IDAHO

DEPARTMENT OF INSURANCE

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Homeowners Insurance Market Data Call Findings

Idaho Department of Insurance—October 2025

Idaho Dept. of Insurance Homeowners Insurance Market Data Call

Scope

To provide a clear, data-driven assessment of how wildfire risk is impacting homeowners insurance in Idaho.

Overall goal

To analyze the health of the Idaho personal property insurance market during calendar years 2022, 2023, and 2024.

Description of the problem

The Property Insurance Market in Idaho for the past five or more years has been hardening. This means insurance companies have experienced increased losses and rising costs because of those losses. In response, insurers have implemented stricter underwriting requirements, raised rates, and restricted coverage in order to remain profitable and maintain financial solvency. Many companies have significantly increased premiums in certain areas of the state, restricted the geographic regions where they offer coverage, non-renewed policies in high-risk zones, and in some cases, exited the property insurance market altogether.

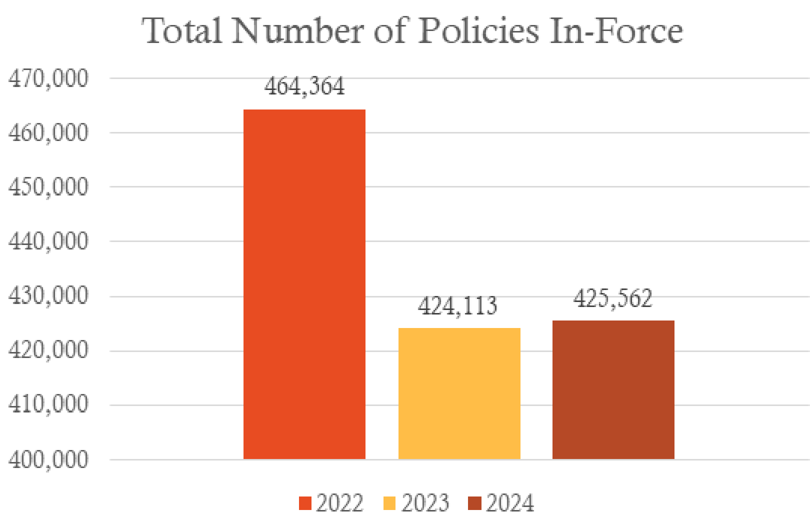
Drivers of the hard market in Idaho

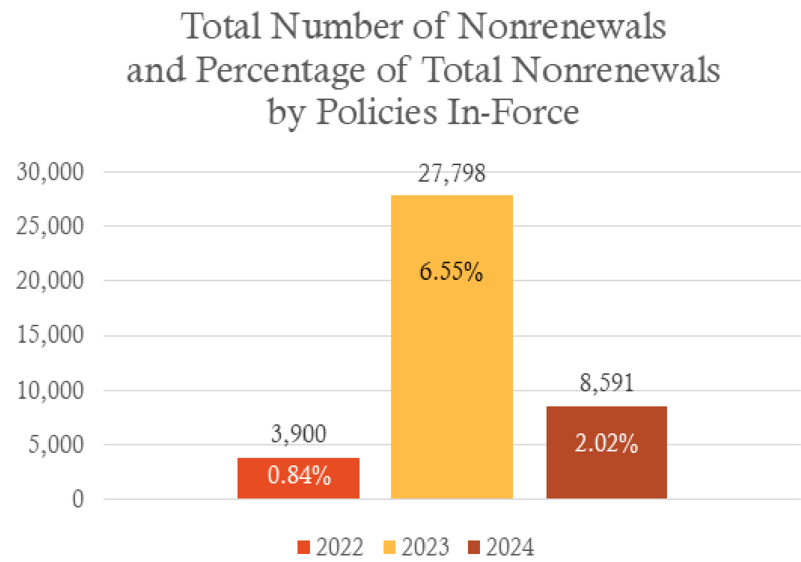
- Construction Inflation: cost and availability of construction materials and increased labor costs have led to a higher repair and rebuild costs
- High Demand: the ongoing population boom has caused home values to continually increase and has increased demand for new housing. This influx can further increase repair and reconstruction costs because of the lack of available contractors.
- Fire frequency is increasing

Findings – Statewide Average Premium

- 2022-2024 – statewide average premium increased **37.47%**
- 2023-2024 – statewide average premium increased **22.48%**

