



Colliers

Idaho

Land Report

21Q1

Counties included: Ada, Canyon, Bannock, Bonneville, Bingham, Cassia, Jerome & Twin Falls



Accelerating success.



Idaho Land 21Q1

Demand



Supply



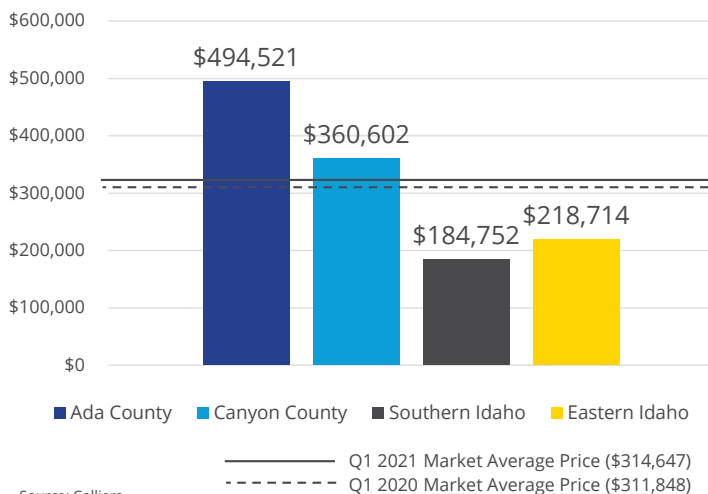
Prices



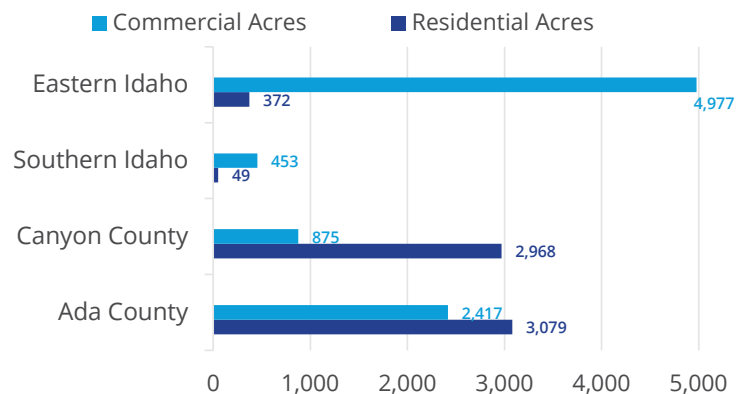
Insights

- Home Values in Idaho have increased \$17,252 since December 2020. Currently the average home price in Idaho is \$359,546. (Zillow.com)
- Eastern Idaho currently has the most commercial acres available with 4,977 acres listed for sale and Canyon County following behind at 875 acres listed for sale.
- Ada County currently has the most residential acres available with 3,079 acres listed for sale and Canyon County following behind at 875 acres listed for sale
- Boise real estate appreciated 115.10% over the last ten years, putting Boise in the top 10% nationally for real estate appreciation. Boise's annual appreciation rate has been averaging at 7.96% more than the national average. (norasarealestate.com)

Current Commercial Land Listings



Land Acres Currently on the Market



Source: Colliers

Recent Transactions



Sale
 2082 Bridge View Blvd.
 Twin Falls, Idaho
 3.16 acres



Sale
 Legacy Development
 Residential
 Eagle, Idaho
 129 lots sold



Sale
 TBD Lawyers Creek
 Agricultural
 Cottonwood, Idaho
 187.13 acres



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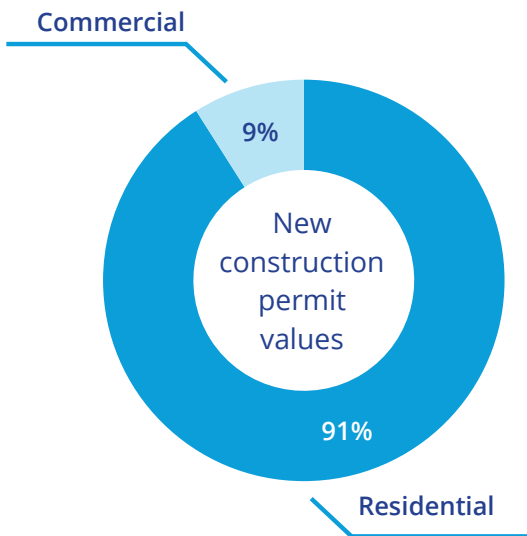


2021 Predictions

- Prices will continue to stay high throughout 2021, driven by strong demand in the Treasure Valley. Estimates show there are as many as 10 buyers for every available listing in the valley. (Weknowboiserealestate.com)
- Home Values in the Boise MSA are expected to increase 33% in 2021 (Zillow.com)
- Orchard Park formerly known as “Linder Village” is an 80 acre mixed-use development currently under construction located at the corner of Linder Road and Chinden Boulevard in Meridian. Plans include a new WinCo Foods location, restaurants, retail, office, single and multi-family residential. (BoiseDev)

New Construction Permit Values

2021 year to date



Source: Colliers

Building permits

Q1 2020	Permits	Value
Ada County	646	\$213,961,808
Canyon County	366	\$52,630,414
Eastern Idaho	39	\$9,074,423
Southern Idaho	41	\$7,445,962

CONTACT US FOR MORE INFO:

Colliers

+1 208 345 9000
755 W. Front St, Ste 300
Boise, ID 83702

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