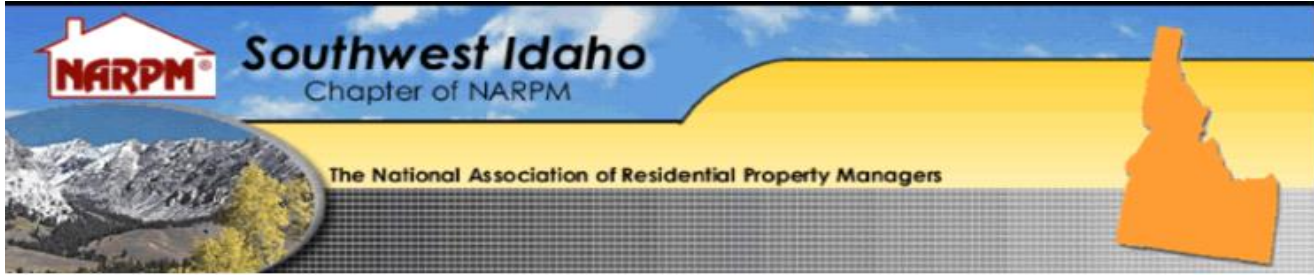


# SW IDAHO NARPM VACANCY REPORT Q4 2013



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Find out more about Idaho's premiere 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.

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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>, 2013.

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

## Survey Respondents

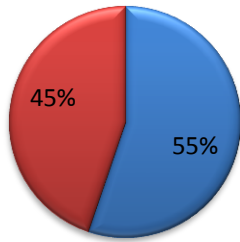
Data from a total of 19 property management companies were included in the survey results, which accounted for a total of 4,519 homes: 2,040 single-family and 2,479 multi-family. The accuracy and reliability of this survey is improved with an increased sampling.

	Values Units Managed	Vacancies	Vacancy Rate
<b>ADA</b>	<b>3127</b>	<b>119</b>	<b>3.8%</b>
Multi Family	1726	42	2.4%
Single Family	1401	77	5.5%
<b>CANYON</b>	<b>1392</b>	<b>57</b>	<b>4.1%</b>
Multi Family	753	31	4.1%
Single Family	639	26	4.1%
<b>Grand Total</b>	<b>4519</b>	<b>176</b>	<b>3.9%</b>

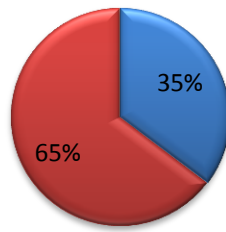
**Contact Brandon Morgan at 208-891-1134 with any questions and to learn how you can contribute and benefit!**

