



AST FAX

RENTAL MARKET REPORT *Lloydminster*

Canada Mortgage and Housing Corporation

november 26, 2001

Vacancy rate remains low in Lloydminster

The vacancy rate is low in Lloydminster according to the annual CMHC survey of vacancy and rents in Canada's urban centres. The survey found Lloydminster has an average vacancy rate of less than half of one per cent, one of the lowest vacancy rates in Canada. This means only 7 vacant apartment units were found in the city of Lloydminster (both the Alberta and Saskatchewan sides) when the survey was conducted in October of 2001.

Average rents have increased by almost ten per cent, the highest jump on record. The average rent for one bedroom suites increased 10.5 per cent or \$44 per month while average rent in two bedroom suites is up over 11 per cent or \$58 per month.

The fact that property owners are able to obtain these rent increases while maintaining such low average vacancy rates is a clear indication of the strength of Lloydminster renter household incomes. They also explain, at least in part, the reason for the strength of Lloydminster's homeownership market. Many renter households would consider homeownership when faced with these rent increases.

Canada Mortgage and Housing Corporation conducts the Rental Market Survey annually in October in all Census Metropolitan Areas and urban centres of 10,000 population or more. To obtain information on other Manitoba communities, please call 1-877-722-CMHC

Note: All data are for privately initiated apartment buildings with three units and over.

© Canada Mortgage and Housing Corporation 2001 Product Number F433E

Apartment Vacancy Rates (%)	2000	2001
Bachelor	0.0	0.0
1 Bedroom	0.3	0.3
2 Bedroom	0.2	0.6
3 Bedroom and +	0.0	0.0
Total	0.2	0.4

Average Apartment Rents (\$)	2000	2001
Bachelor	359	385
1 Bedroom	420	464
2 Bedroom	514	572
3 Bedroom and +	595	654
Total	480	531

Apartment Units (2001)	Vacant	Total
Bachelor	0	57
1 Bedroom	2	601
2 Bedroom	5	858
3 Bedroom and +	0	138
Total	7	1,655

Paul Caton, CMHC - Market Analysis Saskatchewan
Saskatoon (306) 975-4897
Regina (306) 780-5889
pcaton@cmhc-schl.gc.ca



Canada