

SW IDAHO NARPM VACANCY REPORT Q2 2019



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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 June 30, 2019.

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.

| | |
|---------------------|--------------|
| Total Homes: | 7,650 |
| Single Family | 1,832 |
| Multi-family | 5,818 |



| | Unit Managed | Number of Vacancies | Vacancy Rate |
|--------------------|--------------|---------------------|--------------|
| Ada | 5082 | 190 | 3.74% |
| Multiple | 3708 | 129 | 3.48% |
| Single | 1374 | 61 | 4.44% |
| Canyon | 2568 | 114 | 4.44% |
| Multiple | 2110 | 93 | 4.41% |
| Single | 458 | 21 | 4.59% |
| Grand Total | 7650 | 304 | 3.97% |

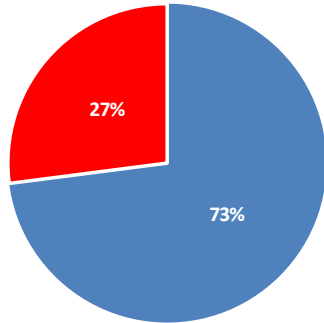
[Report constructed by Courtney Wolfe of Rentwise](#)



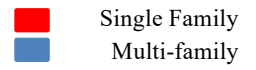
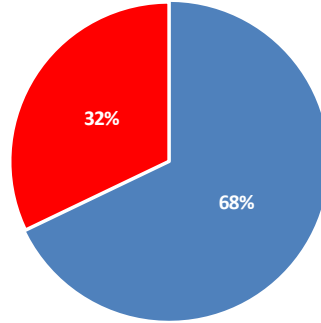
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ADA COUNTY

