

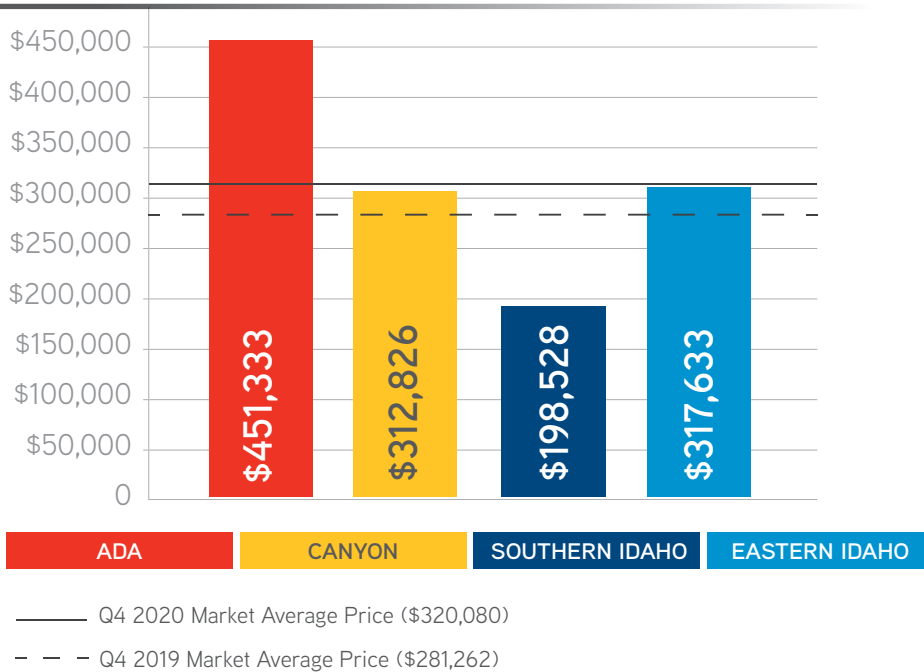
# IDAHO LAND REPORT

## Counties included:

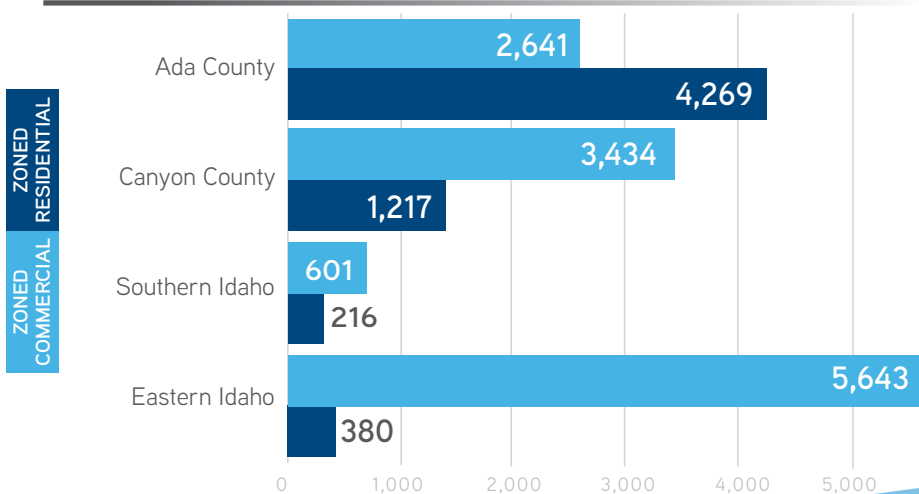
Ada, Canyon, Bannock, Bonneville, Bingham, Cassia, Jerome & Twin Falls