DATA COLLECTION | NONRENEWALS (2022-2024)

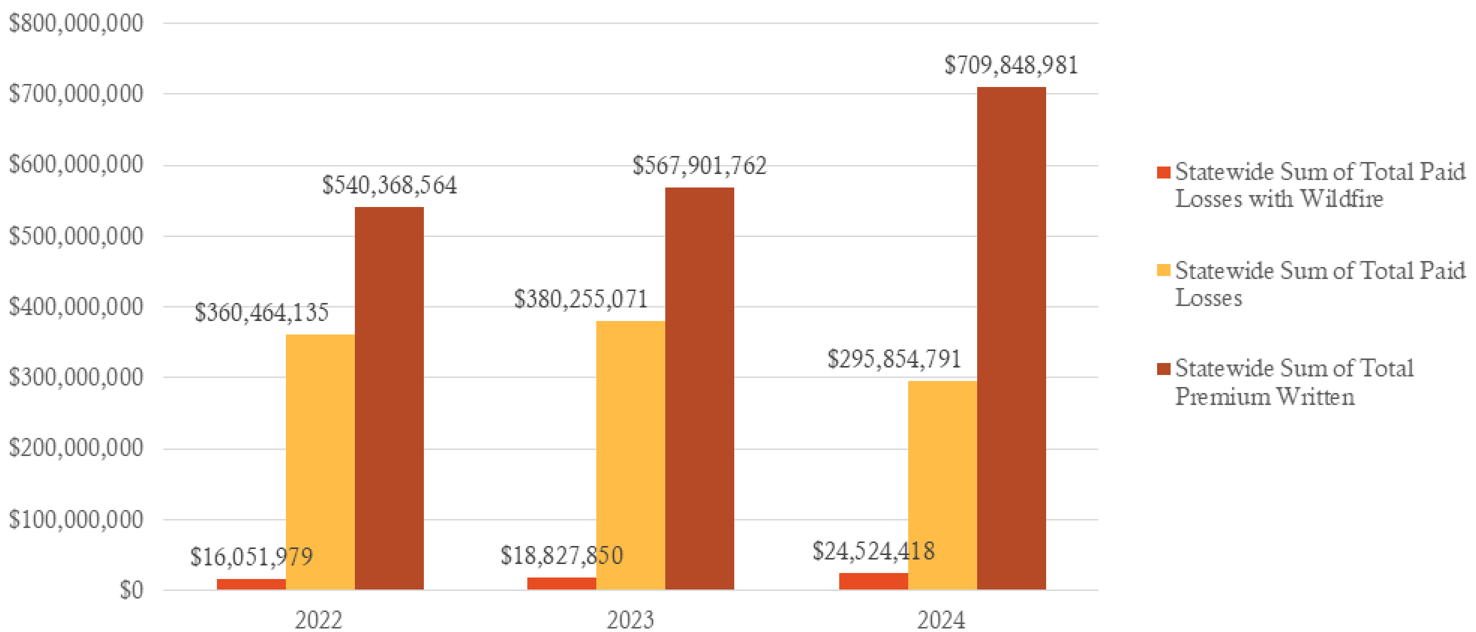




Findings – Nonrenewals (2022-2024)

- 2023 had the highest percentage of nonrenewals to number of policies in-force
- Wildfire is a small but growing portion of annual paid losses.

DATA COLLECTION | TOTAL PAID LOSSES (2022-2024)



Findings – Total Paid Losses

- Compares total paid losses with wildfire and total paid losses to total premium written in 2022, 2023 and 2024.

