Development Trends | August 2025

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August 2025	Permits Issued			Average Monthly Permits and Valuation					
	Monthly Report			Calendar Year (8-month average)			Fiscal Year (11-month average)		
	August 2024	August 2025	% Change	2024	2025	% Change	FY 2024	FY 2025	% Change
Total Number									
Valuation	$125,562,667	$659,707,179	425.40%	$213,431,196	$205,442,568	-3.74%	$209,370,069	$206,962,050	-1.15%
Building Permits	1,699	1,616	-4.89%	1,550	1,591	2.58%	1,496	1,572	5.08%
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	$16,155,298	$75,368,080	366.52%	$15,848,485	$27,861,643	75.80%	$17,713,791	$25,473,851	43.81%
Residential Units	63	302	379.37%	60	118	96.67%	71	105	47.89%
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	$8,426,757	$22,958,738	172.45%	$12,153,542	$14,226,632	17.06%	$10,758,759	$13,444,002	24.96%
Building Permits	33	68	106.06%	41	45	9.76%	35	43	22.86%
Commercial									
Valuation	$97,662,069	$574,439,155	488.19%	$178,620,676	$164,041,404	-8.16%	$172,797,443	$166,411,427	-3.70%
Building Permits	62	58	-6.45%	60	68	13.33%	58	70	20.69%
Trade/Other									
Valuation	$23,994,375	$35,083,566	46.22%	$26,179,600	$60,480,271	131.02%	$27,042,201	$54,949,444	103.20%
Building Permits	1,448	1,349	-6.84%	1,307	1,341	2.68%	1,264	1,325	4.83%

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Positive Trends

Building: The Commercial Valuation in August 2025 is 488% higher when compared to August 2024. The Total Number Valuation in August 2025 is 425% higher when compared to August 2024.

Areas of Interest

Building: The Trade/Other Building Permits in August 2025 are 7% lower when compared to August 2024. The Commercial Building Permits Issued in August 2025 are 6% lower when compared to August 2024.

Planning: The Calendar year Total Staff Level Applications are 31% lower when compared to the same timeframe as last year. The Fiscal Year Total Staff Level Applications to date are 28% lower when compared to the same timeframe last year.

Five Year Trends

Building: Comparing the last five years for the month of August, the Total Number Valuation and the Commercial Valuation both ranked the highest.

Planning: Comparing the last five years for the month of August, the Current Month Total Commission/Committee/Council Level Applications ranked the third highest.

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Notable Projects Over $1,000,000.00

1) BLD24-02385 (St. Luke's - DCIP – North Tower NT3 Package – Curtain Walls and Interior Improvements) 190 E BANNOCK ST - $514,372,011.00
Permit for exterior curtain walls and the remaining entire new North Tower Hospital expansion and to construct interior improvements on several stories.

2) BLD25-00830 (Dorado Station - 212-unit low-income housing and parking garage) 1500 N ELDORADO ST - $45,310,963.00
Permit to construct a 303,488 sq. ft. podium apartment building, 212 units.

3) BLD25-00688 (Catholic Diocese of Boise Chancery Building - Phase 3) 902 N 8TH ST - $25,559,289.00
Permit to construct a 37,137 square foot, three story with basement parking garage, religious/office building. There will be about 33,244 square feet within the building thermal envelope.

4) BLD25-01338 (MICRON C2031702 - TRAINING CENTER TI) 7075 S EISENMAN RD - $16,500,000.00
Permit for a training center tenant improvement of 60,000 sq. ft.

5) BLD23-02323 (Lake Harbor Villa Apartments – One Story Podium with Three Stories Above) 3683 N HARBOR LN - $7,098,379.00
Permit to construct a 4-story podium apartment building having a total floor area of about 47,815 square feet with 18 units.

6) BLD25-01549 (Sycamore Commons) 3115 N SYCAMORE DR, APT# 201 - $5,088,963.00
Permit to remodel and convert 35,500 sq. ft. of an existing one-story, 65,732 sq. ft., I-2 nursing home into an R-2 occupancy independent senior living apartment complex with 53 units.

7) BLD25-01750 (El Gaucho Boise) 610 W IDAHO ST - $2,827,572.00
Permit to remodel an existing 10,240 sq. ft. space for new restaurant tenant.

8) BLD25-00897 (Micron - ID1 - GIS E-House 1 and 2 (CIP Foundation and OSM E-Houses) (C1870182)) 8000 S FEDERAL WAY - $1,700,000.00
Permit for two identical GIS E-House enclosures located in the southwest corner of the new ID1 Triton Central Utility Plant (CUP) electrical yard.

9) BLD25-01704 (The Shop @ Treasure Valley) 3201 W AIRPORT WAY, SPC# 20 - $1,007,300.00
Permit to remodel an existing 1,460 square foot retail tenant space that was previously occupied by "Idaho Statesman".

10) BLD25-02031 (1703 Warm Springs Remodel) 1703 E WARM SPRINGS AVE - $1,000,000.00
Permit to demo much of the existing home, reconfigure what remains, and construct an addition. At completion, home will be a two-level 4,677 sq. ft. 5bd/4bth home with 810 sq. ft. of attached garage.

Top 3 New Residential Contractors:

1) **DEV BLACK LLC** - 82,538 Sq. Ft. - 38 Permits - **$12,390,633.00**

2) **BOGLAN DEVELOPMENT LLC** - 13,012 Sq. Ft. - 7 Permits - **$2,070,195.64**

3) **DOUG LASHER CONSTRUCTION INC** - 7,527 Sq. Ft. - 2 Permits - **$1,542,486.42**

Subdivision Plat Approvals *(Please note, the below list of subdivision plats does not include Preliminary Plats. Only Final Plats are included.)*

SUB25-00044 | Biloba Subdivision | Lots/Units 6 | Northwest
SUB25-00040 | Collins Subdivision | Lots/Units 5 | Northwest
SUB25-00035 | Aubrey Subdivision | Lots/Units 5 | Northwest

Planned Unit Development Approvals

N/A

Design Review/Historic Development Approvals

DRH24-00090 | 1770 S Maple Grove | Lots/Units 162 | Southwest