BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the September Boise Investment Properties newsletter you will find:

- Chasing Returns in Boise
- Rental Market Update
- Single Family Market Update
- Ada County Fourplex Update
- October AVID Investors' Club Invitation
- Featured Listing

Chasing Returns in Boise

As interest rates fall, we're seeing investors are once again looking to the Boise real estate market, moving away from stable, interest-bearing investments.

When cash-on-cash returns from real estate rentals were lower than those offered by CDs or money-market accounts, many investors opted for the latter. The predictable, low-risk nature of these financial instruments provided more comfort, especially when the real estate market seemed uncertain.

However, with interest rates dropping, the returns from these interest-dependent investments are now shrinking. Real estate, on the other hand, offers additional advantages, such as property appreciation and tax benefits, making it an increasingly attractive option for investors looking to diversify and maximize their returns.

by Tony Drost

Rental Market Update

This month has seen an all-time high for lease breaks. The overall rental market has been “slow but steady” when it comes to both leasing and renewals. We are still seeing concessions and price reductions being offered. For me, the multifamily segment has been moving faster than our single family homes this last month. Most turnover and notices we received this month were people purchasing homes. We have also had quite a few lease breaks this month and many were due to home purchases.

by Danielle Costa

Single Family Market Update

Ada County

BOISE REGIONAL REALTORS® | ADVOCATE EDUCATE CONNECT

AUGUST 2024
MARKET SNAPSHOT

ADA COUNTY
SINGLE-FAMILY HOMES

$536,655
MEDIAN SALES PRICE
+3.2% Year-Over-Year

724
HOMES SOLD
+6.3% Year-Over-Year

39
DAYS ON MARKET
+14.7% Year-Over-Year

1,837
INVENTORY
+20.1% Year-Over-Year

Provided by Boise Regional REALTORS® — BOIREALTORS.COM
Data from the Intermountain MLS as of September 23, 2024.