Top 20 in 2024 – ZIP Codes with Highest Average Premiums

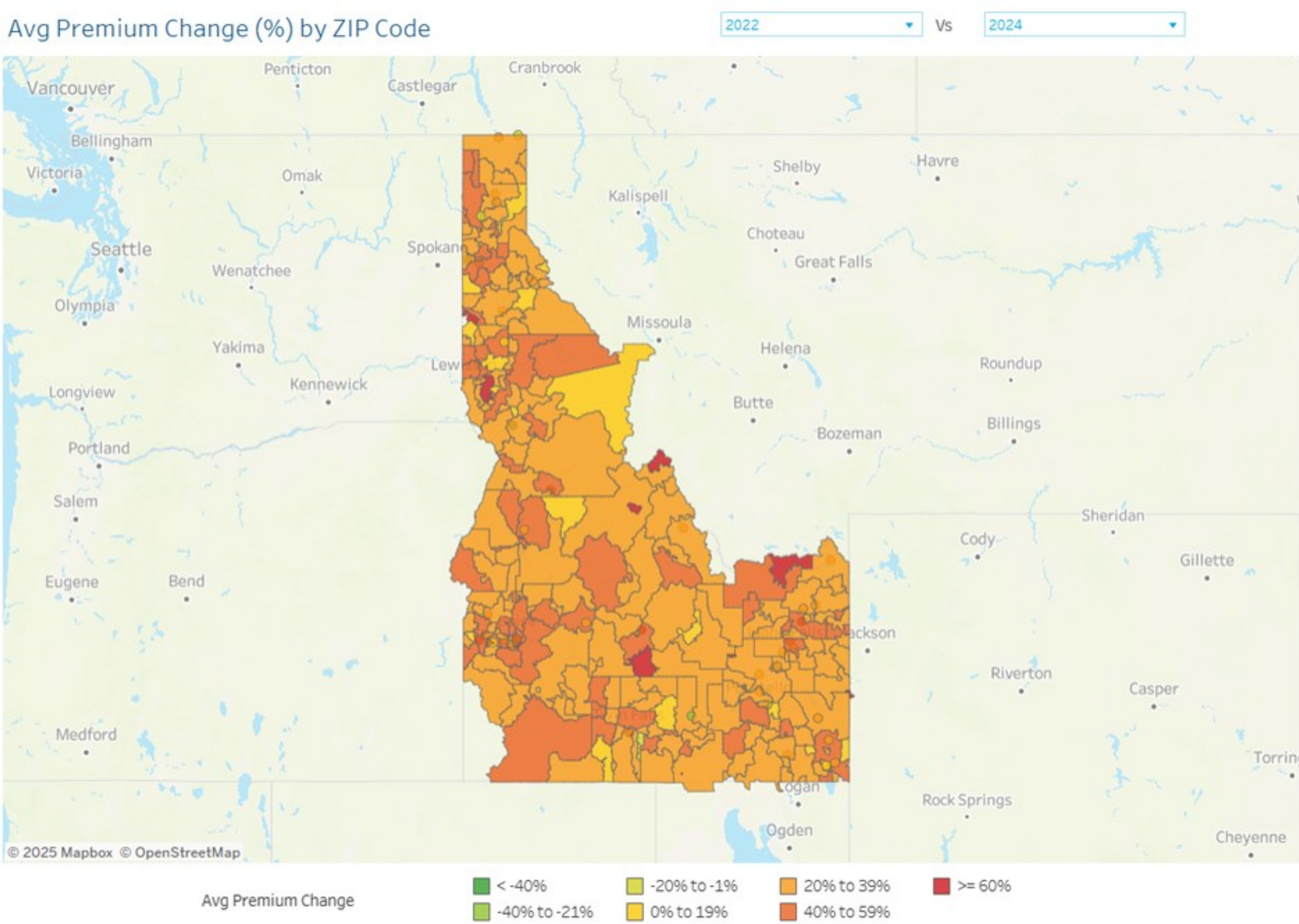
ZIP Codes	2022 Average of Average Premium	2024 Average of Average Premium	Percentage Change of Average Premium from 2022 to 2024	City	County
83353	$4,609	$6,840	48.41%	Sun Valley	Blaine
83340	$3,739	$5,780	54.56%	Ketchum	Blaine
83630	$1,234	$5,374	335.45%	Huston	Canyon
83333	$2,890	$3,896	34.80%	Hailey	Blaine
83278	$2,489	$3,598	44.56%	Stanley	Custer
83229	$1,495	$3,455	131.16%	Cobalt	Lemhi
83405	$3,411	$3,406	-0.14%	Idaho Falls	Bonneville
83313	$2,449	$3,247	32.61%	Bellevue	Blaine
83429	$2,056	$3,133	52.37%	Island Park	Fremont
83452	$2,010	$3,060	52.23%	Tetonia	Teton
83833	$1,935	$3,019	56.04%	Harrison	Kootenai
83635	$1,921	$2,823	47.00%	Lake Fork, Mccall	Valley
83615	$1,802	$2,774	53.98%	Donnelly	Valley
83606	$1,296	$2,751	112.34%	Caldwell	Canyon
83836	$2,080	$2,718	30.70%	Hope	Bonner
83712	$1,773	$2,689	51.65%	Boise	Ada
83814	$1,869	$2,655	42.04%	Coeur D Alene	Kootenai
83638	$1,900	$2,604	37.03%	Mccall	Valley
83287	$1,513	$2,601	71.89%	Fish Haven	Bear Lake

