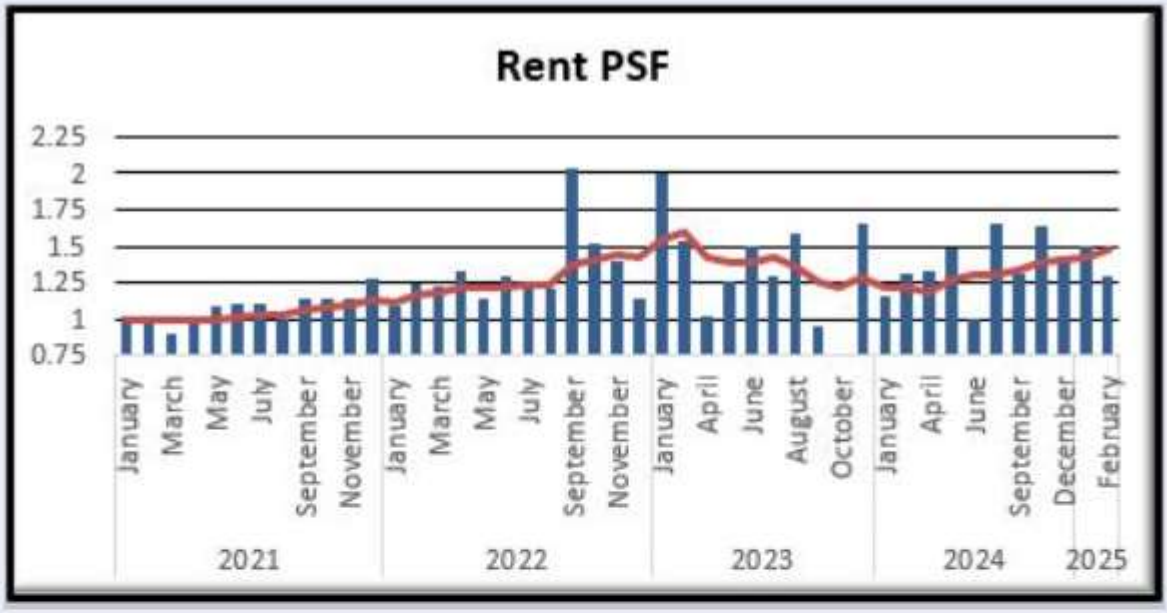
Days-On-Market: The average increased to 108.8 days from January's 67 days, as these previously unsold fourplexes are now finding buyers.

Cap Rates: For the third consecutive month, the 6-month trailing average cap rate remains steady at 4.8%

GRM: Similary, the trailing 6-month average for the gross rent multiplier has consistently stayed around 170 for the third month in a row.

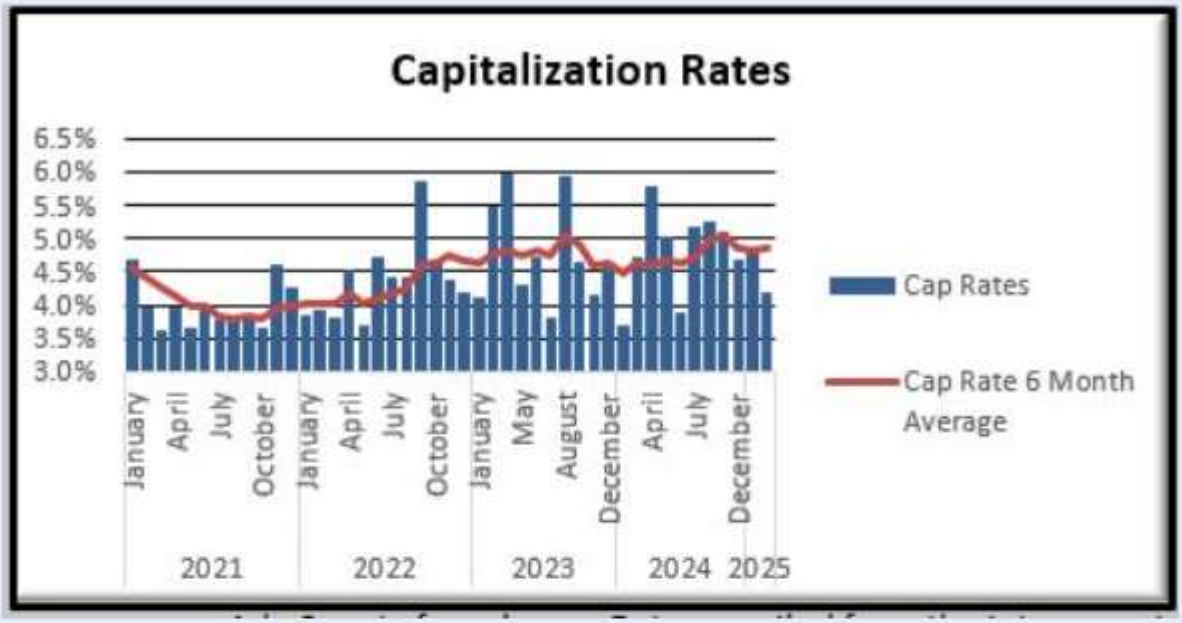
Prices: The average price increased, influenced by one of the fourplexes being significantly larger and more upscale and including garages, which improved NOI.

