

# SW IDAHO NARPM VACANCY REPORT Q1 2019



National Association of Residential Property Managers

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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 March 31, 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.

<b>Property Management Companies:</b>	<b>20</b>
<b>Total Homes:</b>	<b>7,369</b>
Single Family	2,740
Multi-family	4,629

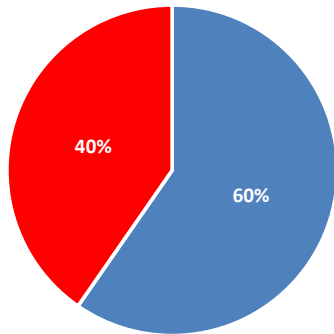
	Unit Managed	Number of Vacancies	Vacancy Rate
<b>Ada</b>	<b>5456</b>	<b>170</b>	<b>3.12%</b>
Multiple	3255	110	3.38%
Single	2201	60	2.73%
<b>Canyon</b>	<b>1913</b>	<b>86</b>	<b>4.50%</b>
Multiple	1374	67	4.88%
Single	539	19	3.53%
<b>Grand Total</b>	<b>7369</b>	<b>256</b>	<b>3.47%</b>

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

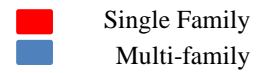
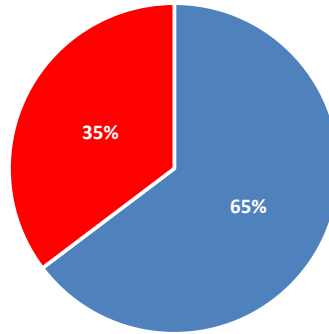
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## ADA COUNTY

