BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the October Boise Investment Properties newsletter you will find:

- Fall Property Maintenance Tips to Protect Your Investment
- Single Family Market Update
- Ada County Fourplex Update
- Current Listings - Check out this Duplex!
- Meet the Team - Danielle Costa
- AVID Investors' Club - Next Meeting is November 19, 2025

Fall Property Maintenance Tips to Protect Your Investment

As the weather cools and fall sets in, it's the perfect time for property owners and investors to focus on preventative maintenance. Dom and Kota from **Property Maintenance Plus (PMP)** recently shared some expert advice for keeping both rental and personal properties in top shape while protecting your investment and saving money in the long run.

Start with a Plan

The first step is to create a seasonal maintenance plan. Fall is sprinkler blowout season, so make sure those systems are properly winterized. If you have tenants, send them an email reminder to change furnace filters and share a few seasonal maintenance tips. Having a simple checklist helps ensure nothing is overlooked, especially during the less hectic winter months when it's easier to get ahead on preventative work.

Focus on Safety and Prevention

Don't underestimate the importance of **smoke detectors and water alarms**. These small devices not only prevent costly damage but can also save lives and reduce liability. As Dom and Kota emphasized, "Simple tools that can make a big difference."

Spend Smart, Save Smart

When it comes to bigger projects, call in the pros for major trades, and let companies like PMP handle mid-level repairs or maintenance tasks. For smaller "honey-do" jobs, tackle them yourself if you can. Invest your best dollars in high-return areas like **kitchens, bathrooms, and modern updates**—these upgrades consistently deliver strong ROI.

Hot Tips for Everyday Savings

- **Mind your flooring transitions** when updating flooring to avoid unnecessary baseboard replacements.
- **Adjust sprinkler heads regularly** to prevent water damage to siding.
- **Zip your drains** proactively, to keep things flowing smoothly and prevent slipping or falling out of drain connections.
- **Monitor and manage moisture**, including diverting water away from your home's foundation. Water alarms under dishwashers, sinks, water heaters and even the crawl space are key.

With just a little attention and planning, you can prevent major issues, save thousands on maintenance, and boost your overall return on investment.

Thanks to Dom and Kota from Property Maintenance Plus for these valuable fall maintenance reminders—smart property care today means fewer headaches (and expenses) tomorrow.

by Leslie Halvorson

Single Family Market Update

Ada County

SEPTEMBER 2025
MARKET SNAPSHOT

ADA COUNTY
SINGLE-FAMILY HOMES

$555,000
MEDIAN SALES PRICE
+3.3% Year-Over-Year

782
HOMES SOLD
+9.5% Year-Over-Year

44
DAYS ON MARKET
+4.8% Year-Over-Year

2,192
INVENTORY
+26.8% Year-Over-Year

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of October 10, 2025.

Canyon County

SEPTEMBER 2025
MARKET SNAPSHOT

CANYON COUNTY
EXISTING / RESALE

$394,990
MEDIAN SALES PRICE
+1.3% Year-Over-Year

225
HOMES SOLD
-7.4% Year-Over-Year

46
DAYS ON MARKET
+7.0% Year-Over-Year

567
INVENTORY
+3.7% Year-Over-Year

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of October 10, 2025.

ADA COUNTY FOURPLEXES

Below is the Ada County Fourplex metrics update with September clsoings. September saw four closings, making the second-highest monthly total of the year.

Average Sales Price:

The average sale price in September was $870,000, bringing the year-to-date average to $904,000.

