

SW IDAHO NARPM VACANCY REPORT Q4 2020



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 December 31, 2020.

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

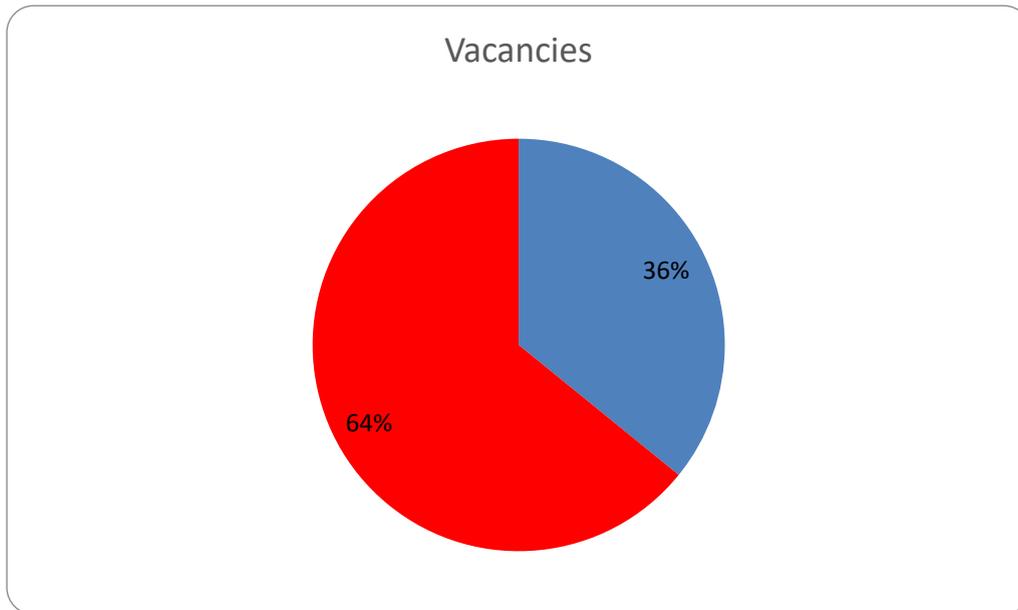
Data statistics below: *The accuracy and reliability of this survey is improved with an increased sampling.

Property Management Companies:	22
Total Homes:	6,583
Single Family	2,847
Multi-family	3,736

	Unit Managed	Number of Vacancies	Vacancy Rate
Ada	5032	53	1.05%
Multiple	2771	19	0.69%
Single	2261	34	1.50%
Canyon	1551	14	0.90%
Multiple	965	6	0.62%
Single	586	8	1.37%
Grand Total	6583	67	1.02%

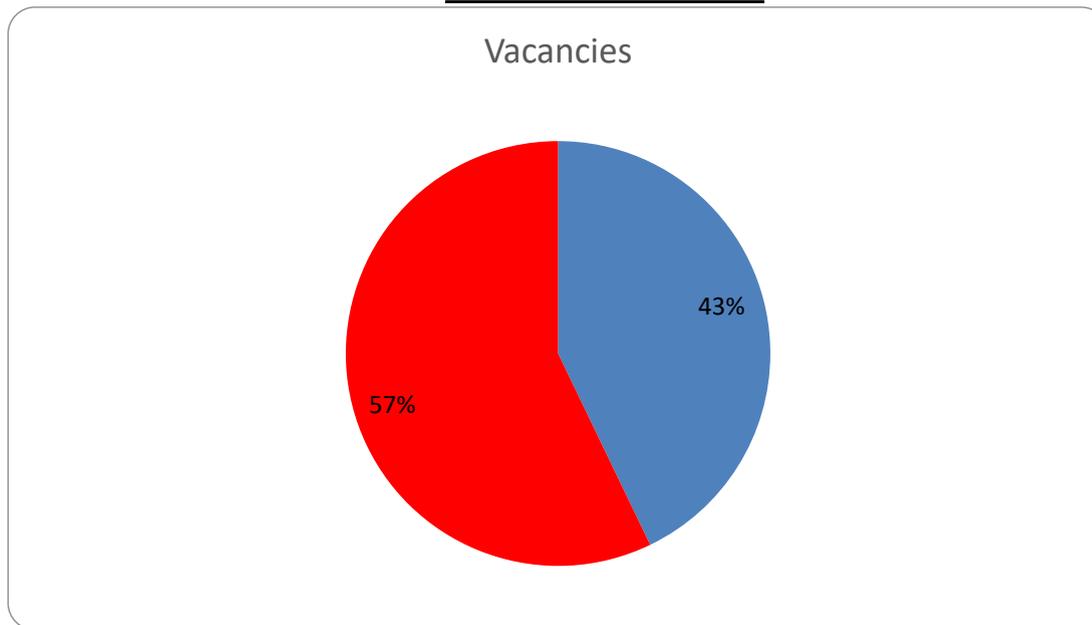
[Contact Cassandra Swanson BBA RMP at cassi@paramountpm.com with any questions and to learn how you can contribute and benefit!](mailto:cassi@paramountpm.com)