Unit Managed

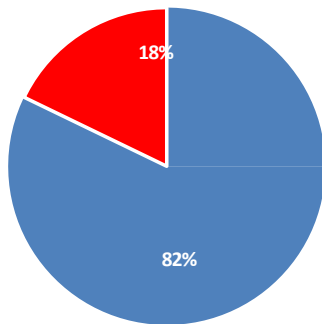


Vacancies

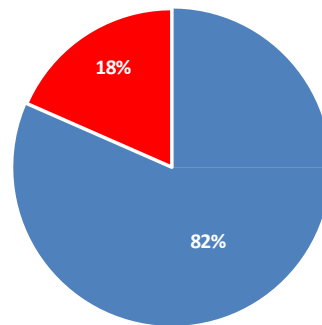


CANYON COUNTY

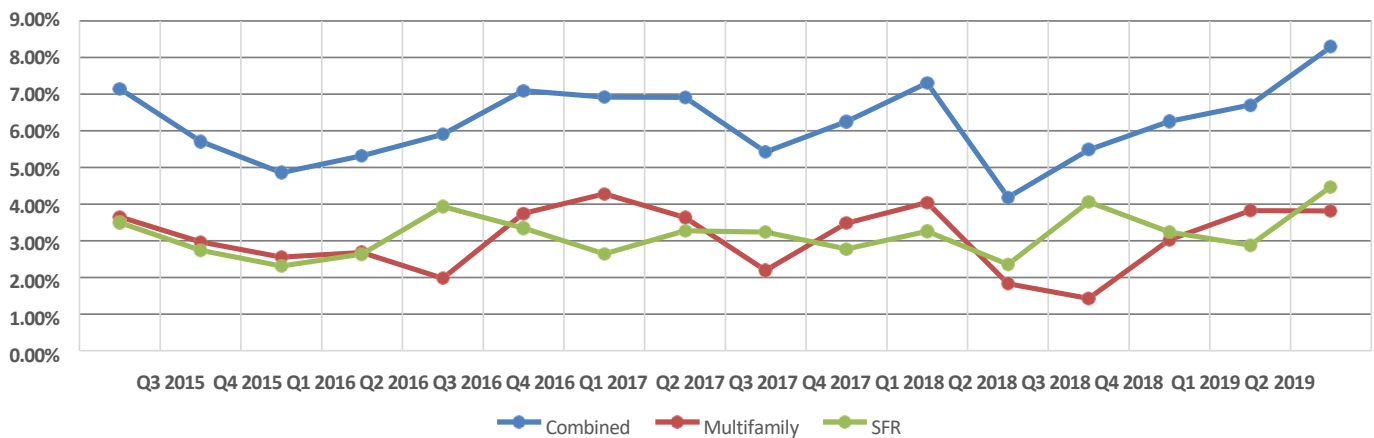
Units Managed



Vacancies

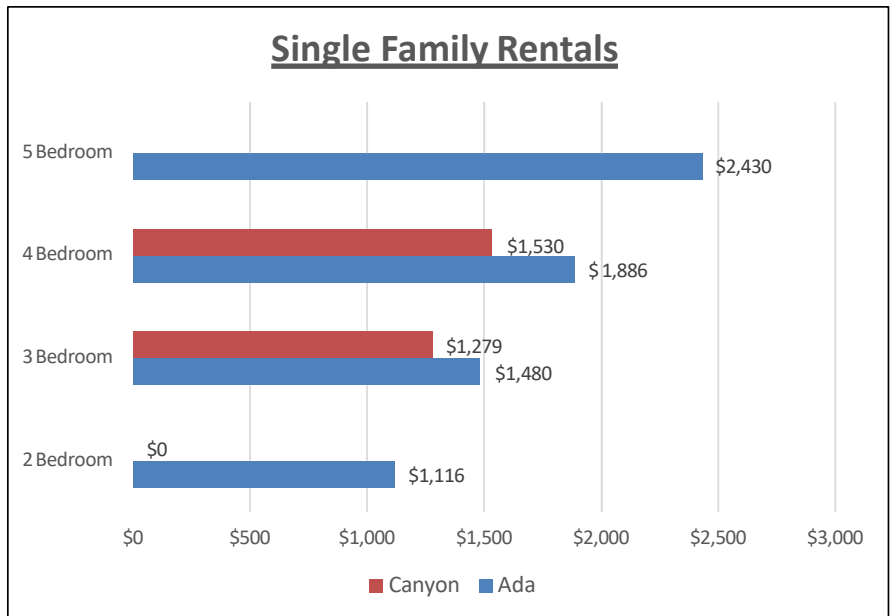
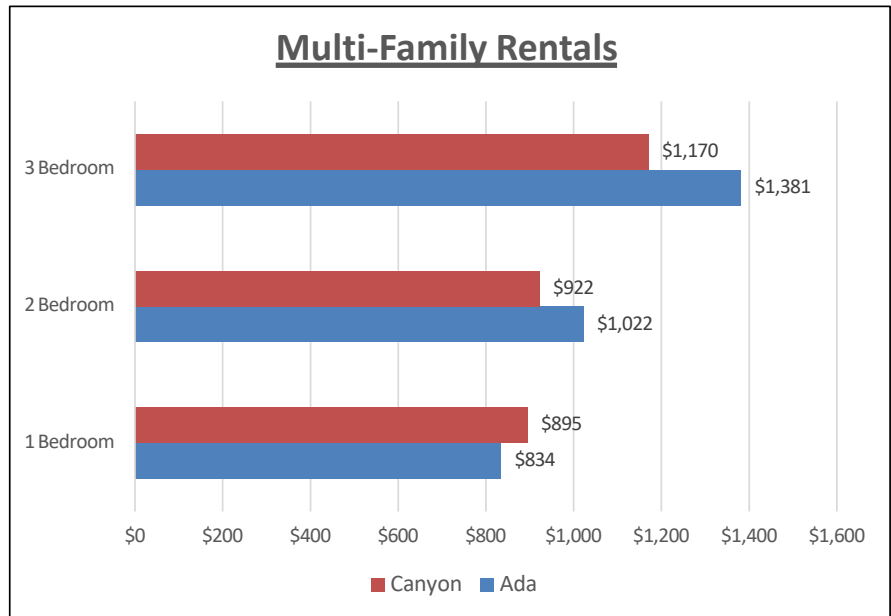


