

FAST FAX

London CMA & Strathroy

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

Fewer vacant apartments

LONDON - November 26, 2001 - The rental apartment vacancy rate in the London CMA (census metropolitan area) declined for the fifth consecutive year, moving under two per cent for the first time since 1987. The vacancy rate decreased to 1.6 per cent in October 2001 down from 2.2 per cent in October 2000, according to the **Rental Market Survey** released today by Canada Mortgage and Housing Corporation (CMHC).

Western Ontario's 14 markets reported lower or similar vacancy levels. Chatham and Windsor CMA were the exceptions with the vacancy rate rising in these centres by at least one percentage point. In Strathroy, the vacancy rate edged lower to 4.3 per cent from 4.5 per cent in 2000 and is now at its lowest level since this market was first surveyed in 1992. The vacancy rate in St. Thomas, part of the London CMA, moved up slightly to 3.3 per cent from 3.0 per cent in October 2000, but still sits at half its 1997 peak of 6.7 per cent. Fewer vacancies were recorded in 6 of the 8 rental sub-markets in the City of London. The rate was almost unchanged at 1.6 per cent in London North, rising slightly in downtown North to 2.7 per cent.

Employment levels stabilized in 2001, following strong back to back years of growth in 1999-2000. Combined with good levels of net migration to the London area among the 18-24 and 65+ age groups rental housing demand has strengthened. On the supply side, 330 new apartment units were counted for the first time in the Survey, including two luxury high rise buildings in London's North end and a couple of small projects targetting University students.

After years of little or no change in average rents the rent for a two bedroom unit increased 2.8% in 2000 to \$657 and another 4.0% in 2001 to \$683. During the past year bachelor apartments rose 4.1% to \$433; one bedroom apartments were up 3.2% to \$547; and 3 bedroom+ suites up 4.5% to \$852. Strathroy's one bedroom rents increased 1.0% and two bedroom units moved up 2.4% to \$561.

London's row housing vacancy rate was almost unchanged at 2.5 per cent compared to 2.4 per cent one year earlier. Similarly, in London CMA's supply of 7,974 assisted row and apartment units the vacancy rate was 1.5% compared to 1.4% and 1.6% the previous two years. The rate was 1.0% in apartments and 2.2% in row housing projects. There were no vacancies in the Public housing stock. All vacancies were in Non-Profit and Co-op projects.

London CMA

Vacancy Rates by Apartment Type	2000	2001
Bachelor	3.0%	3.1%
1 Bedroom	1.9%	1.3%
2 Bedroom	2.4%	1.8%
3 Bedroom +	1.5%	1.2%
Total	2.2%	1.6%

Average Rents by Apartment Type	2000	2001
Bachelor	\$416	\$433
1 Bedroom	\$530	\$547
2 Bedroom	\$657	\$683
3 Bedroom +	\$815	\$852

Apartment Types	Vacant Units	Total Units
Bachelor	39	1,249
1 Bedroom	198	15,455
2 Bedroom	374	20,311
3 Bedroom +	18	1,429
Total	628	38,443

Survey covers private apartment buildings which have at least 3 units available to rent.

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1. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type London CMA & Strathroy										
Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 - Downtown North	3.5	4.3	1.9	1.8	1.9	3.6	**	**	2.1	2.7
Zone 2 - Northeast	5.7	1.3	1.9	1.5	2.5	1.7	**	0.0	2.3	1.6
Zone 3 - North	2.3	**	1.1	0.6	1.8	2.3	1.2	1.0	1.5	1.6
Zone 4 - Northwest	0.0	0.0	0.2	0.3	0.7	0.3	0.0	1.1	0.5	0.3
Zone 5 - Southwest	**	**	1.5	0.6	2.3	1.5	**	**	2.0	1.2
Zone 6 - Central South	4.5	0.5	2.0	1.9	2.9	1.8	**	**	2.4	1.7
Zone 7 - South	**	2.9	1.5	0.8	3.6	1.5	3.0	1.9	2.8	1.3
Zone 8 - East	**	**	5.2	1.9	4.0	3.0	**	**	4.5	2.6
Zones 1-8 London City	3.0	2.7	1.8	1.1	2.3	1.7	1.5	1.3	2.1	1.5
Zone 9 - St. Thomas	**	**	3.8	4.2	2.6	2.7	**	**	3.0	3.3
Zone 10 - Rest of CMA	N/U	N/U	**	**	**	**	N/U	N/U	4.9	4.6
LONDON CMA	3.0	3.1	1.9	1.3	2.4	1.8	1.5	1.2	2.2	1.6
STRATHROY	**	**	4.8	6.1	3.5	3.0	**	**	4.5	4.3

