

# SW IDAHO NARPM VACANCY REPORT Q4 2018



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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Courtney Wolfe  
courtney@rentwisepm.com  
208-949-3083



## 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 December 31, 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.

<b>Property Management Companies:</b>	<b>17</b>
<b>Total Homes:</b>	<b>6,157</b>
Single Family	1,762
Multi-family	4,395

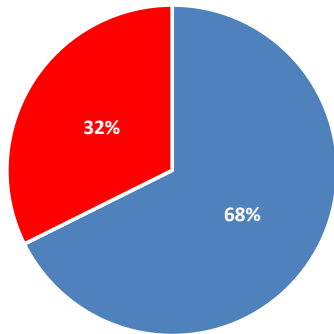
	Unit Managed	Number of Vacancies	Vacancy Rate
<b>Ada</b>	<b>4596</b>	<b>121</b>	<b>2.63%</b>
Multiple	3109	72	2.32%
Single	1487	49	3.30%
<b>Canyon</b>	<b>1561</b>	<b>69</b>	<b>4.42%</b>
Multiple	1286	61	4.74%
Single	275	8	2.91%
<b>Grand Total</b>	<b>6157</b>	<b>190</b>	<b>3.09%</b>

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

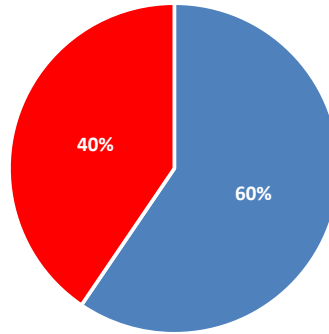
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## ADA COUNTY

