

# SW IDAHO NARPM VACANCY REPORT Q2 2020



## National Association of Residential Property Managers

Find out more about Idaho's premier organization of residential property management professionals at [www.swidaho.narpm.org](http://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](http://www.narpm.org)

Cassandra Swanson BBA RMP  
[cassi@paramountpm.com](mailto:cassi@paramountpm.com)  
 208-333-7767



### 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 June 30, 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

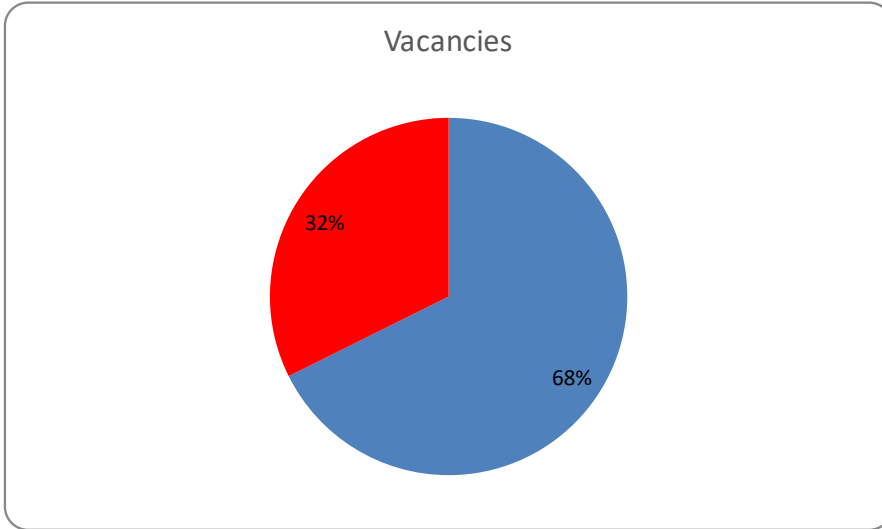
Data statistics below: \*The accuracy and reliability of this survey is improved with an increased sampling.

<b>Property Management Companies:</b>	<b>19</b>
<b>Total Homes:</b>	<b>7,686</b>
Single Family	2,265
Multi-family	5,421

	Unit Managed	Number of Vacancies	Vacancy Rate
<b>Ada</b>	<b>5569</b>	<b>238</b>	<b>4.27%</b>
Multiple	3681	161	4.37%
Single	1888	77	4.08%
<b>Canyon</b>	<b>2117</b>	<b>80</b>	<b>3.78%</b>
Multiple	1740	51	2.93%
Single	377	29	7.69%
<b>Grand Total</b>	<b>7686</b>	<b>318</b>	<b>4.14%</b>

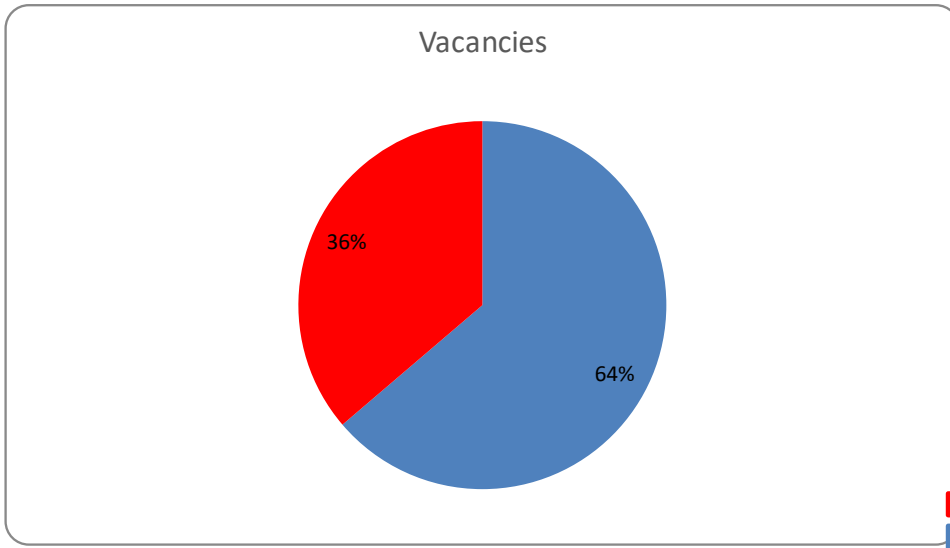
[Contact Cassandra Swanson BBA RMP at cassi@paramountpm.com with any questions and to learn how you can contribute and benefit!](mailto:cassi@paramountpm.com)

