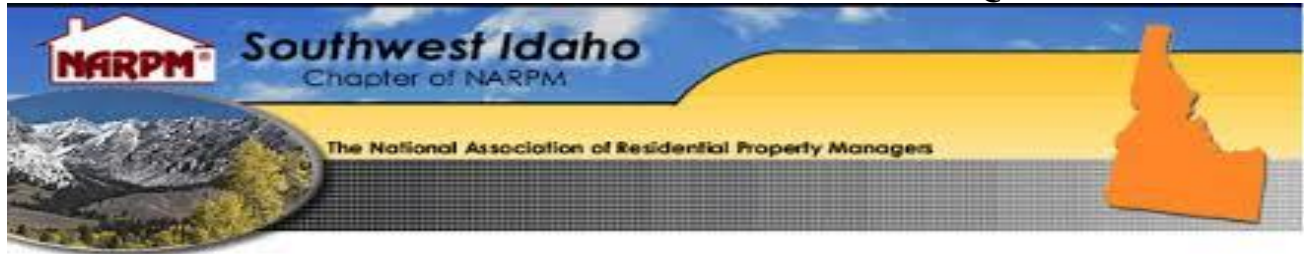


SW IDAHO NARPM VACANCY REPORT Q4 2015



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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 December 31st, 2015.

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

Survey Respondents

Data from a total of 23 property management companies were included in the survey results, which accounted for a total of 6532 homes: 2536 single-family and 3996 multi-family. The accuracy and reliability of this survey is improved with an increased sampling.

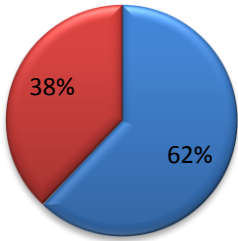
	Values Units Managed	Vacancy	Vacancy Rate
ADA	4840	135	2.8%
Multi Family	3002	94	3.1%
Single Family	1838	41	2.2%
CANYON	1692	53	3.1%
Multi Family	994	25	2.5%
Single Family	698	28	4.0%
Grand Total	6532	188	2.9%

Contact Courtney Wolfe @ 208-949-3083
with any questions and to learn how you can
contribute and benefit!

