

# SW IDAHO NARPM VACANCY REPORT Q3 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 September 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

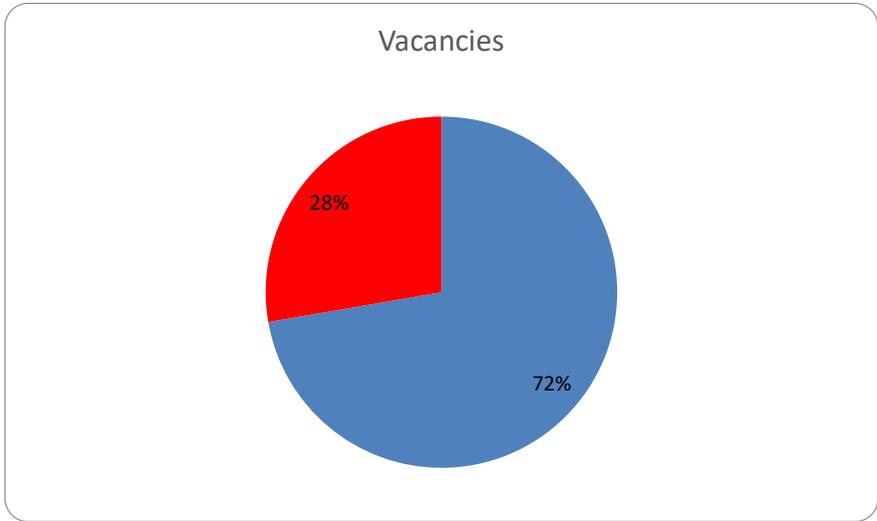
Data statistics below: \*The accuracy and reliability of this survey is improved with an increased sampling.

<b>Property Management Companies:</b>	<b>20</b>
<b>Total Homes:</b>	<b>7,643</b>
Single Family	2,298
Multi-family	5,345

	Unit Managed	Number of Vacancies	Vacancy Rate
<b>Ada</b>	<b>5708</b>	<b>267</b>	<b>4.68%</b>
Multiple	3829	193	5.04%
Single	1879	74	3.94%
<b>Canyon</b>	<b>1935</b>	<b>95</b>	<b>4.91%</b>
Multiple	1516	69	4.55%
Single	419	26	6.21%
<b>Grand Total</b>	<b>7643</b>	<b>362</b>	<b>4.74%</b>

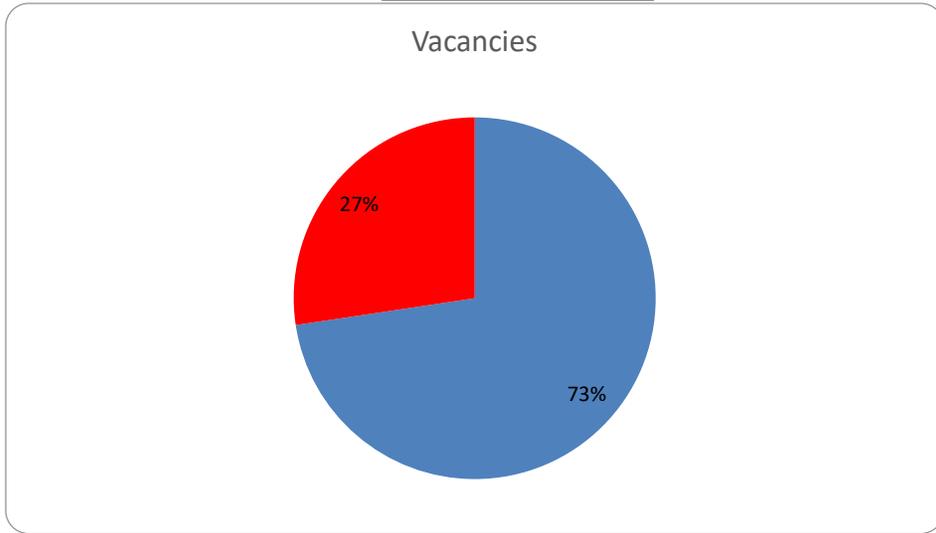
[Contact Cassandra Swanson BBA RMP at cassi@paramountpm.com with any questions and to learn how you can contribute and benefit!](mailto:cassi@paramountpm.com)

