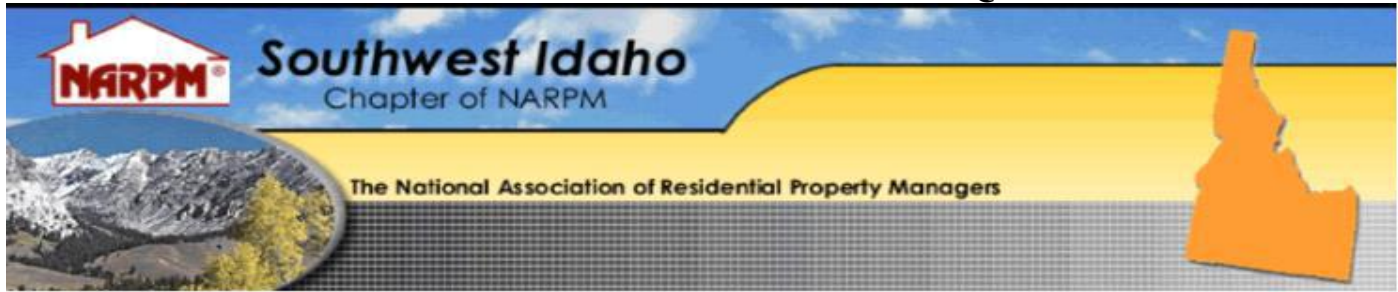


SW IDAHO NARPM VACANCY REPORT Q1 2015



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Find out more about Idaho's premier organization of residential property management professionals at 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



Introduction

The purpose of this survey is to show vacancy and rental rate trends among single-family homes and multi-family units (2-15) in Ada and Canyon County. Survey results are displayed by type (single or multi-family) and bedrooms (1-5) for the respective county. Property status was surveyed as of March 31, 2015.

The survey participants were property management companies affiliated with the SW Idaho Chapter of NARPM and are considered to be a representative sample of the inventory of professionally managed rentals of less than 16 units.

Survey Respondents

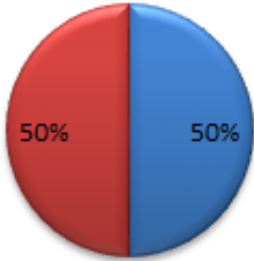
Data from a total of 17 property management companies were included in the survey results, which accounted for a total of 4347 homes: 2106 single-family and 2241 multi-family. The accuracy and reliability of this survey is improved with an increased sampling.

	Values Units Managed	Vacancies	Vacancy Rate
ADA	3078	87	2.8%
Multi Family	1539	61	4.0%
Single Family	1539	26	1.7%
CANYON	1269	45	3.5%
Multi Family	702	26	3.7%
Single Family	567	19	3.4%
Grand Total	4347	132	3.0%

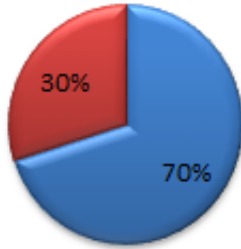
Contact Angela Post at 208-585-3256 with any questions and to learn how you can contribute and benefit!

