

# SW IDAHO NARPM VACANCY REPORT Q1 2021



## National Association of Residential Property Managers

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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 in Ada and Canyon County. Survey results are displayed by type (single or multi-family) & bedrooms (1-5) for the respective county.

Property status was surveyed as of March 31, 2021.

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 statistics below: \*The accuracy and reliability of this survey is improved with an increased sampling.

Property Management Companies:	23
Total Homes:	9,264
Single Family	2,737
Multi-family	6,527

	Unit Managed	Number of Vacancies	Vacancy Rate
<b>Ada</b>	<b>6664</b>	<b>50</b>	<b>0.75%</b>
Multiple	4490	24	0.53%
Single	2174	26	1.20%
<b>Canyon</b>	<b>2600</b>	<b>13</b>	<b>0.50%</b>
Multiple	2037	8	0.39%
Single	563	5	0.89%
<b>Grand Total</b>	<b>9264</b>	<b>63</b>	<b>0.68%</b>

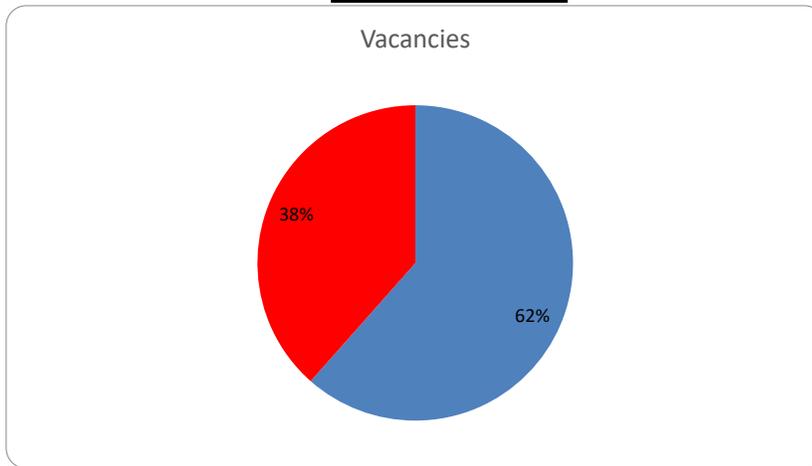
[Contact Cassandra Swanson BBA RMP at cassi@paramountpm.com with any questions and to learn how you can contribute and benefit!](mailto:cassi@paramountpm.com)