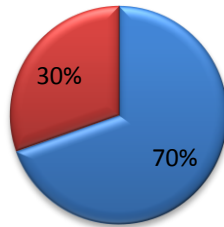
ADA COUNTY

CANYON COUNTY

Units Managed

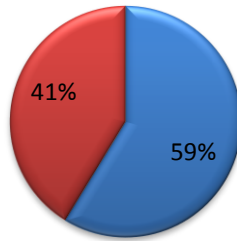


Vacancies

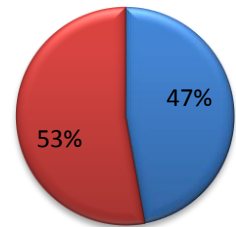


Multi-Family Single Multi-Family Single

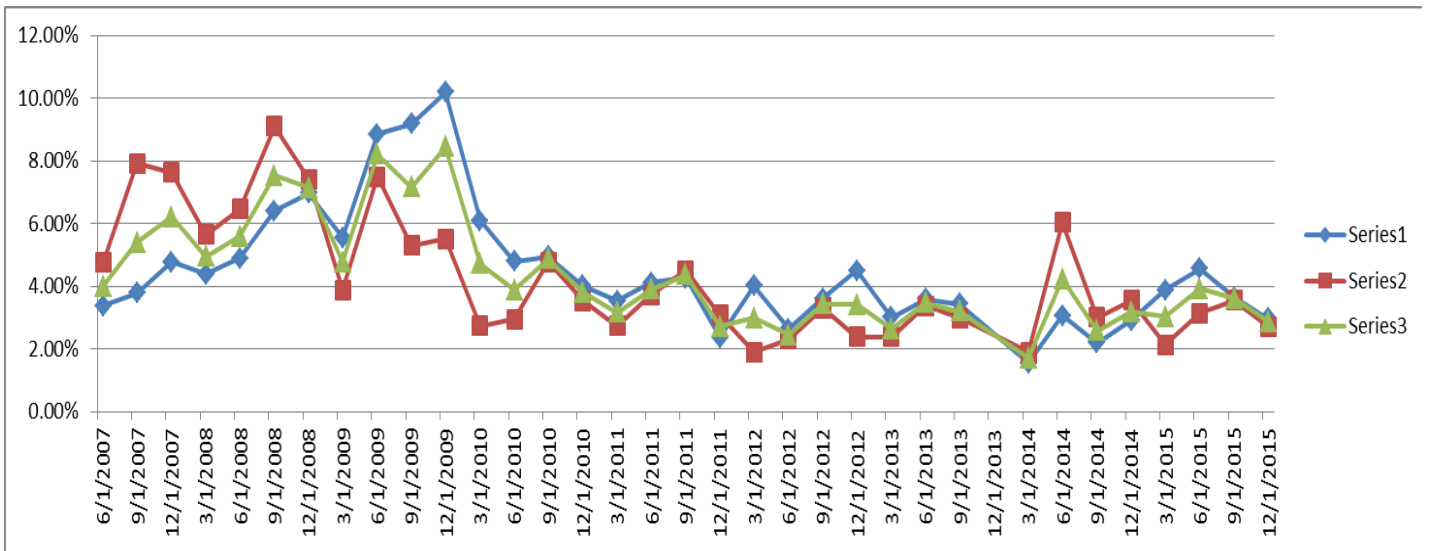
Units Managed



Vacancies

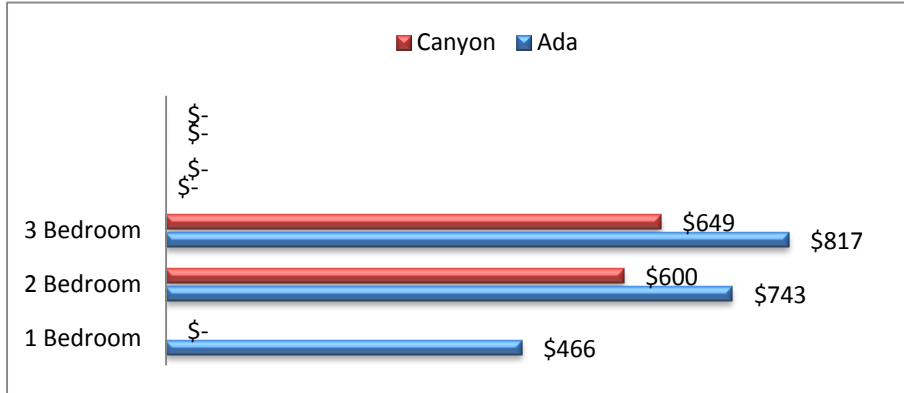


Multi-Family Single Multi-Family Single

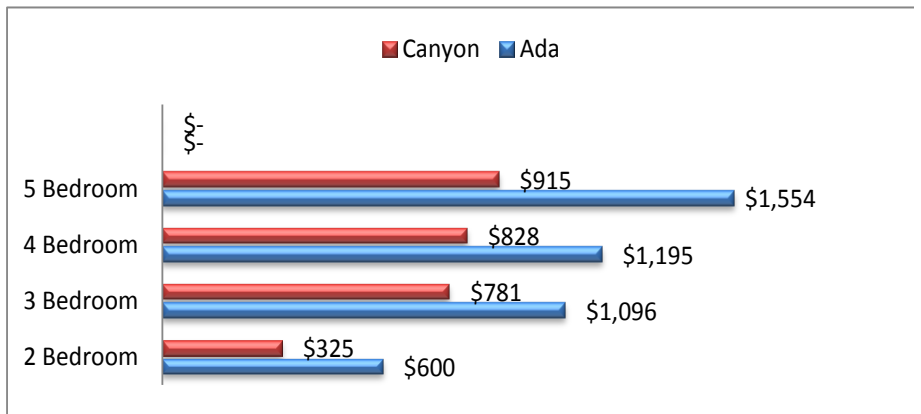


Multi-Family Rentals

	Average Rent
ADA	\$ 935
Multi Family	\$ 690
1 Bedroom	\$ 466
2 Bedroom	\$ 743
3 Bedroom	\$ 817
Single Family	\$ 1,137
2 Bedroom	\$ 600
3 Bedroom	\$ 1,096
4 Bedroom	\$ 1,195
5 Bedroom	\$ 1,554
CANYON	\$ 697
Multi Family	\$ 560
1 Bedroom	\$ -
2 Bedroom	\$ 600
3 Bedroom	\$ 649
Single Family	\$ 769
2 Bedroom	\$ 325
3 Bedroom	\$ 781
4 Bedroom	\$ 828
5 Bedroom	\$ 915
Grand Total	\$ 867



Single Family Rentals



Summary

Vacancy rates moved down slightly to 2.9% for the 4th quarter of 2015. This is a decrease of .7% from last quarter. The largest decrease in vacancy rates from last quarter was single family homes in Ada County at 1.3%. Canyon county single family had a decrease of .4%.

Rental rates in Ada County decreased on the average of \$139 for single family homes. There was an overall decrease of \$126 in rental rates for multi-family homes, in Ada County. On the average Ada County showed a \$182 decrease in rental rates over last quarter. This large decrease is solely based on the competitive time of year and the fact that vacancies are much tougher to fill during the 4th quarter.

Rental rates in Canyon County showed an average decrease of \$230, from last quarter. This large number is in part due to the increase in rental rates for Canyon County last quarter and directly related to the increase in rate 5 bedroom single family homes and again related to the competitive time of year.

Both Ada and Canyon County experienced significant the vacancy decreases for the 4th Quarter of 2015. Although both counties experienced the vacancy decrease, Ada County had the higher reduction in vacancy rates by 19% 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.