## Ada County

### Units Managed



### Vacancies

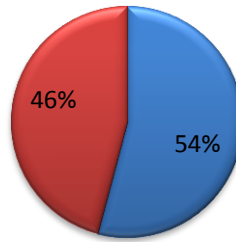


Multi-Family Single

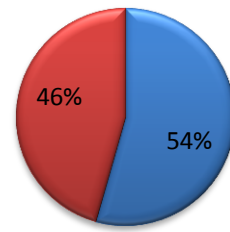
Multi-Family Single

## Canyon County

### Units Managed



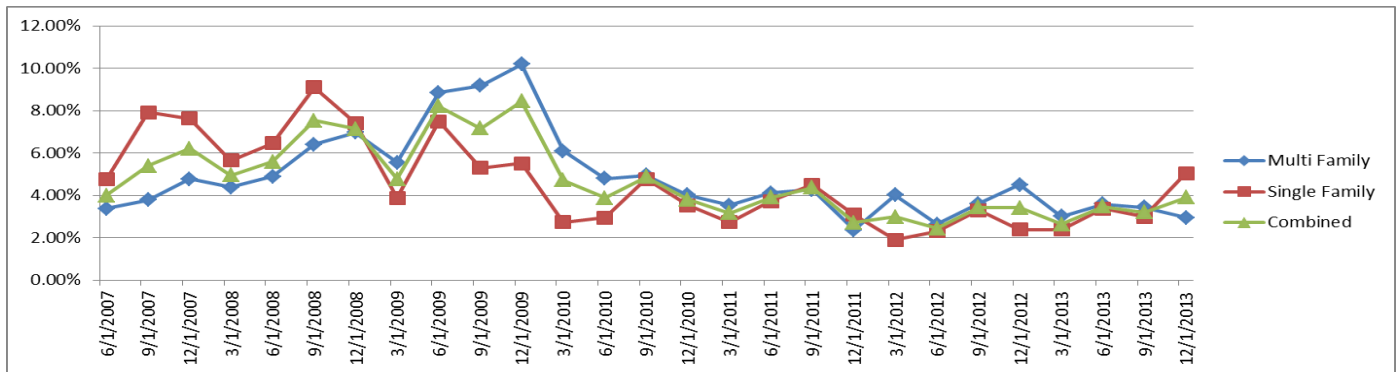
### Vacancies



Multi-Family Single

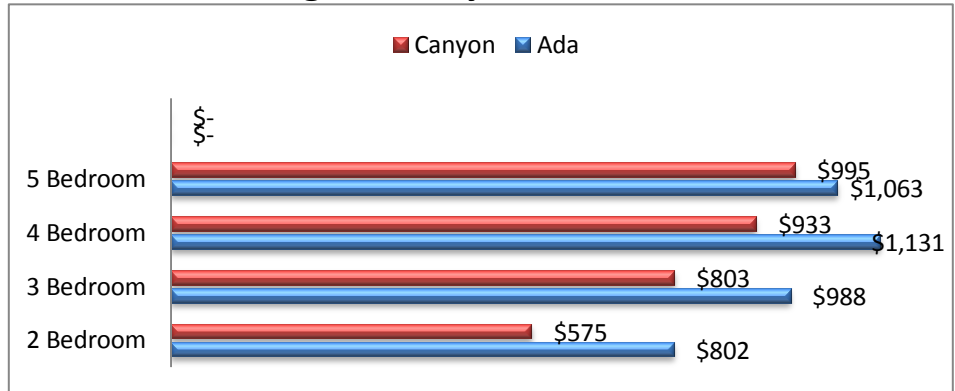
Multi-Family Single

## Historical Combined Ada and Canyon County Vacancy Rates

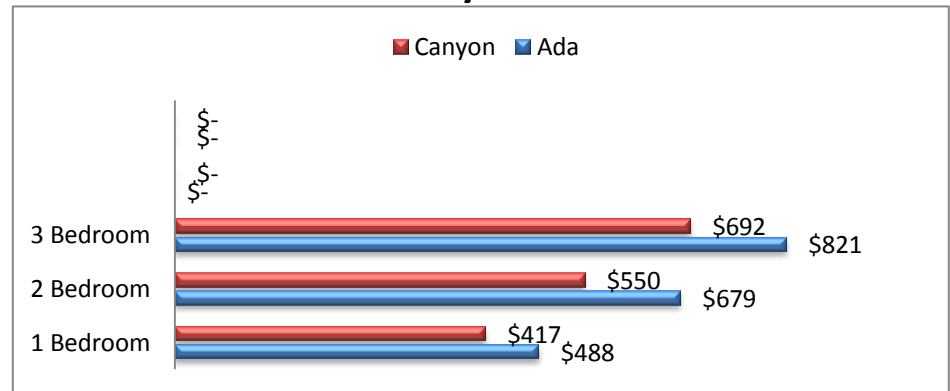


	Average Rent
<b>ADA</b>	<b>\$ 885</b>
Multi Family	\$ 701
1 Bedroom	\$ 488
2 Bedroom	\$ 679
3 Bedroom	\$ 821
Single Family	\$ 1,005
2 Bedroom	\$ 802
3 Bedroom	\$ 988
4 Bedroom	\$ 1,131
5 Bedroom	\$ 1,063
<b>CANYON</b>	<b>\$ 703</b>
Multi Family	\$ 552
1 Bedroom	\$ 417
2 Bedroom	\$ 550
3 Bedroom	\$ 692
Single Family	\$ 813
2 Bedroom	\$ 575
3 Bedroom	\$ 803
4 Bedroom	\$ 933
5 Bedroom	\$ 995
<b>Grand Total</b>	<b>\$ 821</b>