Historical Vacancies



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| | Average Price |
|--------------------|----------------|
| Ada | \$1,450 |
| Multifamily | \$1,079 |
| 1 Bedroom | \$834 |
| 2 Bedroom | \$1,022 |
| 3 Bedroom | \$1,381 |
| SFR | \$1,494 |
| 2 Bedroom | \$1,116 |
| 3 Bedroom | \$1,480 |
| 4 Bedroom | \$1,886 |
| 5 Bedroom | \$2,430 |
| | |
| Canyon | \$1,159 |
| Multifamily | \$996 |
| 1 Bedroom | \$895 |
| 2 Bedroom | \$922 |
| 3 Bedroom | \$1,170 |
| SFR | \$1,404 |
| 2 Bedroom | |
| 3 Bedroom | \$1,279 |
| 4 Bedroom | \$1,530 |
| 5 Bedroom | |
| | |
| Combined | \$1,329 |



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Summary

The data collected indicates that the trends in Ada & Canyon county vacancy rates increased .5% from 3.4% in the first quarter of 2019 to 3.9% in the second quarter of 2019. Ada County went up 1.7% and Canyon County went up 1.0% this second quarter of the year. The slight increase in vacancies overall occurred in single-family dwellings in Ada County.

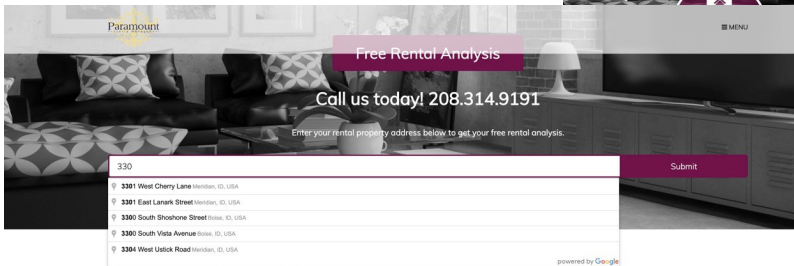
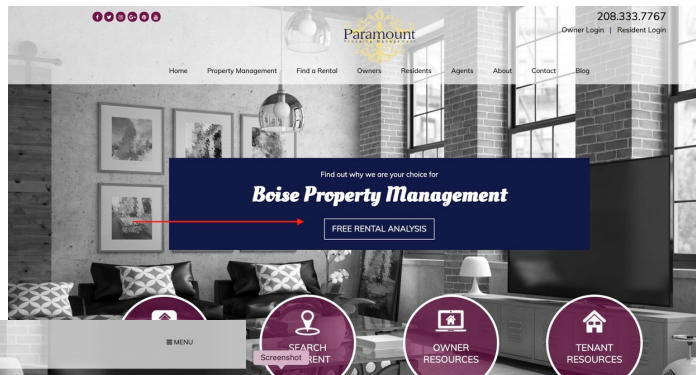
Ada County single family marketed rental rates saw a increase of \$25 per month per unit. Multi-family units in Ada County also increased by an average of \$50 per month per unit in the first quarter of 2019. The overall marketed rent per unit increased \$84 in Ada County making the average marketed rent rate \$1450 per month.

In Canyon County rental rates were marketed at an increased overall rate of \$92 putting the average at \$1159. Single family homes had the largest increase in marketed monthly rents by \$250 per unit and multi family units increased by \$127 per unit. The substantial increase in single family rents is likely due to the lack of units that were reported vacant so there was a decrease in data to average.

What is my rental going for

Paramount Property Management is happy to help you determine what your rental is renting for at this time. Please visit our website at Paramountpm.com

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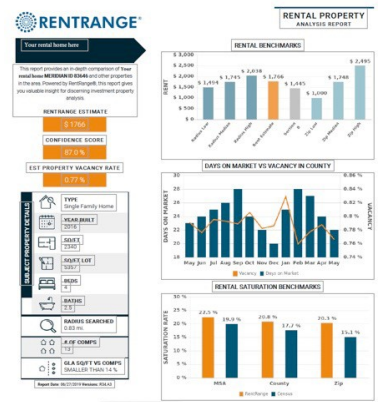
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