Canyon County

BOISE REGIONAL REALTORS®

ADVOCATE
EDUCATE
CONNECT

AUGUST 2024
MARKET SNAPSHOT

CANYON COUNTY
SINGLE-FAMILY HOMES

$410,384
MEDIAN SALES PRICE
+1.3% Year-Over-Year

408
HOMES SOLD
-6.8% Year-Over-Year

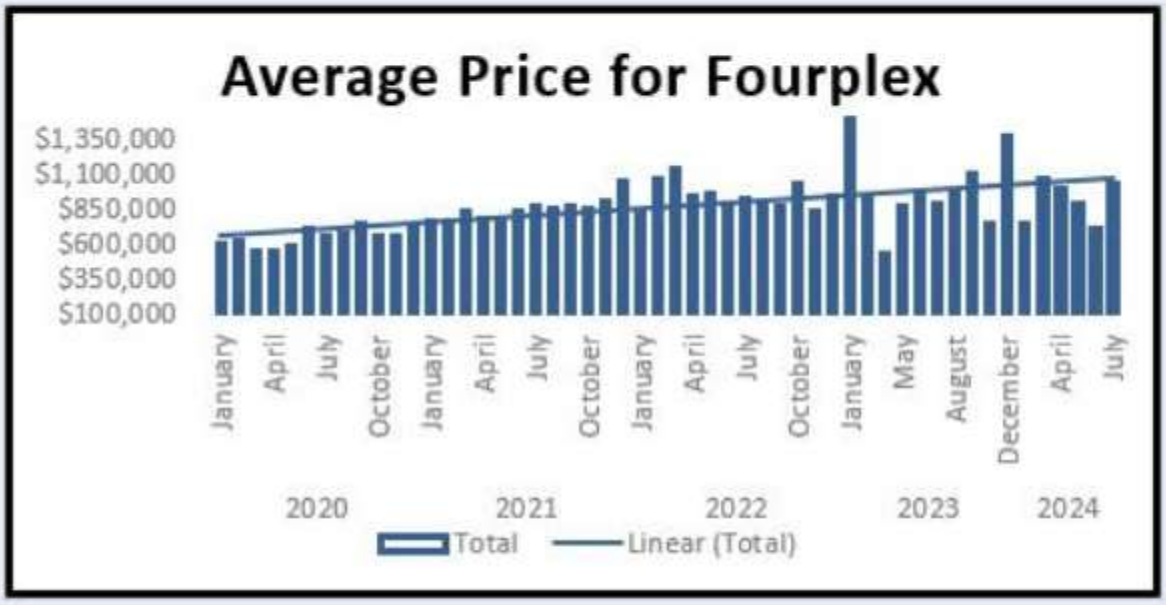
50
DAYS ON MARKET
+56.3% Year-Over-Year

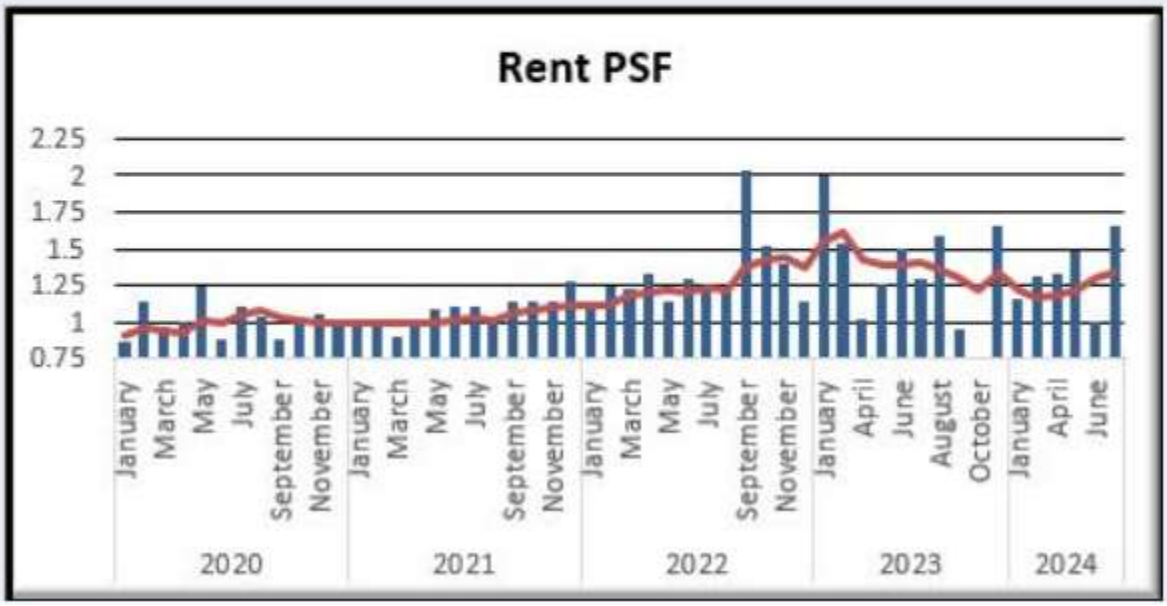
1,138
INVENTORY
+40.8% Year-Over-Year

