

# SW IDAHO NARPM VACANCY REPORT Q4 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](http://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](http://www.narpm.org)

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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 December 31<sup>st</sup>, 2016.

The survey participants are 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 in Ada & Canyon County.

### Survey Respondents

Data from a total of 13 property management companies were included in the survey results, which accounted for a total of **5120** homes: **1619** single-family and **3501** multi-family. The accuracy and reliability of this survey is improved with an increased sampling.

	Values		
	Units Managed	Vacancies	Vacancy Rate
<b>ADA</b>	<b>3425</b>	<b>159</b>	<b>4.6%</b>
Multi Family	2180	111	5.1%
Single Family	1245	48	3.9%
<b>CANYON</b>	<b>1695</b>	<b>47</b>	<b>2.8%</b>
Multi Family	1321	31	2.3%
Single Family	374	16	4.3%
<b>Grand Total</b>	<b>5120</b>	<b>206</b>	<b>4.0%</b>

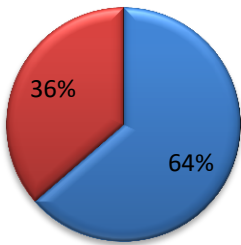
[Contact Courtney Wolfe at courtney@tpdid.com](mailto:courtney@tpdid.com)  
with any questions and to learn how you can  
contribute and benefit!

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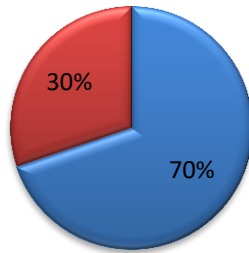
## ADA COUNTY

