

	YoY Chg	12-Mo. Forecast
<b>5.21%</b> Cap Rate	▼	▲
<b>\$1,052m</b> Total Volume (USD)	▲	▲
<b>302</b> Total Properties Sold	▲	▲
<b>2.8m</b> Total SF (Excluding MF)	▲	▲
<b>1,950</b> Total Units (MF)	▲	▲

(All Property Classes)  
MF = Multifamily

### ECONOMIC INDICATORS Q2 2022

	YoY Chg	12-Mo. Forecast
<b>374K</b> Boise Metro Employment	▲	▲
<b>2.5%</b> Boise Metro Unemployment Rate	▼	▲
<b>3.6%</b> U.S. Unemployment Rate	▼	▼
<b>2.83%</b> U.S. 10-Yr Treasury Yield	▲	▲

Source: BLS

### ECONOMIC OVERVIEW

The Boise and Treasure Valley continued to have a strong second quarter in 2022. The market experienced dramatic housing price increases and slow continued population growth. Boise once again is #1 in annual population growth nationwide with 2.3%, up 40 basis points (bps) with a forecast increase, followed by Austin at 2.2%, and Fort Myers/Naples at 2.1%. The median household income for Boise rose to \$76,100 in the second quarter with a forecast increase. Boise unemployment dropped to 2.5%, down 120 bps YOY (year over year), and is tied for the 6<sup>th</sup> lowest unemployment rate overall. For comparison, the U.S. is showing 0.5% population growth, \$70,500 household income, and 3.6% unemployment. Many industries, from restaurants to construction, continue to have difficulty finding workers, which is affecting service and delivery times in all sectors.

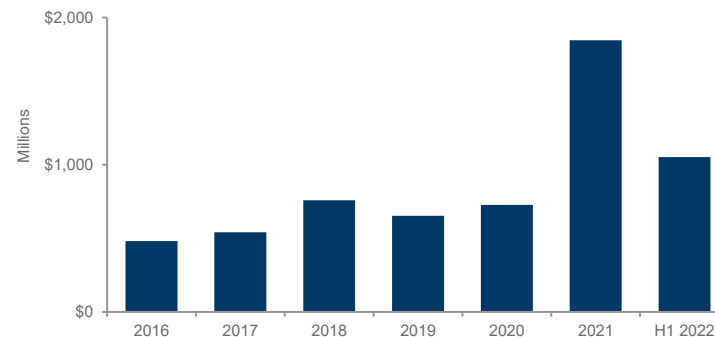
### INVESTMENT OVERVIEW

Investment activity in H1 2022 continued to be very robust, nearly matching H2 2021 and eclipsing all prior annual totals prior to 2021. Despite recent economic policy changes, over one billion was traded across the four major asset classes. With total square feet (sf) sold falling from 5.3 million square feet (msf) in H2 2021 to 3.9 msf in H1 2022, sales volume was achieved in part by an overall price per square foot (psf) increase, which jumped \$45 psf to \$266 psf. Industrial and retail sector sales volumes increased, while office and multifamily experienced losses. As borrowing costs increase, investment activity may look a bit different in the second half of the year.

### CAP RATES

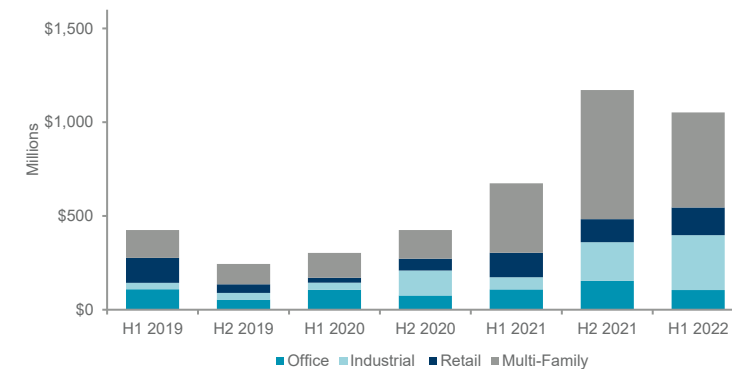
The overall cap rate over all sectors remained flat in H1 2022, expanding only 4 basis points (bps) to 5.2% from H2 2021. Industrial and retail continued to see compression, dropping 56 bps (4.9%) and 38 bps (5.6%) respectively. Office and multifamily cap rates expanded approximately 30 bps each to 5.7% and 4.9% respectively. The rates correspond to the sale demand in each sector, with Industrial and retail volumes increasing and office and multifamily volumes down from H2 2021. We anticipate cap rates to expand for the remainder of 2022. Although the economic changes that have unfolded since 2021 pose unique challenges, Boise will continue to be an attractive haven for private investors in search of core real estate quality and economic fundamentals.

