

SW IDAHO NARPM VACANCY REPORT Q2 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 June 30, 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:	13
Total Homes:	7,650
Single Family	1,832
Multi-family	5,818

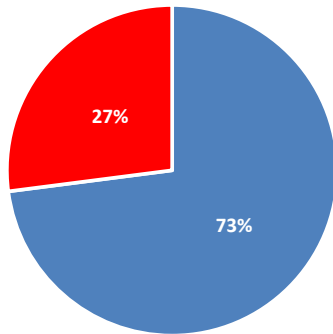
	Unit Managed	Number of Vacancies	Vacancy Rate
Ada	5082	190	3.74%
Multiple	3708	129	3.48%
Single	1374	61	4.44%
Canyon	2568	114	4.44%
Multiple	2110	93	4.41%
Single	458	21	4.59%
Grand Total	7650	304	3.97%

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

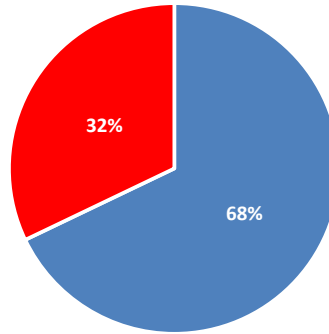
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ADA COUNTY

Unit Managed

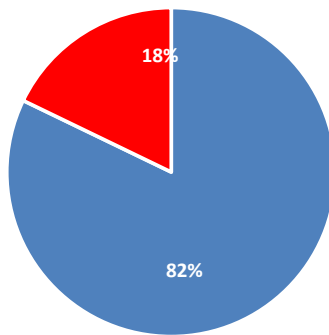


Vacancies

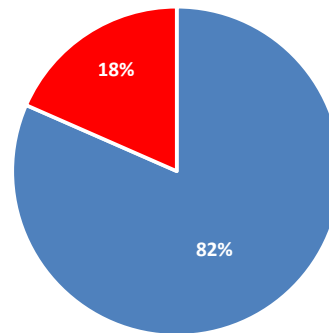


CANYON COUNTY

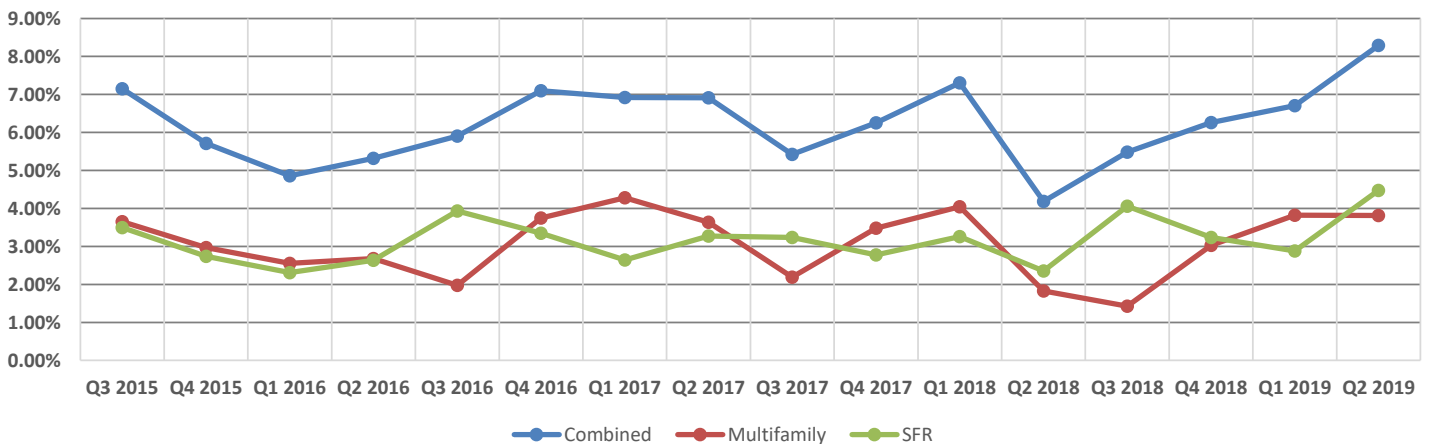
Units Managed



Vacancies

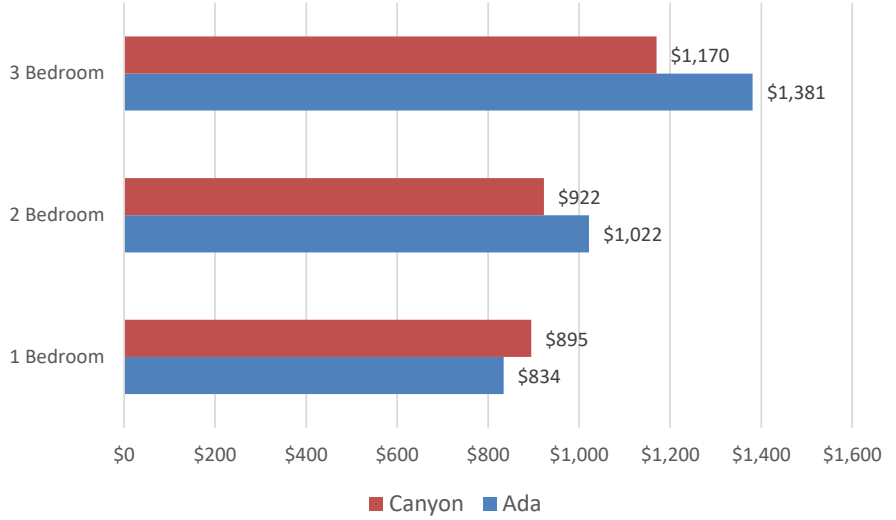


Historical Vacancies

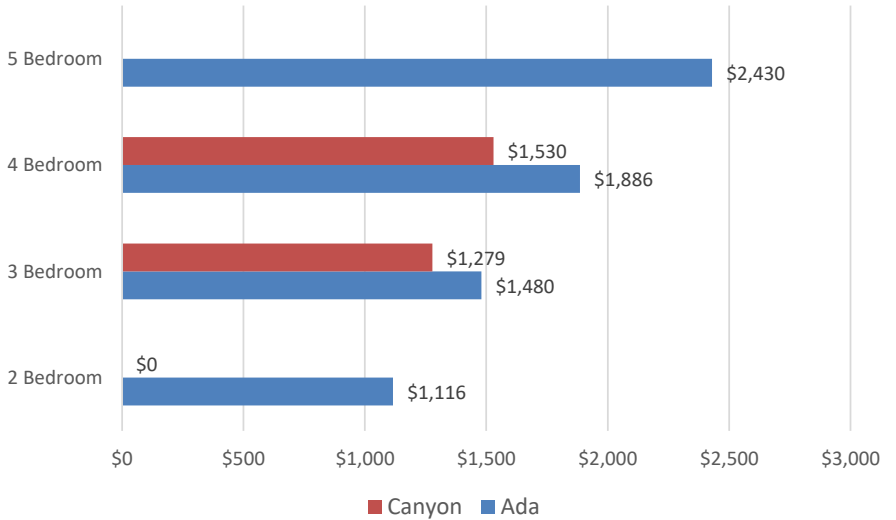


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Multi-Family Rentals



Single Family Rentals



	Average Price
Ada	\$1,450
Multifamily	\$1,079
1 Bedroom	\$834
2 Bedroom	\$1,022
3 Bedroom	\$1,381
SFR	\$1,494
2 Bedroom	\$1,116
3 Bedroom	\$1,480
4 Bedroom	\$1,886
5 Bedroom	\$2,430
Canyon	\$1,159
Multifamily	\$996
1 Bedroom	\$895
2 Bedroom	\$922
3 Bedroom	\$1,170
SFR	\$1,404
2 Bedroom	
3 Bedroom	\$1,279
4 Bedroom	\$1,530
5 Bedroom	
Combined	\$1,329

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Summary

The data collected indicates that the trends in Ada & Canyon county vacancy rates increased .5% from 3.4% in the first quarter of 2019 to 3.9% in the second quarter of 2019. Ada County went up 1.7% and Canyon County went up 1.0% this second quarter of the year. The slight increase in vacancies overall occurred in single-family dwellings in Ada County.

Ada County single family marketed rental rates saw a increase of \$25 per month per unit. Multi-family units in Ada County also increased by an average of \$50 per month per unit in the first quarter of 2019. The overall marketed rent per unit increased \$84 in Ada County making the average marketed rent rate \$1450 per month.

In Canyon County rental rates were marketed at an increased overall rate of \$92 putting the average at \$1159. Single family homes had the largest increase in marketed monthly rents by \$250 per unit and multi family units increased by \$127 per unit. The substantial increase in single family rents is likely due to the lack of units that were reported vacant so there was a decrease in data to average.

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.