

SW IDAHO NARPM VACANCY REPORT Q3 2016



Southwest Idaho Chapter National Association of Residential Property Managers

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.

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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 (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 30th, 2016.

The survey participants were 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 of less than 16 units.

Survey Respondents

Data from a total of 16 property management companies were included in the survey results, which accounted for a total of **5616** homes: **1907** single-family and **3709** multi-family. The accuracy and reliability of this survey is improved with an increased sampling.

	Values Units Managed	Vacancies	Vacancy Rate
ADA	4353	114	2.6%
Multi Family	2944	62	2.1%
Single Family	1409	52	3.7%
CANYON	1263	38	3.0%
Multi Family	765	12	1.6%
Single Family	498	26	5.2%
Grand Total	5616	152	2.7%

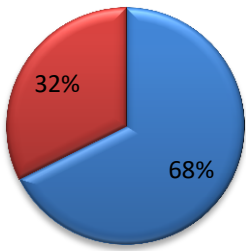
[Contact Courtney Wolfe at courtney@tpdid.com](mailto:courtney@tpdid.com)
with any questions and to learn how you can
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ADA COUNTY

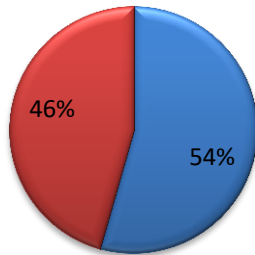
CANYON COUNTY

Units Managed



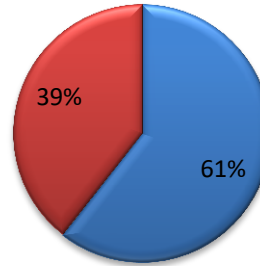
■ Multi-Family ■ Single

Vacancies



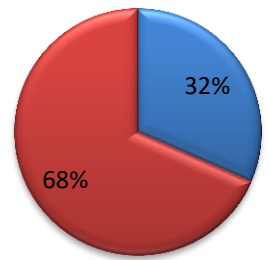
■ Multi-Family ■ Single

Units Managed

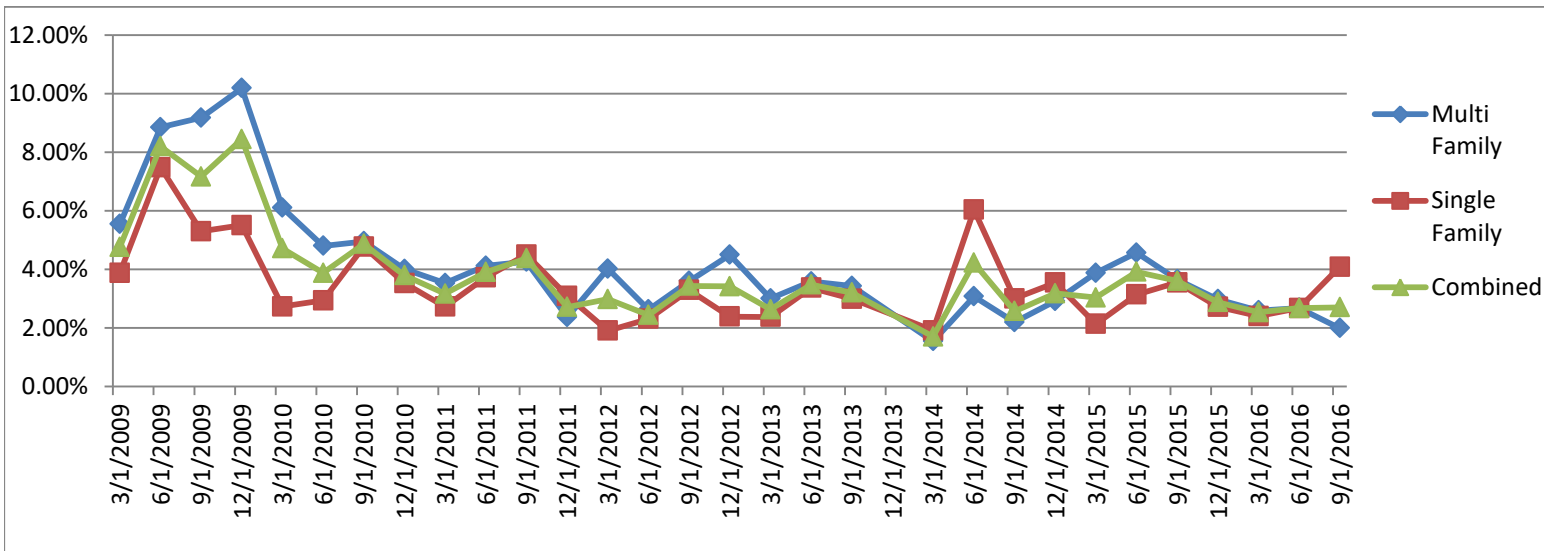


■ Multi-Family ■ Single

Vacancies



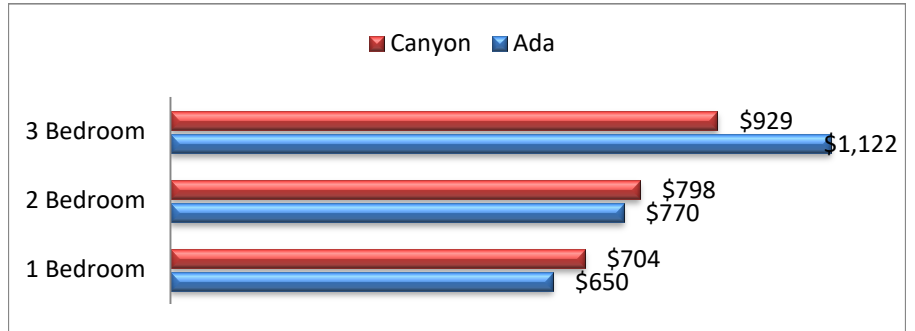
■ Multi-Family ■ Single



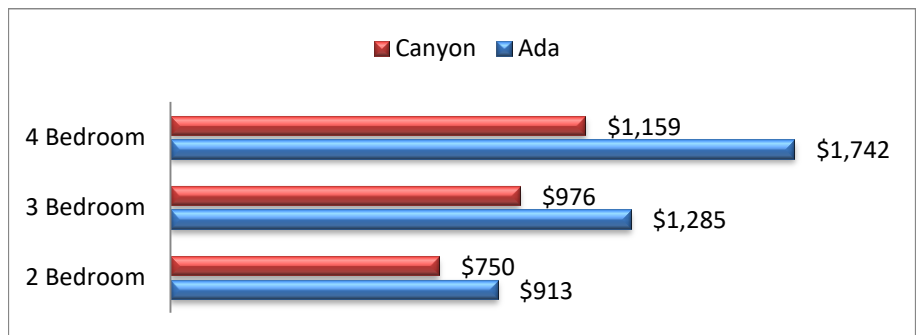
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Multi-Family Rentals

