

**MEDIAN SALES PRICE** \$ YOY % MOM %

MALHEUR	\$250,000	+15.5%	+15.5%
OWYHEE	\$453,450	+13.4%	+19.3%
PAYETTE	\$374,514	-1.4%	-5.3%
WASHINGTON	\$327,535	-6.4%	+10.9%

- Median Sales Price in Four Rivers remained flat overall from December to January.
- Median sales prices of homes sold in Malheur and Owyhee County increased by 15% and 20% respectively. The volume in these counties was not enough to increase prices overall for the region.
- The Median Sales Price of resale homes in Payette County decreased 31% MOM and sit 16% below January 2024.

**HOMES SOLD** YOY % MOM %

MALHEUR	17	+41.7%	+70.0%
OWYHEE	4	-55.6%	-42.9%
PAYETTE	26	+4.0%	-13.3%
WASHINGTON	8	+166.7%	-65.2%

- The number of homes sold declined by 22% in January.
- Sales volume in Payette County accounted for 41% of all homes sold in January and sales in Payette County declined 13% in January.
- The most significant decrease in the number of homes sold was in Washington County which saw a 65% decline in the number of homes sold in January, likely a result of a lack of resale inventory.

**PENDING SALES** YOY % MOM %

MALHEUR	15	+0.0%	-21.1%
OWYHEE	11	+10.0%	+57.1%
PAYETTE	35	+20.7%	+12.9%
WASHINGTON	21	+75.0%	+110.0%

- Seasonal increases in pending sales were observed in January across several Southwestern Idaho counties. The increase was seen most dramatically in Washington County (where pending sales doubled) and in Owyhee County, which saw a 57% increase.
- In Washington County, both new and resale pending sales increased. The current prices of these homes average \$50K higher than January's Median Sales Price.

- Year-Over-Year (YOY)** – Comparison of the current month to same month in previous year.
- Month-Over-Month (MOM)** – Comparison of the current month to the previous month.

**INVENTORY** YOY % MOM %

MALHEUR	78	+32.2%	-4.9%
OWYHEE	24	+71.4%	-4.0%
PAYETTE	102	+30.8%	+9.7%
WASHINGTON	30	-25.0%	-18.9%

- Washington County experienced an inventory decrease, both MOM and YOY. 61% of resale homes in inventory in Washington County had already been on the market 40+ days, with 32% being on the market over 100 days.
- Across the region, homes in inventory are priced well above the Median Sales Price of homes sold in January. It appears that prices will need to adjust for these homes to move out of inventory.

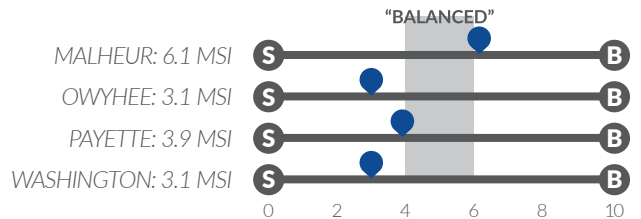
**DAYS ON MARKET** YOY % MOM %

MALHEUR	69	-35.5%	-57.4%
OWYHEE	154	+275.6%	+227.7%
PAYETTE	62	+67.6%	-16.2%
WASHINGTON	115	-54.2%	+26.4%

- Malheur County saw an average decline in days on market of 93 days, but the relatively small sales quantity likely triggered such a significant change. Regardless, Malheur was the only county in the region that experienced an increase homes sold in January compared to December.
- The decline in market times and increase in January's sales indicates buyer appetite is present in Malheur County, relative to other counties in the region.

**MARKET MATH!**

Market Speeds + Inventory = Months' Supply of Inventory "Balanced" = 4-6 MSI



**“A” MESSAGE FROM BRR’S PRESIDENT**

The Four Rivers Region saw a mixed market in January. While some areas like Malheur and Owyhee saw price increases, Payette experienced a significant drop. Closed sales overall decreased, but pending sales are on the rise, signaling a shift in momentum. Buyers can take advantage of lower prices in certain areas, while sellers should be strategic with pricing to stay competitive – a REALTOR® can help guide both. ~Elizabeth Hume, Boise Regional REALTORS® 2025 President

BOIREALTORS.COM | Data from the Intermountain MLS as of February 10, 2025.

Provided by Boise Regional REALTORS® in partnership with the Idaho Policy Institute | For more info, visit boirealtors.com/market-reports.

All numerical data for the Four Rivers Region is based on ALL single-family homes (both resale and new construction) for each county.