

SW IDAHO NARPM VACANCY REPORT Q1 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 March 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

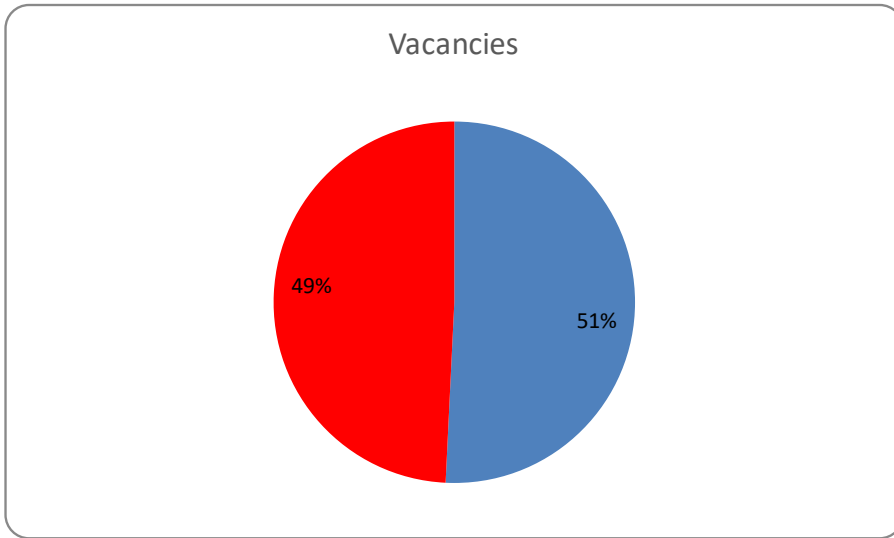
Data statistics below: *The accuracy and reliability of this survey is improved with an increased sampling.

Property Management Companies:	22
Total Homes:	6,060
Single Family	2,893
Multi-family	3,167

	Unit Managed	Number of Vacancies	Vacancy Rate
Ada	4695	130	2.77%
Multiple	2437	66	2.71%
Single	2258	64	2.83%
Canyon	1365	41	3.00%
Multiple	730	8	1.10%
Single	635	33	5.20%
Grand Total	6060	171	2.82%

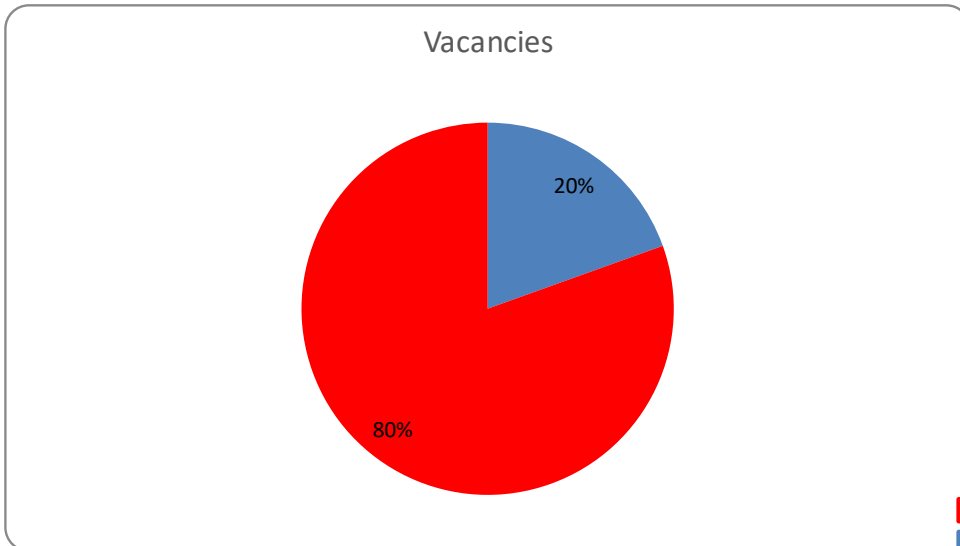
[Contact Cassandra Swanson BBA RMP at cassi@paramountpm.com with any questions and to learn how you can contribute and benefit!](mailto:cassi@paramountpm.com)

