

SW IDAHO NARPM VACANCY REPORT Q4 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 December 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

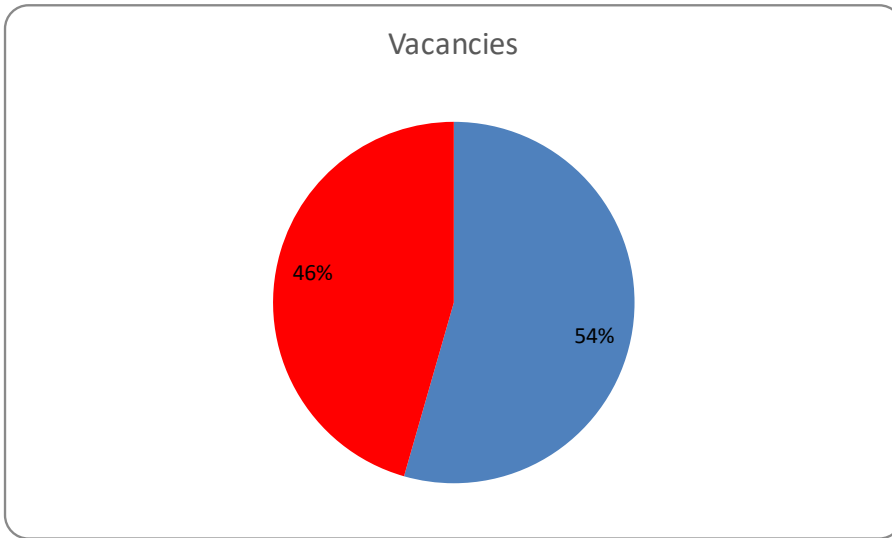
Data statistics below: *The accuracy and reliability of this survey is improved with an increased sampling.

Property Management Companies:	16
Total Homes:	8,096
Single Family	2,183
Multi-family	5,913

	Unit Managed	Number of Vacancies	Vacancy Rate
Ada	5799	90	1.55%
Multiple	4092	49	1.20%
Single	1707	41	2.40%
Canyon	2297	58	2.53%
Multiple	1821	46	2.53%
Single	476	12	2.52%
Grand Total	8096	148	1.83%

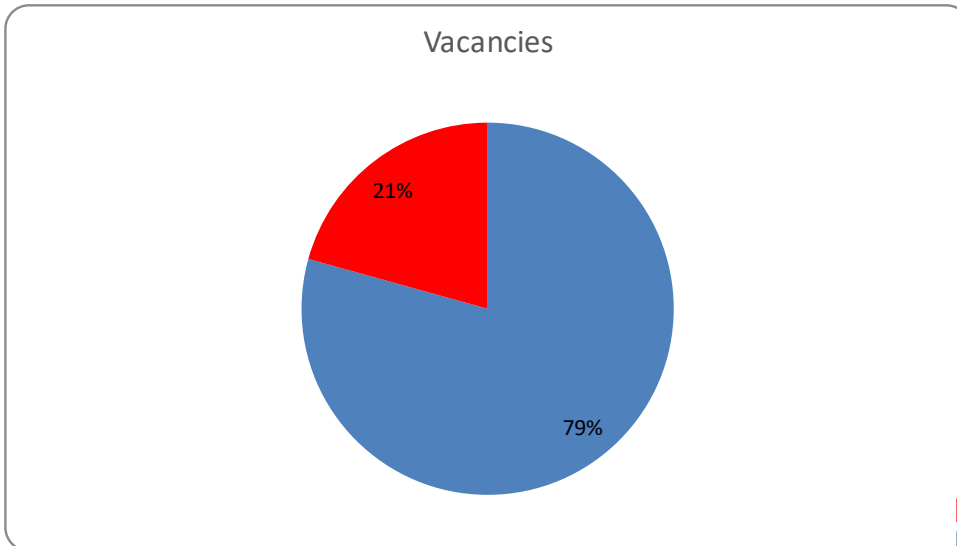
[Contact Cassandra Swanson BBA RMP at cassi@paramountpm.com with any questions and to learn how you can contribute and benefit!](mailto:cassi@paramountpm.com)