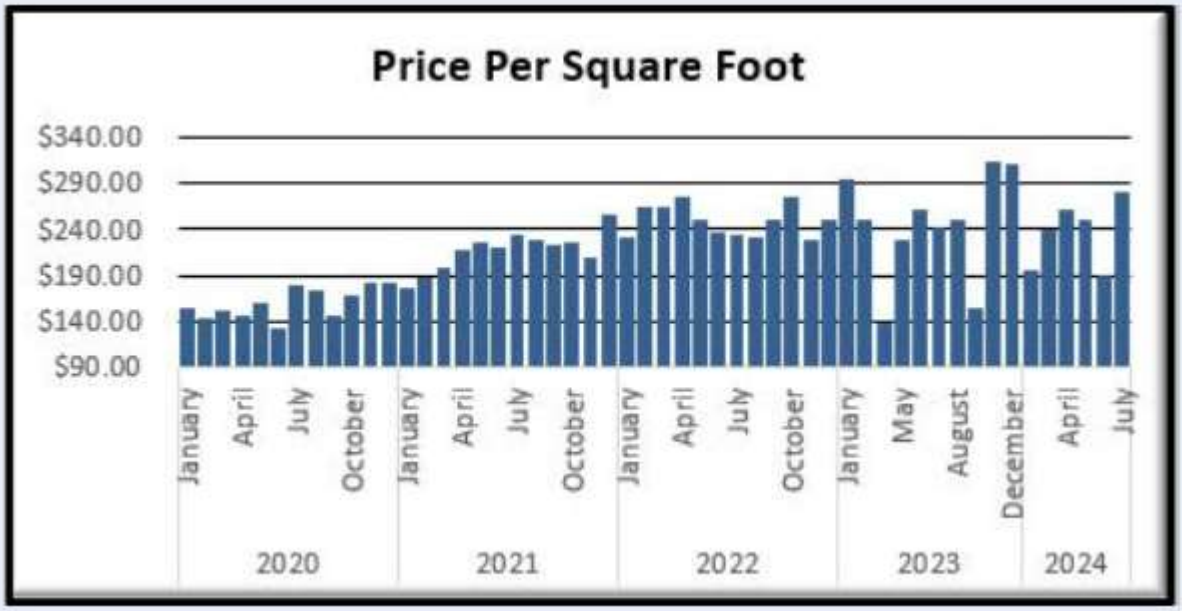
Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of September 23, 2024.

ADA COUNTY FOURPLEXES

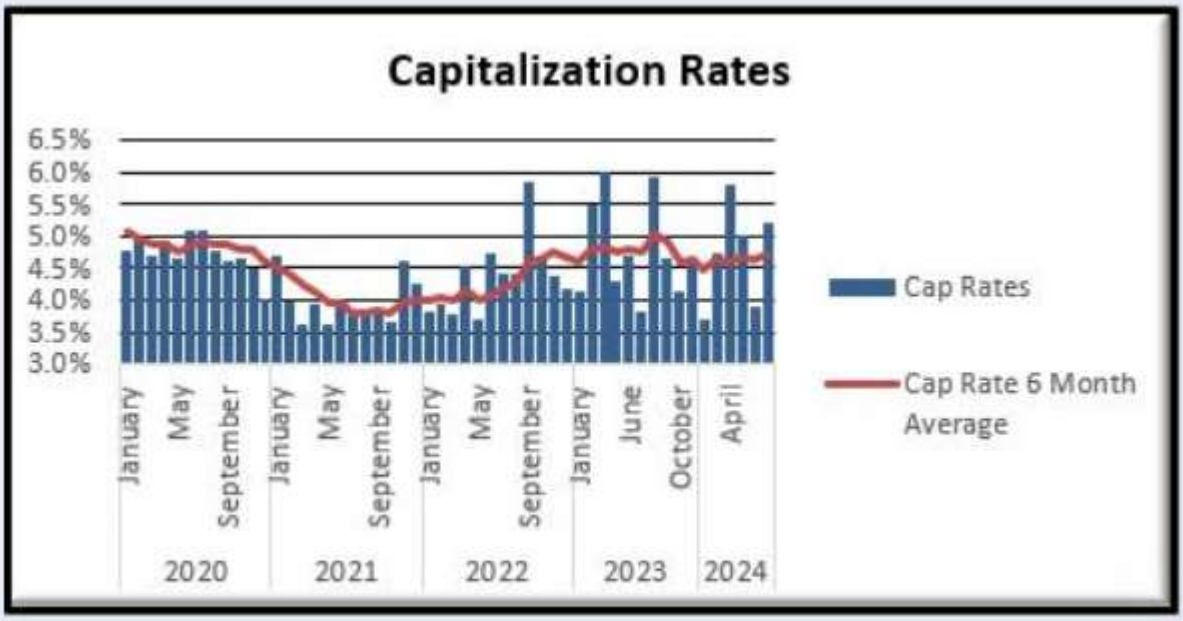
There were not any reported Ada County fourplexes sold in August. However, we do have 6 pending, so perhaps we will have some good data in September. Below are the graphs from July.

