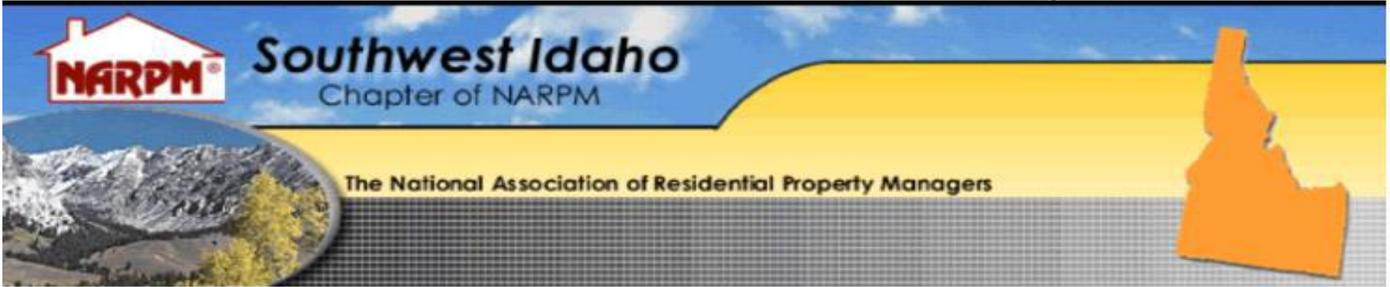


SW IDAHO NARPM VACANCY REPORT Q3 2015



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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 September 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 18 property management companies were included in the survey results, which accounted for a total of 5074 homes: 2392 single-family and 2682 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	3523	119	3.4%
Multi Family	1875	61	3.3%
Single Family	1648	58	3.5%
<input type="checkbox"/> CANYON	1551	64	4.1%
Multi Family	807	37	4.6%
Single Family	744	27	3.6%
Grand Total	5074	183	3.6%

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

ADA COUNTY

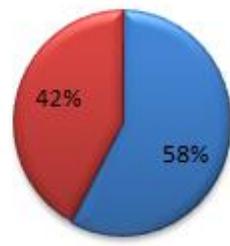
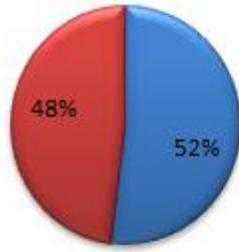
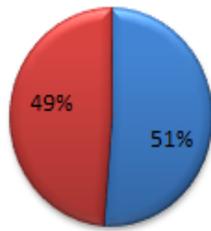
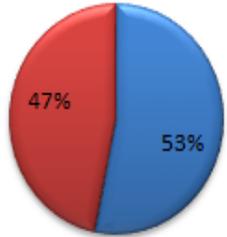
CANYON COUNTY

