

MEDIAN SALES PRICE \$ YOY % MOM %

MALHEUR	\$257,000	-15.7%	-15.5%
OWYHEE	\$559,995	+60.0%	+71.3%
PAYETTE	\$363,950	-6.4%	-4.2%
WASHINGTON	\$320,000	+6.7%	-0.1%

- Owyhee County saw a significant increase in March. The price of new homes sold in Boise County increased significantly, where 66.7% of new homes sold this month were priced over \$700K.
- Payette County continues to contribute the most sales volume out of all other counties in the region. The Median Sales Price for the first three months of 2025 is also the highest in the region.

HOMES SOLD YOY % MOM %

MALHEUR	11	-26.7%	+22.2%
OWYHEE	8	+14.3%	+33.3%
PAYETTE	24	-4.0%	+4.3%
WASHINGTON	9	+50.0%	-25.0%

- The number of homes sold in the region increased by 4% in March when compared to February.
- Modest increases in the number of homes sold were observed in Malheur, Owyhee, and Payette Counties.
- Washington County was the only county that saw a decrease in the number of homes sold from February to March.

PENDING SALES YOY % MOM %

MALHEUR	26	+23.8%	+23.8%
OWYHEE	6	-60.0%	-62.5%
PAYETTE	57	+39.0%	+39.0%
WASHINGTON	15	-16.7%	-25.0%

- Owyhee saw the biggest decline in pending sales, currently less than half the number of homes pending sale in March than there were in February.
- Payette saw a 39% increase in pending sales in March, the most of any county in the region. 65% of these pending sales are resale homes, which saw an increase in volume and price during March. This may indicate increased buyer interest in homes in Payette County.

- 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	79	+38.6%	+1.3%
OWYHEE	24	+50.0%	+50.0%
PAYETTE	97	+3.2%	-3.0%
WASHINGTON	39	-26.4%	+18.2%

- Regional inventory increased by 5.3% in March.
- Every county in the region except Payette County saw an increase in inventory in March. Washington County experienced a 20% increase.
- There was a 50% increase in inventory in Owyhee County in March. Homes added to inventory were resale homes that are priced over \$100K more than similar homes sold in February.

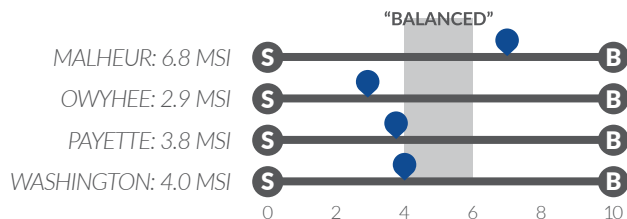
DAYS ON MARKET YOY % MOM %

MALHEUR	176	+155.1%	+24.8%
OWYHEE	86	+36.5%	+10.3%
PAYETTE	74	+17.5%	-12.9%
WASHINGTON	86	+218.5%	+50.9%

- The average days on market for homes sold in March remained within 3 days of where they were last month for all counties except Malheur.
- Homes sold in Malheur County this month were on the market 176 days on average, this small number of homes has shifted the overall average of the region. If homes in Malheur County are removed from the calculation, the average days on market drops to 79 days for the region.

MARKET MATH!

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



“A” MESSAGE FROM BRR’S PRESIDENT

Across the Four Rivers region, rising prices and localized demand – such as in Payette County – are creating pockets of momentum. A REALTOR® brings the local insight needed to navigate a market where timing, location, and price sensitivity vary dramatically by county.

~Elizabeth Hume, Boise Regional REALTORS® 2025 President

BOIREALTORS.COM | Data from the Intermountain MLS as of April 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.