2. Average Apartment Rents

Apartment Rents by Zone and Bedroom Type London CMA & Strathroy									
Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		
	2000	2001	2000	2001	2000	2001	2000	2001	
Zone 1 - Downtown North	404	420	531	537	732	755	**	**	
Zone 2 - Northeast	410	428	501	515	590	606	**	706	
Zone 3 - North	443	**	558	580	721	817	1,144	1,174	
Zone 4 - Northwest	457	475	579	601	711	738	860	883	
Zone 5 - Southwest	**	**	543	559	676	713	**	**	
Zone 6 - Central South	404	428	500	501	657	668	**	**	
Zone 7 - South	**	444	540	562	634	658	712	748	
Zone 8 - East	**	**	478	503	576	579	**	**	
Zones 1-8 London City	419	436	531	549	660	688	819	853	
Zone 9 - St. Thomas	**	**	512	515	625	634	**	**	
Zone 10 - Rest of CMA	N/U	N/U	**	**	**	**	N/U	N/U	
LONDON CMA	416	433	530	547	657	683	815	852	
STRATHROY	**	**	477	482	548	561	**	**	

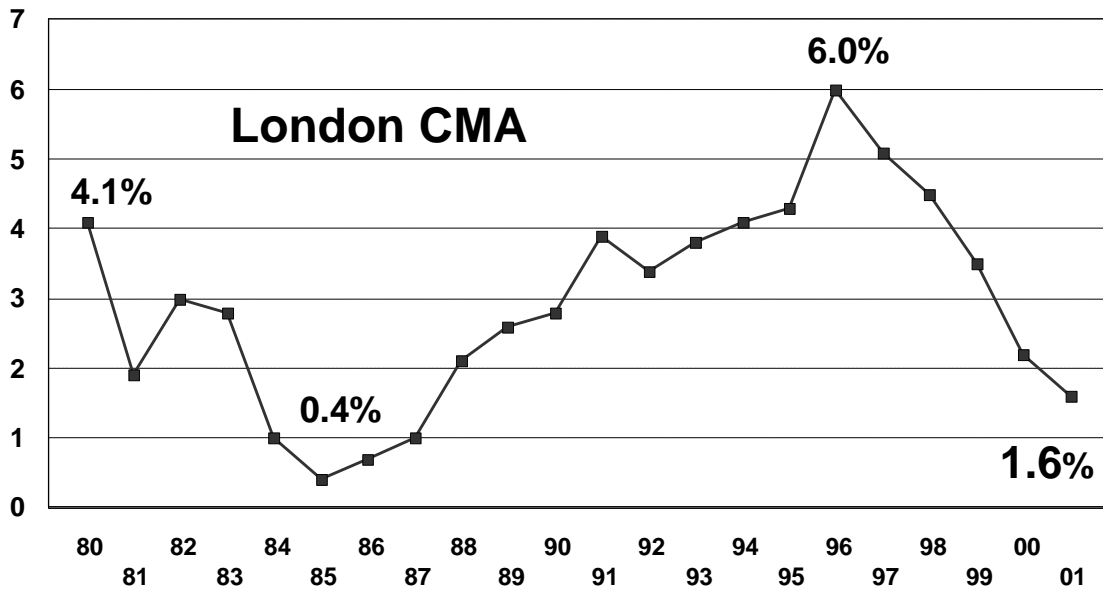
N/U = No structures in the Universe.