Unit Managed

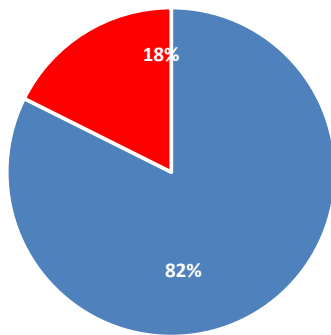


Vacancies

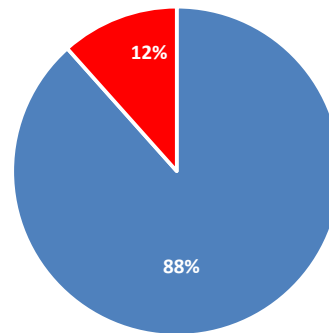


## CANYON COUNTY

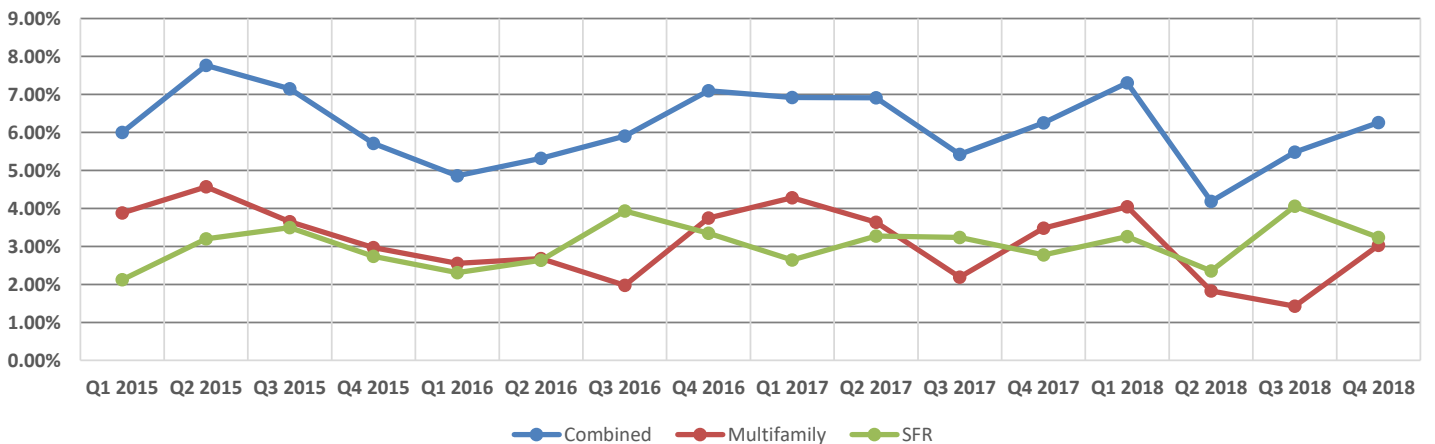
Units Managed



Vacancies

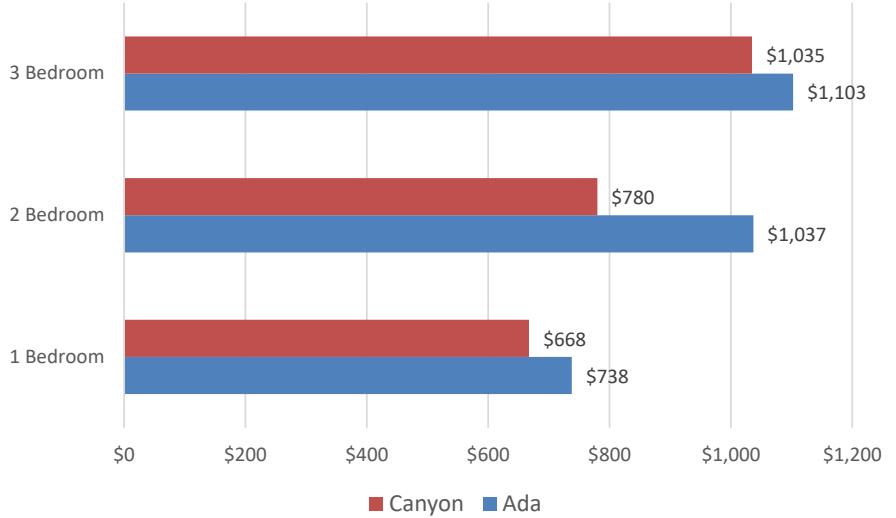


## Historical Vacancies

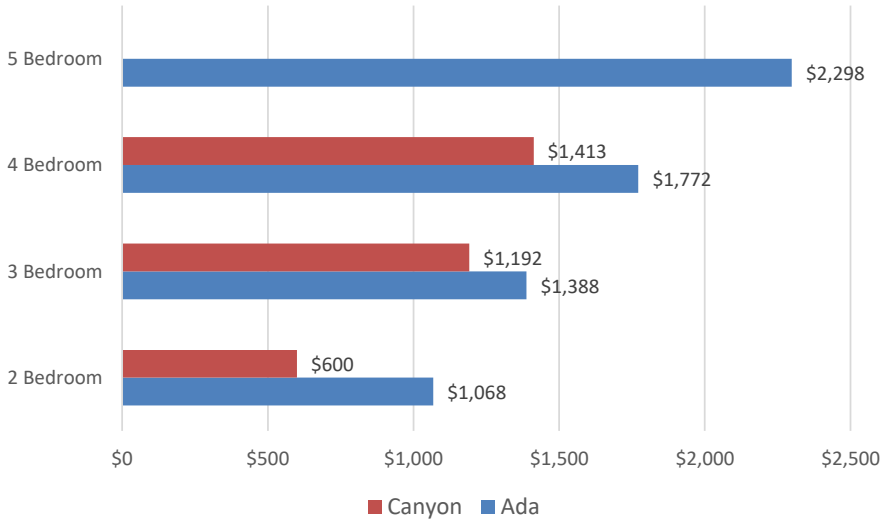


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## Multi-Family Rentals



## Single Family Rentals



	Average Price
<b>Ada</b>	<b>\$1,343</b>
<b>Multifamily</b>	<b>\$959</b>
1 Bedroom	\$738
2 Bedroom	\$1,037
3 Bedroom	\$1,103
<b>SFR</b>	<b>\$1,409</b>
2 Bedroom	\$1,068
3 Bedroom	\$1,388
4 Bedroom	\$1,772
5 Bedroom	\$2,298
<b>Canyon</b>	<b>\$948</b>
<b>Multifamily</b>	<b>\$828</b>
1 Bedroom	\$668
2 Bedroom	\$780
3 Bedroom	\$1,035
<b>SFR</b>	<b>\$1,068</b>
2 Bedroom	\$600
3 Bedroom	\$1,192
4 Bedroom	\$1,413
5 Bedroom	
<b>Combined</b>	<b>\$1,161</b>

# SW IDAHO NARPM VACANCY REPORT Q4 2018

## Summary

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Ada & Canyon county vacancy rate increased just slightly from 2.2% in the third quarter of 2018 to 3.0% in the fourth quarter of 2018. Overall the largest vacancy decrease was in multi family units in Canyon County which went down 4.5%, while Ada County increased slightly by .4% this quarter.

Ada County single family rental rates saw a decrease of \$5 per month per unit. While multi-family in Ada County rents had a decrease of \$55 per month, per unit from last quarter. However, overall the average rent per unit increased \$34 , making the average rent \$1343 per month in Ada County.

In Canyon County rental rates decreased overall by \$246 putting the average rent per unit at \$948. Single family homes had the largest decrease in monthly rent by \$244 per unit and multi family units decreased by \$115 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.