Top 20 in 2024 – ZIP Codes with Largest Number of Policies in Force

ZIP Codes	2024 Sum of Total Number of Policies In-Force	2024 Sum of Total Number of Nonrenewals	2024 Percentage of Total Non-Renewals by Policies In-Force	2023 Sum of Total Number of Policies In-Force	2023 Sum of Total Number of Nonrenewals	2023 Percentage of Total Non-Renewals by Policies In-Force	City	County
83646	16,281	231	1.42%	16,283	641	3.94%	Meridian	Ada
83709	13,985	295	2.11%	14,149	580	4.10%	Boise	Ada
83686	13,222	539	4.08%	13,268	1,890	14.24%	Nampa	Canyon
83642	13,084	227	1.73%	12,801	441	3.45%	Meridian	Ada
83301	11,781	217	1.84%	11,916	993	8.33%	Twin Falls	Twin Falls
83854	10,982	145	1.32%	11,070	438	3.96%	Post Falls	Kootenai
83616	9,501	101	1.06%	9,331	318	3.41%	Eagle	Ada
83401	9,048	203	2.24%	9,031	502	5.56%	Idaho Falls	Bonneville
83501	8,907	115	1.29%	8,938	165	1.85%	Lewiston	Nez Perce
83687	8,693	233	2.68%	8,560	890	10.40%	Nampa	Canyon
83607	8,329	347	4.17%	8,342	1,977	23.70%	Caldwell	Canyon
83815	8,044	67	0.83%	8,137	139	1.71%	Coeur D Alene	Kootenai
83201	7,776	117	1.50%	7,856	196	2.49%	Pocatello	Bannock
83634	7,475	140	1.87%	7,317	692	9.46%	Kuna	Ada
83605	7,445	271	3.64%	7,410	1,010	13.63%	Caldwell	Canyon
83704	7,354	96	1.31%	7,511	170	2.26%	Boise	Ada
83651	7,215	198	2.74%	7,235	629	8.69%	Nampa	Canyon
83835	6,748	67	0.99%	6,752	214	3.17%	Hayden	Kootenai
83714	6,583	98	1.49%	6,507	319	4.90%	Garden City	Ada
83814	6,374	56	0.88%	6,374	251	3.94%	Coeur D Alene	Kootenai