Gross Rent Multiplier (GRM):

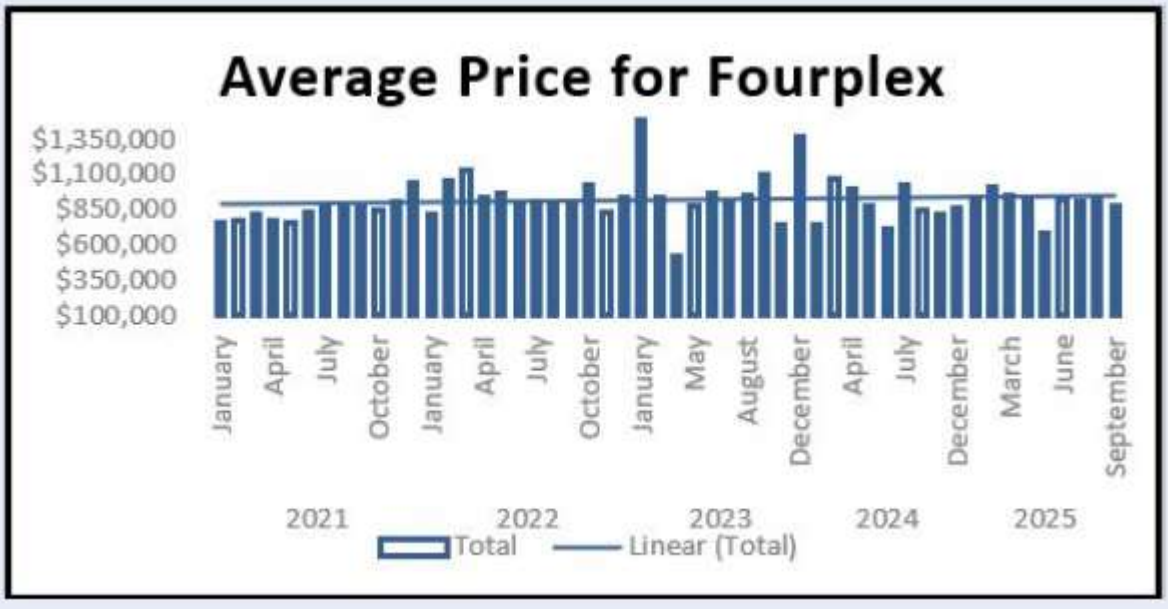
After remaining above 170 for all of 2025, the six-month trailing GRM dipped slightly to 168 in September.

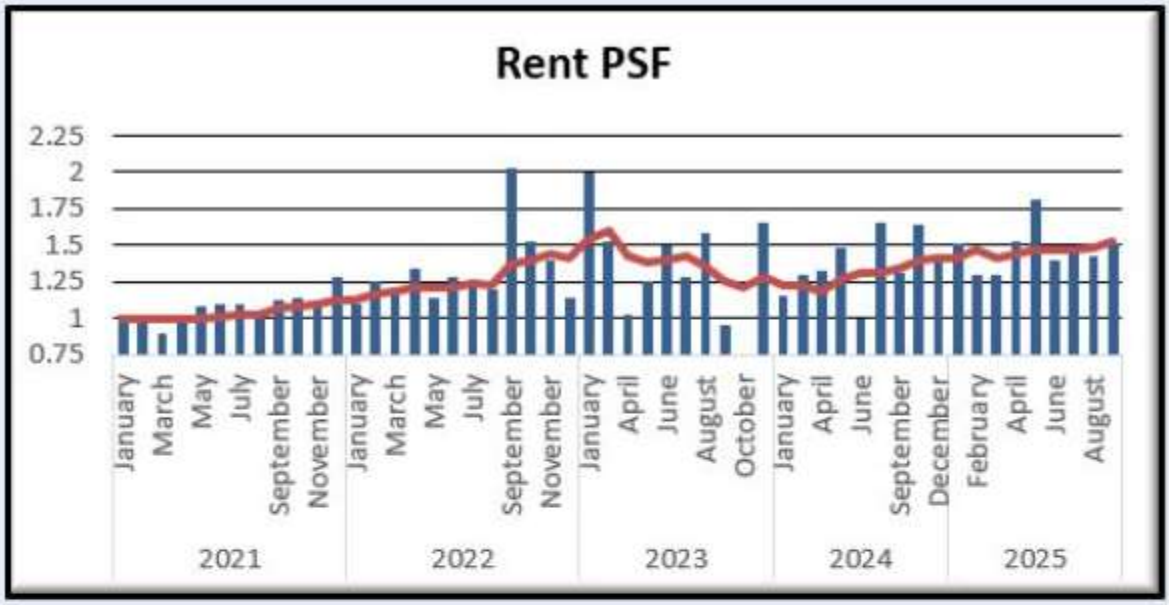
Capitalization Rates(Cap Rate):