Units Managed

Vacancies

Units Managed

Vacancies

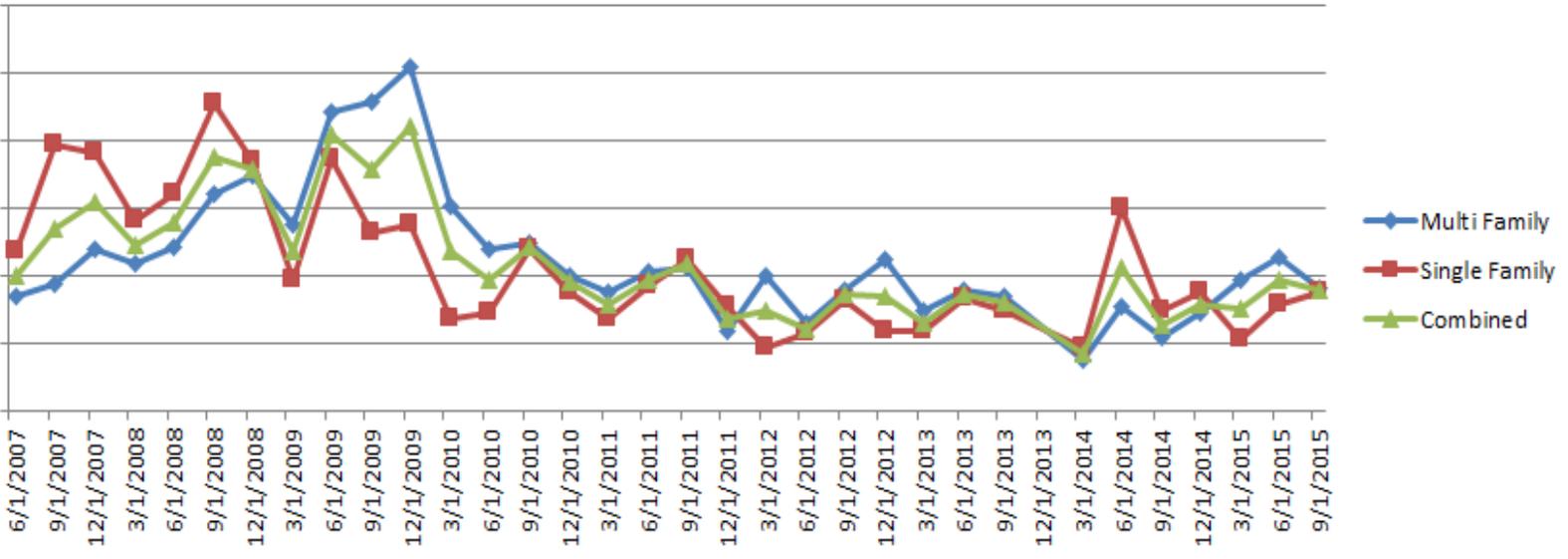


■ Multi-Family ■ Single

■ Multi-Family ■ Single

■ Multi-Family ■ Single

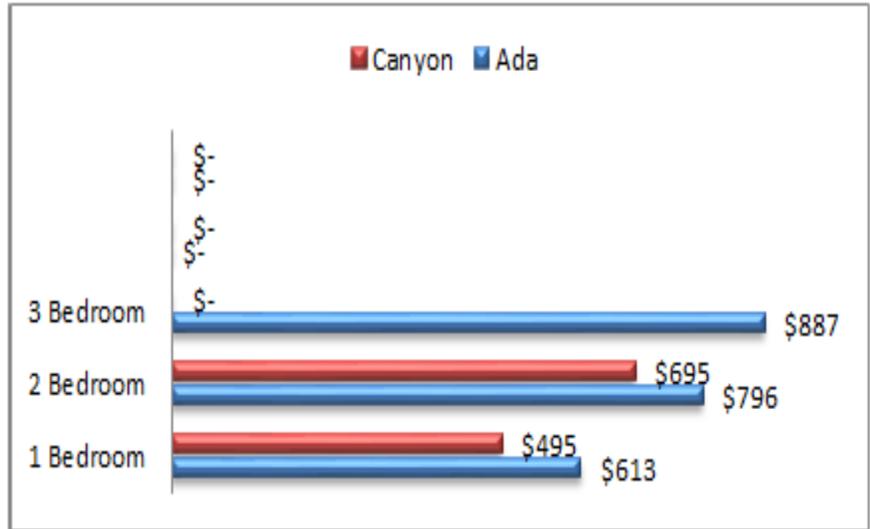
■ Multi-Family ■ Single



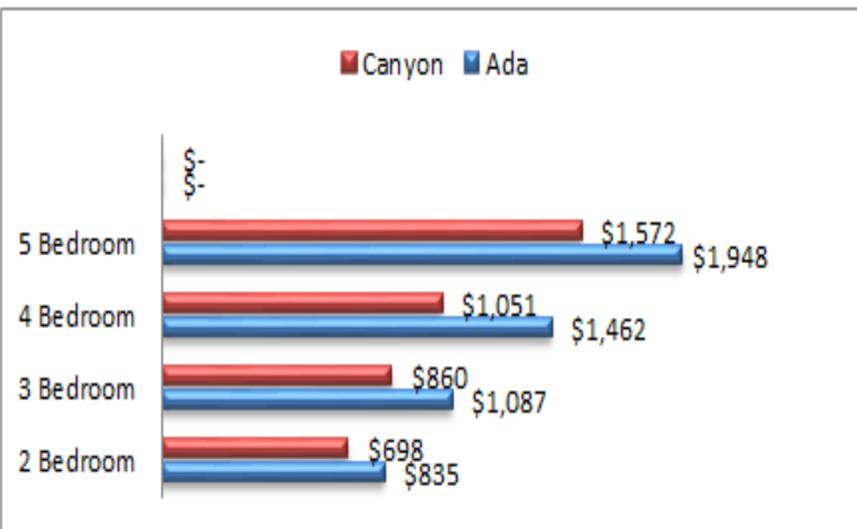
◆ Multi Family
 ■ Single Family
 ▲ Combined

Multi-Family Rentals

	Average Rent
ADA	\$ 1,117
Multi Family	\$ 816
1 Bedroom	\$ 613
2 Bedroom	\$ 796
3 Bedroom	\$ 887
Single Family	\$ 1,276
2 Bedroom	\$ 835
3 Bedroom	\$ 1,087
4 Bedroom	\$ 1,462
5 Bedroom	\$ 1,948
CANYON	\$ 914
Multi Family	\$ 595
1 Bedroom	\$ 495
2 Bedroom	\$ 695
Single Family	\$ 963
2 Bedroom	\$ 698
3 Bedroom	\$ 860
4 Bedroom	\$ 1,051
5 Bedroom	\$ 1,572
Grand Total	\$ 1,072



Single Family Rentals



Summary

Vacancy rates moved down slightly to 3.6% for the 3rd quarter of 2015. This is a decrease of .3% from last quarter. The largest decrease in vacancy rates from last quarter was multi-family homes in Ada County. Canyon county multi-family had a decrease of .2% and single family homes where unchanged.

Rental rates in Ada County increased on the average of \$22 for single family homes. There was an overall increase of \$82 in rental rates for multi-family homes, in Ada County. On the average Ada County showed a \$33 increase in rental rates over last quarter.

Rental rates in Canyon County showed an average increase of \$54, from last quarter. The increase in rental rates for Canyon County was solely due to the increase in rates for 5 bedroom single family homes.

Both Ada and Canyon County experienced the vacancy decreases for the 3rd Quarter of 2015. Although both counties experienced the vacancy decrease, Ada County had the higher reduction in vacancy rates by a full .4% over last quarter.

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.