## ADA COUNTY



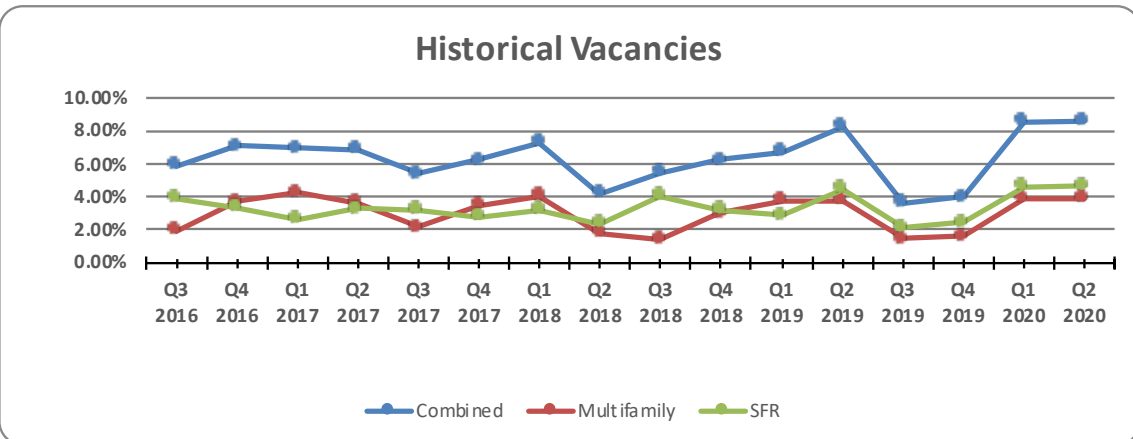
■ Single Family  
■ Multi-family

## CANYON COUNTY



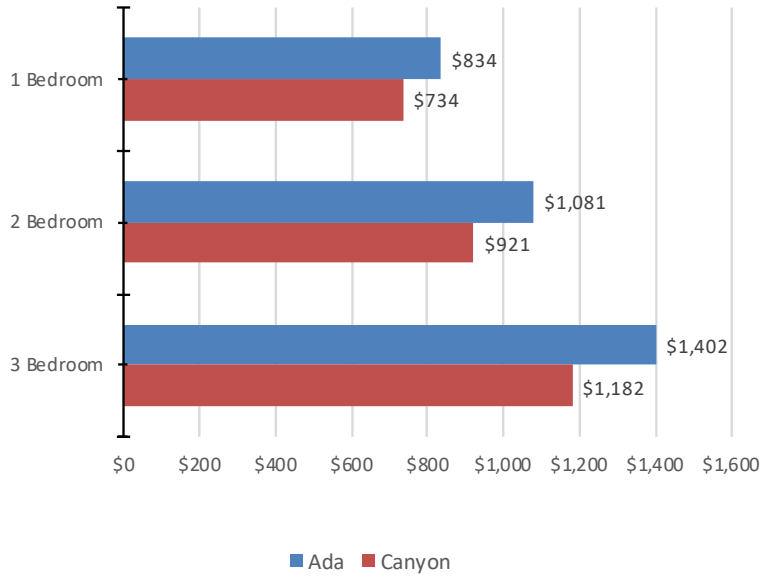
■ Single Family  
■ Multi-family

## Historical Vacancies

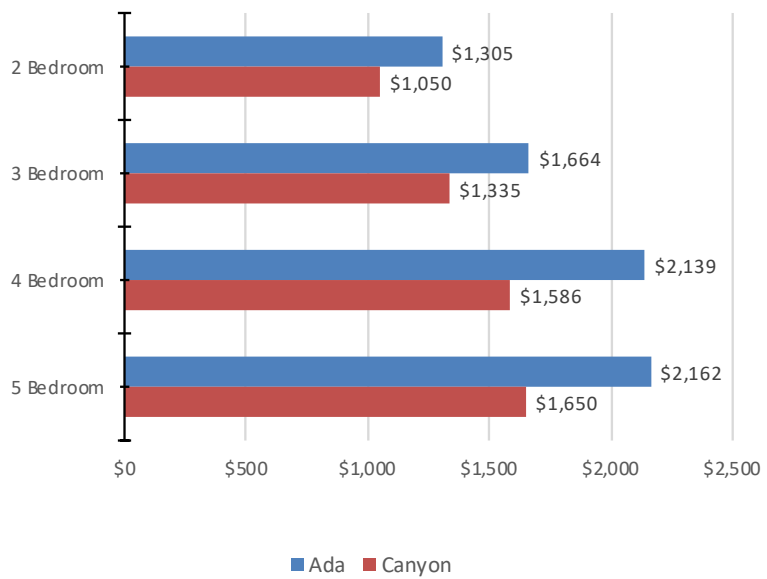


	Average Price
<b>Ada</b>	<b>\$1,512</b>
<b>Multifamily</b>	<b>\$1,106</b>
1 Bedroom	\$834
2 Bedroom	\$1,081
3 Bedroom	\$1,402
<b>SFR</b>	<b>\$1,703</b>
2 Bedroom	\$1,305
3 Bedroom	\$1,664
4 Bedroom	\$2,139
5 Bedroom	\$2,162
<b>Canyon</b>	<b>\$1,208</b>
<b>Multifamily</b>	<b>\$945</b>
1 Bedroom	\$734
2 Bedroom	\$921
3 Bedroom	\$1,182
<b>SFR</b>	<b>\$1,324</b>
2 Bedroom	\$1,050
3 Bedroom	\$1,335
4 Bedroom	\$1,586
5 Bedroom	\$1,650
<b>Combined</b>	<b>\$1,360</b>

### Multi-Family Rentals



### Single Family Rentals



## Summary

---

The data collected indicates that the trends in both Ada & Canyon county vacancy rates increased 1.32% from 2.82% in the 1st quarter of 2020 to 4.14% in the 2nd quarter of 2020. Ada County increased 2% and Canyon County increased .78% this 2nd quarter of the year.

Available single family and multifamily rentals saw an increased rental price in both counties during the 2nd quarter of 2020. Ada County single family rentals increased in monthly rent by \$94. In Canyon County single family homes had the highest increase in rental rate up by \$163 from the 1st quarter to 2nd quarter of 2020. Multifamily rental rates in Canyon County also increased by \$51.00 per unit while in Ada County also they increased by an average of \$48 per month per unit in the 2nd quarter of 2020.

The increased monthly rental price of single family homes in Canyon County is also influencing a higher vacancy rate up to 7.69%. This quarter was affected by Covid-19 in that both Counties were on varying levels of lock down from the start of April and into May. During this quarter it was reported an average of 1.09% of renters became behind on rent and required waived rent, late fees, refused to pay, or were unable to pay on time and required payment plans. Although lockdown restrictions were reduced in May of 2020 the correlation between the vacancy numbers increasing can be seen in both Counties.

**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.