

F

A S T F A X

Mid Vancouver Island

2001 RENTAL MARKET REPORT

NOVEMBER 26TH, 2001

Canada Mortgage and Housing Corporation

Vacancy Rate Edges Down

- **Vacancy rates were slightly lower in 2001** for the majority of Mid Vancouver Island markets.
- **Vacancies dropped the most in Nanaimo** while **Parksville/Qualicum** saw little change. **Port Alberni** and **Duncan/North Cowichan** again posted the highest rates.
- **A large number of rental units are still vacant**, despite no additions to supply over the past 4 years.
- Markets with more diverse economies, such as **Nanaimo** and **Parksville-Qualicum**, have lower vacancy rates than markets with resource-based economies.

Row and Apartment Vacancy Rates	Oct 2000	Oct 2001
Duncan/N. Cowichan	12.0%	14.2%
Nanaimo	9.2%	3.9%
Parksville/Qualicum	9.9%	8.4%
Port Alberni	19.5%	19.2%

Average 2-Bedroom Apartment Rents	Oct 2000	Oct 2001
Duncan/N. Cowichan	\$550	\$552
Nanaimo	\$563	\$574
Parksville/Qualicum	\$581	\$584
Port Alberni	\$472	\$484

Average Rents Level Off

- **Average rents remained close to 2000 levels** in Mid Vancouver Island markets this year.
- **Port Alberni and Nanaimo experienced the largest rent increases** in 2001. **Rents edged up slightly in other markets**, but increases remained well below the pace of inflation.
- **Decreasing rents** (in real dollar terms) **reflect high vacancy rates** and Vancouver Island's lacklustre economic growth, particularly in resource-dependant markets.

Row and Apartment Units (Oct 2001)	Units Vacant	Total Units
Duncan/N. Cowichan	235	1,655
Nanaimo	155	3,923
Parksville/Qualicum	52	612
Port Alberni	232	1,206

Note: All data is for privately initiated apartment buildings with 3 units or more.

Lee F. King (250) 363-8050, Peggy Prill (250) 721-9945
 Fax: (250) 995-2640
 CMHC Victoria - Market Analysis
 Website: www.cmhc-schl.gc.ca
 Also available: Metro Victoria and North Island/Sunshine Coast FastFaxes



DUNCAN-NORTH COWICHAN HIGHLIGHTS

Vacancies Trend Up

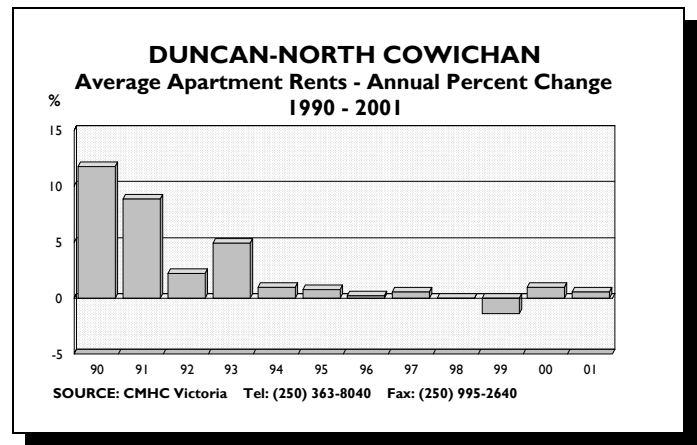
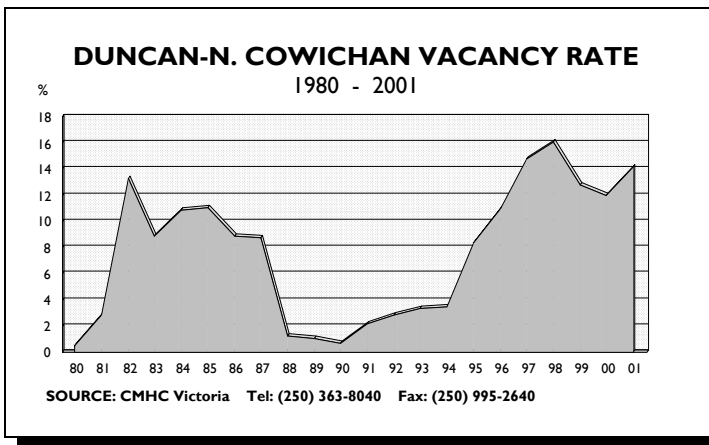
- **Overall, 35 more rental units were vacant in October 2001** compared with last year. However, rowhouses saw fewer vacancies and apartments saw vacancies increase.
- **Apartments with three or more bedrooms** had the highest vacancy rates, while **bachelor suites** recorded the fewest vacancies this fall.
- **Larger apartments had the greatest increase** in vacancies in October 2001. All categories of rental housing recorded high vacancies again this year in Duncan-North Cowichan.

