# SW IDAHO NARPM VACANCY REPORT Q2 2025

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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, 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

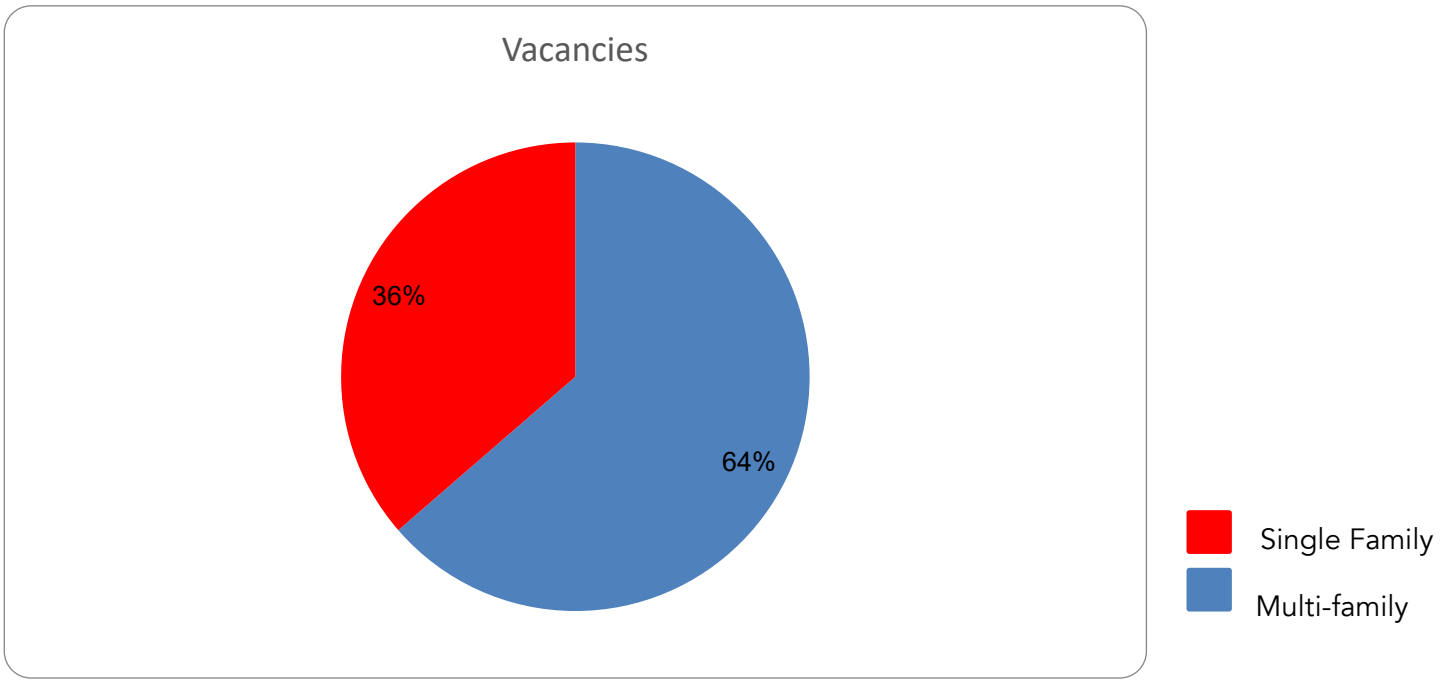
Data statistics below: *The accuracy and reliability of this survey is improved with an increased sampling.

| | |
|---|---|
| **Property Management Companies:** | **8** |
| **Total Homes:** | **2,086** |
| Single Family | 783 |
| Multi-family | 1,303 |