Top 20 in 2024 – ZIP Codes with Highest Total Paid Losses

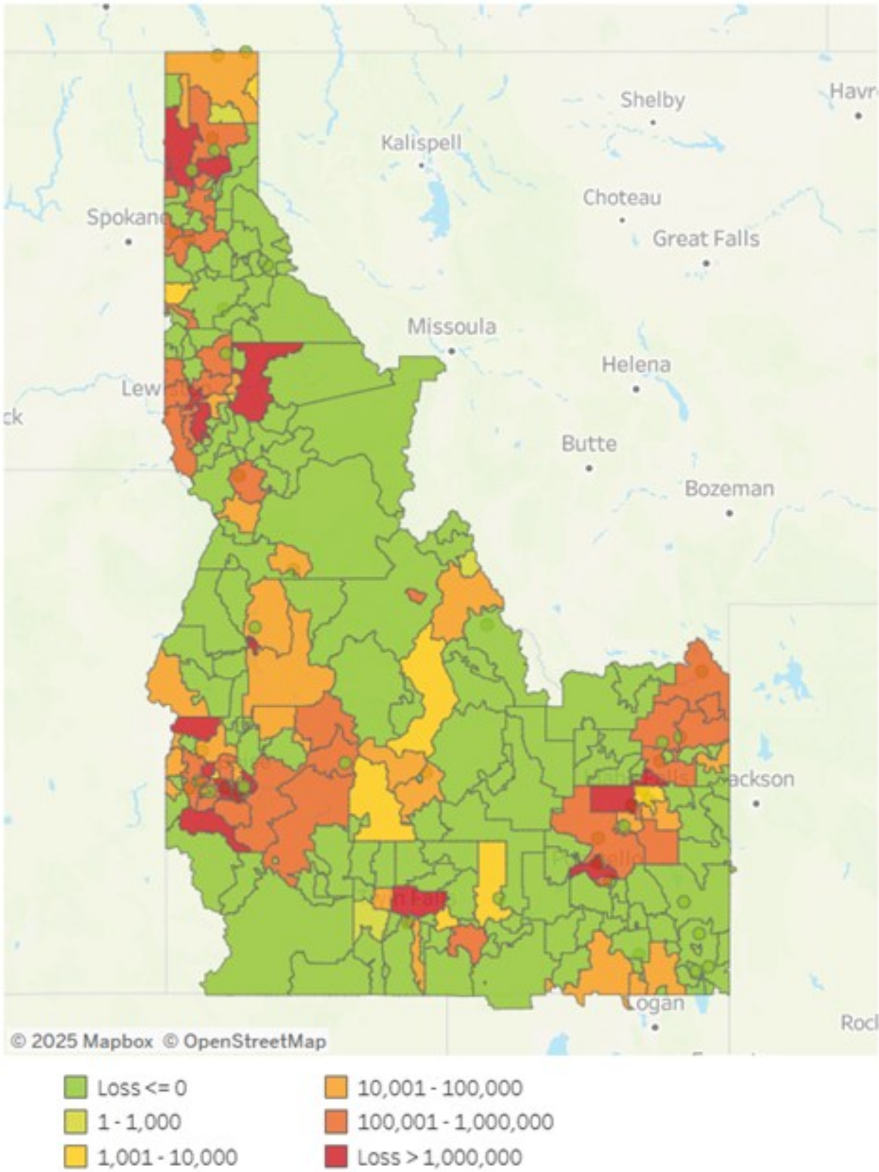
ZIP Codes	2024 Sum of Total Paid Losses	2024 Sum of Total Paid Losses with Wildfire	2024 Sum of Total Premium Written	2024 Loss Ratio (Total Paid Losses/Total Premiums Written)	2023 Sum of Total Paid Losses	2023 Sum of Total Paid Losses with Wildfire	2023 Sum of Total Premium Written	2023 Loss Ratio (Total Paid Losses/Total Premiums Written)	City	County
83646	$12,691,383	$748,126	$23,791,969	0.53	$13,656,059	$795,379	$18,543,846	0.74	Meridian	Ada
83709	$11,149,824	$930,468	$20,858,437	0.53	$9,481,848	$237,568	$16,499,629	0.57	Boise	Ada
83686	$7,934,737	$0	$18,921,333	0.42	$11,474,326	$193,050	$14,958,120	0.77	Nampa	Canyon
83642	$7,570,417	$1,138,873	$19,062,557	0.40	$8,877,678	$10,137	$14,887,785	0.60	Meridian	Ada
83704	$7,503,440	$1,159,555	$10,064,945	0.75	$6,414,646	$907,364	$8,004,212	0.80	Boise	Ada
83616	$7,412,604	$102,248	$20,724,057	0.36	$9,016,255	$5,990	$16,266,877	0.55	Eagle	Ada
83301	$7,348,309	$0	$16,344,571	0.45	$6,882,585	$0	$13,571,533	0.51	Twin Falls	Twin Falls
83815	$7,304,947	$850,614	$12,001,950	0.61	$5,461,486	$22,058	$9,323,996	0.59	Coeur D Alene	Kootenai
83814	$7,007,969	$280,002	$14,924,145	0.47	$12,109,759	$576,088	$11,739,307	1.03	Coeur D Alene	Kootenai
83854	$6,633,097	$263,158	$16,064,217	0.41	$6,519,964	$0	$12,595,804	0.52	Post Falls	Kootenai
83687	$5,882,616	$374,052	$11,301,408	0.52	$5,688,254	$0	$9,019,386	0.63	Nampa	Canyon
83340	$5,431,824	$0	$15,725,742	0.35	$8,412,265	$0	$13,373,768	0.63	Ketchum	Blaine
83713	$5,274,027	$0	$9,400,377	0.56	$7,523,023	$0	$7,436,805	1.01	Boise	Ada
83605	$5,060,717	$679,546	$9,320,771	0.54	$6,127,945	$52,518	$7,396,490	0.83	Caldwell	Canyon
83607	$5,030,969	$46,770	$12,690,090	0.40	$7,086,327	$485,929	$10,129,077	0.70	Caldwell	Canyon
83406	$5,006,128	$0	$6,703,333	0.75	$3,151,124	$0	$5,378,358	0.59	Idaho Falls	Bonneville
83651	$4,814,707	$0	$9,142,951	0.53	$4,642,627	$0	$7,179,271	0.65	Nampa	Canyon
83221	$4,528,843	$105,248	$8,713,188	0.52	$5,266,137	$54,726	$7,160,363	0.74	Blackfoot	Bingham
83622	$4,498,107	$47,111	$2,687,657	1.67	$1,517,575	$0	$2,139,441	0.71	Garden Valley	Boise
83705	$4,455,405	$44,340	$6,245,939	0.71	$6,291,723	$1,485,485	$5,033,811	1.25	Boise	Ada