Rents Level Off

- **Average rents stayed more or less the same** as last year, with rowhouse rents edging down \$1 overall to \$575.
- **Apartment rents edged up** for suites with two or more bedrooms and held steady for bachelor and one bedroom apartments, with a total overall increase of just 0.6%.

I. Vacancy Rates by Dwelling Type and Bedroom Type: Duncan-North Cowichan

Dwelling Type	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Row Housing	N/A	N/A	18.6	11.9	20.4	16.4	13.3	11.3	16.6	13.6
Apartments	4.6	5.9	10.5	13.9	12.4	14.8	22.2	27.8	11.4	14.3
Row Housing & Apartments	4.6	8.5	11.1	13.8	13.0	15.0	15.7	15.8	12.0	14.2



2. Average Rents by Dwelling Type and Bedroom Type: Duncan-N. Cowichan

Dwelling Type	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Row Housing	N/A	N/A	\$473	\$482	\$541	\$535	\$660	\$660	\$576	\$575
Apartments	\$395	\$393	\$457	\$457	\$550	\$552	\$653	\$655	\$499	\$502

NANAIMO HIGHLIGHTS

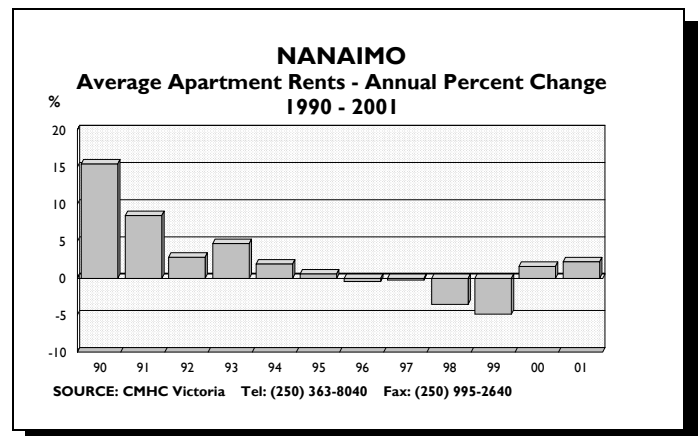
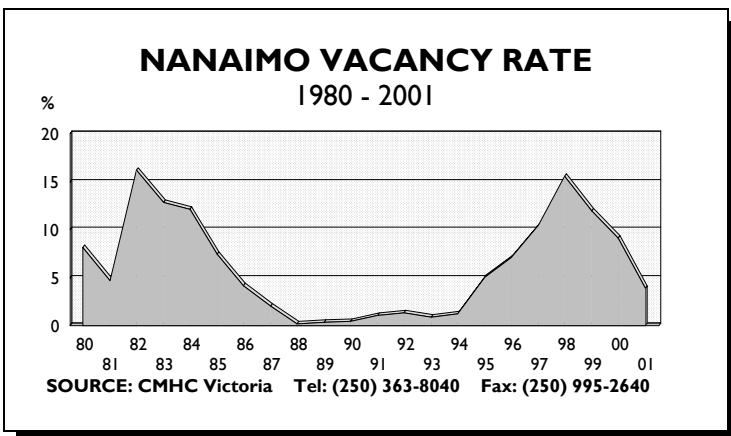
Fewer Vacancies

- **Apartment vacancies fell** to 3.8% from 9.7% one year ago, while **5.6% of rowhouses were vacant** .
- **Bachelor rowhouses** had the lowest vacancy rates at 0.0%, while **one bedroom rowhouses** recorded the highest vacancies this fall.
- **Smaller suites had the greatest drop** in vacancies in October 2001, with **bachelor suites dipping to 4.5% from 12.9%** in October 2000. Despite the decreases, a **wide selection of rental housing remains vacant** in Nanaimo.