** Not released to ensure confidentiality and accuracy of survey results.

Source: CMHC Market Analysis LONDON, Annual October Rental Market Survey.

Fewer apartment vacancies in the London metropolitan area

Vacancy Rate (%)



1980-86 6+ Apts, 1987-2001 3+ Apts

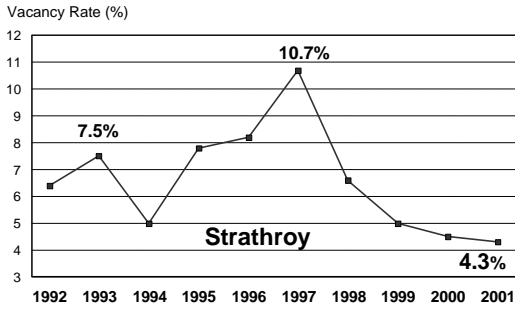
Source: CMHC Market Analysis LONDON, Annual October Rental Market Survey

Western Ontario Region

	Apartment Vacancy Rates (%)				October 2001	
	1998	1999	2000	2001	Vacant Units	3+ Apt. Universe
Chatham	8.1	7.6	9.2	10.5	402	3,838
Guelph CA	1.6	0.5	0.7	1.0	68	6,609
Kitchener CMA	1.5	1.0	0.7	0.9	221	25,804
Leamington CA	7.5	9.2	4.5	2.0	26	1,282
LONDON CMA	4.5	3.5	2.2	1.6	628	38,443
Owen Sound CA	9.1	2.9	2.8	1.6	29	1,831
Sarnia CA	11.2	8.8	7.3	6.3	336	5,375
Stratford	7.5	5.5	3.4	3.2	64	1,982
Strathroy	6.6	5.0	4.5	4.3	22	509
Tillsonburg	7.8	7.5	3.6	3.0	27	883
Wallaceburg	16.0	24.3	24.8	18.0	87	483
Windsor CMA	4.3	2.7	1.9	2.9	435	15,256
Woodstock	4.8	5.2	4.3	4.6	96	2,076

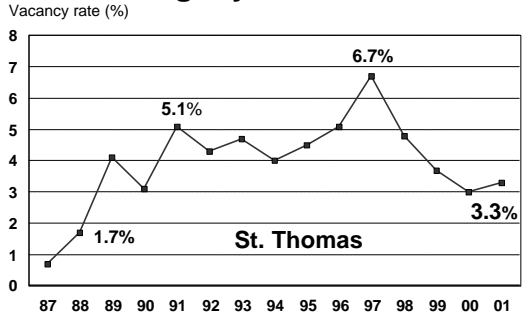
Definition of Vacancy: A unit is considered vacant if it is available for immediate rental and physically unoccupied at the time of the survey.

Strathroy's rental apartment vacancy rate edges down



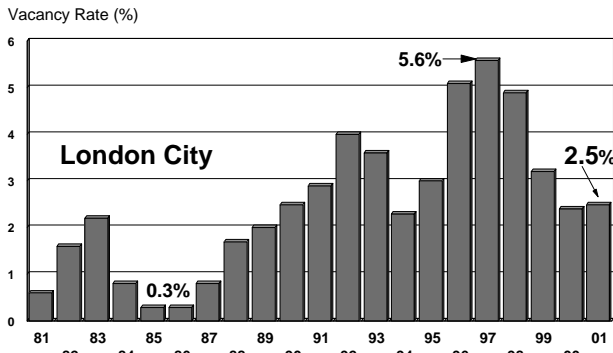
Private apartments with 3 or more rental units
 Source: CMHC Market Analysis LONDON, Annual October Rental Market Survey

Rental apartment vacancies rise slightly in St. Thomas



Private apartments with 3 or more rental units
 Source: CMHC Market Analysis LONDON, Annual October Rental Market Survey