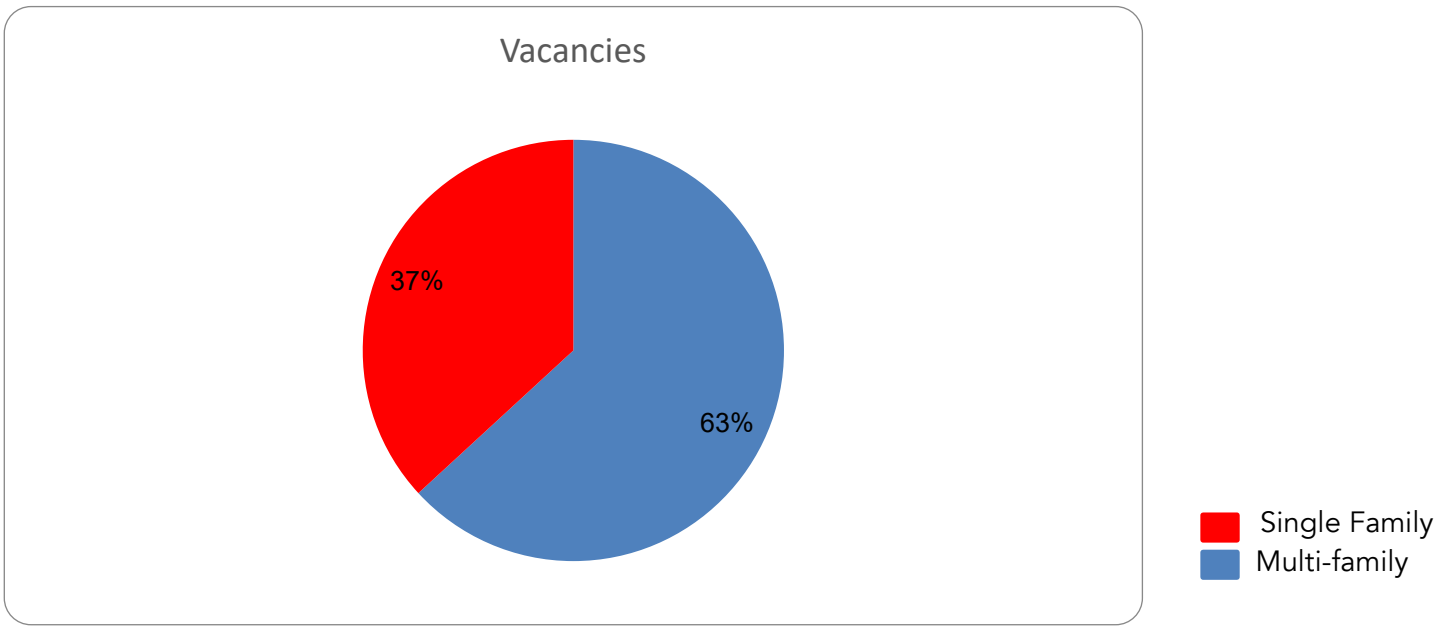
| | Unit Managed | Number of Vacancies | Vacancy Rate |
|---|---|---|---|
| **Ada** | **1665** | **55** | **3.30%** |
| Multiple | 1011 | 35 | **3.46%** |
| Single | 654 | 20 | **3.06%** |
| **Canyon** | **421** | **19** | **4.51%** |
| Multiple | 292 | 12 | 4.11% |
| Single | 129 | 7 | 5.43% |
| **Grand Total** | **2086** | **74** | **3.55%** |

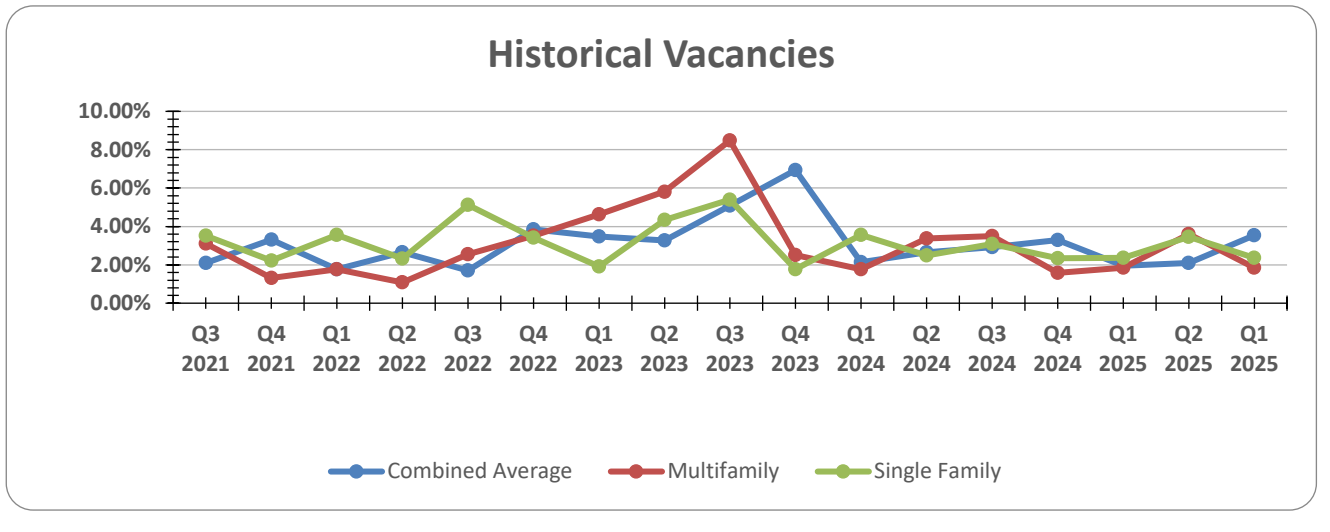
Contact Miranda Garrett, RMP, MPM at miranda@208.properties with any questions and to learn how you can contribute and benefit!

