

BOISE, ID

2025 MARKET AT A GLANCE

OCCUPANCY RATE
(Q4 2025)

95.7%



UP 140 BPS YOY

EFFECTIVE RENT
(Q4 2025)

\$1,621



UP 4.4% YOY

RENT SHARE OF WALLET
(Q4 2025)

21.3%

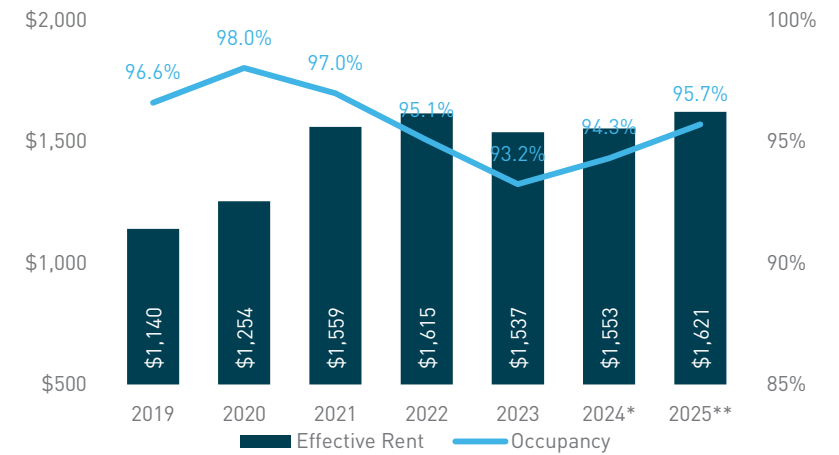


UP 30 BPS YOY

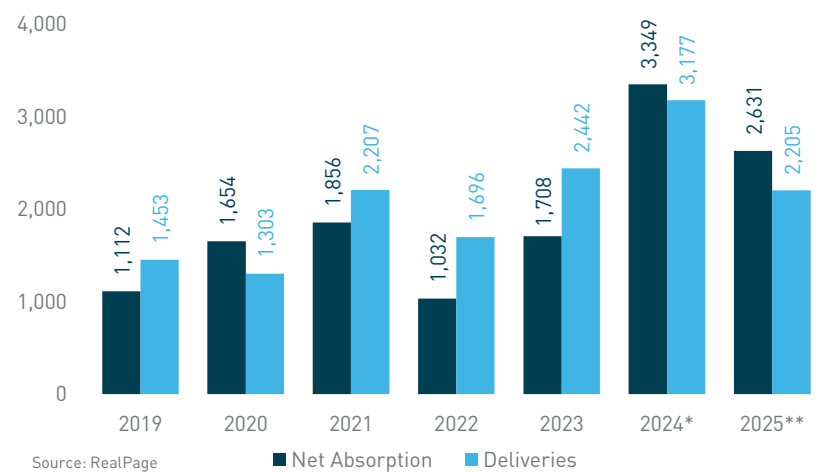
Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2024 are projected values. 2025 figures are forecast projections.

2025 FORECAST

APARTMENT TRENDS

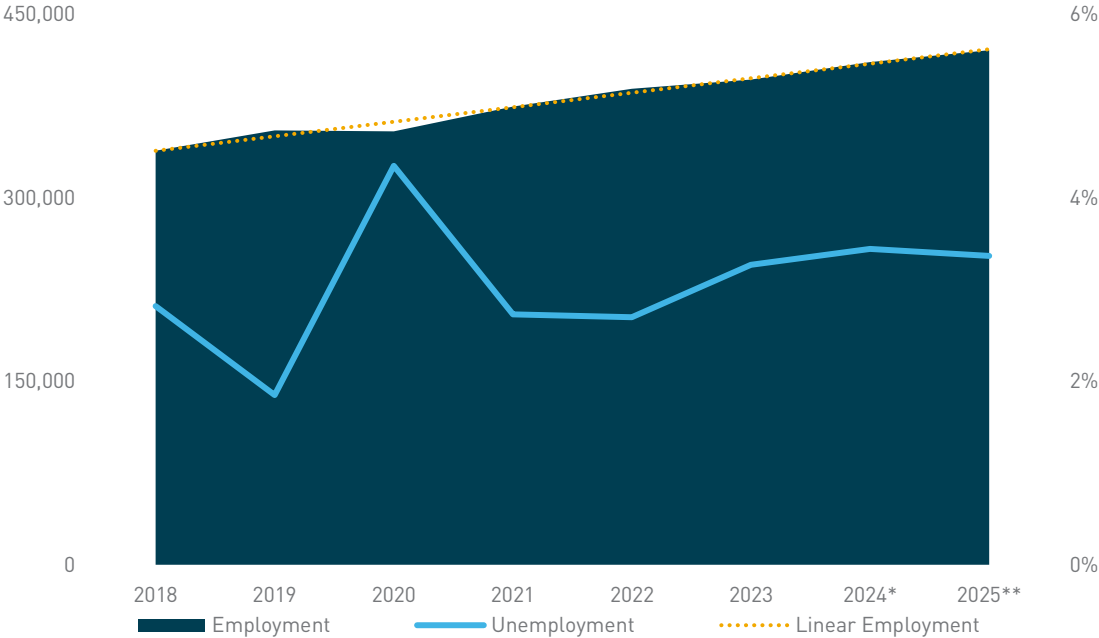


Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.



*Projected **Forecast

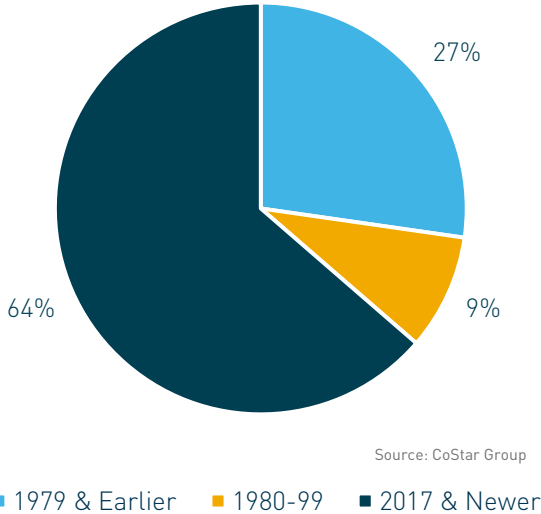
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: CoStar Group

*YTD through Oct.
The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

EMPLOYMENT
(DEC. 2025)

420,500



UP 2.4% YOY

UNEMPLOYMENT
(DEC. 2025)

3.4%



UNCHANGED YOY

MEDIAN HOUSEHOLD INCOME
(DEC. 2025 SAAR)

\$91,212



UP 2.7% YOY

PRICE PER UNIT
(2024 AVG.)

\$236,747



UP 1.3% YOY

CAP RATE
(2024 AVG.)

5.2%



UP 10 BPS YOY