ADA COUNTY



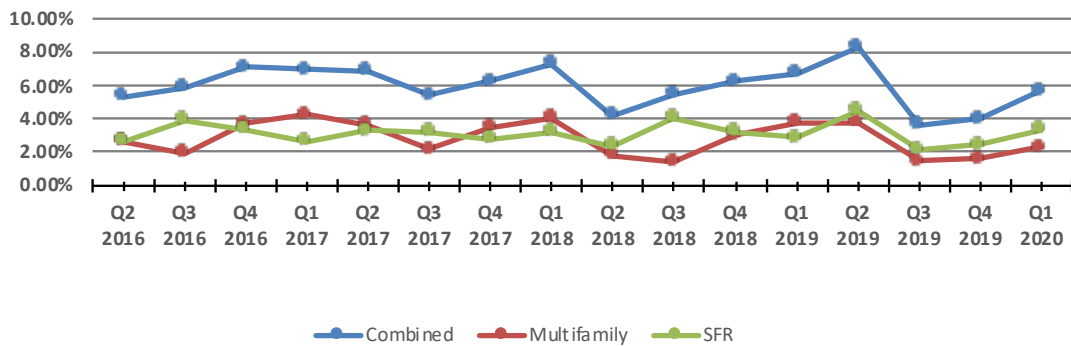
■ Single Family
■ Multi-family

CANYON COUNTY



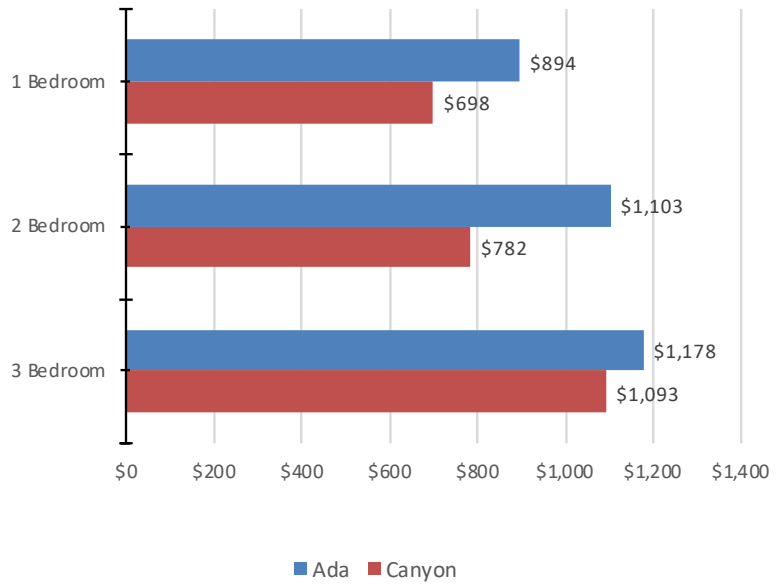
■ Single Family
■ Multi-family

Historical Vacancies

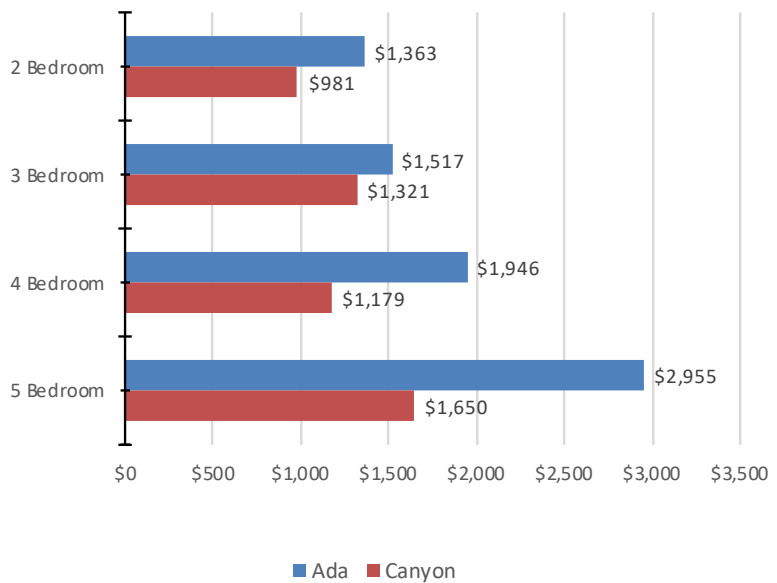


	Average Price
Ada	\$1,565
Multifamily	\$1,058
1 Bedroom	\$894
2 Bedroom	\$1,103
3 Bedroom	\$1,178
SFR	\$1,609
2 Bedroom	\$1,363
3 Bedroom	\$1,517
4 Bedroom	\$1,946
5 Bedroom	\$2,955
Canyon	\$1,101
Multifamily	\$858
1 Bedroom	\$698
2 Bedroom	\$782
3 Bedroom	\$1,093
SFR	\$1,161
2 Bedroom	\$981
3 Bedroom	\$1,321
4 Bedroom	\$1,179
5 Bedroom	\$1,650
Combined	\$1,333

Multi-Family Rentals



Single Family Rentals



Summary

The data collected indicates that the trends in Ada & Canyon county vacancy rates increased .99% from 1.83% in the fourth quarter of 2019 to 2.82% in the first quarter of 2020. Ada County increased 1.22% and Canyon County increased .47% this first 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 increasing monthly rent by \$147 per unit. Multi-family units in Ada County also decreased by an average of \$35 per month per unit in the first quarter of 2020. The overall marketed rent per unit increased by \$155 per month in Ada County making the average marketed rent rate \$1565 per month.

In Canyon County rental rates were marketed at an increased overall monthly rate of \$19 putting the average at \$1101. Multi-family homes had the largest decrease in marketed monthly rents by \$91 per unit and single-family units decreased by \$53 per unit. Although units are dropping in price in Canyon County the market is displaying more availability in large homes with 4 bedrooms or more, over previous quarters. Overall vacancy rates have idecreased by .52% from 1st

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.