## Current Commercial Land Listings

Average prices per acre by region



## Land Acres Currently on the Market

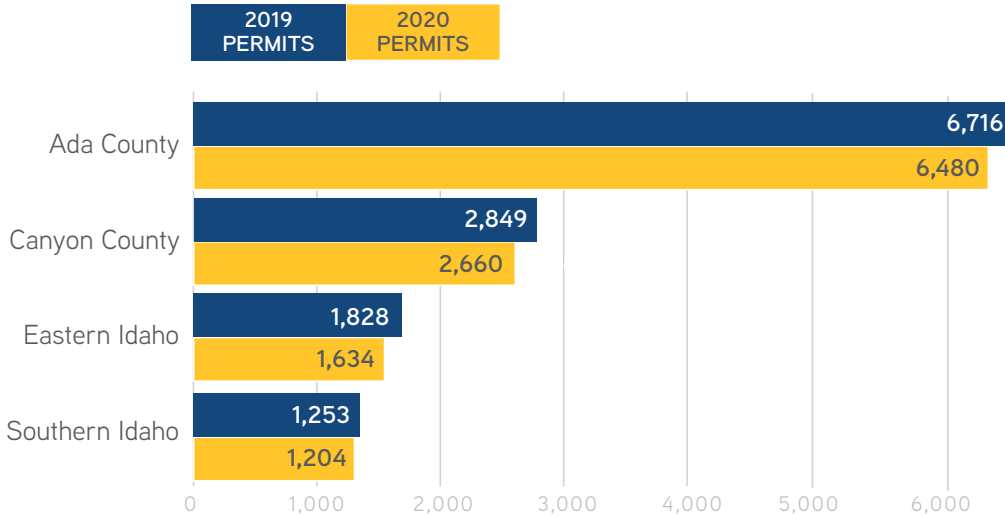


## Insights

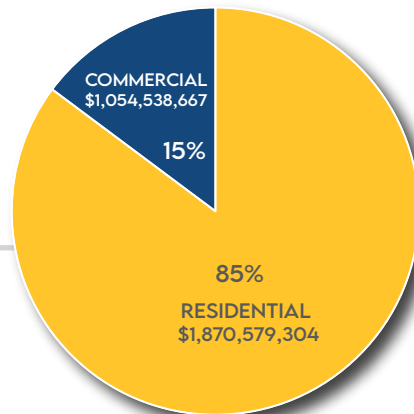
- » **Boise** home values are strong and continue to rise, increasing 11.8% from 2019, and are expected to grow 5.6% into 2021. (Zillow.com)
- » **Idaho's** statewide home price increased by 14.4%, leading the nations 50 states from Q3 2019 to Q3 2020. (Federal Housing Agency)
- » Construction in Idaho has increased 2% statewide and now makes up 6.9% of Idaho's gross domestic product. (Eastidahonews.com)
- » Eastern Idaho currently has the most commercial acres available with 5,643 acres listed for sale and Canyon County following close behind at 3,434 acres listed for sale.
- » The United States farm real estate value, a measurement of the value of all land and buildings on farms, averaged \$3,160 per acre which is a 3.7% increase over 2019, and the United States cropland value averaged \$4,100 per acre in 2020. (USDA)



## Year-over-Year Building Permits



## New Construction Permit Values 2020 year to date



## Highlighted Transactions



**2505 Franklin Road Residential**  
Caldwell, Idaho  
Land size: 23.62 acres



**Legacy Development Residential**  
Eagle, Idaho  
118 lots sold



**TBD W. Kuna Road Residential**  
Kuna, Idaho  
Land size: 120 acres

## 2021 Predictions

- » **Boise** is predicted to see a 7.6% year-over-year home price appreciation and Idaho Falls is predicted to see a 6.3% year-over-year home price appreciation in Q1 2021. (Inman.com)
- » Low mortgage rates will keep demand for homes high, keeping the hot seller's market going. Prices are expected to remain high and inventory is predicted to keep moving quickly. (Zillow.com)

*Boise, Idaho was listed #1 by Buildium on the Top 50 Up-and-Coming Real Estate Markets to watch in 2020*



**Median Home Value (Idaho):**  
\$315,911

**Median Home Values (Idaho) Increased**  
11.4% since 2019

**Median Home Values are Predicted to increase (Idaho)**  
8.2% in 2021

**Median New Construction Home Price (Idaho):** \$320,000

*Data provided by  
Zillow & Build Idaho*



# Idaho LAND BROKERAGE

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