ADA COUNTY



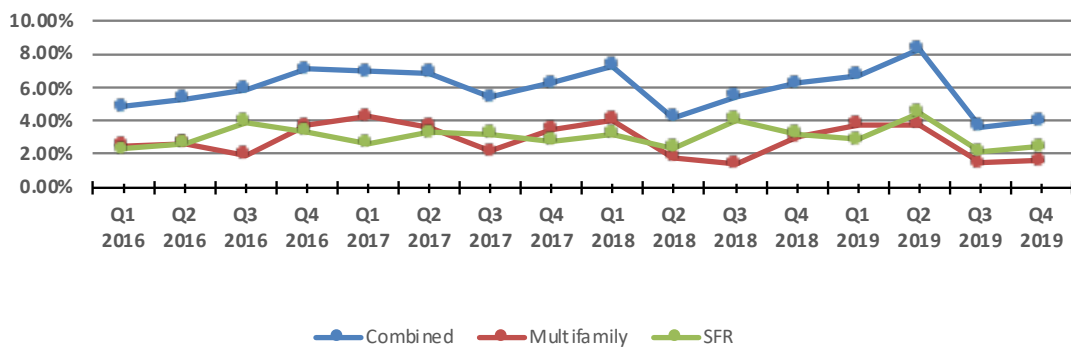
■ Single Family
■ Multi-family

CANYON COUNTY



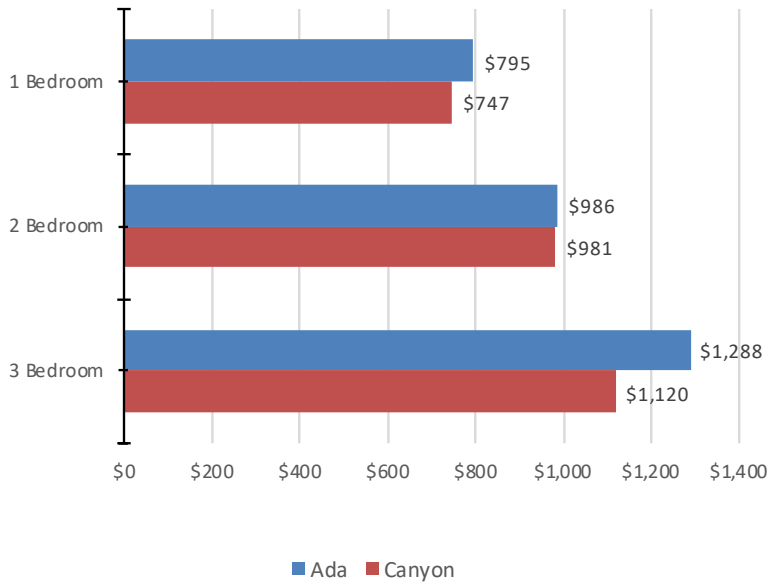
■ Single Family
■ Multi-family

Historical Vacancies

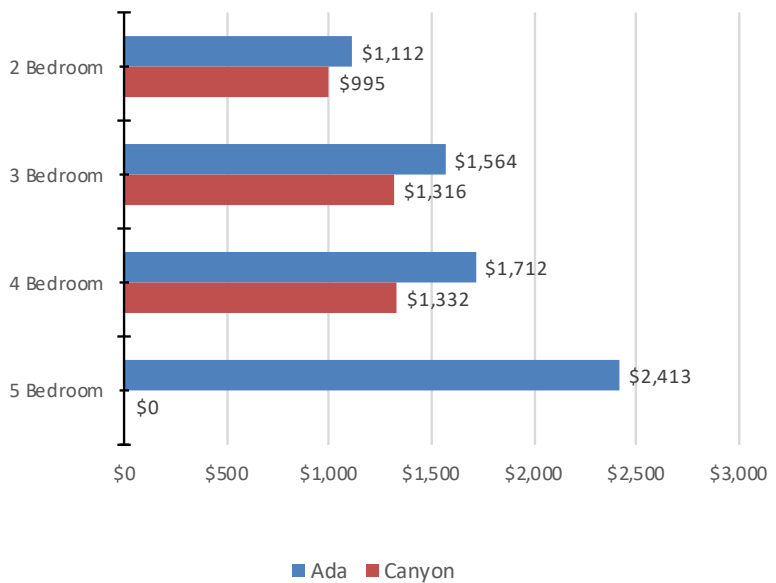


	Average Price
Ada	\$1,410
Multifamily	\$1,023
1 Bedroom	\$795
2 Bedroom	\$986
3 Bedroom	\$1,288
SFR	\$1,463
2 Bedroom	\$1,112
3 Bedroom	\$1,564
4 Bedroom	\$1,712
5 Bedroom	\$2,413
Canyon	\$1,082
Multifamily	\$949
1 Bedroom	\$747
2 Bedroom	\$981
3 Bedroom	\$1,120
SFR	\$1,214
2 Bedroom	\$995
3 Bedroom	\$1,316
4 Bedroom	\$1,332
5 Bedroom	
Combined	\$1,259

Multi-Family Rentals



Single Family Rentals



Summary

The data collected indicates that the trends in Ada & Canyon county vacancy rates increased .17% from 1.66% in the third quarter of 2019 to 1.83% in the fourth quarter of 2019. Ada County increased .02% and Canyon County increased .54% this fourth quarter of the year. The slight increase in vacancies overall occurred in Canyon County dwellings.

Ada County single family marketed rental rates saw the greatest change by decreasing monthly rent by \$57 per unit. Multi-family units in Ada County also decrease by an average of \$5.67 per month per unit in the fourth quarter of 2019. The overall marketed rent per unit decreased \$12 in Ada County making the average marketed rent rate \$1410 per month.

In Canyon County rental rates were marketed at an increased overall monthly rate of \$17 putting the average at \$1082. Single family homes had the largest decrease in marketed monthly rents by \$39 per unit and multi family units decreased by \$5 per unit. Overall vacancy rates have decreased by 2.23% from 4th quarter in 2018

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.