

SW IDAHO NARPM VACANCY REPORT Q3 2019



National Association of Residential Property Managers

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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 in Ada and Canyon County. Survey results are displayed by type (single or multi-family) & bedrooms (1-5) for the respective county.

Property status was surveyed as of September 30, 2019.

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:	20
Total Homes:	8,843
Single Family	2,552
Multi-family	6,291

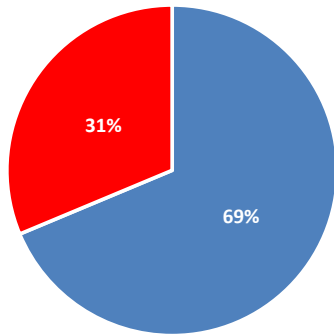
	Unit Managed	Number of Vacancies	Vacancy Rate
Ada	6335	97	1.53%
Multiple	4352	53	1.22%
Single	1983	44	2.22%
Canyon	2508	50	1.99%
Multiple	1939	39	2.01%
Single	569	11	1.93%
Grand Total	8843	147	1.66%

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

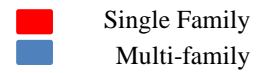
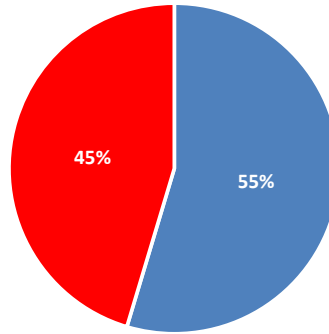
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ADA COUNTY