Unit Managed

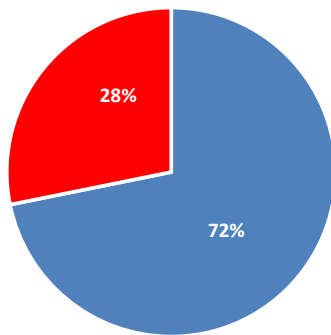


Vacancies

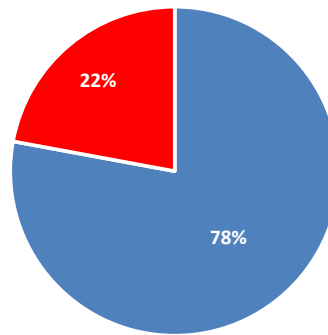


## CANYON COUNTY

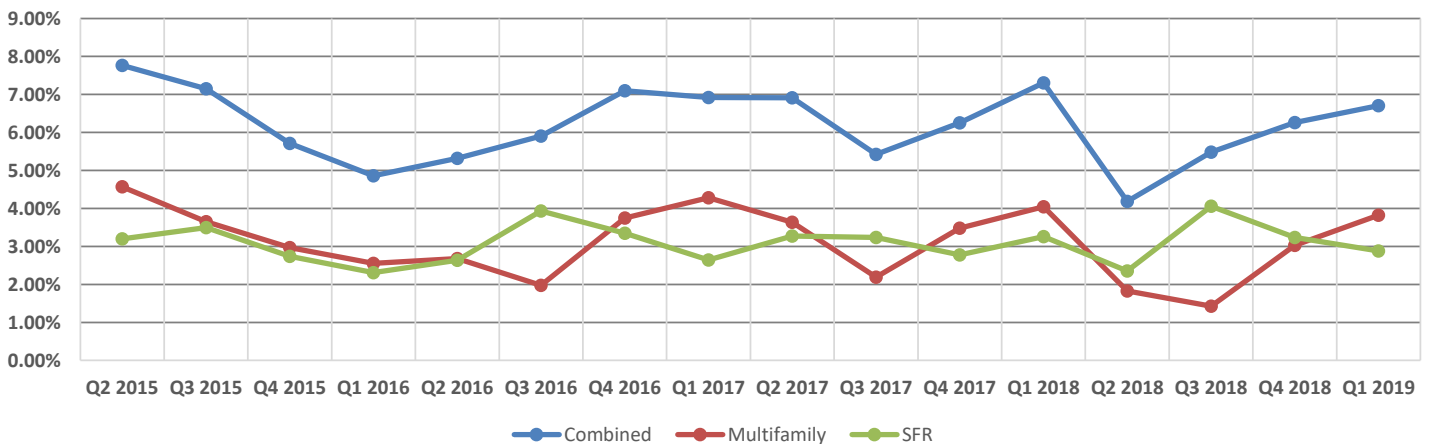
Units Managed



Vacancies

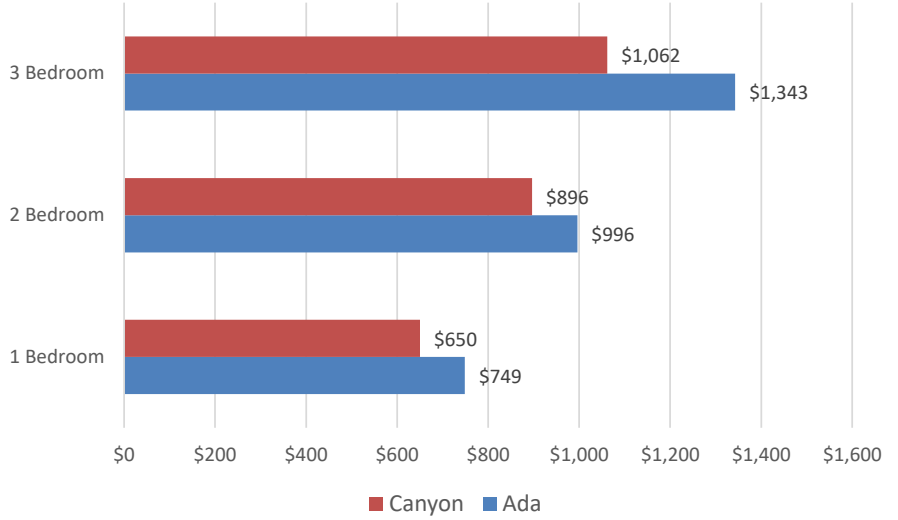


## Historical Vacancies

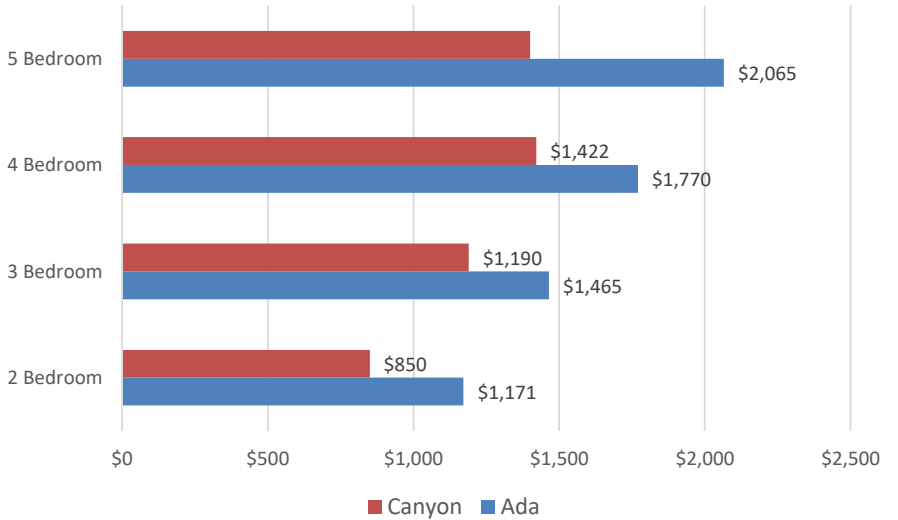


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## Multi-Family Rentals



## Single Family Rentals



### Average Price

<b>Ada</b>	<b>\$1,366</b>
<b>Multifamily</b>	<b>\$1,029</b>
1 Bedroom	\$749
2 Bedroom	\$996
3 Bedroom	\$1,343
<b>SFR</b>	<b>\$1,469</b>
2 Bedroom	\$1,171
3 Bedroom	\$1,465
4 Bedroom	\$1,770
5 Bedroom	\$2,065
<b>Canyon</b>	<b>\$1,067</b>
<b>Multifamily</b>	<b>\$869</b>
1 Bedroom	\$650
2 Bedroom	\$896
3 Bedroom	\$1,062
<b>SFR</b>	<b>\$1,154</b>
2 Bedroom	\$850
3 Bedroom	\$1,190
4 Bedroom	\$1,422
5 Bedroom	\$1,400
<b>Combined</b>	<b>\$1,216</b>

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## Summary

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The data collected indicates that the trends in Ada & Canyon county vacancy rate increased from 3.0% in the third quarter of 2018 to 3.4% in the first quarter of 2019. However, overall both Ada and Canyon County had a decrease in trending vacancy rates for single family dwellings, Ada County was down .5% and Canyon County down .6% this first quarter of the year. The slight increase in vacancies overall occurred in multi-family dwellings reported at 1% or less and likely due to the abundance of new construction in the area.

Ada County single family marketed rental rates saw an increase of \$60 per month per unit. Multi-family units in Ada County also increased by an average of \$70 per month per unit that are being marketed in the first quarter of 2019. The overall rent per unit increased \$23 making the average marketed rent rate \$1366 per month.

In Canyon County rental rates were marketed at an increased overall rate of \$119 putting the average at \$1067. Single family homes had the largest increase in marketed monthly rents by \$80 per unit and multi-family unit increased by \$41 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 trends.