## CANYON COUNTY

**Units Managed**

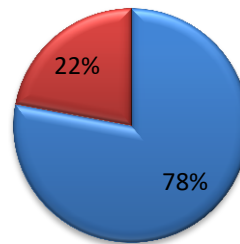


**Vacancies**

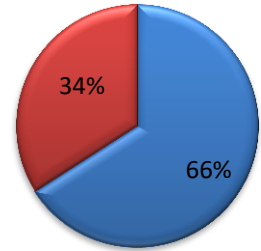


■ Multi-Family ■ Single    ■ Multi-Family ■ Single

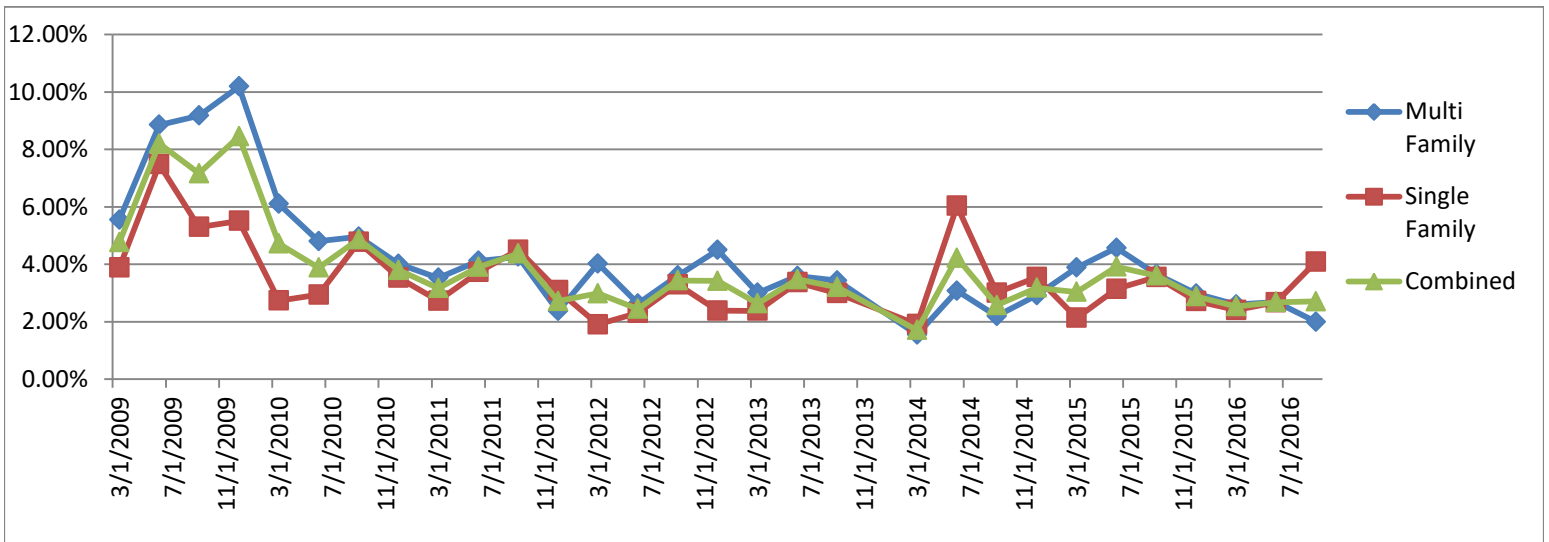
**Units Managed**



**Vacancies**



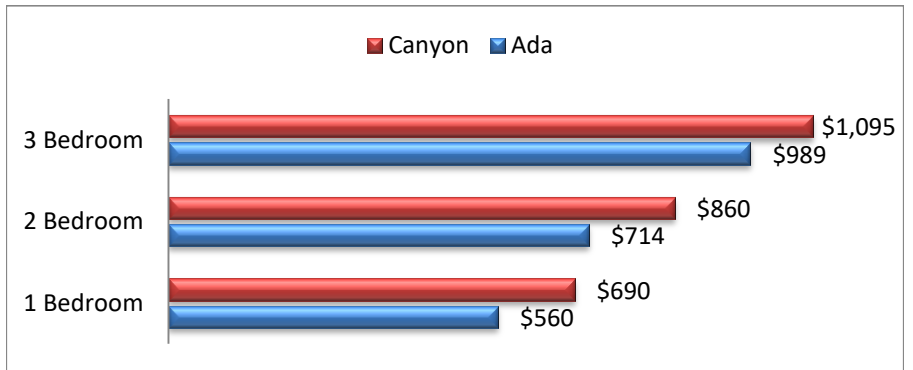
■ Multi-Family ■ Single    ■ Multi-Family ■ Single



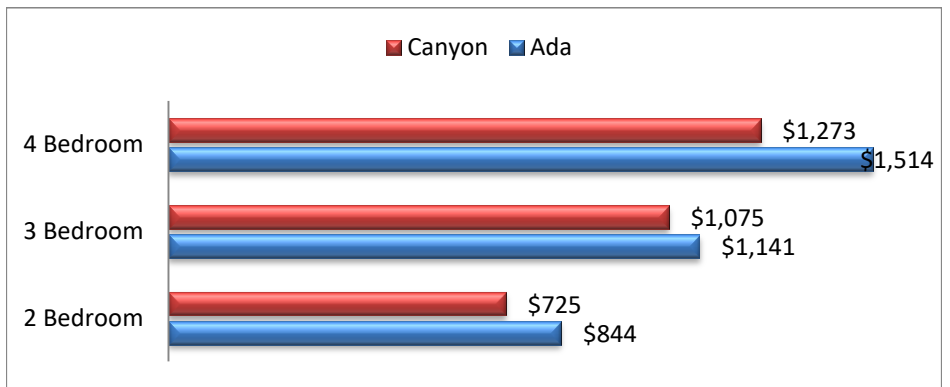
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## Multi-Family Rentals

	Average Rent
<b>ADA</b>	<b>\$ 1,143</b>
<b>Multi Family</b>	<b>\$ 786</b>
1 Bedroom	\$ 560
2 Bedroom	\$ 714
3 Bedroom	\$ 989
<b>Single Family</b>	<b>\$ 1,314</b>
2 Bedroom	\$ 844
3 Bedroom	\$ 1,141
4 Bedroom	\$ 1,514
5 Bedroom	\$ 1,690
<b>CANYON</b>	<b>\$ 937</b>
<b>Multi Family</b>	<b>\$ 814</b>
1 Bedroom	\$ 690
2 Bedroom	\$ 860
3 Bedroom	\$ 1,095
<b>Single Family</b>	<b>\$ 1,084</b>
2 Bedroom	\$ 725
3 Bedroom	\$ 1,075
4 Bedroom	\$ 1,273
<b>Grand Total</b>	<b>\$ 1,093</b>



## Single Family Rentals



# SW IDAHO NARPM VACANCY REPORT Q4 2016

## Summary

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Ada & Canyon county vacancy rates on average increased from 2.7% in Q3 to 4.0% in Q4 with the largest increase being multifamily building that increased from 2.1% to 5.1%. Canyon County multifamily homes had a vacancy rate increase of .7%. Single family vacancies in both Ada and Canyon County were .9%.

Ada County **single family** rental rates decreased an average of \$20 from Q3. **Multi-family** rents decreased by an average of \$77 per month. Overall the average decrease was \$34 per rental unit which puts average rents at \$1143 which is a significant improvement on the average rental rate of \$935 that was reported in the Q4 2015 vacancy report.

Canyon County rental rates continue to climb and increased an average of \$34 per rental unit overall, with **single family homes** increasing by \$91 per unit and **multi-family units** decreasing by \$17 per unit. Again, a significant improvement in our area compared to the Q4 2015 report which was an average rate of \$697 per rental unit.

**We thank you for participating in this survey and we hope your NEW YEAR is starting off great!**

**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 to so many.**