Unit Managed

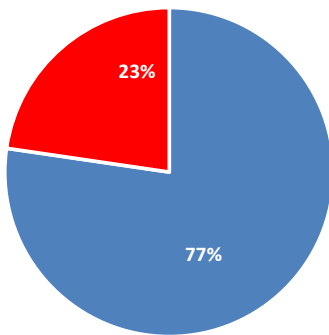


Vacancies

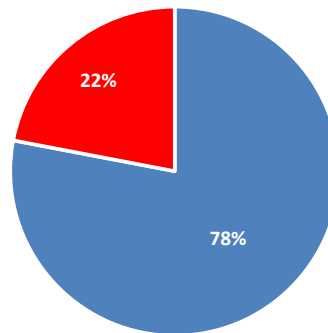


CANYON COUNTY

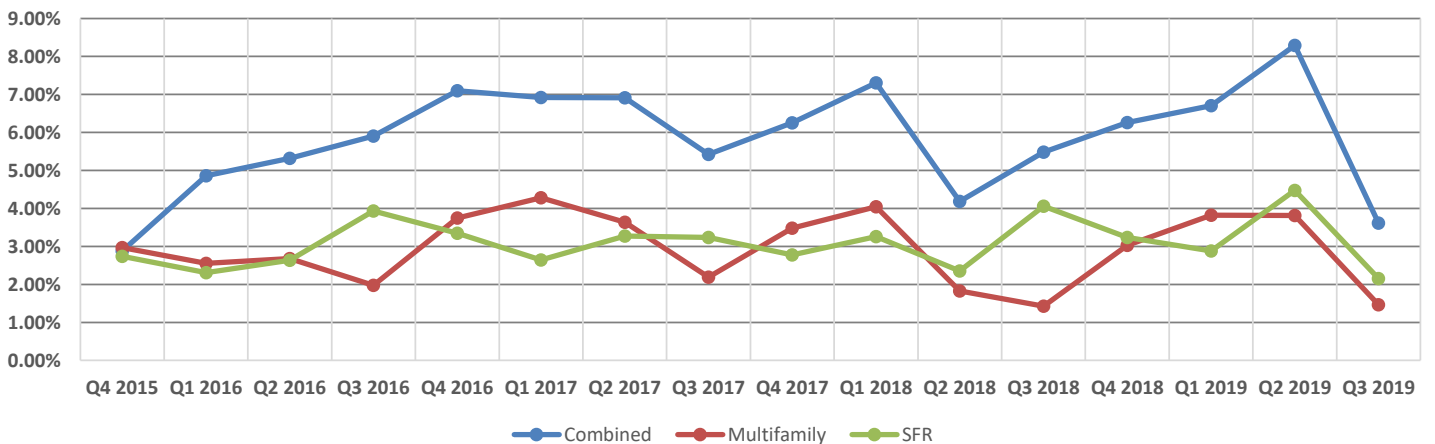
Units Managed



Vacancies

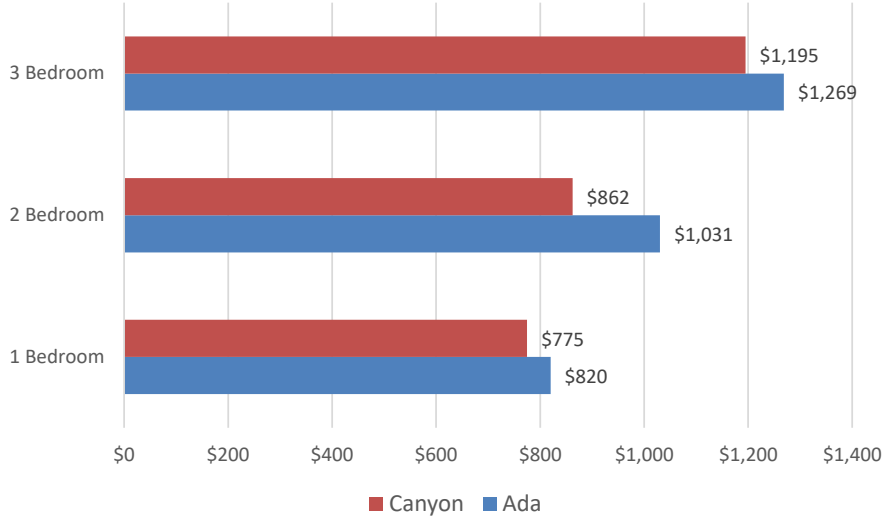


Historical Vacancies

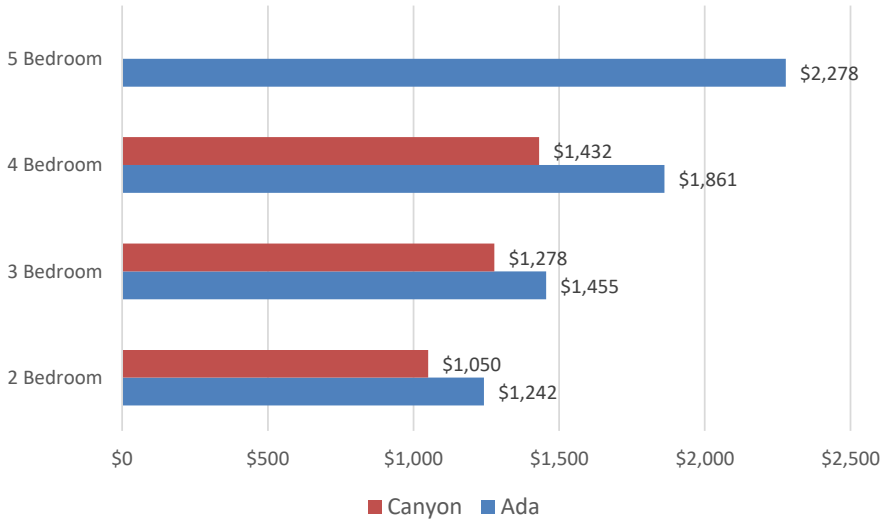


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Multi-Family Rentals



Single Family Rentals



	Average Price
Ada	\$1,422
Multifamily	\$1,040
1 Bedroom	\$820
2 Bedroom	\$1,031
3 Bedroom	\$1,269
SFR	\$1,520
2 Bedroom	\$1,242
3 Bedroom	\$1,455
4 Bedroom	\$1,861
5 Bedroom	\$2,278
Canyon	\$1,099
Multifamily	\$944
1 Bedroom	\$775
2 Bedroom	\$862
3 Bedroom	\$1,195
SFR	\$1,253
2 Bedroom	\$1,050
3 Bedroom	\$1,278
4 Bedroom	\$1,432
5 Bedroom	
Combined	\$1,273

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Summary

The data collected indicates that the trends in Ada & Canyon county vacancy rates decreased 2.3% in the third quarter of 2019 from 3.9 to 1.6% vacancy overall. Ada County went down by 2.2% and Canyon County also decreased by 2.5% the third quarter of this year. The most significant decrease in vacancies, based on the data collected, occurred in single-family dwellings in Canyon County of 2.6%.

Ada County single family marketed rental rates saw a decrease of \$26 per month per unit. Multi-family units in Ada County also decreased by an average of \$39 per month per unit in the third quarter of 2019. The overall marketed rent per unit decreased \$28 in Ada County making the average marketed rent rate \$1422 per month per unit.

In Canyon County rental rates were marketed at an decreased overall rate of \$60 putting the average at \$1099. Single family homes had the largest decrease in marketed monthly rents by \$151 per unit and multi family units decreased by \$52 per unit. The decrease in single family rents is likely due to additional inventory that was reported this quarter compared to last quarter making the trending average for market rents slightly lower.

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 trends.