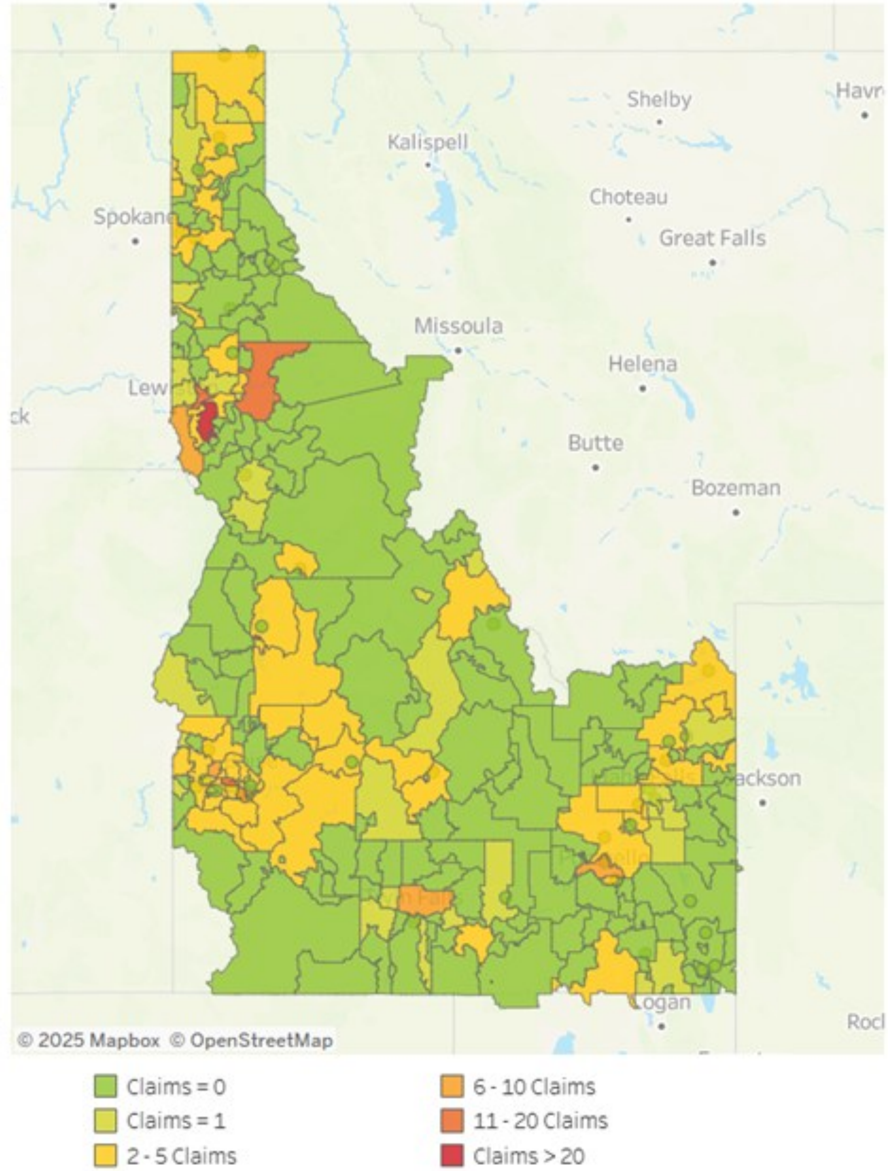
Average Premium Change

- This heat map compares the percentage of change from 2022 to 2024

Paid Losses With Wildfire by ZIP Code

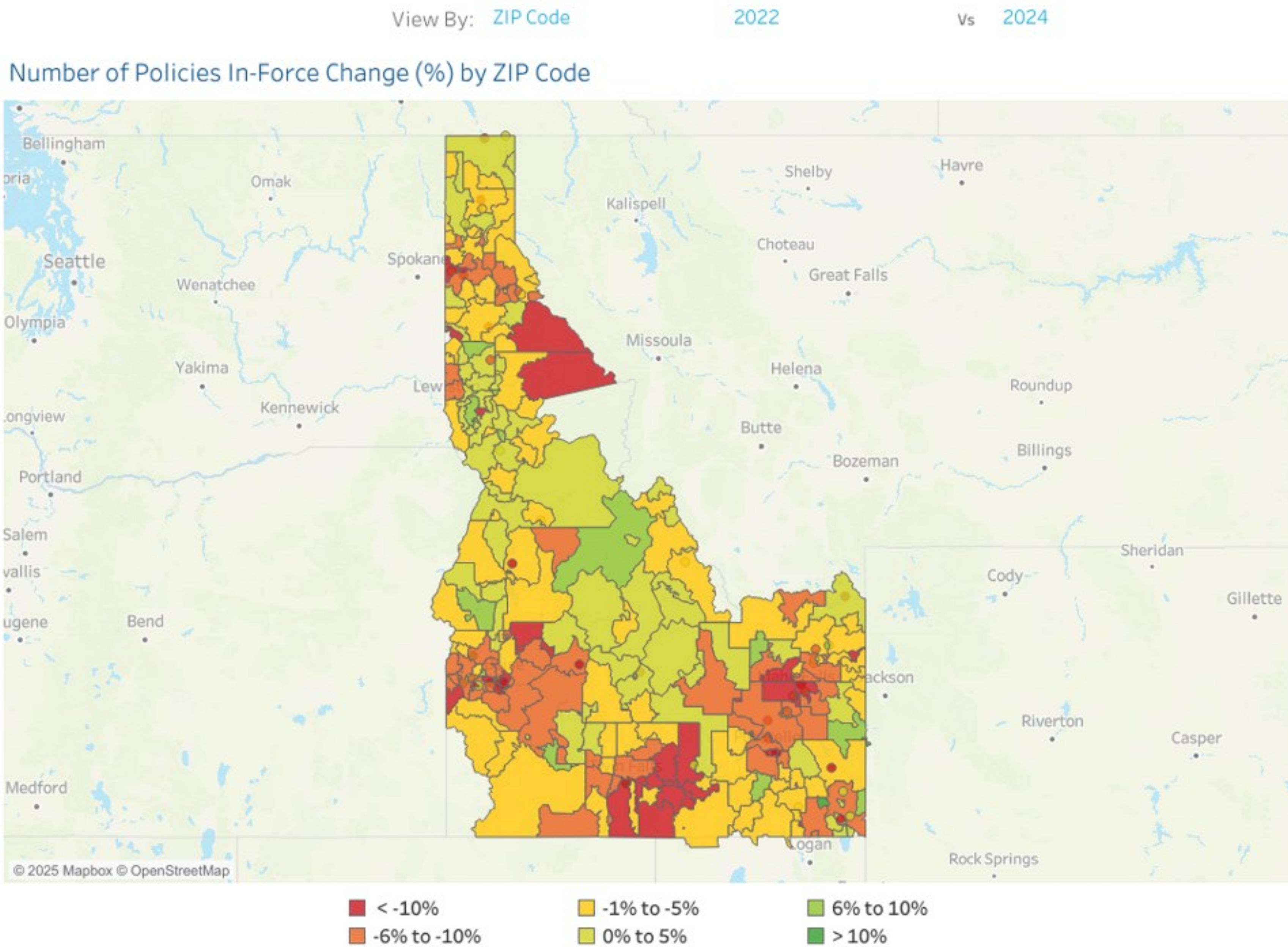


Paid Claims With Wildfire by ZIP Code



Average Paid Losses with Wildfire by ZIP Code

- Left – Value of Claims for 2022, 2023 and 2024
- Right – Number of Claims for 2022, 2023 and 2024



