

SW IDAHO NARPM VACANCY REPORT Q4 2025



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NARPM is the professional, educational, and ethical leader for the residential property management industry.

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SW Idaho Board
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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 December 31, 2025.

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.

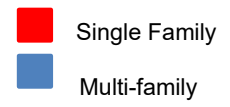
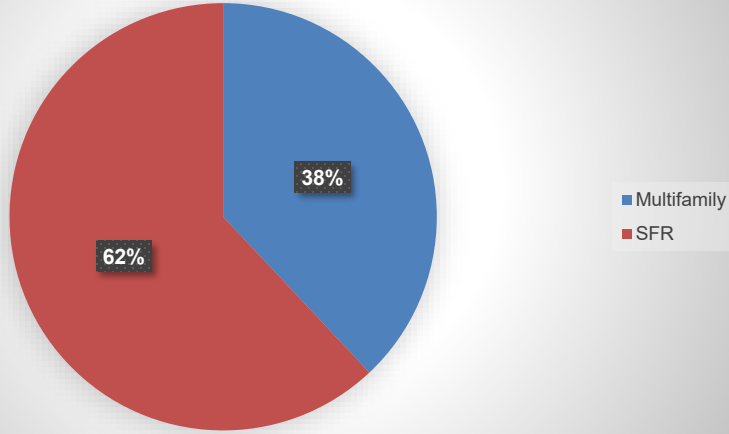
Property Management Companies:	10
Total Homes:	2,908
Single Family	1,544
Multi-family	1,364

	Unit Managed	Number of Vacancies	Vacancy Rate
Ada	2595	50	1.93%
Multi-family	1200	19	1.58%
Single	1395	31	2.22%
Canyon	313	9	2.88%
Multi-family	164	5	3.05%
Single	149	4	2.68%
Grand Total	2908	59	2.03%

[Contact SW Idaho Board at info@narpmwidaho.com with any questions and to learn how you can contribute and benefit!](mailto:info@narpmwidaho.com)

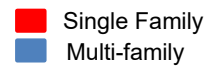
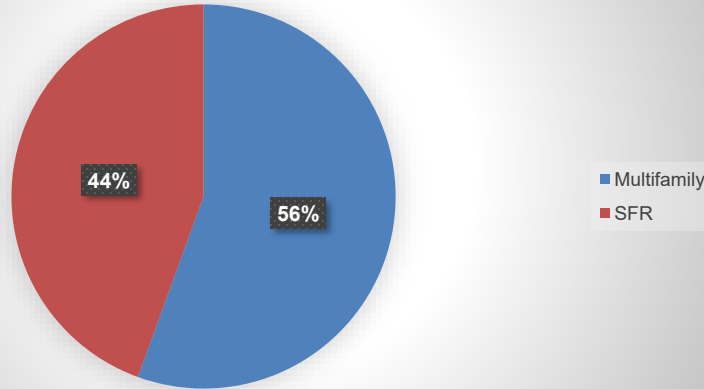
ADA COUNTY