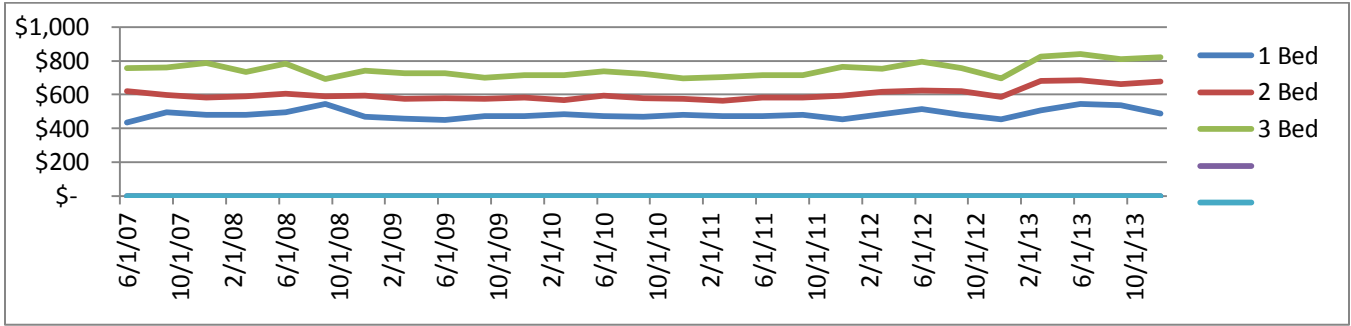
## Single-Family Rental Rates



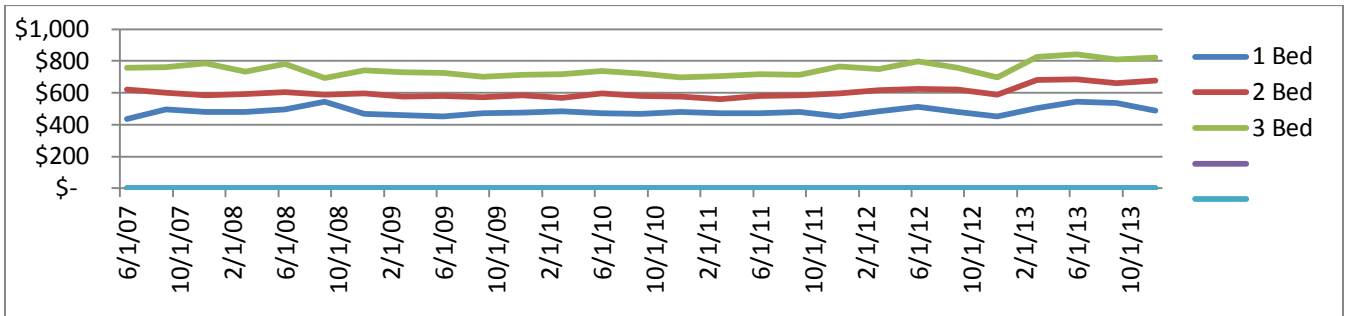
## Multi-Family Rental Rates



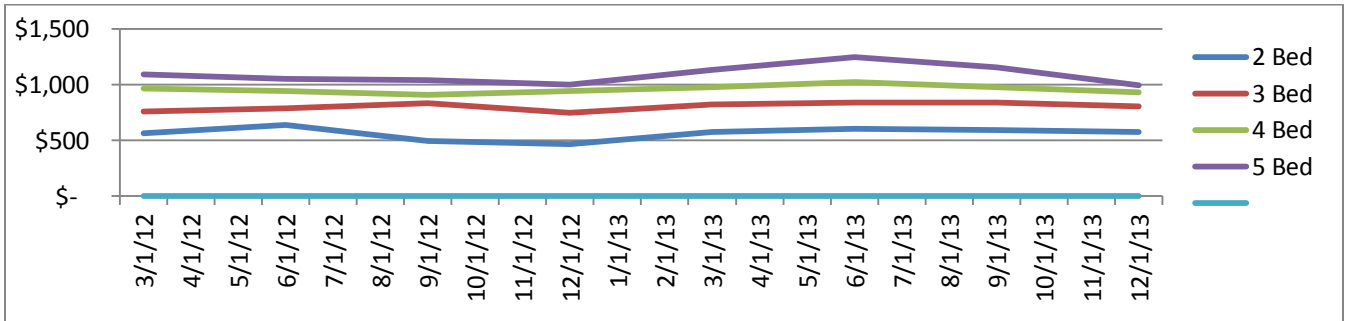
### Ada County Single-Family Rental Rates



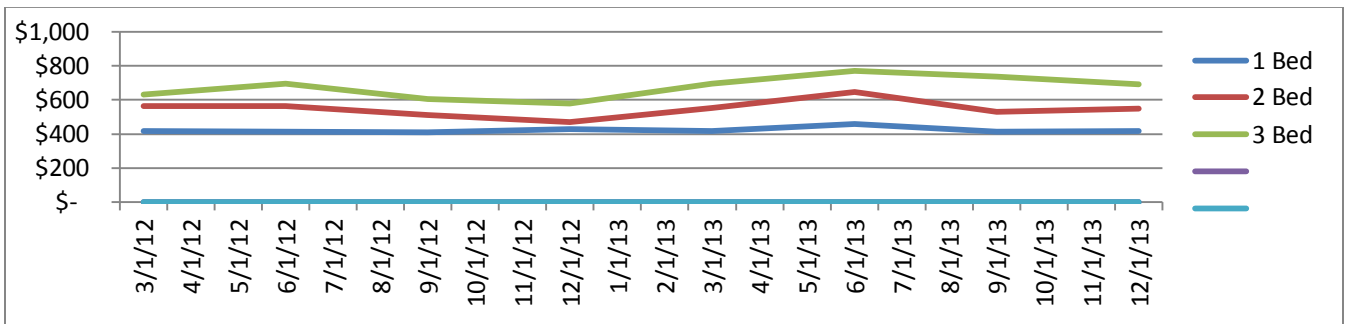
### Ada County Multi-Family Rental Rates



### Canyon County Single-Family Rental Rates (Less Historical Data)



### Canyon County Multi-Family Rental Rates (Less Historical Data)



## Summary

Vacancy rates moved upward .7% above last quarter. Comparing winter to winter, the surveyed vacancy rate rose from 3.4% for Q4 of 2012 to 3.9% for Q4 of 2013 with a recent surge in single-family vacancies for the quarter.

Rental rates were also pressured for the last quarter, but realized healthy annual growth. Winter rate fluctuations are historically expected to be the result of increased competition attempting to avoid vacancy and turnover time in the coldest weather of the year when renter demand is lowest. Multi-family rates were relatively stable with some segments slightly up and some slightly down within the statistical variability of the survey. Most of the downward rental rate movement for the quarter was in the single-family market. **Year-over-year, average rents increased by 7.6%!**

The SW Idaho Chapter of NARPM invites you to learn more about the National Association of Residential Property Managers and the educational resources provided to help you run an effective, professional, and ethical property management business. Visit our website to view upcoming and past events and feel free to contact one of our chair members with any questions or stop by one of our meetings.