## ADA COUNTY



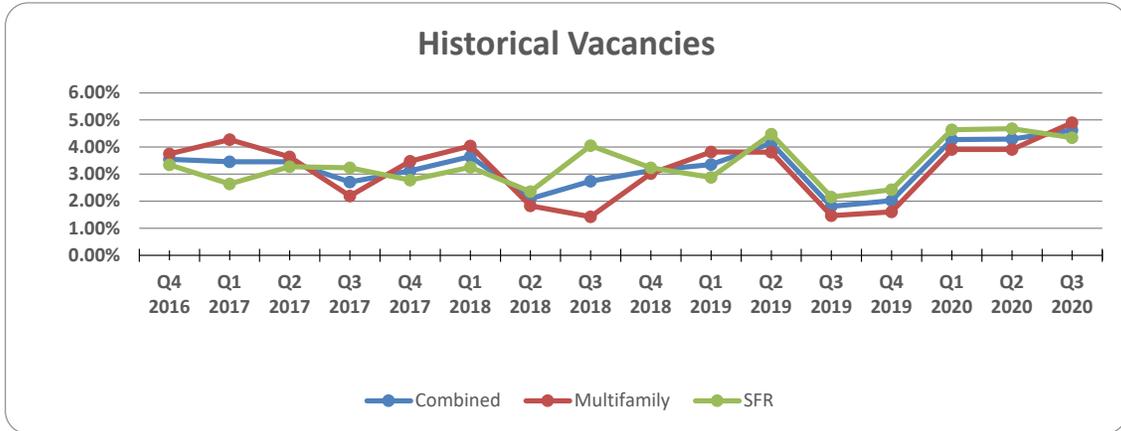
■ Single Family  
■ Multi-family

## CANYON COUNTY

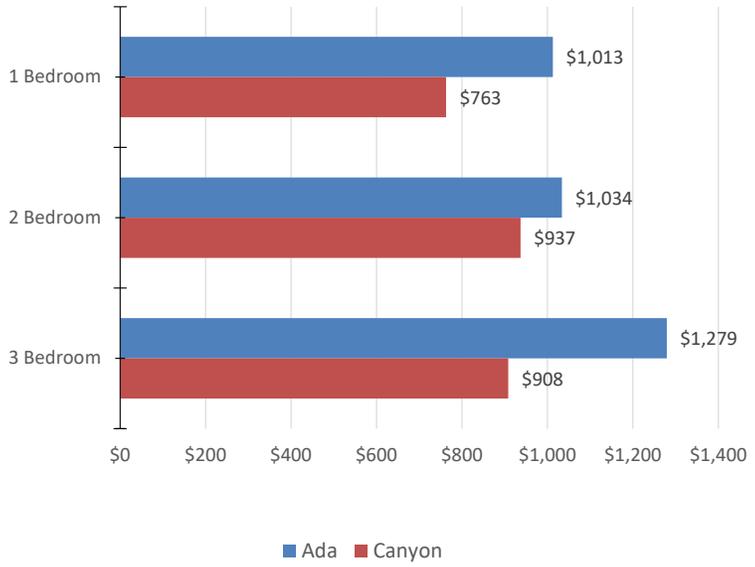


■ Single Family  
■ Multi-family

## Historical Vacancies

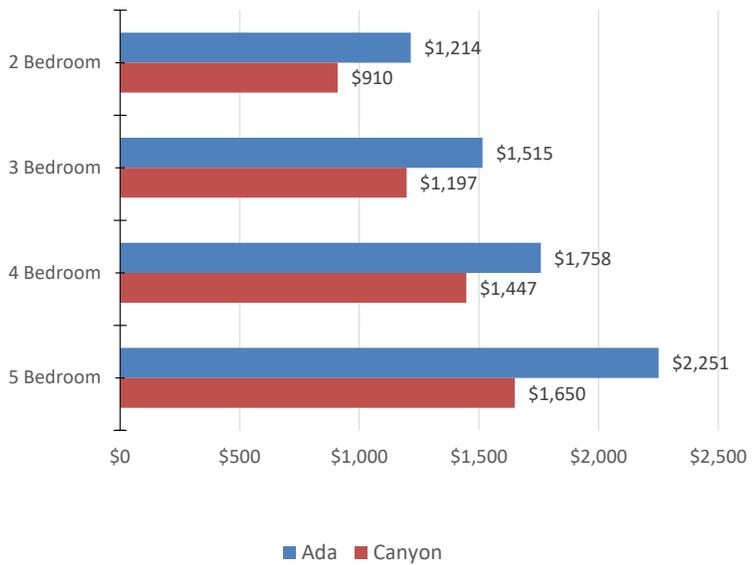


### Multi-Family Rentals



	Average Price
<b>Ada</b>	<b>\$1,438</b>
<b>Multifamily</b>	<b>\$1,108</b>
1 Bedroom	\$1,013
2 Bedroom	\$1,034
3 Bedroom	\$1,279
<b>SFR</b>	<b>\$1,496</b>
2 Bedroom	\$1,214
3 Bedroom	\$1,515
4 Bedroom	\$1,758
5 Bedroom	\$2,251
<b>Canyon</b>	<b>\$1,116</b>
<b>Multifamily</b>	<b>\$869</b>
1 Bedroom	\$763
2 Bedroom	\$937
3 Bedroom	\$908
<b>SFR</b>	<b>\$1,185</b>
2 Bedroom	\$910
3 Bedroom	\$1,197
4 Bedroom	\$1,447
5 Bedroom	\$1,650
<b>Combined</b>	<b>\$1,277</b>

### Single Family Rentals



## Summary

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The data collected indicates that the trends in Ada & Canyon county vacancy rates increased .33% from 4.3% in the second quarter of 2020 to 4.63% in the third quarter of 2020. Ada County increased .41% and Canyon County increased 1.13% this third 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 \$207 per unit. Multi-family units in Ada County increased by an average of \$2.00 per month per unit in the third quarter of 2020. The overall marketed rent per unit decreased \$74 in Ada County making the average marketed rent rate \$1438 per month.

In Canyon County rental rates were marketed at a decreased overall monthly rate of \$92 putting the average at \$1116. Single family homes had the largest decrease in marketed monthly rents by \$139 per unit and multi family units decreased by \$76 per unit. Overall vacancy rates have increased from 4th quarter in 2019. All vacancy rates still remain under a 5% vacancy rate in both Ada and Canyon 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.