

SW IDAHO NARPM VACANCY REPORT Q1 2025



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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 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, 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

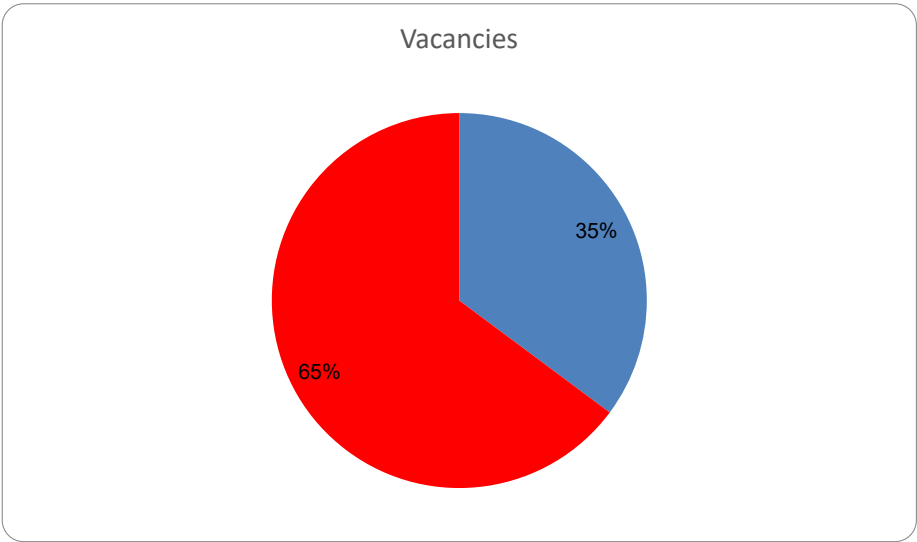
Data statistics below: *The accuracy and reliability of this survey is improved with an increased sampling.

Property Management Companies:	16
Total Homes:	3,899
Single Family	2,120
Multi-family	1,779

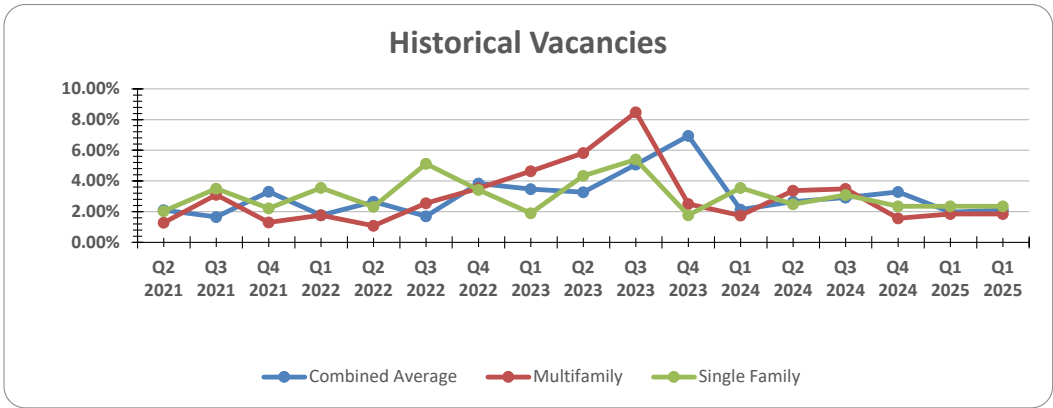
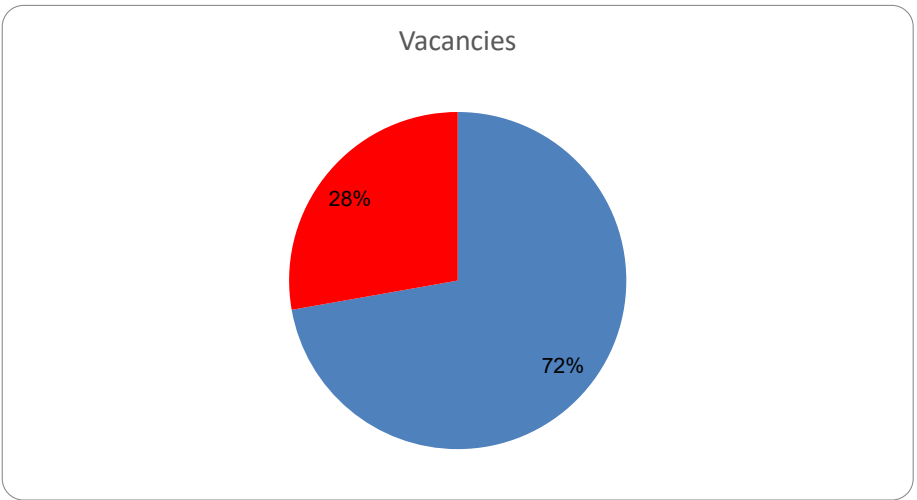
	Unit Managed	Number of Vacancies	Vacancy Rate
Ada	2995	54	1.80%
Multiple	1236	19	1.54%
Single	1759	35	1.99%
Canyon	904	18	1.99%
Multiple	543	13	2.39%
Single	361	5	1.39%
Grand Total	3899	72	1.85%

