

SW IDAHO NARPM VACANCY REPORT Q1 2018



Southwest Idaho Chapter 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.

Learn more about the National Association of Residential Property Managers at www.narpm.org

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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 March 31st, 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 from a total of 17 property management companies were included in the survey results, which accounted for a total of **7348** homes: **2428** single-family and **4920** multi-family. The accuracy and reliability of this survey is improved with an increased sampling.

	Properties Managed	Number of Vacancies	Vacancy Rate
Ada	5,131	164	3.2%
Multiple	3,290	116	3.5%
Single	1,841	48	2.6%
Canyon	2,217	99	4.5%
Multiple	1,630	83	5.1%
Single	587	16	2.7%
Grand Total	7,348	263	3.6%

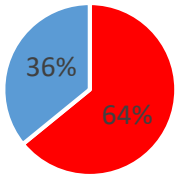
[Contact Courtney Wolfe at courtney@tpdid.com](mailto:courtney@tpdid.com)
with any questions and to learn how you can
[contribute and benefit!](#)

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ADA COUNTY

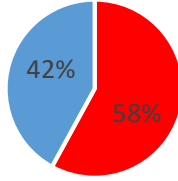
CANYON COUNTY

Units Managed



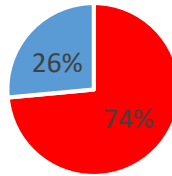
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Vacancies



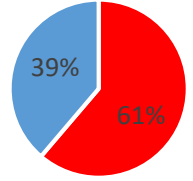
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Units Managed