Number of Policies In-Force Change by ZIP Code

- This heat map compares 2022 to 2024

Solutions and Opportunities

Mitigation funds

Stabilization efforts

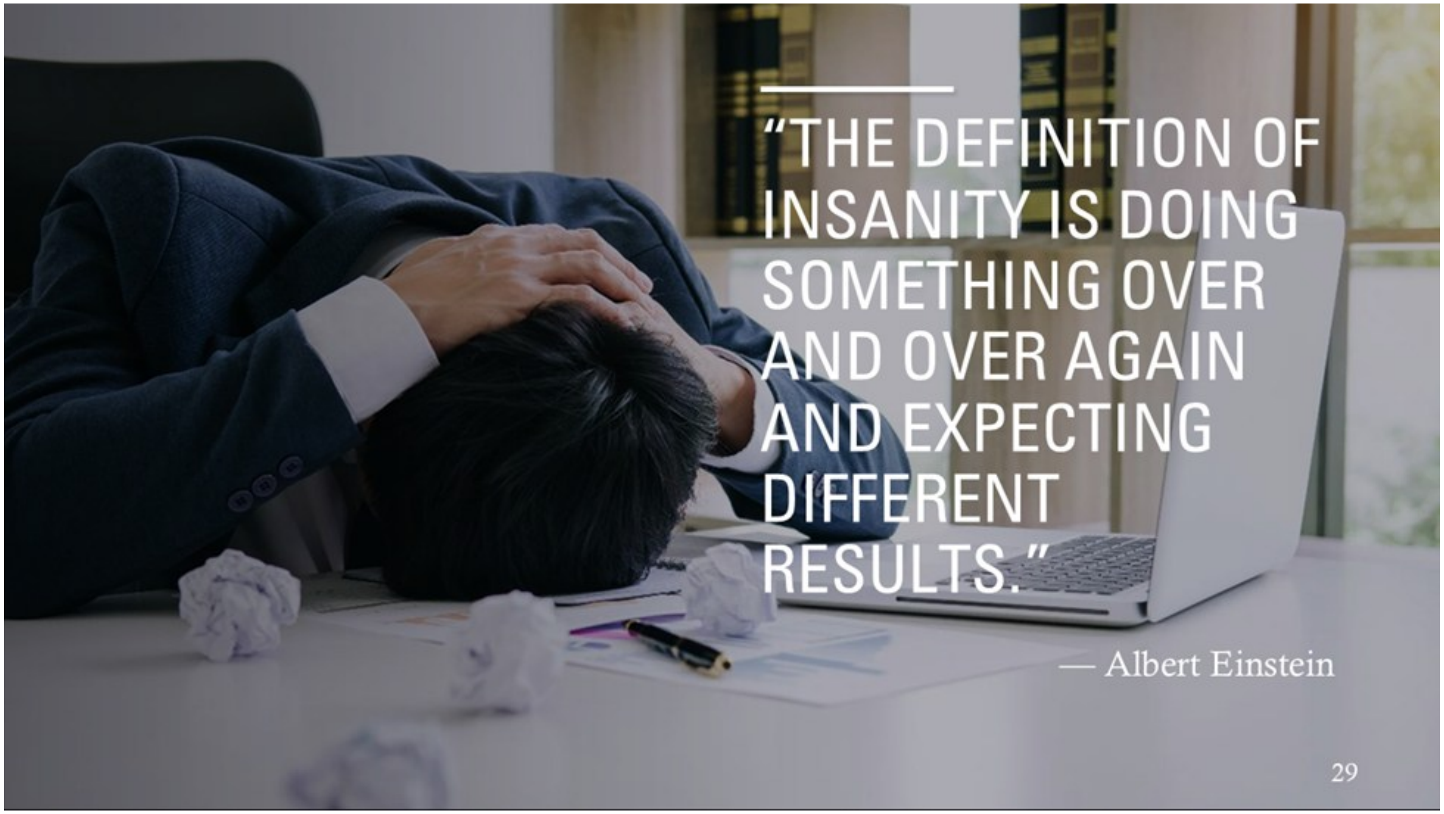
- Front loaded reinsurance
- Deductible buy-down
- Community purchasing pools
- Risk adjustment

Community fortification analysis

Community modeling strategies

- Community modeling with state assistance.
- Lidar, drones and other data.
- Local community building standards.

Building with fortified materials


"THE DEFINITION OF INSANITY IS DOING SOMETHING OVER AND OVER AGAIN AND EXPECTING DIFFERENT RESULTS."
— Albert Einstein
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