

Development Trends | January 2026

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January 2026	Permits Issued			Average Monthly Permits and Valuation					
	Monthly Report			Calendar Year (1-month average)			Fiscal Year (4-month average)		
	January 2025	January 2026	% Change	2025	2026	% Change	FY 2025	FY 2026	% Change
Total Number									
Valuation	\$109,986,562	\$167,107,497	51.93%	\$109,986,562	\$167,107,497	51.93%	\$187,351,822	\$156,252,628	-16.60%
Building Permits	1,523	1,408	-7.55%	1,523	1,408	-7.55%	1,522	1,527	0.26%
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	\$14,269,364	\$21,925,089	53.65%	\$14,269,364	\$21,925,089	53.65%	\$17,897,146	\$16,180,104	-9.59%
Residential Units	51	71	39.22%	51	71	39.22%	65	55	-15.38%
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$14,269,364	\$17,708,497	24.10%	\$14,269,364	\$17,708,497	24.10%	\$12,085,081	\$15,125,956	25.16%
Building Permits	51	52	1.96%	51	52	1.96%	41	48	20.00%
Commercial									
Valuation	\$86,952,666	\$120,540,567	38.63%	\$86,952,666	\$120,540,567	38.63%	\$152,121,034	\$125,531,897	-17.48%
Building Permits	45	52	15.56%	45	52	15.56%	69	51	-26.09%
Trade/Other									
Valuation	\$49,694,541	\$237,693,443	378.31%	\$49,694,541	\$237,693,443	378.31%	\$39,426,511	\$87,177,173	121.11%
Building Permits	1,333	1,209	-9.30%	1,333	1,209	-9.30%	1,296	1,302	0.46%

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Positive Trends

Building: The Trade/Other Valuation in January 2026 is 378% higher when compared to January 2025. The Total New Residential Construction Valuation in January 2026 is 54% higher when compared to January 2025.

Planning: The Calendar Year and/or Current Month Total Commission/Committee/Council Level Applications in January 2026 are 77% higher when compared to January 2025.

Areas of Interest

Building: The Trade/Other Building Permits issued in January 2026 are 9% lower when compared to January 2025.

Planning: The Calendar Year and/or Current Month Total Staff Level Applications in January 2026 are 20% lower when compared to January 2025.

Five Year Trends

Building: Comparing the last five years for the month of January, the Total New Residential Construction Valuation and the Trade/Other Valuation both ranked the highest.

Planning: Comparing the last five years for the month of January, Total Commission/Committee/Council Applications and Total Applications both ranked the second highest.

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Notable Projects Over \$1,000,000.00

1) BLD24-03497 (LPC Eastport Industrial Building “A”) 2000 E WINCO CT - \$29,347,782.00

Permit to construct a new 378,560 sq. ft. shell and core industrial building designed as Type III-B unlimited area building with 60-foot yards on all sides, intended for future use as B/S1/F1 occupancies.

2) BLD24-03498 (LPC Eastport Industrial Building “B”) 2392 E WINCO CT - \$13,196,079.00

Permit is to construct a new 155,480 sq. ft. shell and core industrial building.

3) BLD25-02150 (Ada County Jail Expansion Phase 1 Kitchen Remodel & Site Work) 7210 W BARRISTER DR - \$11,020,000.00

Permit for a kitchen remodel and sitework project will involve site prep, fencing, parking, utilities and roadways to prepare the area of land north of existing Pods and A and B for a new housing facility (Pod E), warehouse and transportation facility (future phase 2).

4) BLD24-03499 (LPC Eastport Industrial Building “C”) 2144 E WINCO CT - \$9,415,577.00

Permit is to construct a new 95,680 sq. ft. shell and core industrial building.

5) BLD25-02788 (MICRON B80A Office Building) 3851 E COLUMBIA RD - \$6,697,488.00

Permit for the addition of a pre-engineered metal building onto an existing building (BLD01-02222 & BLD01-02848). Addition will be used as office space.

6) BLD24-03500 (LPC Eastport Industrial Building “D”) 2056 E WINCO CT - \$6,185,960.00

Permit is to construct a new 52,200 sq. ft. shell and core building.

7) BLD25-02241 (Queen Apartments) 4411 W EMERALD ST - \$4,216,592.00

Permit for the construction of a 21,000 sq. ft. 4-story mixed use building (19,650 sq. ft. residential, 1,330 sq. ft. shell) with 19 dwelling units.

8) BLD25-01534 (Ada County Highway District Apple Maintenance and OPS Facility Storage Building) 4399 S APPLE ST, BLDG# 2 - \$3,265,528.00

Permit is to construct an 18,356 sq. ft. vehicle storage building.

9) BLD25-02951 (12th & Idaho HVAC Upgrades) 120 N 12TH ST, APT# 901 - \$3,000,000.00

Permit to upgrade HVAC system in apartments on Levels 7 through 24.

Top 3 New Residential Contractors:

1) **DEV BLACK LLC** - 17,484 Sq. Ft. - 12 Permits - **\$2,812,604.16**

2) **COREY BARTON HOMES INC** - 15,040 Sq. Ft. - 10 Permits - **\$2,459,066.84**

3) **HARRIS NORTH HOMES LLC** - 8,826 Sq. Ft. - 2 Permits - **\$1,779,730.92**

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

SUB25-00088 | Quarterline Condominium | Lots/Units 32 | Barber Valley

SUB25-00083 | Millbrook Subdivision | Lots/Units 18 | Barber Valley