ADA COUNTY

Units Managed



Vacancies

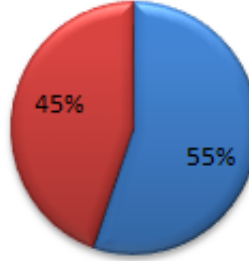


Multi-Family Single

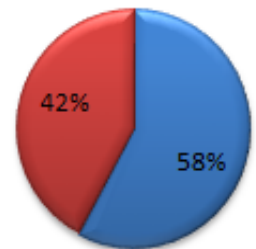
Multi-Family Single

CANYON COUNTY

Units Managed

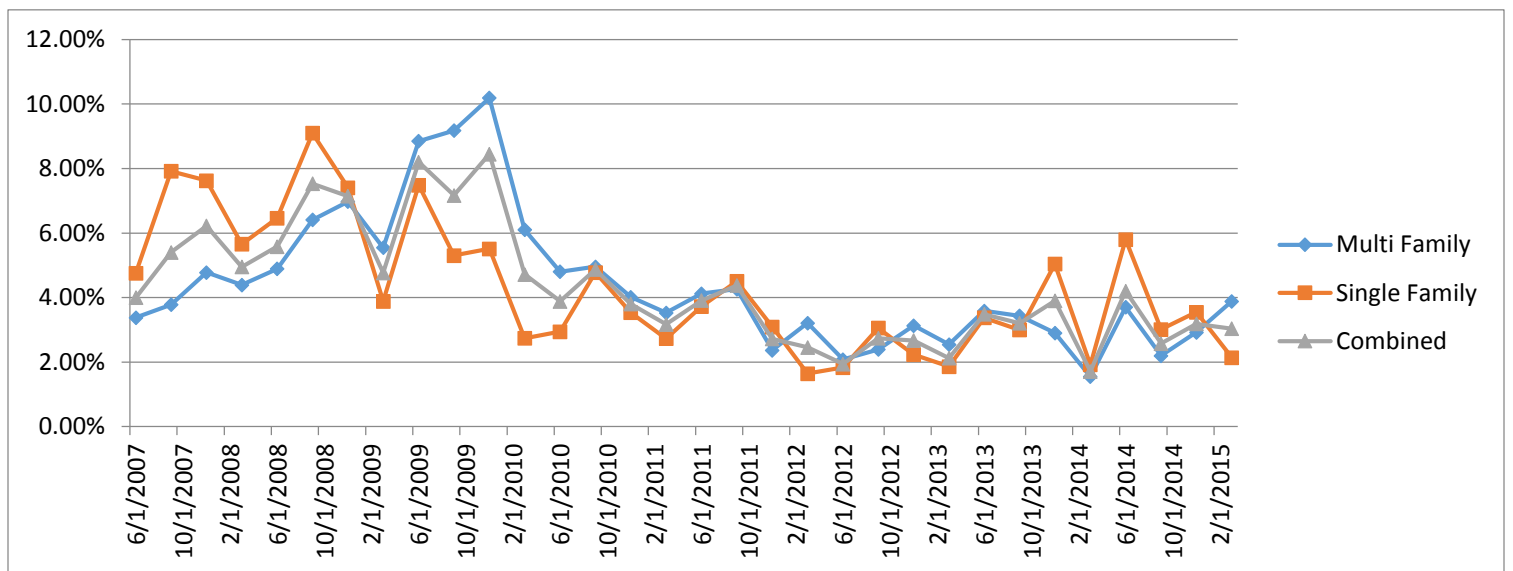


Vacancies



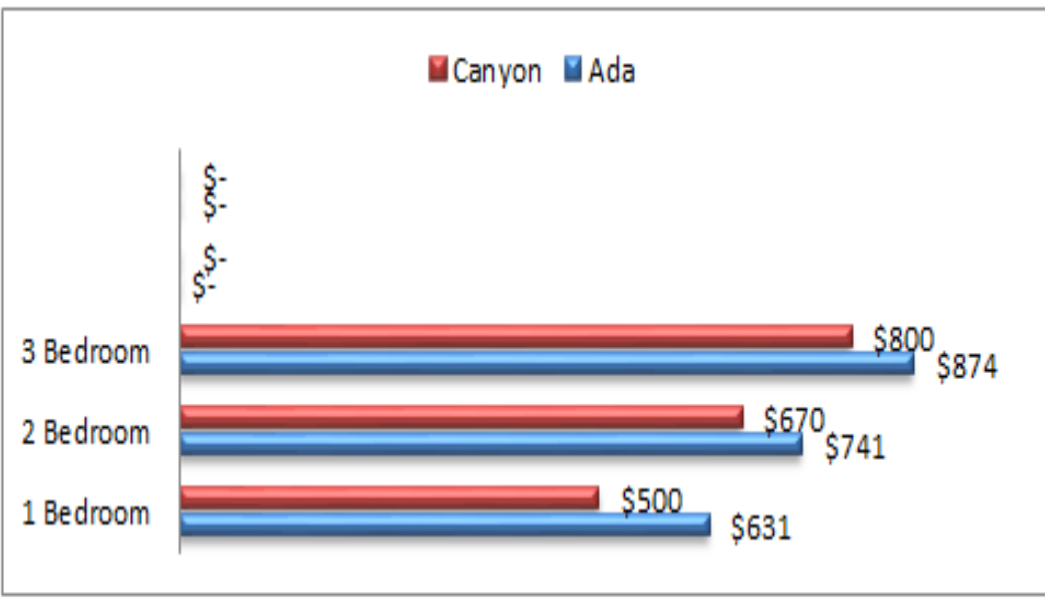
Multi-Family Single

Multi-Family Single

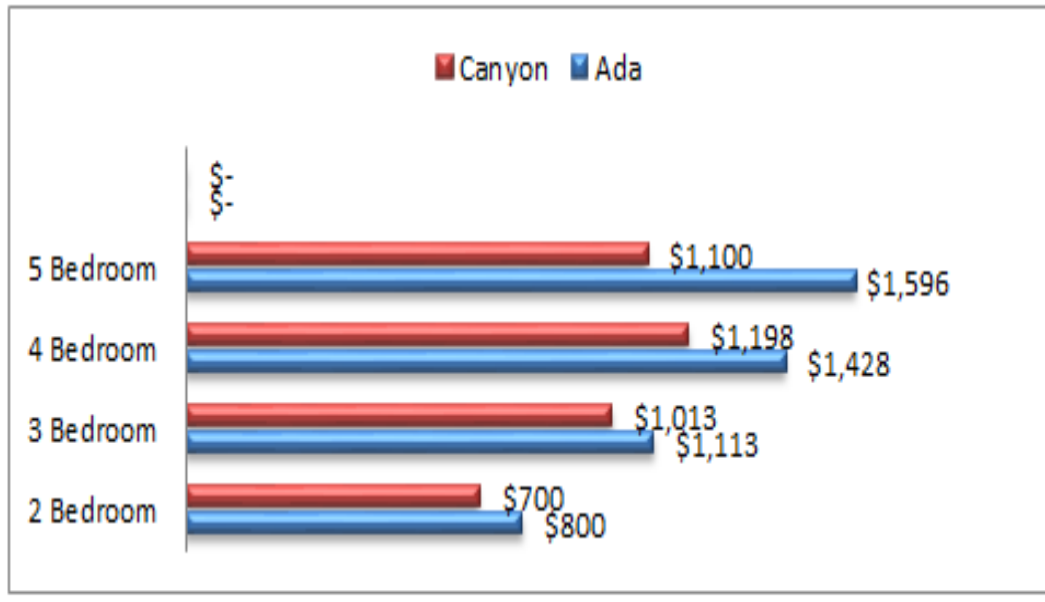


	Average Rent
ADA	\$ 1,073
Multi Family	\$ 765
1 Bedroom	\$ 631
2 Bedroom	\$ 741
3 Bedroom	\$ 874
Single Family	\$ 1,245
2 Bedroom	\$ 800
3 Bedroom	\$ 1,113
4 Bedroom	\$ 1,428
5 Bedroom	\$ 1,596
CANYON	\$ 898
Multi Family	\$ 660
1 Bedroom	\$ 500
2 Bedroom	\$ 670
3 Bedroom	\$ 800
Single Family	\$ 1,034
2 Bedroom	\$ 700
3 Bedroom	\$ 1,013
4 Bedroom	\$ 1,198
5 Bedroom	\$ 1,100
Grand Total	\$ 1,043

Multi-Family Rentals



Single Family Rentals



Ada County Historical

Ada County Single Family-Rental Rates				
	2 Bed	3 Bed	4 Bed	5 Bed
2007	\$712	\$914	\$1,080	\$1,252
2008	\$674	\$887	\$1,079	\$1,316
2009	\$688	\$870	\$1,032	\$1,218
2010	\$686	\$872	\$1,081	\$1,314
2011	\$702	\$915	\$1,134	\$1,275
2012	\$687	\$939	\$1,196	\$1,284
2013	\$767	\$1,017	\$1,331	\$1,427
2014	\$811	\$1,079	\$1,357	\$1,211
2015	\$800	\$1,113	\$1,428	\$1,596

Ada County Multi-Family-Rental Rates			
	1 Bed	2 Bed	3 Bed
2007	\$470	\$602	\$769
2008	\$497	\$596	\$738
2009	\$464	\$579	\$717
2010	\$476	\$580	\$719
2011	\$470	\$581	\$726
2012	\$483	\$613	\$750
2013	\$529	\$677	\$826
2014	\$607	\$728	\$868
2015	\$631	\$741	\$874

Ada County Single Family-Vacancy Rates

2007	6.77%
2008	7.16%
2009	5.54%
2010	3.50%
2011	3.51%
2012	2.19%
2013	2.43%
2014	3.34%
2015	1.70%

Ada County Multi-Family-Vacancy Rates

2007	3.98%
2008	5.67%
2009	8.44%
2010	4.96%
2011	3.57%
2012	2.70%
2013	3.03%
2014	2.19%
2015	4.00%