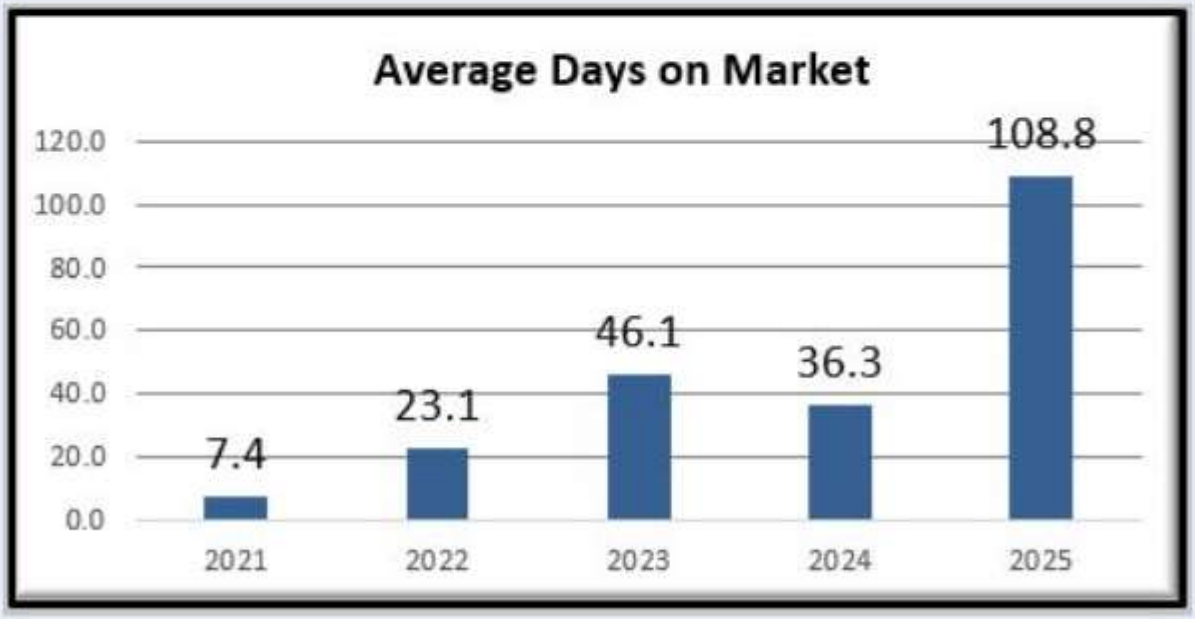



Rent PSF
2.25
2
1.75
1.5
1.25
1
0.75
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
2021
2022
2023
2024
2025

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

GRM Trend
250
200
150
100
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
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.

Spring into Action

Spring is a prime season for real estate and this year is no exception. Are you ready to make your next purchase? Or have you decided it's time to sell? You're cordially invited to reach out to us for help. Whether it's a rental or primary residence, housing likely is the biggest investment you will make. We are both eager and highly qualified to help you make a strong decision. Every referral we receive sparks our gratitude and receives VIP BIP care! Know anyone who would value our experience? Boise Investment Properties (BIP) is here to help with ALL your real estate transactions!

AVID Investors' Club

Get first-hand information on the value trends of your real estate at our at our next AVID Investors' Club meeting! Spoiler alert - they see big growth in Boise and believe real estate is a strong investment right now. But what does this mean for our values, and the subsequent property taxes that we'll pay?

WE HOPE YOU STAY IN TOUCH!

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You are receiving this email because we want to share up to date information with you about investment real estate.