

THE TENANT

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A LOOK UNDER THE HOOD AT THE BOISE RENTING SCENE THIS FALL

By: A BTU member

Renting in Boise, Idaho in 2025 sits at the intersection of stabilizing rents, healthy (but uneven) vacancy, and fast-evolving local economics. Depending on the dataset and methodology, the “typical” Boise asking rent this fall spans a fairly wide range: Apartments.com pegs the citywide average at \$1,462 in September 2025, with typical one-bedrooms around \$1,462 and two-bedrooms near \$1,647; it also notes a 1.4% year-over-year increase. Zillow’s market tracker, which blends active listings and index data, shows a higher all-types average near \$1,820, updated within the past week. Zillow Zumper’s listing-based median falls between those, reporting \$1,495 as of September 27, 2025, roughly 24% below the U.S. median on its platform. These discrepancies reflect different samples (active listings vs. broader rent indices) and underscore why Boise renters will see varied numbers depending on the source. (For methodology context, Zillow’s ZORI is a repeat-rent index designed to represent the overall stock, not just current listings.)

Vacancy looks low in professionally managed stock but higher in large multifamily, again depending on the lens. The Southwest Idaho NARPM survey of 2,086 units across Ada and Canyon Counties found a combined vacancy of 3.55% in Q2 2025 (Ada 3.30%; Canyon 4.51%), suggesting relatively tight conditions for single-family and small-asset rentals. By contrast, a Q2 2025 multifamily brief from Lee & Associates (citing CoStar) reports metro vacancy around 9.1% alongside quarter-over-quarter rent growth of 1.7% to an average asking rent of \$1,575, consistent with the surge of new apartments delivered in recent years. Nationally, abundant new supply pushed the U.S. rental vacancy rate higher in 2024–25, helping cool asking rents—context Boise renters may feel if they’re shopping newer, amenity-rich properties.

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The demand side remains supported by population growth and a solid regional job story. Idaho's population is projected to grow to roughly 2.4 million by 2034, with a growth rate about four times the national pace, according to Idaho Department of Labor economist Sam Wolkenhauer. Boise's tech-and-advanced-manufacturing profile continues to expand; most notably, Micron is building out memory-chip fabrication in Boise, with federal backing and corporate plans that include a second local fab as part of an approximately \$200 billion U.S. investment program announced in June 2025. Even Micron's original 2022 Boise fab plan—\$15 billion through the decade and thousands of jobs—set the stage for continued in-migration of skilled workers who often rent first.

Policy-wise, Idaho remains a landlord-friendly state with no rent control. Idaho Code §55-307 explicitly bars cities and counties from regulating “rent, fees, or deposits” and requires landlords to give at least 30 days’ written notice for rent increases or non-renewals on residential leases. Boise does have local renter-protection rules around practices like application fees and anti-retaliation, but these do not cap rents. For nuts-and-bolts tenant issues (e.g., deposit timelines), the Idaho Attorney General’s 2025 Landlord-Tenant guide explains that landlords must return deposits or an itemized deduction list within 21 days after the lease ends (unless the lease sets a different period up to 30 days).

For day-to-day living, transit remains limited but incrementally improving: Valley Regional Transit continues small service additions and periodic zero-fare promotions that can help car-light renters. Overall, 2025 Boise renters are navigating a market where advertised prices have cooled from pandemic highs and vary by property type, vacancies are tighter in smaller stock than in big new complexes, and population/job fundamentals continue to underpin demand—so comparison-shopping across sources and neighborhoods pays off.

WHAT WE'RE LISTENING TO

Podcast: The Dig w/ Hannah Srajer,

Episode - Building the Union

<https://podcasts.apple.com/us/podcast/the-dig/id1043245989?i=1000687926384&r=1527>

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WEBSITE

TENANT RESOURCES:

- Wrest Collective
<https://wrest.coop/>
- Intermountain Fair Housing Council (IFHC)
ifhcidaho.org
- Idaho Legal Aid
www.idaholegalaid.org
- Boise Mutual Aid Collective
@boisemutualaid (instagram)