### INVESTMENT SALES VOLUME



Source: Cushman & Wakefield Research

### INVESTMENT SALES VOLUME BY SECTOR



### H1 2022 INVESTMENT ACTIVITY

PROPERTY TYPE	PROPERTIES SOLD	SALES VOLUME (USD)	TOTAL SF SOLD	PRICE / SF*, UNIT	CAP RATE
Office	37	\$104,801,785	495,548	\$211	5.73%
Industrial	39	\$292,987,703	1,787,733	\$164	4.93%
Retail	48	\$147,333,173	502,808	\$293	5.63%
Multifamily	178	\$507,083,276	1,166,527	\$434* \$352,630	4.87%
<b>TOTAL</b>	<b>302</b>	<b>\$1,052,205,937</b>	<b>5,347,779</b>	<b>\$266</b>	<b>5.21%</b>

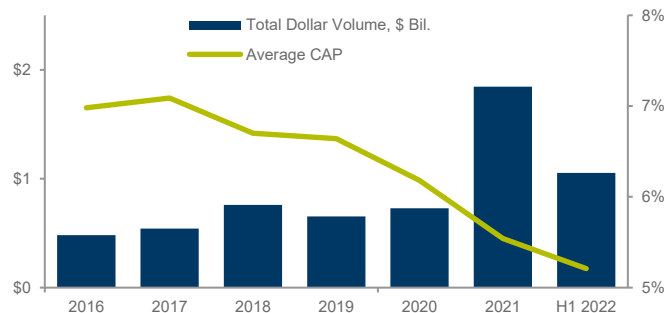
### H1 2022 SIGNIFICANT SALES

PROPERTY NAME	TYPE	BUYER	SELLER	TOTAL SF / UNITS	PURCHASE PRICE	PRICE / UNIT (\$ PSF)	MARKET
Cortland on the River	Multi-Family	Perugia ID Partners, LLC	SOA Phase I LLC	368	*inquire	*inquire	Meridian
Cortland at ten Mile	Multi-Family	CP Acquisition Holdings, LLC	Gardner Park Holdings II LC	237	*inquire	*inquire	Southeast Boise
Central Park Commons	Multi-Family	Kw-g Cpc Boise Apartments	Central Commons LLC	84	*inquire	*inquire	Meridian
Amazon DID3	Industrial	Cx Industrial Logistics Dst	Adler Ab Owner Xi LLC	141,000	*inquire	*inquire	Meridian
Boise Logistics Center	Industrial	Boise Logistics Owner, LLC	Boise Logistics Center Venture LLC	355,400	*inquire	*inquire	Airport Boise
499 E Corporate	Office	Greenlaw Partners LLC	Armstrong Meridian LLC	72,800	*inquire	*inquire	Meridian

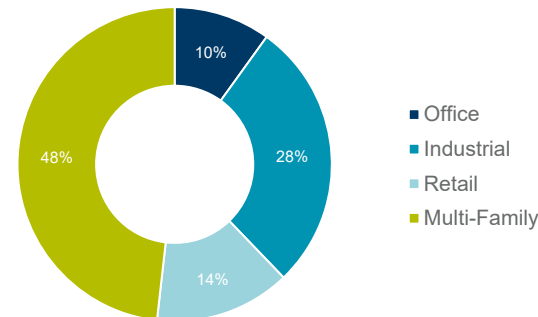
Sources: Cushman & Wakefield Research

\*SF includes office, industrial and retail. Unit calculation for apartment only

### SALES VOLUME/CAP RATE



### H1 2022 INVESTMENT BY SECTOR



**Christopher S. Ison**

Research Analyst

+1 208 287 8448

[Christopher.Ison@cushwake.com](mailto:Christopher.Ison@cushwake.com)

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