[Contact Miranda Garrett, RMP, MPM at miranda@208.properties with any questions and to learn how you can contribute and benefit!](mailto:miranda@208.properties)

ADA COUNTY



CANYON COUNTY

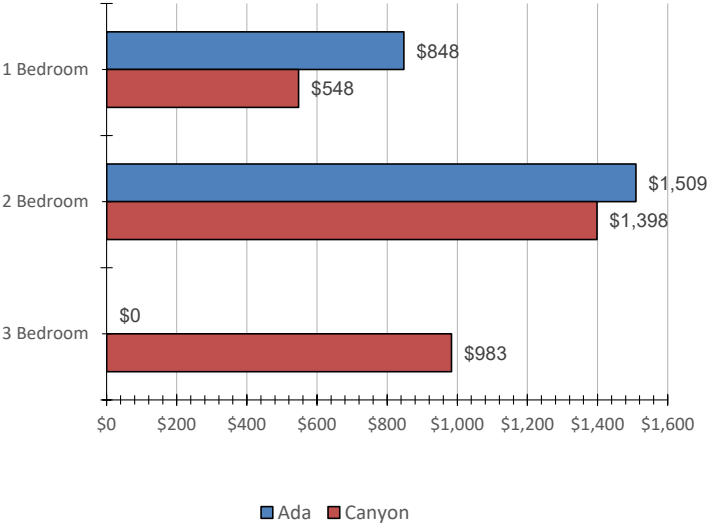


	Average Price
Ada	\$1,150
Multifamily	\$786
1 Bedroom	\$848
2 Bedroom	\$1,509
3 Bedroom	\$0
SFR	\$1,897
2 Bedroom	\$1,451
3 Bedroom	\$2,142
4 Bedroom	\$2,099
5 Bedroom	\$0

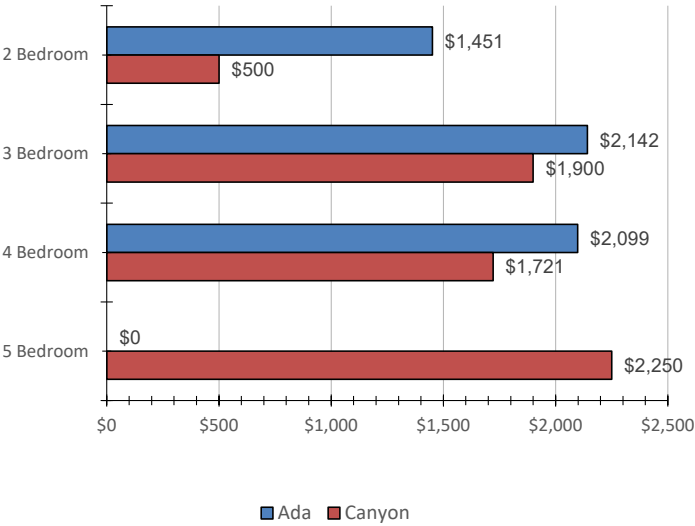
Canyon	\$1,329
Multifamily	\$976
1 Bedroom	\$548
2 Bedroom	\$1,398
3 Bedroom	\$983
SFR	\$1,374
2 Bedroom	\$500
3 Bedroom	\$1,900
4 Bedroom	\$1,721
5 Bedroom	\$2,250

Combined	\$1,239
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Multi-Family Rentals



Single Family Rentals



Summary

The data collected indicates that the trends in Ada & Canyon vacancy rates have increased by 0.14% from the 4th quarter of 2024 to the 1st quarter of 2025. The market vacancy rate increased from the 1st quarter of 2024 to the 1st quarter of 2025 by 0.55%. The vacancy rate for the 1st quarter of 2025 is 2.11%.

Ada County single-family marketed rental rates decreased this quarter by \$97 per unit in monthly rent cost, while multi-family units in Ada County increased by \$216 in the 1st quarter of 2025. The overall marketed rent per unit increased by \$92 in Ada County, making the average marketed rent rate \$2,027 per month.

Canyon County single-family marketed rental rates decreased this quarter by \$249 per unit in monthly rent cost, while multi-family units in Canyon County increased by \$93 in the 1st quarter of 2025. The overall marketed rent per unit decreased by \$116 in Canyon County, making the average marketed rent rate \$2,139 per month.

Ada County multi-family rentals continue to average lower than their equivalent units in Canyon County. Rental rates in Ada County increased overall, while Canyon County saw a slight decrease. Overall, vacancy rates increased slightly, and rental rates showed mixed trends, indicating a stabilizing rental market with regional variations.

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.