

QUARTERLY VACANCY REPORT

Q3 2026

July 1, 2026 - September 30, 2026



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.

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.

Companies Reporting	10
Total Homes	1903
Average Vacancies	29
Vacancy Rate	1.52%

Multi-Family	1167
Single Family	736

	Unit Managed	Number of Vacancies	Vacancy Rate
Ada	1695	25	1.46%
Multiple	1044	8	0.73%
Single	651	17	2.61%
Canyon	208	4	2.08%
Multiple	124	2	1.89%
Single	85	2	2.36%
Grand Total	1903	29	1.52%

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.

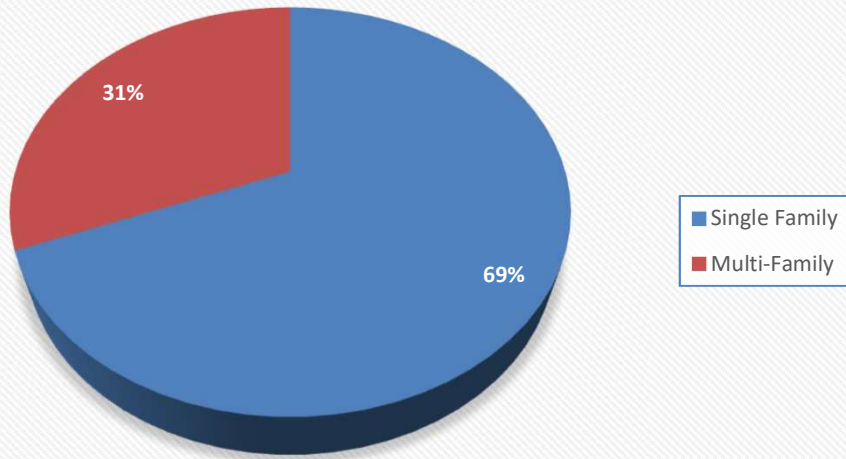
Learn more about the National Association of Residential Property Managers at www.narpm.org



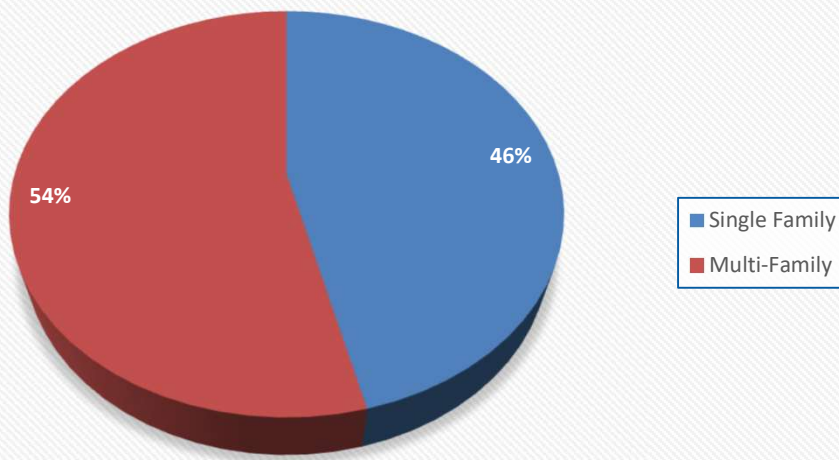
Have questions? Contact the SW Idaho Board at info@narpmswidaho.com to learn more about membership, chapter involvement, and the many ways you can contribute to and benefit from our local NARPM community!

