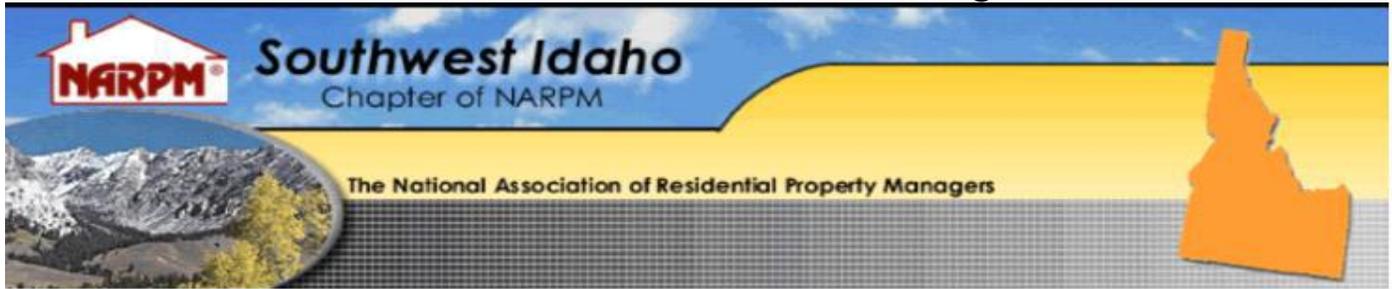


SW IDAHO NARPM VACANCY REPORT Q2 2015



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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 June 30, 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

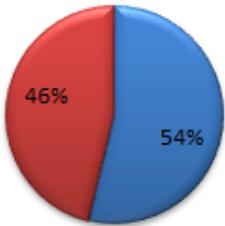
Data from a total of 15 property management companies were included in the survey results, which accounted for a total of 5027 homes: 2290 single-family and 2737 multi-family. The accuracy and reliability of this survey is improved with an increased sampling.

	Values		
	Units Managed	Vacancies	Vacancy Rate
<input type="checkbox"/> ADA	3689	140	3.8%
Multi Family	1985	89	4.5%
Single Family	1704	51	3.0%
<input type="checkbox"/> CANYON	1338	57	4.3%
Multi Family	752	36	4.8%
Single Family	586	21	3.6%
Grand Total	5027	197	3.9%

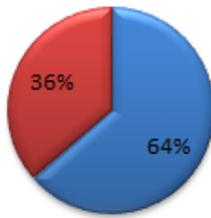
Contact Angela Post at 208-585-3256 with any questions and to learn how you can contribute and benefit!

ADA COUNTY

Units Managed



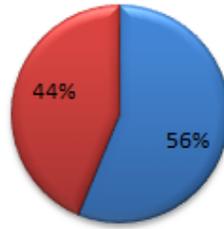
Vacancies



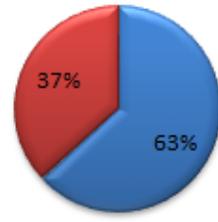
■ Multi-Family ■ Single ■ Multi-Family ■ Single