Canyon County Historical

Canyon County Single Family-Rental Rates				
	2 Bed	3 Bed	4 Bed	5 Bed
2012	\$540	\$782	\$939	\$1,044
2013	\$591	\$832	\$991	\$1,179
2014	\$646	\$890	\$1,089	\$1,308
2015	\$700	\$1,013	\$1,198	\$1,100

Canyon County Multi-Family-Rental Rates			
	1 Bed	2 Bed	3 Bed
2012	\$418	\$527	\$628
2013	\$430	\$577	\$735
2014	\$497	\$694	\$771
2015	\$500	\$670	\$800

Canyon County Single Family-Vacancy Rates

2012	3.23%
2013	4.39%
2014	4.50%
2015	3.40%

Canyon County Multi-Family-Vacancy Rates

2012	6.90%
2013	3.96%
2014	3.04%
2015	3.70%

Summary

Vacancy rates moved slightly down to 3.0% for the 1st quarter of 2015. This is a decrease of .2% from last quarter. The largest decrease in vacancy rates from last quarter was single-family homes in both Ada and Canyon County.

Rental rates in Ada County again increased slightly from last quarter. The increase in rental rates in Ada County has been in all areas of the rental market, from single-family to multi-family.

Rental rates in Canyon County also showed a slight increase, however, only in the single-family homes. There was a decrease in rental rates in Canyon County for multi-family homes.

Currently the trend is showing multi-family vacancy is continuing to rise slightly every quarter and single-family vacancy decreased significantly from last quarter.

The historical data for both Ada and Canyon County has been included in order to help provide a better perspective on how the market has changed over the last few years. We hope you find it valuable.

We thank you for participating in this survey. Please educate more Professional Members, about the importance of this survey. By having more participants, the accuracy and reliability of this survey is always improved.