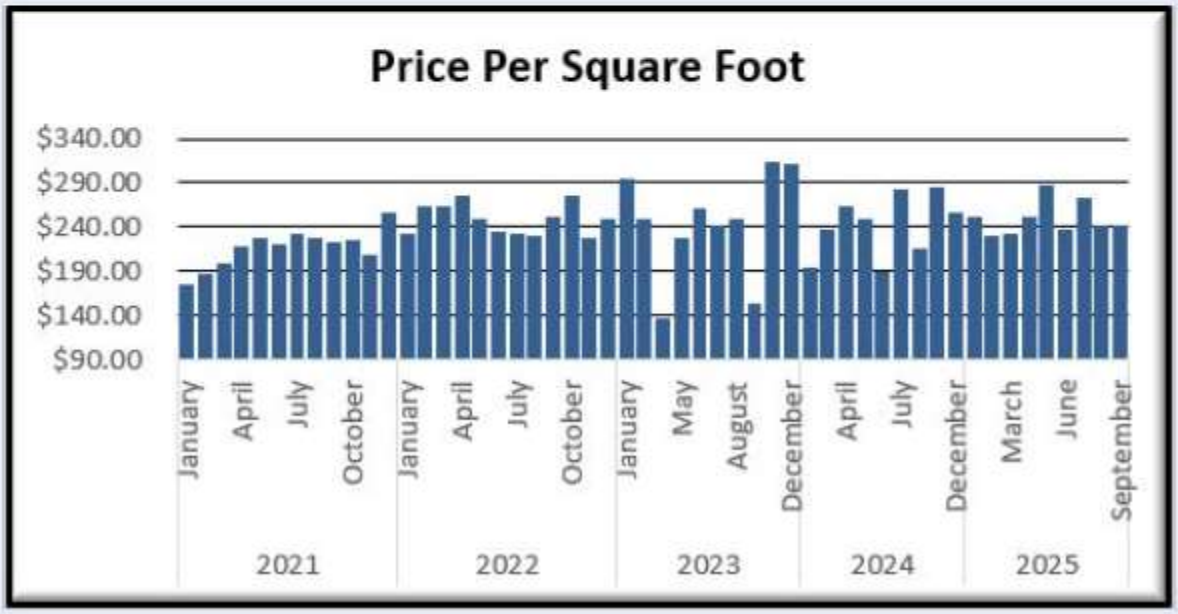
Cap rates continue to trend upward, with September posting a 5 cap. The trailing six-mounth average has increased to 4.75%.