CANYON COUNTY

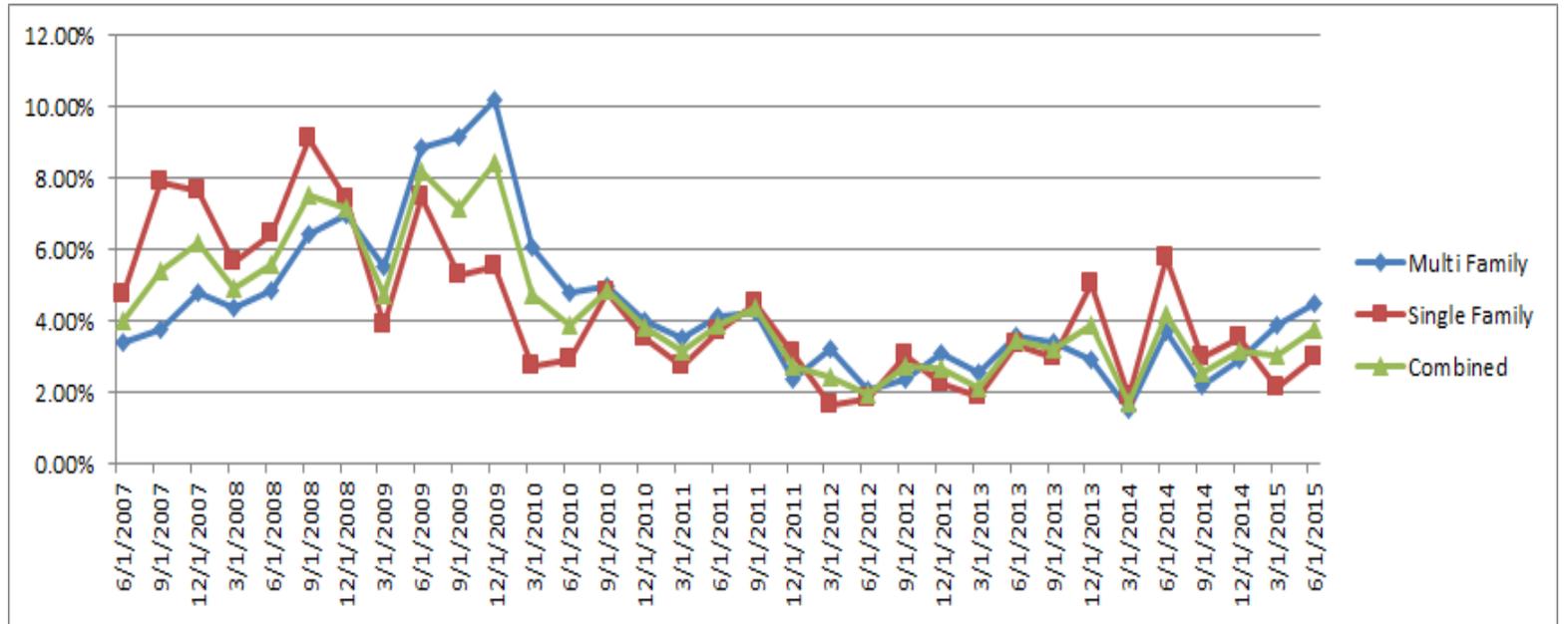
Units Managed



Vacancies

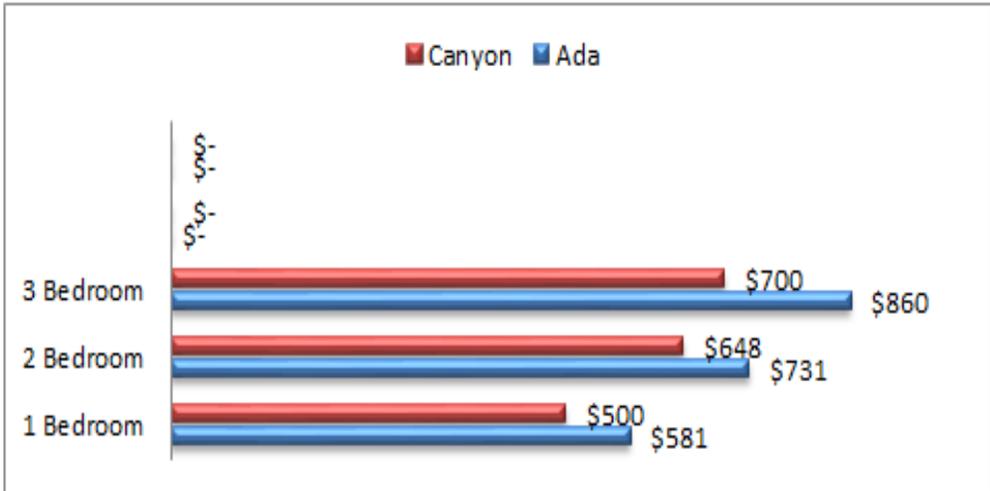


■ Multi-Family ■ Single ■ Multi-Family ■ Single

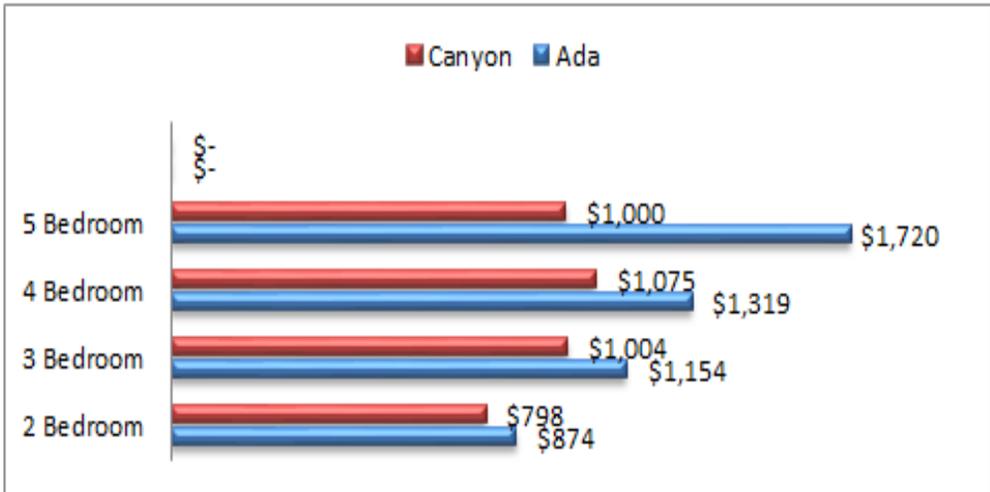


	Average Rent
ADA	\$ 1,084
Multi Family	\$ 734
1 Bedroom	\$ 581
2 Bedroom	\$ 731
3 Bedroom	\$ 860
Single Family	\$ 1,254
2 Bedroom	\$ 874
3 Bedroom	\$ 1,154
4 Bedroom	\$ 1,319
5 Bedroom	\$ 1,720
CANYON	\$ 860
Multi Family	\$ 599
1 Bedroom	\$ 500
2 Bedroom	\$ 648
3 Bedroom	\$ 700
Single Family	\$ 979
2 Bedroom	\$ 798
3 Bedroom	\$ 1,004
4 Bedroom	\$ 1,075
5 Bedroom	\$ 1,000
Grand Total	\$ 1,031

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	\$837	\$1,134	\$1,374	\$1,658

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	\$606	\$736	\$867

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	2.34%

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	4.22%

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	\$749	\$1,009	\$1,137	\$1,050

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	\$659	\$750

Canyon County Single Family-Vacany Rates

2012	3.23%
2013	4.39%
2014	4.50%
2015	3.47%

Canyon County Multi-Family-Vacancy Rates

2012	6.90%
2013	3.96%
2014	3.04%
2015	4.25%

Summary

Vacancy rates moved up almost a full percent to 3.9% for the 2nd quarter of 2015. This is an increase of .9% from last quarter. The largest increase in vacancy rates from last quarter was multi-family homes in Canyon County and single family homes in Ada County. Nevertheless, the increase was in both multi-family and single family in both Ada and Canyon County.

Rental rates in Ada County increased slightly for single family homes, with an average of \$9. There was an overall decrease of \$31 in rental rates for multi-family homes, in Ada County. On the average Ada County showed an \$11 increase in rental rates over last quarter.

Rental rates in Canyon County showed an average decrease of \$38. There was a decrease in rental rates in Canyon County for both multi-family homes and single family.

Both Ada and Canyon County were affected by the vacancy increases for the 2nd Quarter of 2015. Although both counties were affected by the vacancy increase, Ada County had the higher increase in vacancy rates by a full 1% over last quarter.

Currently the trend is showing multi-family and single family vacancy is continuing to rise, in both Ada and Canyon County. Furthermore, rental rates are starting to decrease in both counties. It will be interesting to see what the 3rd quarter of 2015 will bring.

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.