	Average Rent
ADA	\$ 1,126
Multi Family	\$ 863
1 Bedroom	\$ 650
2 Bedroom	\$ 770
3 Bedroom	\$ 1,122
Single Family	\$ 1,334
2 Bedroom	\$ 913
3 Bedroom	\$ 1,285
4 Bedroom	\$ 1,742
5 Bedroom	\$ 1,795
CANYON	\$ 903
Multi Family	\$ 831
1 Bedroom	\$ 704
2 Bedroom	\$ 798
3 Bedroom	\$ 929
Single Family	\$ 993
2 Bedroom	\$ 750
3 Bedroom	\$ 976
4 Bedroom	\$ 1,159
Grand Total	\$ 1,049



Single Family Rentals



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Summary

Ada & Canyon county vacancy rates on average remained at 2.7% for the 3rd Quarter of 2016. The largest increase in vacancy rates from last quarter are Canyon County single family homes which increased from 2.4% to 5.2%. Ada County single family homes had a vacancy rate increase of 3.7%.

Overall, Ada County rental rates increased by \$8 per rental unit from the second quarter in 2016. Ada County **single family homes** monthly rents decreased on the average of \$34. However, **multi-family unit** rents increased by an average of \$85 per month.

Canyon County rental rates increased an average of \$9 per rental unit overall, with **single family homes** decreasing by \$54 per unit and **multi-family units** increasing \$68 per unit.

Again, average vacancies remain at 2.7% in both Ada & Canyon County for the 3rd Quarter of 2016. Both counties had a slight increase in rental rates, multi-family units with the largest gain.

We thank you for participating in this survey and wish you a safe and happy holiday season!

Please educate more Professional Members about the importance of this survey.

More participants in this type of survey is the only way to provide the accurate and reliable information for our local market.