Vacancies

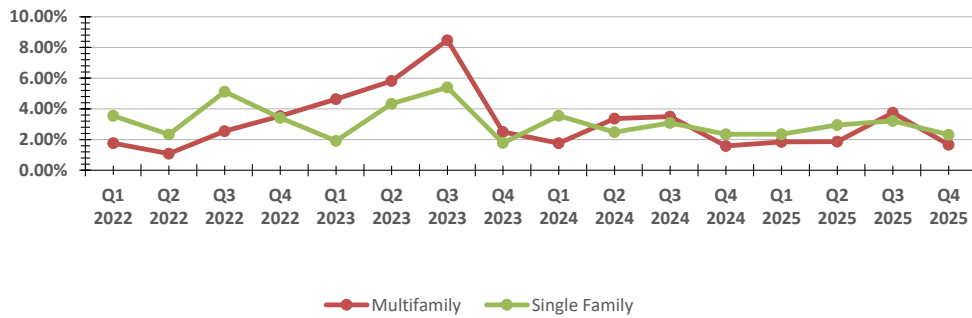


CANYON COUNTY

Vacancies



Historical Vacancies

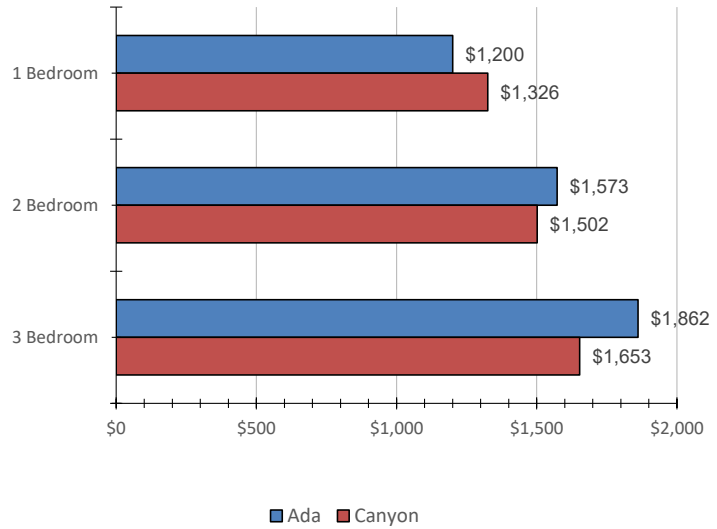


	Average Price
Ada	\$1,929
Multifamily	\$1,545
1 Bedroom	\$1,200
2 Bedroom	\$1,573
3 Bedroom	\$1,862
SFR	\$2,216
2 Bedroom	\$1,790
3 Bedroom	\$1,965
4 Bedroom	\$2,363
5 Bedroom	\$2,747

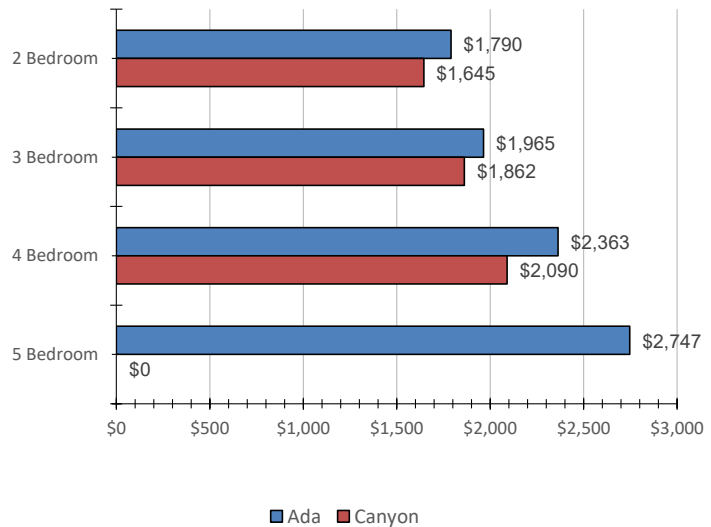
Canyon	\$1,679
Multifamily	\$1,493
1 Bedroom	\$1,326
2 Bedroom	\$1,502
3 Bedroom	\$1,653
SFR	\$1,866
2 Bedroom	\$1,645
3 Bedroom	\$1,862
4 Bedroom	\$2,090
5 Bedroom	

Combined	\$1,814
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Multi-Family Rentals



Single Family Rentals



Summary

The SW Idaho NARPM Vacancy Survey for Q4 2025 includes responses from 10 property management companies representing 2,908 rental units across Ada and Canyon Counties. Of these homes, 1,544 are single-family properties and 1,364 are multi-family units.

As of December 31, 2025, the combined vacancy rate across both counties was 2.03%, with 59 total vacancies reported. Ada County reported 50 vacancies out of 2,595 units, resulting in a 1.93% vacancy rate, while Canyon County reported 9 vacancies out of 313 units, resulting in a 2.88% vacancy rate.

Vacancy rates varied slightly by property type. In Ada County, single-family homes had a vacancy rate of 2.22%, compared to 1.58% for multi-family units. In Canyon County, multi-family units had a slightly higher vacancy rate at 3.05%, while single-family homes reported 2.68%.

Rental rates varied based on property type, bedroom count, and county. In general, single-family homes continue to command higher rents than multi-family units. Ada County rents remain strong across most property types, while Canyon County remains competitive with comparable pricing in several categories.

Overall, the data indicates that the Treasure Valley rental market remains very tight with low vacancy levels, suggesting continued demand for professionally managed rental housing across both Ada and Canyon Counties.

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.