Vacancies

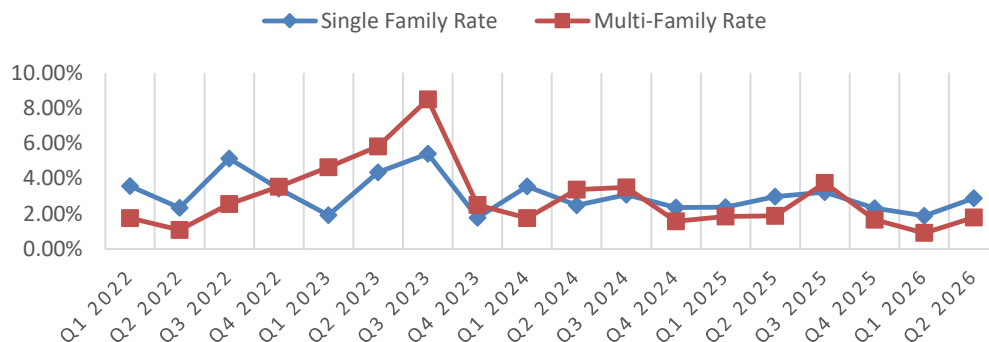
Ada County



Canyon County



HISTORICAL VACANCY TRENDS



Average Rents

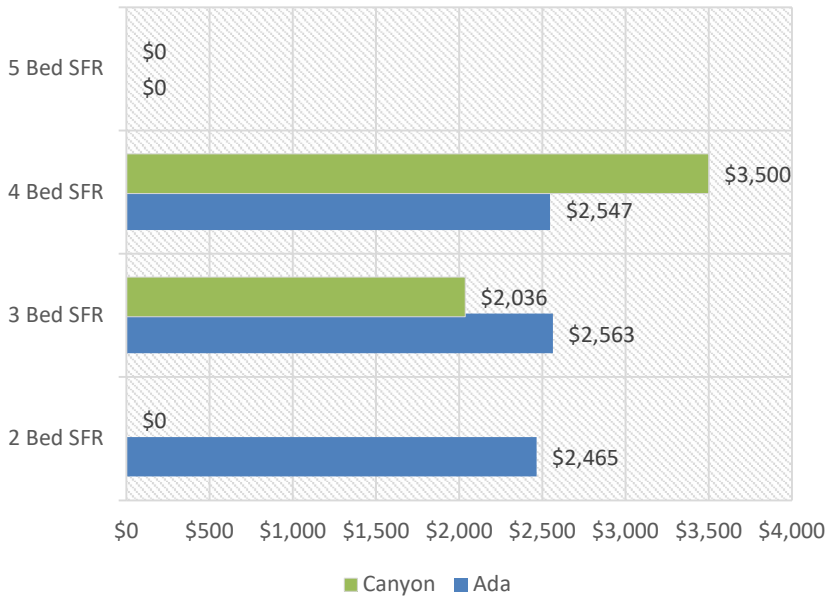
	Average Rent
ADA	\$2,059
Multi-Family	\$1,642
1 Bed	\$1,319
2 Bed	\$1,511
3 Bed	\$2,097
Single Family	\$2,476
2 Bed	\$2,146
3 Bed	\$2,458
4 Bed	\$2,822
5 Bed	

	Average Rent
CANYON	\$1,947
Multi-Family	\$1,424
1 Bed	\$1,113
2 Bed	\$1,440
3 Bed	\$1,720
Single Family	\$2,470
2 Bed	
3 Bed	\$2,097
4 Bed	\$2,913
5 Bed	\$2,400

Multi-Family Rentals



Single Family Rentals



SUMMARY

The **SW Idaho NARPM Vacancy Survey for Q3 2026** includes responses from **10 property management companies** representing **1,903 units** across **Ada and Canyon Counties**. Of these units, **736 are single-family homes** and **1,168 are multi-family units**.

As of **September 30, 2026**, the combined vacancy rate across both counties was **1.52%**, with **29 total vacancies** reported. Ada County reported **25 vacancies out of 1,695 units**, resulting in a **1.46% vacancy rate**, while Canyon County reported **4 vacancies out of 208 units**, resulting in a **2.08% vacancy rate**.

Vacancy rates varied by property type. In Ada County, **single-family homes recorded a vacancy rate of 2.61%**, compared to **0.73% for multi-family units**. In Canyon County, **single-family homes reported a vacancy rate of 2.36%**, while **multi-family units recorded a vacancy rate of 1.89%**.

Rental rates continued to vary based on property type, bedroom count, and location. Overall, **single-family homes commanded higher rents than multi-family units**, reflecting continued demand for detached housing. Rental rates in Ada County remained strong across most property types, while Canyon County remained competitive, with comparable pricing in several categories.

Overall, the survey results indicate that the Treasure Valley rental market remains highly competitive, **with a combined vacancy rate of 1.52%** across Ada and Canyon Counties. Low vacancy levels suggest continued demand for professionally managed rental housing throughout the region. While vacancy rates and rental prices continue to vary by county and property type, the findings reflect ongoing demand for quality housing options across the Treasure Valley.

Please help spread the word about the importance of this survey to fellow NARPM Professional Members.

Increased participation helps us provide the most accurate and reliable data on local rental market trends.

Thank you for participating in the SW Idaho NARPM Vacancy Survey!



NATIONAL ASSOCIATION OF
RESIDENTIAL PROPERTY MANAGERS
SOUTHWEST IDAHO CHAPTER