## ADA COUNTY

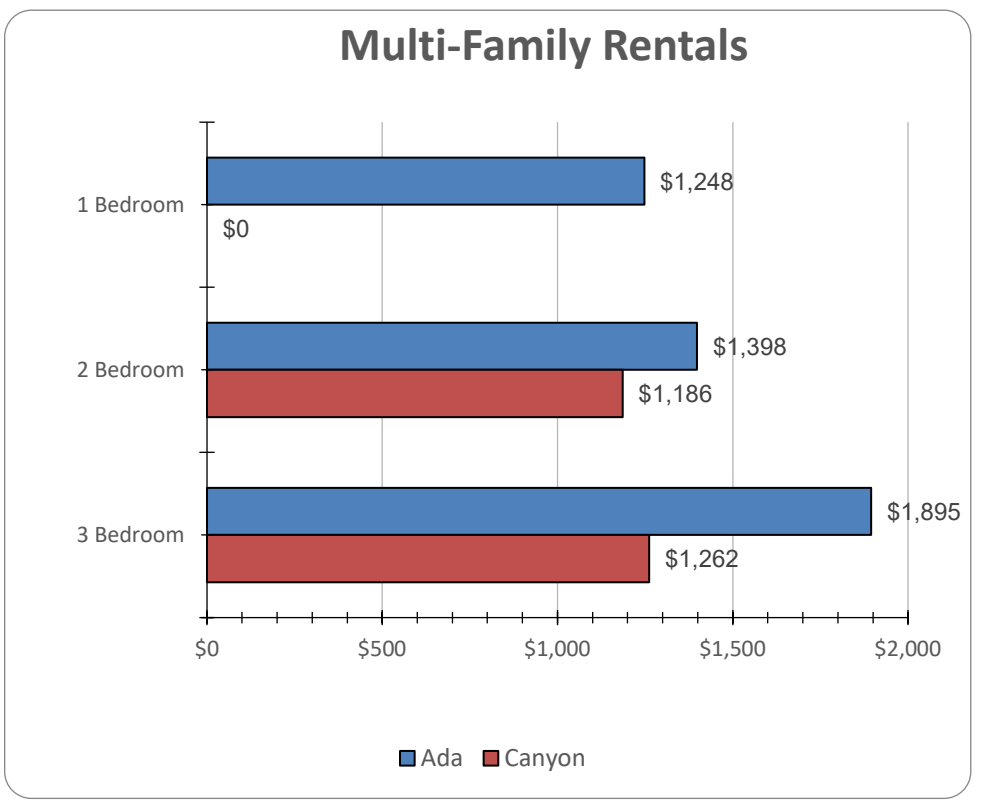



## CANYON COUNTY



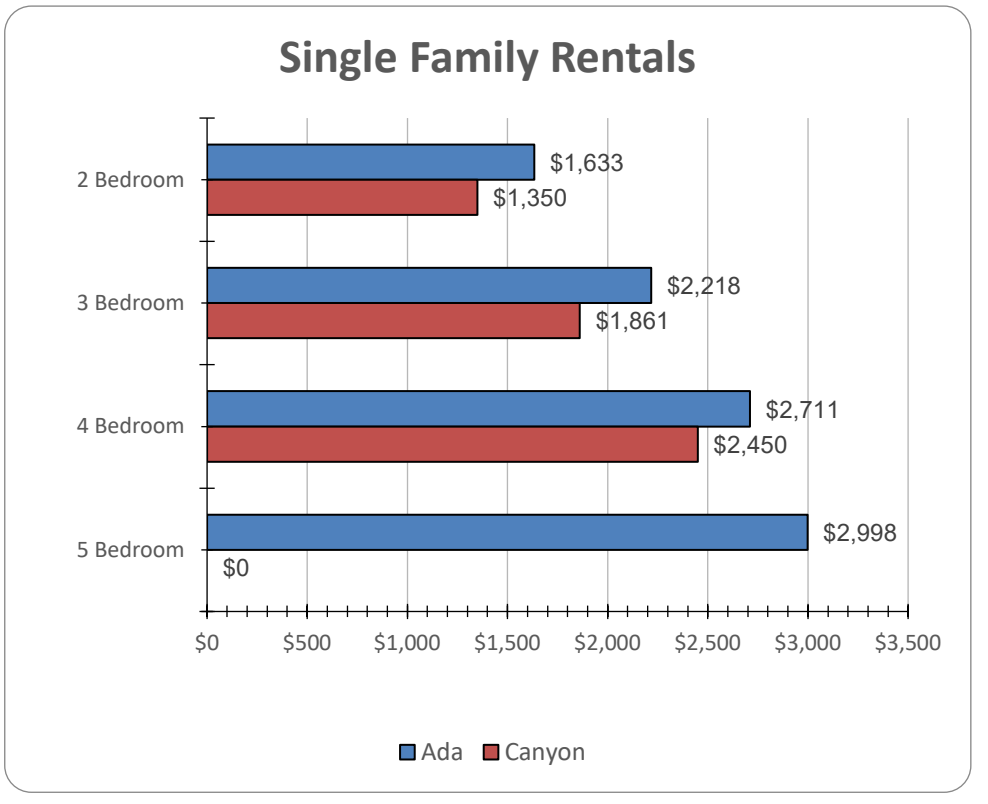



| | Average Price |
|---|---|
| Ada | $2,014 |
| Multifamily | $1,514 |
| 1 Bedroom | $1,248 |
| 2 Bedroom | $1,398 |
| 3 Bedroom | $1,895 |
| SFR | $2,187 |
| 2 Bedroom | $1,633 |
| 3 Bedroom | $2,218 |
| 4 Bedroom | $2,711 |
| 5 Bedroom | $2,998 |




| | Average Price |
|---|---|
| Canyon | $1,622 |
| Multifamily | $1,224 |
| 1 Bedroom | |
| 2 Bedroom | $1,186 |
| 3 Bedroom | $1,262 |
| SFR | $1,887 |
| 2 Bedroom | $1,350 |
| 3 Bedroom | $1,861 |
| 4 Bedroom | $2,450 |
| 5 Bedroom | |

| | |
|---|---|
| Combined | $1,851 |




## Summary

The data collected indicates that vacancy rates in Ada and Canyon Counties averaged 3.55% in Q2 2025, showing a slight increase compared to prior quarters. Ada County posted a 3.30% vacancy rate, while Canyon County remained higher at 4.51%. Overall vacancy rates continue to trend upward modestly, reflecting a market that is stabilizing after prior fluctuations.

In Ada County, single-family rental rates averaged $1,897, while multifamily units averaged $786. This reflects continued affordability in the multifamily sector compared to single-family homes. On a unit basis, Ada County's overall average rent was $1,150 in Q2 2025.

In Canyon County, single-family rental rates averaged $1,374, while multifamily units averaged $976. The countywide blended average was $1,329. Compared with Ada, Canyon continues to show higher multifamily rents but lower single-family averages, highlighting differences in market demand across property types.

When combining both counties, the overall average rent was $1,239 per unit for Q2 2025.

Vacancy rates ticked up slightly across both markets, now averaging 3.55%, with Canyon showing higher vacancy than Ada.

Ada County rents rose modestly overall, led by single-family units maintaining higher price points.

Canyon County reflected more balanced pricing between multifamily and single-family properties, with slight pressure on vacancies.

## 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.