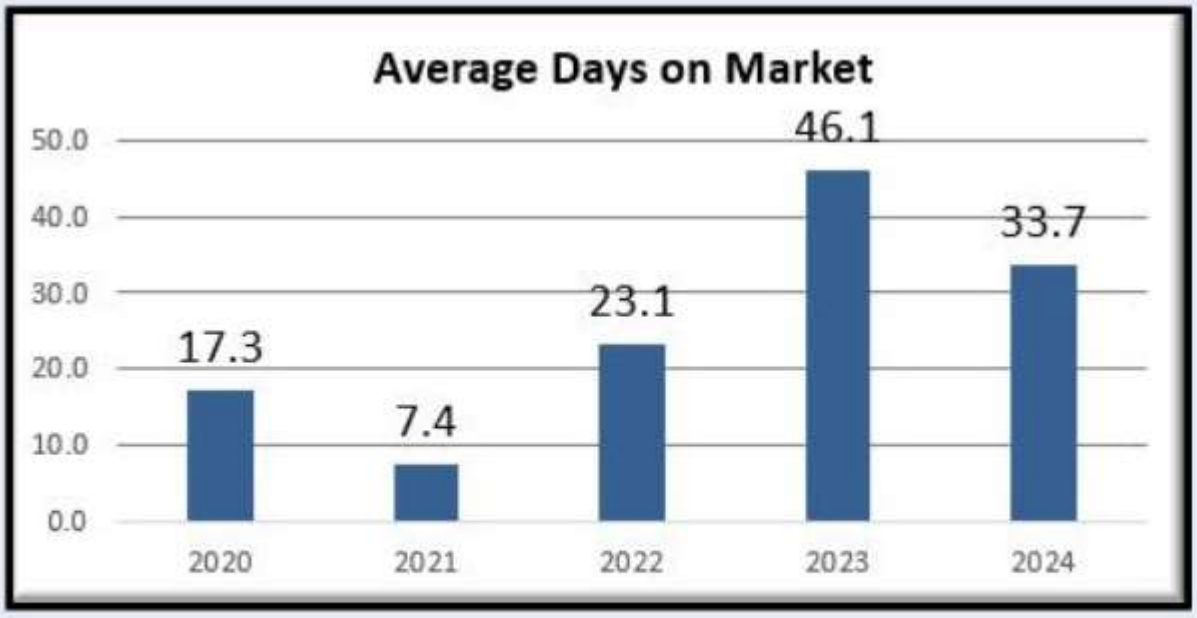





Price Per Square Foot
$340.00
$290.00
$240.00
$190.00
$140.00
$90.00
January
April
July
October
January
April
July
October
January
April
July
October
January
May
August
December
April
July
2020
2021
2022
2023
2024

GRM Trend
250
200
150
100
January
March
May
July
September
November
January
March
May
July
September
November
January
March
May
July
September
November
January
April
June
August
October
January
April
June
2020
2021
2022
2023
2024
Sum of GRM
GRM 6 Month Average





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

AVID Investors' Club meetings are held the Third Wednesday of each month EXCEPT August and December.

Our next meeting is Wednesday, October 16, 2024.

Please note! November's meeting will be a week early, Wednesday, November 13, 2024

Last month's Featured Listing is Pending!

This property went pending quickly!

Southeast Boise Duplex plus two 2-car garage rentals for under $500,000!

Just Listed $479,900!

901 Sylvan, Boise Idaho

Click the link below for more information on this property!

WE HOPE YOU STAY IN TOUCH!

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Our mailing address is:

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