

Development Trends | 2026

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May 2026	Permits Issued			Average Monthly Permits and Valuation					
	Monthly Report			Calendar Year (5-month average)			Fiscal Year (8-month average)		
	May 2025	May 2026	% Change	2025	2026	% Change	FY 2025	FY 2026	% Change
Total Number									
Valuation	\$86,442,359	\$318,324,385	268.25%	\$129,461,161	\$328,038,101	153.39%	\$161,262,751	\$266,362,661	65.17%
Building Permits	1,537	1,502	-2.28%	1,506	1,520	0.93%	1,512	1,536	1.59%
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	\$20,455,266	\$23,462,046	14.70%	\$17,231,509	\$15,188,324	-11.86%	\$17,934,595	\$14,842,119	-17.24%
Residential Units	81	101	24.69%	66	55	-16.67%	67	53	-20.90%
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$17,655,266	\$5,486,346	-68.93%	\$13,698,365	\$10,749,866	-21.52%	\$12,820,348	\$12,068,082	-5.87%
Building Permits	62	14	-77.42%	44	34	-22.73%	42	39	-7.14%
Commercial									
Valuation	\$55,106,006	\$273,291,419	395.94%	\$97,105,400	\$265,453,557	173.37%	\$126,313,056	\$217,733,085	72.38%
Building Permits	64	66	3.13%	65	64	-1.54%	69	59	-14.49%
Trade/Other									
Valuation	\$92,586,478	\$95,347,586	2.98%	\$64,713,779	\$104,825,333	61.98%	\$53,947,550	\$83,408,953	54.61%
Building Permits	1,283	1,272	-0.86%	1,276	1,283	0.55%	1,279	1,301	1.72%

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Positive Trends

Building: Commercial Valuation in May 2026 is 396% higher when compared to May 2025. Total Number Valuation in May 2026 is 268% higher when compared to May 2025.

Areas of Interest

Building: Residential Single Family Building Permits Issued in May 2026 are 77% lower when compared to May 2025. Residential Single Family Valuation in May 2026 is 69% lower when compared to May 2025.

Planning: The Current Month Total Commission/Committee/Council Level Applications in May 2026 are 10% lower when compared to May 2025.

Five Year Trends

Building: Comparing the last five years for the month of May, the Trade/Other Valuation ranked the highest.

Planning: Comparing the last five years, the Calendar Year Total Commission/Committee/Council Level Applications to date is ranked the third highest.

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Notable Projects Over \$1,000,000.00

1) BLD25-03587 (MICRON ID1 - T105 T106 T107 Trestles - C1870178) 8000 S FEDERAL WAY - \$149,003,091.00

Permit for the construction of T105, T106, and T107 Open Utility Trestle structures for MEP conveyance between B100, ID1 Fab, and B141 Probe.

2) BLD25-03388 (MICRON ID1 B111D Opal E-House and Utility Trestle) 8000 S FEDERAL WAY - \$44,887,664.00

Permit for the 4,448 sq. ft. Opal E-House and 6,774 sq. ft. overhead enclosed utility trestles.

3) BLD26-00126 (MICRON ID1 - B110 WWT Secondary Steel) 8000 S FEDERAL WAY - \$37,902,572.00

Permit for scope of work for the B110 WWT Secondary Steel package includes the Secondary Steel framing at multiple levels.

4) BLD26-00035 (Latah Mixed Use-Apartments) 10 S LATAH ST - \$10,175,700.00

Permit for the construction of a new 4-story, 50,000 sq. ft., mixed use building, including 41 dwelling units; under 2,000 sq. ft. of commercial shell space; and associated parking, site improvements, and residential amenities.

5) BLD26-00197 (MICRON - ID1 B111A Opal - OSCAT Pumphouse) 8000 S FEDERAL WAY - \$5,130,184.00

Permit to construct a 1,767 sq. ft. industrial processing building.

6) BLD26-00829 (Finch 2 Affordable Housing Building C) 150 S 28TH ST - \$4,800,000.00

Permit for construction of a 27,857 sq. ft., four-story, 28-unit multifamily affordable housing development apartment building.

7) BLD25-03582 (ACHD Apple Maintenance and Operations Facility - Decant Bldg (BLD 07)) 4399 S APPLE ST, BLDG# 7 - \$4,422,073.00

Permit to construct a new one story 25,436 sq. ft. pre-engineered metal storage building for storm water decanting.

8) BLD26-00726 (SEL Boise Tenant Improvement 1st Floor & Restroom Remodel) 3033 W ELDER ST - \$4,000,000.00

Permit to remodel the first-floor layout, bathrooms, and occupy an existing 116,541 sq. ft. office/assembly tenant space.

9) BLD26-00830 (Finch 2 Affordable Housing Building D) 144 S 28TH ST - \$3,000,000.00

Permit for construction of a 19,859 sq. ft., four-story, 18-unit multifamily affordable housing development apartment building.

10) BLD26-00393 (CWI - College of Western Idaho Third Floor TI) 3150 W MAIN ST - \$2,964,260.00

Permit to build out the third floor of a four-story college building permitted under BLD25-01691.

Top 3 New Residential Contractors:

1) **HOLMES HOMES INC** - 10,506 Sq. Ft. - 6 Permits - **\$1,596,982.52**

2) **Bradly Scott Ford** - 3,865 Sq. Ft. - 1 Permits - **\$824,276.60**

3) **SHILOH BUILDERS LLC** - 3,383 Sq. Ft. - 1 Permits - **\$759,871.12**

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

SUB26-00008 | McArthur Subdivision | Lots/Units 2 | Foothills

SUB25-00082 | Krona Townhomes Subdivision | Lots/Units 3 | Southeast

SUB25-00026 | Zuria Townhomes Subdivision | Lots/Units 2 | North/East Ends

SUB25-00100 | Earhart Subdivision | Lots/units 3 | Southwest

Design Review/Historic Development Approvals

DRH26-00056 | Capital Campus | Lots/Units 355 | Downtown