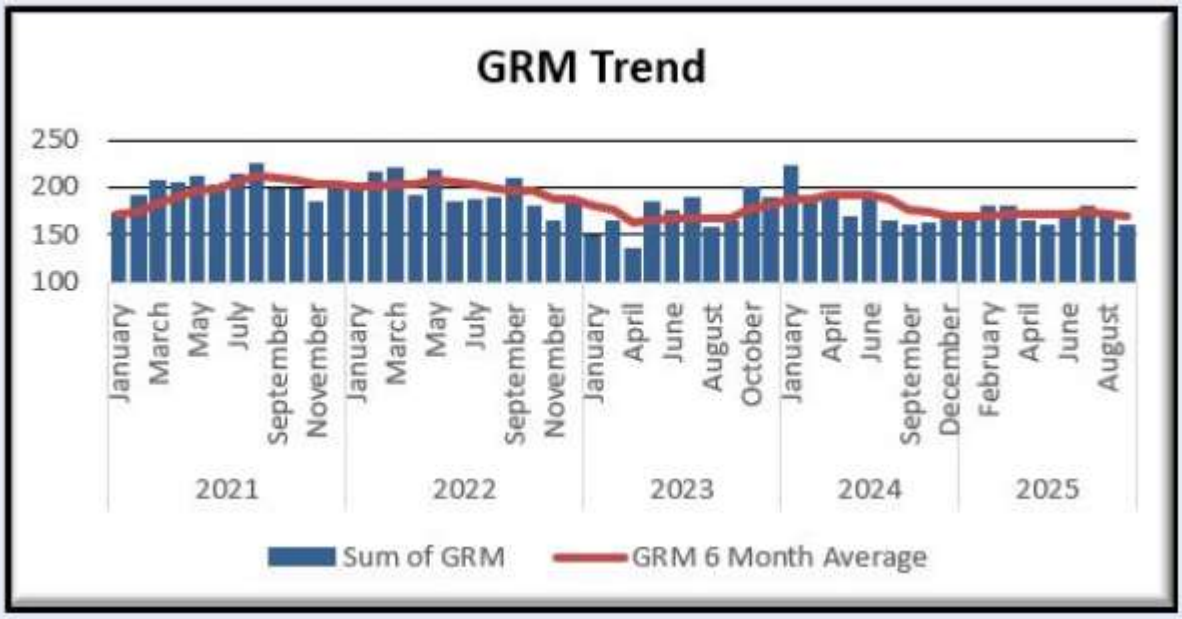
Days-On_Market (DOM):

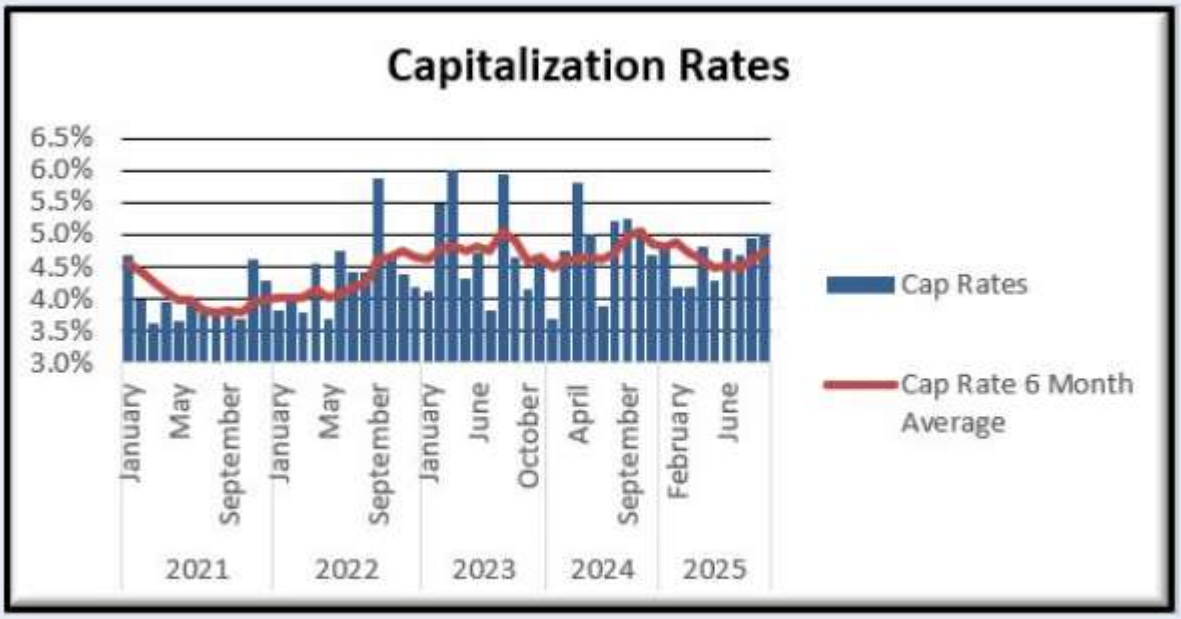
The average DOM stands at 75 days for 2025, which is the highest level in the past five years.

