

Rents are climbing again. Is it time to own?

Boise rents cooled after the 2021 spike. In 2026, they turned sharply upward. Here's what the numbers show — and two ways to get into a home with little money down.

The rent story, in three chapters

2021 · THE SPIKE

\$1,479

Boise's record median rent, set in August 2021.

2022–2025 · THE PAUSE

Flat

Rents softened, then held mostly steady for several years.

2026 · THE CLIMB

\$1,425

August median — **up 14.8% since January** and nearing the record.

+9%

Boise rent, past 12 months. U.S. rents fell 0.8%.

#3

Fastest rent growth of the 100 largest U.S. cities.

4.27%

Vacancy rate — the lowest since January 2021.

TYPICAL BOISE RENT

\$1,425/mo

VS.

OWN A NEW CBH HOME, YEAR 1

\$1,434/mo**

Nearly the same payment — and the home is yours.

Why it keeps rising

Micron's **\$50 billion** Boise expansion is projected to support **17,000 Idaho jobs**, with first chips due in 2027. More jobs bring more households competing for rentals.

Two ways to stop paying your landlord's mortgage

NEW CONSTRUCTION · OCTOBER ONLY

CBH Homes "Life Upgrade"

4.25% rate in Year 1 (4.25% / 5.25% / 6.25% temporary buydown; APR 7.05%*).

Plus a **free fridge, washer and dryer** — or a \$3,000 credit.

Or choose **\$15K–\$30K** toward closing costs, upgrades and more.

FHA, 3.5% down, 680+ credit. Contracts Oct. 1–31, 2026.

ANY ELIGIBLE HOME · STATEWIDE

Idaho Housing Assistance

Up to **8% of the price** toward down payment and closing costs.

Get in with as little as **\$500 of your own money**.

Not just for first-time buyers. Household income up to \$170,000.

Repaid as a second loan. Homebuyer education course required.

Each program has its own lenders and rules. **Let's find the path that fits your budget.**

Susan Davidson, REALTOR®

Homes of Idaho · Idaho Circle of Excellence

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