ADA COUNTY



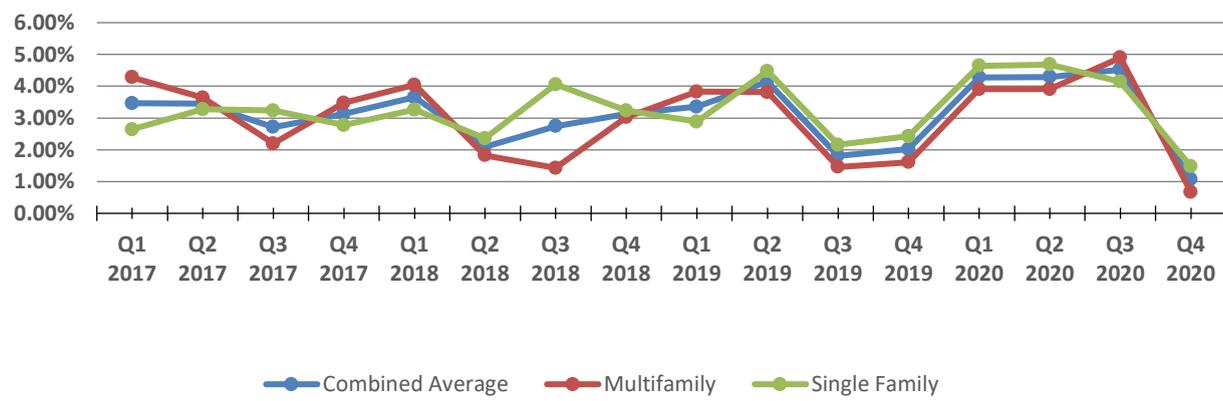
■ Single Family
■ Multi-family

CANYON COUNTY

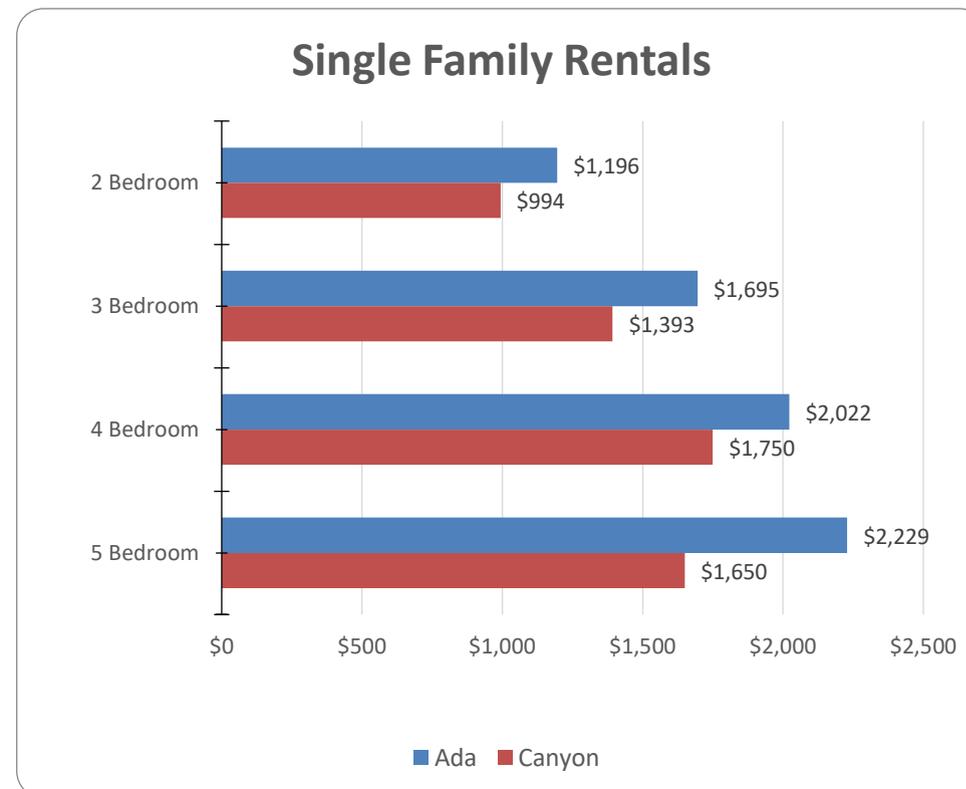
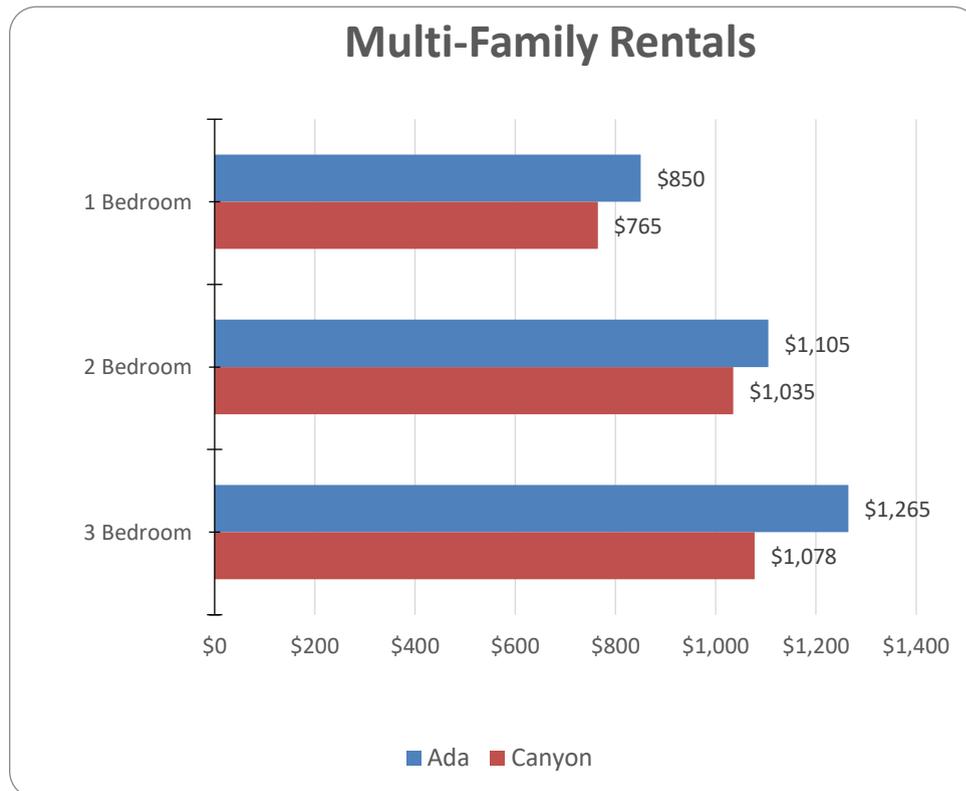


■ Single Family
■ Multi-family

Historical Vacancies



	Average Price
Ada	\$1,480
Multifamily	\$1,073
1 Bedroom	\$850
2 Bedroom	\$1,105
3 Bedroom	\$1,265
SFR	\$1,638
2 Bedroom	\$1,196
3 Bedroom	\$1,695
4 Bedroom	\$2,022
5 Bedroom	\$2,229
Canyon	\$1,238
Multifamily	\$959
1 Bedroom	\$765
2 Bedroom	\$1,035
3 Bedroom	\$1,078
SFR	\$1,379
2 Bedroom	\$994
3 Bedroom	\$1,393
4 Bedroom	\$1,750
5 Bedroom	\$1,650
Combined	\$1,359



Summary

The data collected indicates that the trends in Ada & Canyon county vacancy rates decreased by 2.96% from the 4th quarter of 2019 to the 4th quarter of 2020. This is the lowest point vacancy rates have been reported in over 15 years that the SW Idaho NARPM Chapter has been collecting data.

Ada County single family marketed rental rates increased by \$142 per unit in monthly rent cost. While multi-family units in Ada County decreased by an average of \$35.00 in rent per month in the fourth quarter of 2020. The overall marketed rent per unit increased by \$42 in Ada County making the average marketed rent rate \$1438 per month. One bedroom and studio multifamily units decreased during the 4th quarter of 2020 by \$163. The largest increase in rent rates in Ada County was in pricing of available 3 and 4 bedroom homes increasing \$138 per month on average for Ada County 3 bedrooms and \$264 per month in 4 bedroom home pricing.

In Canyon County rental rates were marketed at an increased overall monthly rate of \$120 putting the average at \$1236. Single family homes in Canyon County had the largest increase in marketed 4 bedroom single family homes, where monthly rents increased \$303 per unit and multi family units increased an average of \$90 per unit, the 1 bedroom and studio marketed rents only increased an average of \$2 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.