Average Rents Up Slightly

- Average **rents rose marginally** from last year, with apartment rents recovering further than rowhousing rents.
- **Average rents for rowhousing rose 0.5%** overall from last year (less than the rate of inflation) despite a dip in bachelor rents. **One bedroom suites led the 2.2% apartment rent increase.**

1. Vacancy Rates by Dwelling Type and Bedroom Type: Nanaimo										
Dwelling Type	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Row Housing	13.3	0.0	8.1	10.8	2.4	6.0	3.6	4.0	3.9	5.6
Apartments	12.9	4.7	7.8	2.6	11.5	4.7	6.9	4.9	9.7	3.8
Row Housing & Apartments	12.9	4.5	7.8	2.8	10.6	4.8	5.6	4.5	9.2	3.9



2. Average Rents by Dwelling Type and Bedroom Type: Nanaimo										
Dwelling Type	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Row Housing	\$387	\$340	\$423	\$424	\$560	\$567	\$638	\$647	\$563	\$566
Apartments	\$375	\$381	\$463	\$474	\$563	\$574	\$667	\$676	\$508	\$519

PARKSVILLE-QUALICUM HIGHLIGHTS

Rowhouse Vacancies Rise But Fewer Apartments Vacant in 2001

- The 2001 rowhouse market saw rising vacancies for the second consecutive year. Apartment vacancies dropped to 8.2% from 10.1%.
- Two bedroom rowhouses had the highest vacancy rate at 12.2%, while bachelor suites recorded no vacancies this fall.
- Two bedroom apartments had the greatest drop in vacancies in October 2001, falling to 9.9% from 12.2% in October 2000. Despite the drop, two bedroom units had the highest vacancy rates again this year.

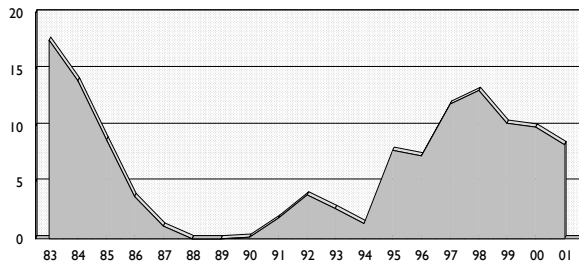
Rent Results Mixed - Rowhouses Down, Apartments Up Slightly

- Average rowhouse rents dipped 1.0% from last year, while apartment rents edged up 0.4%.
- Rent adjustments have been largely negative over the past five years - today's rents are comparable with 1993 levels.

I. Vacancy Rates by Dwelling Type and Bedroom Type: Parksville-Qualicum

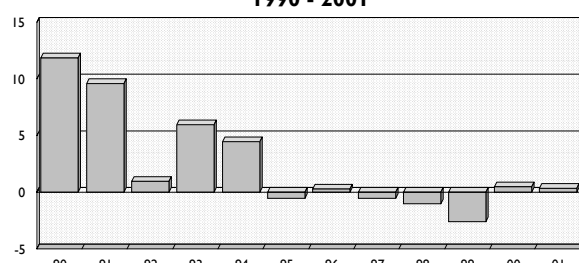
Dwelling Type	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Row Housing	N/A	N/A	4.8	9.5	N/A	15.8	N/A	N/A	7.0	11.6
Apartments	0.0	0.0	5.5	4.6	12.2	9.9	4.8	5.0	10.1	8.2
Row Housing & Apartments	0.0	0.0	5.4	5.2	12.1	10.2	4.2	4.3	9.9	8.4

PARKSVILLE-QUALICUM VACANCY RATE
1983 - 2001



SOURCE: CMHC Victoria Tel: (250) 363-8040 Fax: (250) 995-2640

PARKSVILLE-QUALICUM
Average Apartment Rents - Annual Percent Change
1990 - 2001



SOURCE: CMHC Victoria Tel: (250) 363-8040 Fax: (250) 995-2640

2. Average Rents by Dwelling Type and Bedroom Type: Parksville-Qualicum

Dwelling Type	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Row Housing	N/A	N/A	\$484	\$484	\$649	\$635	N/A	N/A	\$577	\$571
Apartments	\$402	\$403	\$516	\$513	\$581	\$584	\$663	\$731	\$564	\$566