### ADA COUNTY



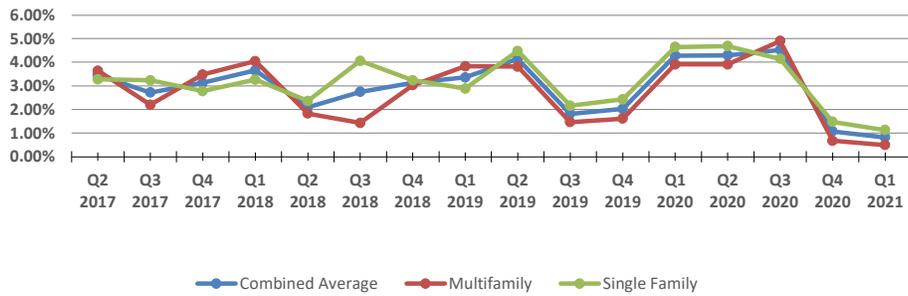
Single Family  
Multi-family

### CANYON COUNTY

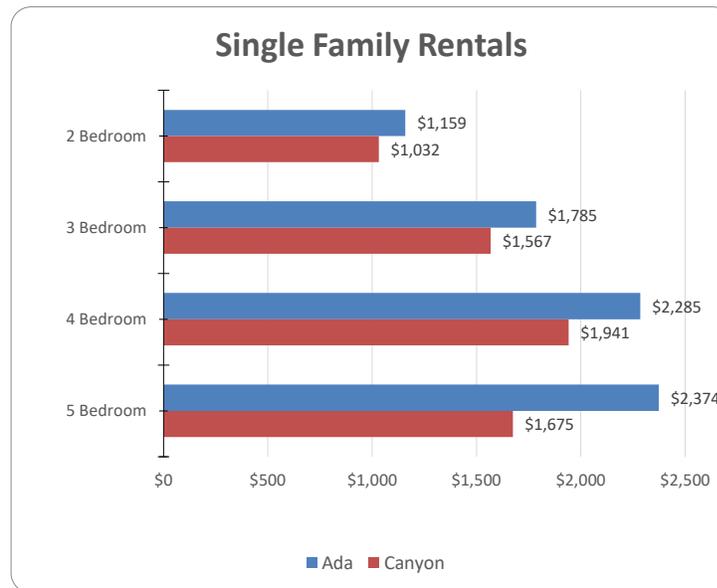
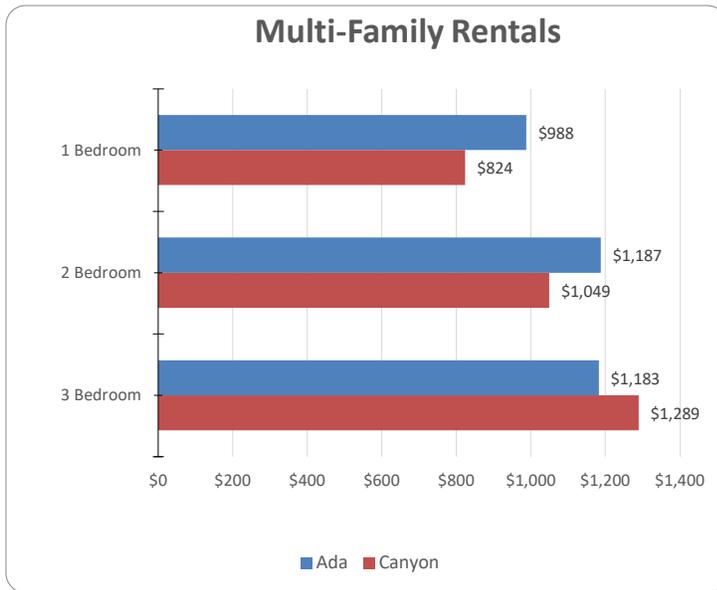


Single Family  
Multi-family

### Historical Vacancies



	Average Price
<b>Ada</b>	<b>\$1,566</b>
<b>Multifamily</b>	<b>\$1,119</b>
1 Bedroom	\$988
2 Bedroom	\$1,187
3 Bedroom	\$1,183
<b>SFR</b>	<b>\$1,743</b>
2 Bedroom	\$1,159
3 Bedroom	\$1,785
4 Bedroom	\$2,285
5 Bedroom	\$2,374
<b>Canyon</b>	<b>\$1,340</b>
<b>Multifamily</b>	<b>\$1,054</b>
1 Bedroom	\$824
2 Bedroom	\$1,049
3 Bedroom	\$1,289
<b>SFR</b>	<b>\$1,513</b>
2 Bedroom	\$1,032
3 Bedroom	\$1,567
4 Bedroom	\$1,941
5 Bedroom	\$1,675
<b>Combined</b>	<b>\$1,453</b>



## Summary

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The data collected indicates that the trends in Ada & Canyon county vacancy rates have decreased by 3.47% from the 1st quarter of 2020 to the 1st quarter of 2021. This is the lowest point vacancy rates have been reported in over 15 years that the SW Idaho NARPM Chapter has been collecting data.

Ada County single family marketed rental rates increased this quarter by \$105.00 per unit in monthly rent cost. While multi-family units in Ada County increased by an average of \$46.00 in rent per month in the 1st quarter of 2021. The overall marketed rent per unit increased by \$86 in Ada County making the average marketed rent rate \$1566.00 per month.

In Canyon County rental rates were marketed at an increased overall monthly rate of \$102 putting the average at \$1340.00. Although current data shows that the average market cost of the Canyon County multi-family 3-bedroom unit, exceeds the cost in Ada County 3 bedroom multi-family units. It is noted that there is a higher volume of vacancies of these units in Ada County multi-family units and this accounts for the difference in 3-bedroom multi-unit average pricing during this quarter

**We thank you for participating in this survey!**

**Please educate more NARPM Professional Members about the importance of this survey!**

More participation is the only way to provide the most accurate and reliable information about our local market trends.