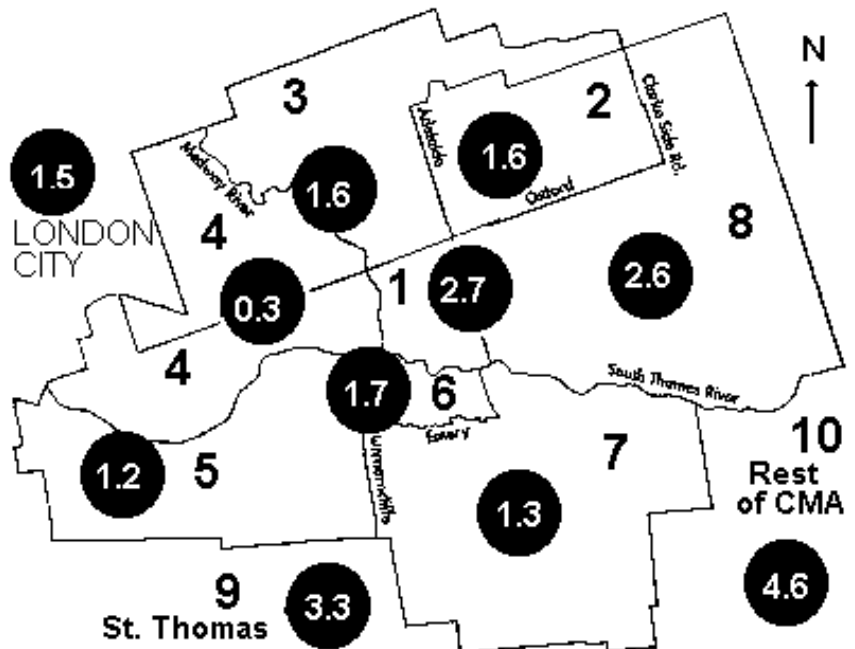
Row housing vacancy rate levels off in the City of London



Source: CMHC Market Analysis LONDON, Annual October Rental Market Survey

Apartment vacancy rates by zone in the London CMA

London CMA = 1.6%



3. Row Housing Vacancy Rates								
Row Housing Vacancy Rates by Zone and Bedroom Type								
London City								
Area	Two Bedroom		Three Bedroom +		Total		Total Row Units	
	2000	2001	2000	2001	2000	2001	Vacant	Total
Zone 1 - Downtown North	**	0.0	0.0	0.0	**	0.0	0	56
Zone 2 - Northeast	6.8	5.2	5.2	3.6	5.6	4.0	29	722
Zone 3 - North	**	**	**	**	**	**	**	**
Zone 4 - Northwest	6.3	6.3	3.0	1.8	3.9	3.0	7	230
Zone 5 - Southwest	1.3	2.2	0.5	1.0	0.8	1.4	20	1,431
Zone 6 - Central South	**	**	**	**	**	**	**	**
Zone 7 - South	1.7	**	1.8	2.8	1.8	2.5	12	478
Zone 8 - East	**	3.2	**	3.7	**	3.5	17	482
Zones 1-8 London City	3.0	3.1	2.2	2.4	2.4	2.5	89	3,489

Note: There is a small supply of private rental row units located in the rest of London CMA as well as in Strathroy.

4. Average Row Housing Rents				
Row Housing Rents by Zone and Bedroom Type				
London City				
Area	Two Bedroom		Three Bedroom +	
	2000	2001	2000	2001
Zone 1 - Downtown North	**	1,088	922	735
Zone 2 - Northeast	606	616	680	691
Zone 3 - North	**	**	**	**
Zone 4 - Northwest	681	659	822	806
Zone 5 - Southwest	710	736	795	827
Zone 6 - Central South	**	**	**	**
Zone 7 - South	622	656	743	757
Zone 8 - East	**	626	**	764
Zones 1-8 London City	703	729	759	778

N/U = No structures in the Universe.

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Source: CMHC Market Analysis LONDON, Annual October Rental Market Survey.