PORT ALBERNI HIGHLIGHTS

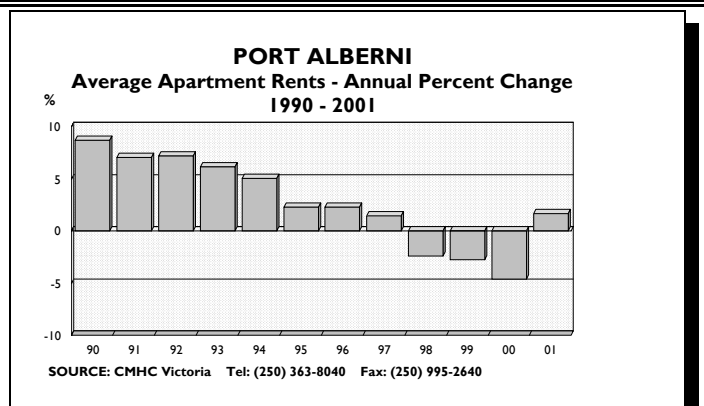
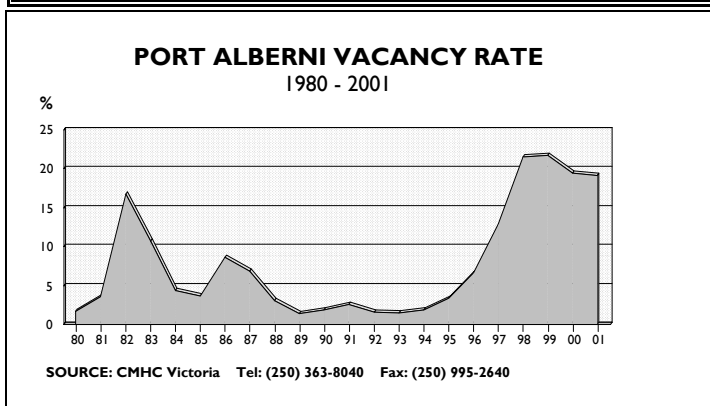
Rental Vacancies Continue High

- **Rowhouse vacancies rose** to 17.3% from 13.1% one year ago, while **apartments edged down**, to 19.5% from 20.5%. Although a tiny reduction in vacancies was recorded, a large number of suites remain vacant.
- **Three bedroom apartments** had the highest vacancy rate at 28.6%, while **bachelor suites** recorded the lowest vacancies at 8.8%.
- With close to one-fifth of its rental stock vacant for the fourth consecutive year, **Port Alberni has the highest vacancy rates in Mid Vancouver Island**. However, **comparable rates are recorded in Powell River, Campbell River and Port Hardy**, where patterns of weak economic growth are similar to those of Port Alberni.

Average Rents Edge Up

- Average **rowhouse rents inched 0.8%** ahead of 2000 levels, while **apartment rents rose 1.7%**, on the heels of three years of significant rent decreases.

I. Vacancy Rates by Dwelling Type and Bedroom Type: Port Alberni										
Dwelling Type	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Row Housing	N/A	N/A	N/A	N/A	14.3	22.4	10.3	10.3	13.1	17.3
Apartments	28.2	8.8	22.2	19.8	17.7	19.6	19.1	28.6	20.5	19.5
Row Housing & Apartments	28.2	8.8	22.5	20.7	17.4	19.9	13.0	16.1	19.5	19.2



2. Average Rents by Dwelling Type and Bedroom Type: Port Alberni										
Dwelling Type	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Row Housing	N/A	N/A	N/A	N/A	\$483	\$484	\$507	\$515	\$489	\$493
Apartments	\$317	\$344	\$378	\$370	\$472	\$484	\$511	\$513	\$417	\$424

Copyright and Trade-marks
 (a) All products purchased or subscribed to by you and the copyright therein are owned by CMHC (unless otherwise stated). You shall only be entitled to make one paper and one electronic copy of any product purchased or subscribed to by you for your own personal use. Should you wish to make additional copies for any purpose, including distribution within an organization, you shall first obtain the written consent of CMHC. CMHC reserves the right to charge an additional fee for such additional copies or distributions.
 (b) All products purchased or subscribed to by you contain trademarks and official marks of CMHC which cannot be used by anyone in any manner without the express prior written consent of CMHC. Please see Copyright and Trade-marks on CMHC website for further details <http://www.cmhc-schl.gc.ca>

