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REALTY

MARKET UPDATES · REVIEWED JULY 2026

Reading the Treasure Valley market

You don't need to predict the market to make a smart move, you need to read it. Understanding a few local indicators, knowing what drives Boise-area demand, and pulling fresh, dated numbers with an agent will tell you far more than any national headline.

How to read local market conditions

A handful of indicators, read together, tell you which way the local market is leaning. None of them means much in isolation, and all of them shift over time, so treat the concepts below as a lens, not a scoreboard.

Inventory is how many homes are for sale relative to buyer demand; when it's tight, sellers tend to have the upper hand, and when it builds, buyers gain room to negotiate. Days on market shows how quickly homes are going under contract, a stand-in for urgency. Price trends reveal the direction and momentum of values. Watching how these move together, rather than fixating on any single figure, is what actually informs a decision.

What drives Boise-area demand

Local demand isn't random. A few durable forces shape how many buyers are competing for Treasure Valley homes at any given time.

- In-migration from people relocating to the area for lifestyle and work
- Mortgage rates, which change what buyers can comfortably afford
- How much new construction is coming online across the valley
- The broader local economy and job market
- Seasonality, activity tends to rise and cool at predictable times of year

Buyer vs. seller conditions

People love to label a market as simply “good for buyers” or “good for sellers,” but the reality is a spectrum that shifts, and it can even differ by price range and community within the same valley.

When inventory is low and homes sell quickly, sellers generally hold leverage. When inventory grows and homes linger, buyers gain negotiating power. Knowing where your specific segment sits right now matters far more than the overall label, and that’s a read best done with current data.

Why a local read beats a national headline

National real estate headlines describe an average of thousands of very different markets. That average can point one direction while the Treasure Valley, or even a single neighborhood within it, moves another.

Conditions here are shaped by local supply, local demand, and local economics. A headline about the national market is a poor substitute for a current read on the specific area, price range, and property type you actually care about.

Getting current data for your search

This guide is intentionally about concepts rather than numbers, because specific figures, inventory levels, days on market, median prices, change constantly and go stale fast. Any statistic worth acting on should be pulled fresh and clearly dated.

When you’re ready to make a decision, we’ll put current, dated numbers for your exact target, community, price range, and property type, in front of you, and help you interpret what they mean for your next step.

Work with Timber and Love Realty

A boutique Boise brokerage, locally owned by HGTV's Luke Caldwell. When you are ready, reach out and a dedicated local agent will help you plan your next step, no pressure, just a clear plan.

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