

SW IDAHO NARPM VACANCY REPORT Q3 2018



National Association of Residential Property Managers

Find out more about Idaho's premier organization of residential property management professionals at www.swidaho.narpm.org

NARPM is the professional, educational, and ethical leader for the residential property management industry.

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Introduction

The purpose of this survey is to show vacancy and rental rate trends among single-family homes and multi-family units (2-15) in Ada and Canyon County. Survey results are displayed by type (single or multi-family) and bedrooms (1-5) for the respective county.

Property status was surveyed as of September 30, 2018.

The survey participants are property management companies affiliated with the SW Idaho Chapter of NARPM and are considered to be the representative sample of the inventory of professionally managed rentals in Ada & Canyon County.

Survey Respondents

Data statistics below: *The accuracy and reliability of this survey is improved with an increased sampling.

Property Management Companies:	17
Total Homes:	6,772
Single Family	2,145
Multi-family	4,627

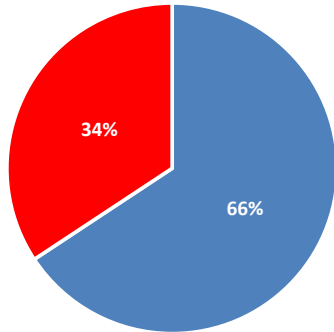
	Unit Managed	Number of Vacancies	Vacancy Rate
Ada	5183	120	2.32%
Multiple	3406	63	1.85%
Single	1777	57	3.21%
Canyon	1589	33	2.08%
Multiple	1221	3	0.25%
Single	368	30	8.15%
Grand Total	6772	153	2.26%

[Contact Courtney Wolfe at courtney@rentwisepm.com](mailto:courtney@rentwisepm.com)
with any questions and to learn how you can contribute
and benefit!

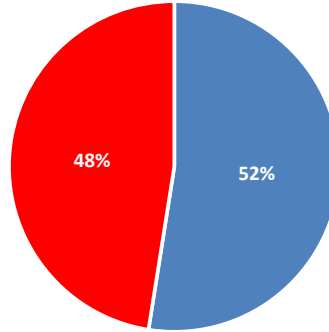
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ADA COUNTY

