

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

<b>MALHEUR</b>	\$304,000	-5.0%	+21.6%
<b>OWYHEE</b>	\$327,000	+14.3%	-27.9%
<b>PAYETTE</b>	\$380,000	+6.3%	+1.5%
<b>WASHINGTON</b>	\$320,250	+1.7%	-2.2%

- The regional Median Sales Price increased by 17.8% in February compared to January.
- The Median Sales Price in Payette County increased by 38.4% from January to February. 75% of homes sold in February in Payette County were priced over \$315K which is \$40K over last month's Median Sales Price.
- Sales in Boise, Owyhee, and Washington Counties account for 32% of total sales in the region in February.

**HOMES SOLD** YOY % MOM %

<b>MALHEUR</b>	9	+28.6%	-47.1%
<b>OWYHEE</b>	6	-33.3%	+50.0%
<b>PAYETTE</b>	23	-11.5%	-11.5%
<b>WASHINGTON</b>	12	+71.4%	+50.0%

- Overall, the number of homes sold remained at similar levels seen in the region in January.
- The number of homes sold in Malheur County declined by 47.1% in February. In January, there was a group of resale homes aged 10-30 years old that were not present in the group of homes sold in February.
- There was an increase in the number of older homes (50+ years old) sold in February when compared to January.

**PENDING SALES** YOY % MOM %

<b>MALHEUR</b>	21	+5.0%	+40.0%
<b>OWYHEE</b>	16	+166.7%	+45.5%
<b>PAYETTE</b>	41	+28.1%	+17.1%
<b>WASHINGTON</b>	20	+25.0%	-4.8%

- Pending sales increased 11.4% in February.
- The number of homes pending sale increased in Malheur, Owyhee, and Payette Counties in February. The most significant increase in volume was seen in Owyhee County which increased by 46% in February.
- Over half of the homes pending sale in Owyhee County are set to finalize in March which may lead to an increase in the number of homes sold in this county in March.

- **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 %

<b>MALHEUR</b>	78	+41.8%	+0.0%
<b>OWYHEE</b>	16	-27.3%	-33.3%
<b>PAYETTE</b>	100	+22.0%	-2.0%
<b>WASHINGTON</b>	33	-25.0%	+10.0%

- Inventory for the region declined by 2% in February.
- Inventory in Owyhee County declined by 33% in February. This county is currently seeing an increase in pending sales, but inventory may not keep up with steady demand.
- Washington County saw a slight increase in inventory (10%) but that doesn't appear to be a match for demand with a spike in closed sales and only minimal decrease in pending sales.

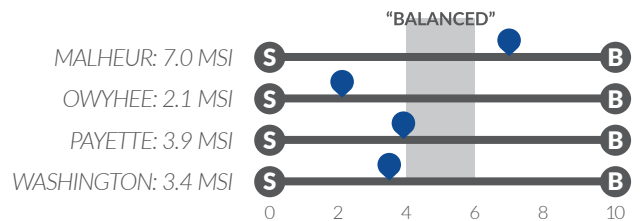
**DAYS ON MARKET** YOY % MOM %

<b>MALHEUR</b>	141	+65.9%	+104.3%
<b>OWYHEE</b>	78	+30.0%	-49.4%
<b>PAYETTE</b>	85	+49.1%	+37.1%
<b>WASHINGTON</b>	57	-46.2%	-50.4%

- Across all counties in the region, this measure appears to be volatile due to the small volume of home sales month to month. Every county in the region experienced an average days on market change of at least +/- 20 days from January to February.
- Increased market speeds in Owyhee and Washington Counties and increased home sales in February may indicate strong demand for housing in these counties.

**MARKET MATH!**

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



**“A” MESSAGE FROM BRR’S PRESIDENT**

With a regional 17.8% increase in median sales prices and a notable rise in pending sales, the Four Rivers region shows a dynamic market. Whether you're buying or selling, working with a REALTOR® ensures you navigate these trends effectively, maximizing your investment and securing the best possible outcome in today's competitive market.  
~Elizabeth Hume, Boise Regional REALTORS® 2025 President

BOIREALTORS.COM | Data from the Intermountain MLS as of March 11, 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.