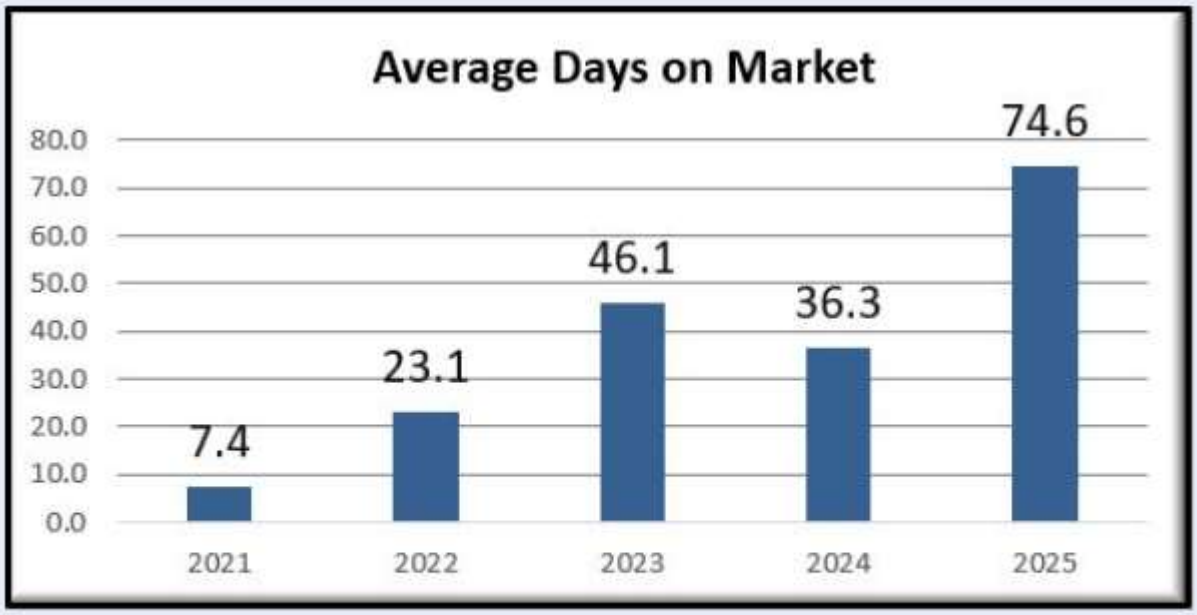



Rent PSF
2.25
2
1.75
1.5
1.25
1
0.75
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
September
December
February
April
June
August
2021
2022
2023
2024
2025


Price Per Square Foot
$340.00
$290.00
$240.00
$190.00
$140.00
$90.00
January
April
July
October
January
April
July
October
January
May
August
December
April
July
December
March
June
September
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
April
June
August
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!

$799,900

3848-3850 Rose Hill, Boise ID 83705

Tucked away in Boises highly desirable Depot Bench neighborhood, this duplex perfectly balances proximity to amenities (convenience) while offering a quiet, yet more established neighborhood feel (privacy). Set so far back from the street, its easy to forget you're in the city. These well-maintained duplex units have a townhouse feel to them and feature 3 bdrms (including a primary suite), 2.5 baths, attached garages, b/i microwaves, refrigerators, D/W, full size W/D, efficient central heating & cooling and a fenced backyard with no rear neighbors. Strong rental history, excellent rents, plus tenants pay ALL utilities & yard care. This is a solid investment. Looking to owner occupy? Anything is possible. We'll do our best to make it work - this would be a well-appointed home to call your own or to rent out. Offered at $799,900 - see more photos and info at ***bit.ly/3848rosehillb***

A “little” Help
Danielle Costa

Danielle Costa’s daughter is getting good at “helping” Danielle hang signs, preview homes for Buyers or write offers (by letting Danielle head back into her home office to get the deal done). Olivia said she wants to be a Realtor® just like her mom. It looks like she is getting a good start! In Danielle’s spare time you can find her at the gym, helping with homework projects or spending time with family and pup.

AVID Investors' Club

Join us November 19th 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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