Unit Managed



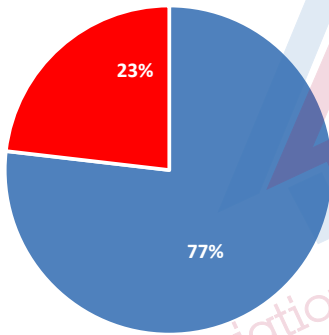
Vacancies



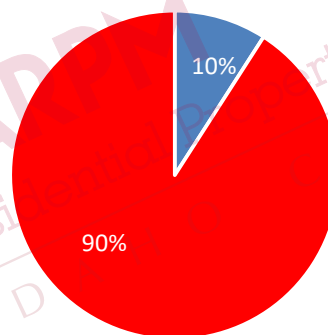
■ Single Family
■ Multi-family

CANYON COUNTY

Units Managed

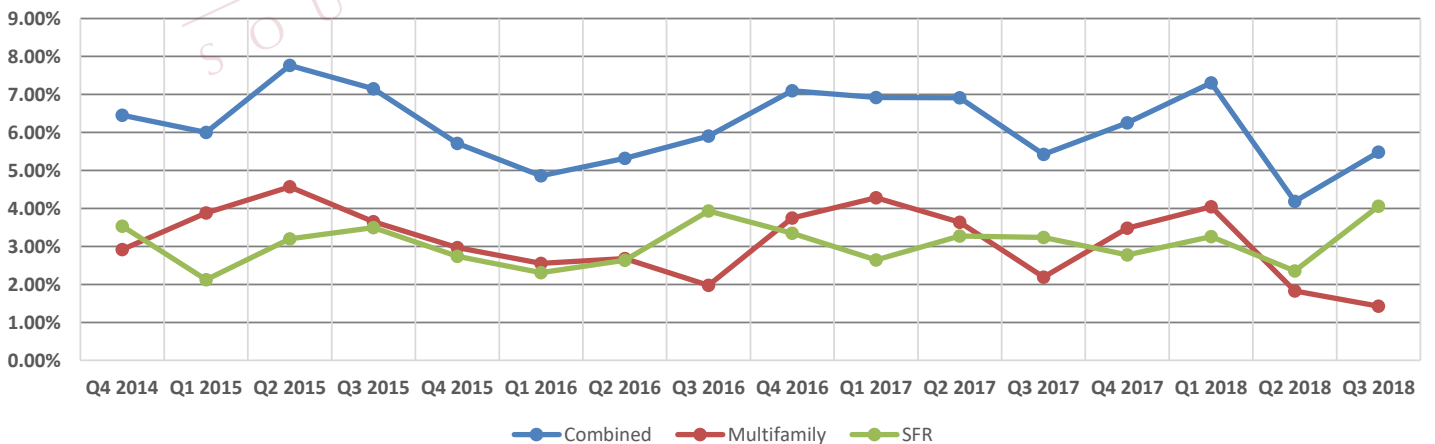


Vacancies



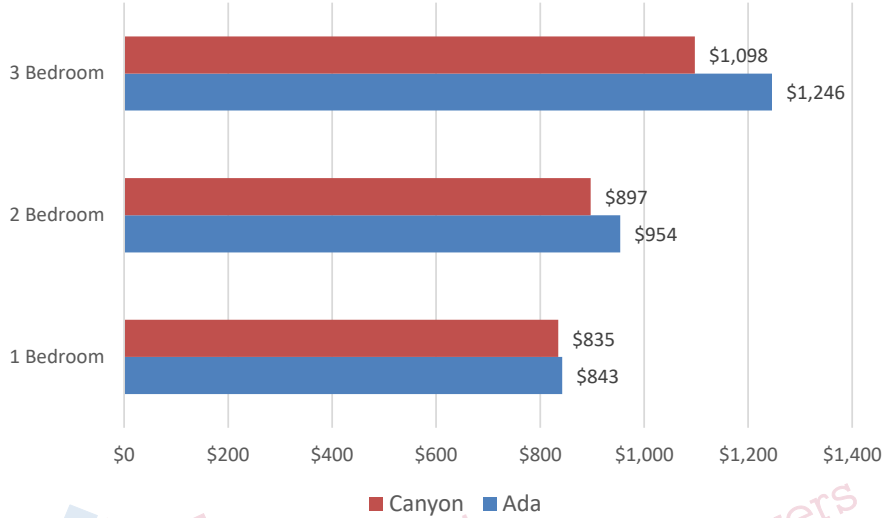
■ Single Family
■ Multi-family

Historical Vacancies

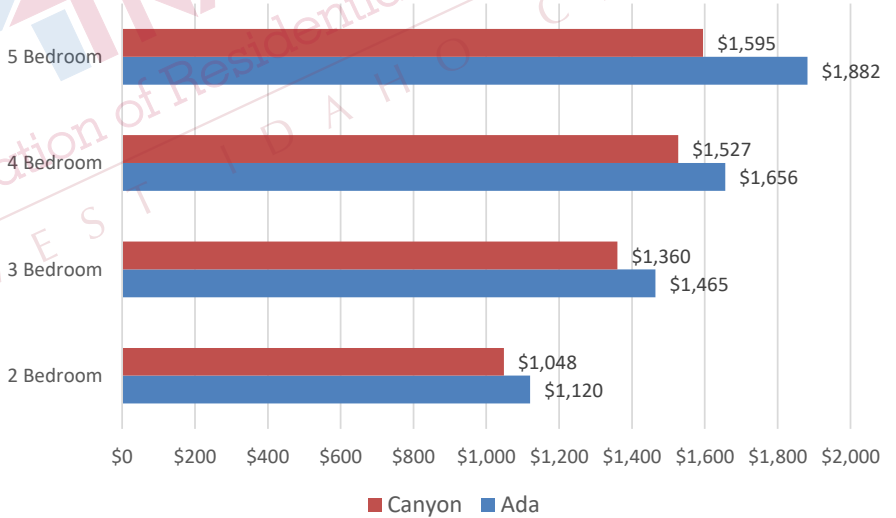


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Multi-Family Rentals



Single Family Rentals



	Average Price
Ada	\$1,309
Multifamily	\$1,014
1 Bedroom	\$843
2 Bedroom	\$954
3 Bedroom	\$1,246
SFR	\$1,414
2 Bedroom	\$1,120
3 Bedroom	\$1,465
4 Bedroom	\$1,656
5 Bedroom	\$1,882
Canyon	\$1,194
Multifamily	\$943
1 Bedroom	\$835
2 Bedroom	\$897
3 Bedroom	\$1,098
SFR	\$1,312
2 Bedroom	\$1,048
3 Bedroom	\$1,360
4 Bedroom	\$1,527
5 Bedroom	\$1,595
Combined	\$1,252

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Summary

Ada & Canyon county vacancy rate increased just slightly from 2.0% in the second quarter of 2018 to 2.2% in the third quarter of this year. Overall the largest vacancy decrease was in multi family units in Canyon County which went down .7%, while Ada County also increased by a mere .3% this quarter.

Ada County single family rental rates saw a decrease of \$112 per month per unit. While multi-family in Ada County rents had a increase of \$97 per month, per unit from last quarter. Overall the average was an decrease of \$25 across the board per unit, making the average rent \$1309 per month in Ada County.

In Canyon County rental rates increased overall by \$164 putting the average rent per unit at \$1194. Single family homes had the largest increase in monthly rent by \$250 per unit and multi family units increased by \$99 per unit.

We thank you for participating in this survey!

Please educate more NARPM Professional Members about the importance of this survey!

More participation is the only way to provide the most accurate and reliable information about our local market.

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