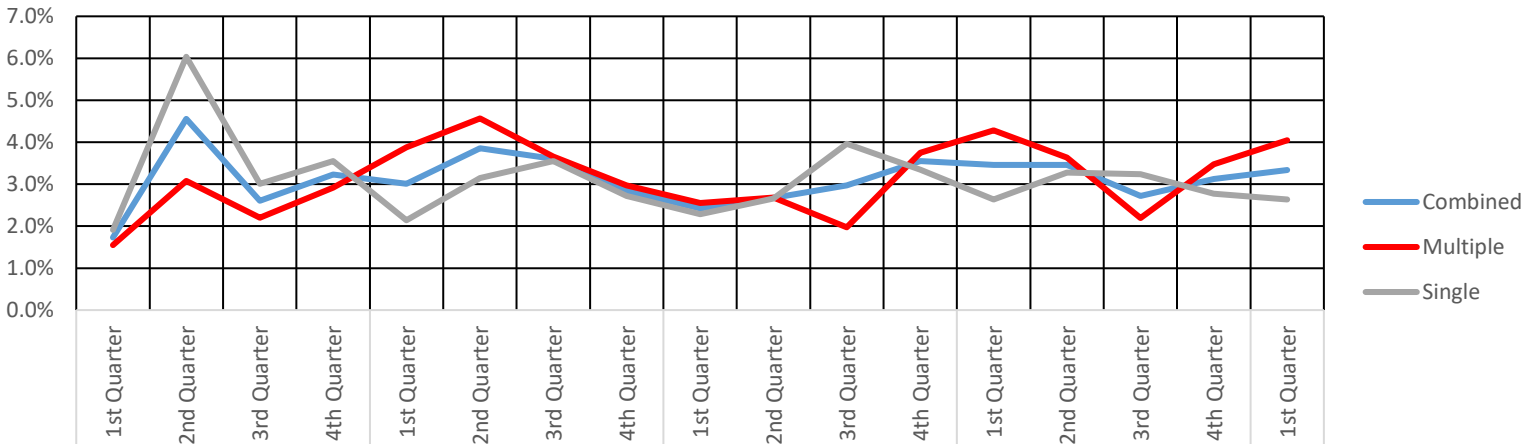


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Vacancies

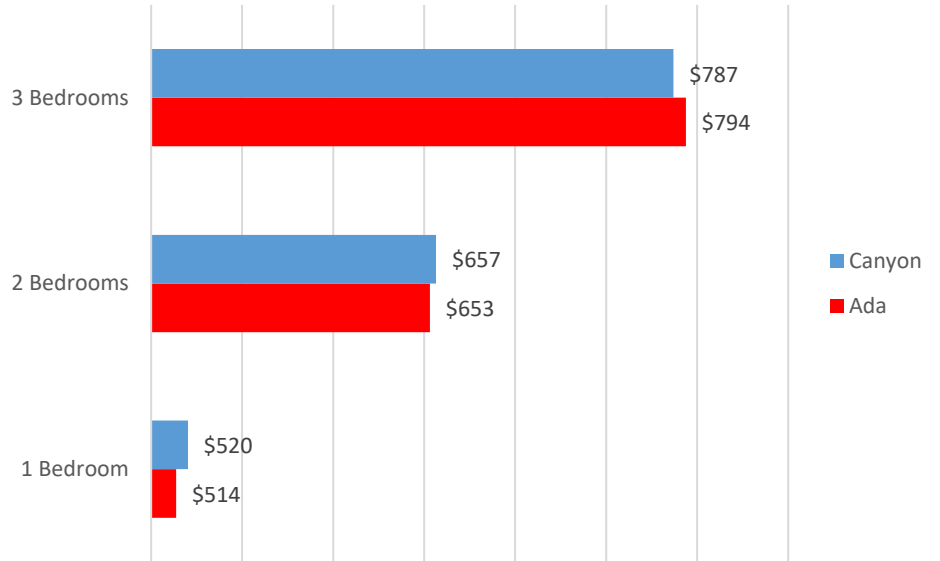


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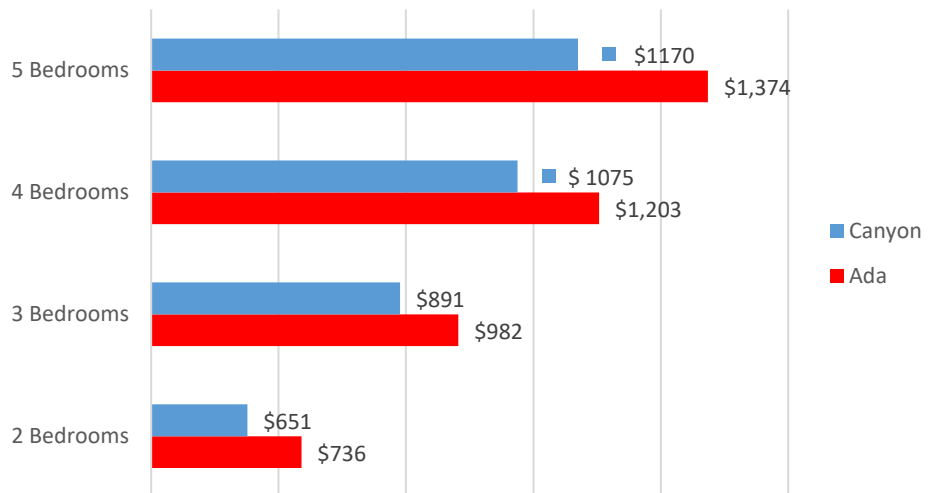
Multi-Family Rentals



	Average Price
Ada	1,300
Multi	
1 Bedroom	764
2 Bedrooms	1,011
3 Bedrooms	994
Single	
2 Bedrooms	1,097
3 Bedrooms	1,505
4 Bedrooms	1,679
5 Bedrooms	2,588
Canyon	981
Multi	
1 Bedroom	707
2 Bedrooms	800
3 Bedrooms	997
Single	
2 Bedrooms	888
3 Bedrooms	1,117
4 Bedrooms	1,467
Grand Total	1,211

Single Family Rentals

Rental Price Comparison



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Summary

Ada & Canyon county vacancy rates increased just slightly from 3.3% in the fourth quarter of 2017 to 3.6% in the first quarter of this year. Overall the largest vacancy increase was in multifamily units in Canyon County which went up .7%, while Ada County increased .5% this quarter.

Ada County **single family** rental rates saw a significant increase at an average of \$300 per month per unit. **Multi-family** rents also increased at an average of \$55 per month from last quarter. Overall there was an increase of \$107 across the board per unit, making the average rent \$1300 per month in Ada County.

In Canyon County rental rates increased overall by \$66 putting the average rent per unit at \$981. **Multi family** homes had the largest increase in monthly rent by \$97 per unit and **single family** units increased by \$92 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.