

RENTAL MARKET REPORT

Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- In the primary rental market, the vacancy rate for apartments in the Winnipeg Census Metropolitan Area (CMA) was 2.5 per cent in October 2014, unchanged from October 2013.
- The average monthly rent for two-bedroom apartments in new and existing structures in the Winnipeg CMA was \$1,016 in October 2014.
- In rental structures common to both the October 2013 and 2014 surveys, the year-over-year change in the average rent for a two-bedroom apartment this October was 4.2 per cent.

Figure 1

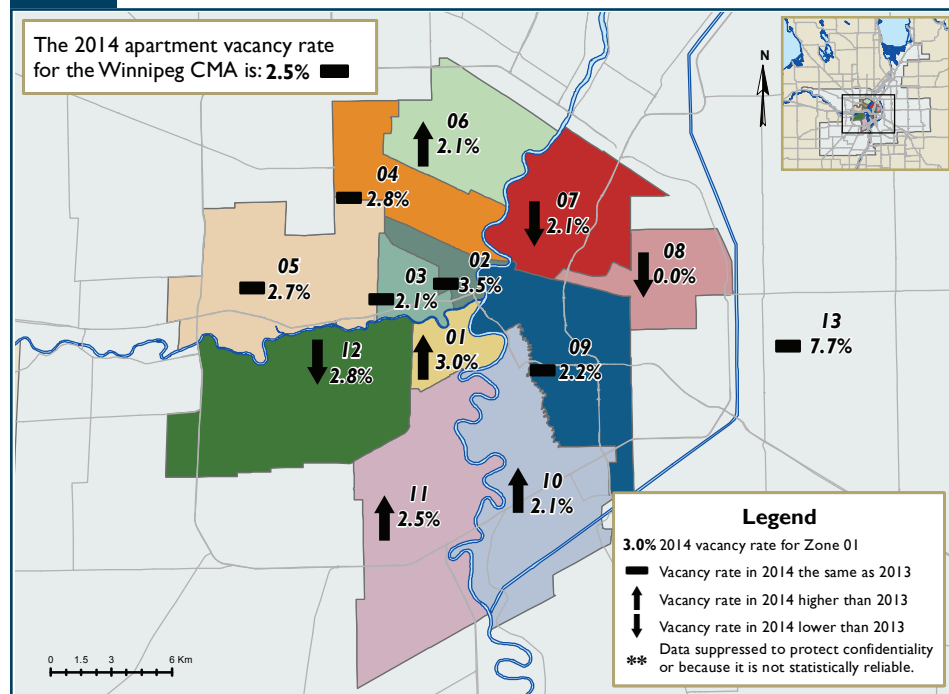


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Primary Rental Market Survey

Overview: Vacancies and Rents in the Winnipeg CMA

According to the results of the Rental Market Survey (RMS) conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2014, the vacancy rate¹ in the primary rental market in the Winnipeg Census Metropolitan Area (CMA) was 2.5 per cent, unchanged from one year prior. The steady vacancy rate can be attributed to a balance between existing renters moving to homeownership, more new renters entering the market though positive net migration, and a small increase in the supply of rental units.

Renters in the Winnipeg CMA continued to move to homeownership as a result of favourable conditions including historically low mortgage rates and a rising supply of listings in the resale market. In addition, through

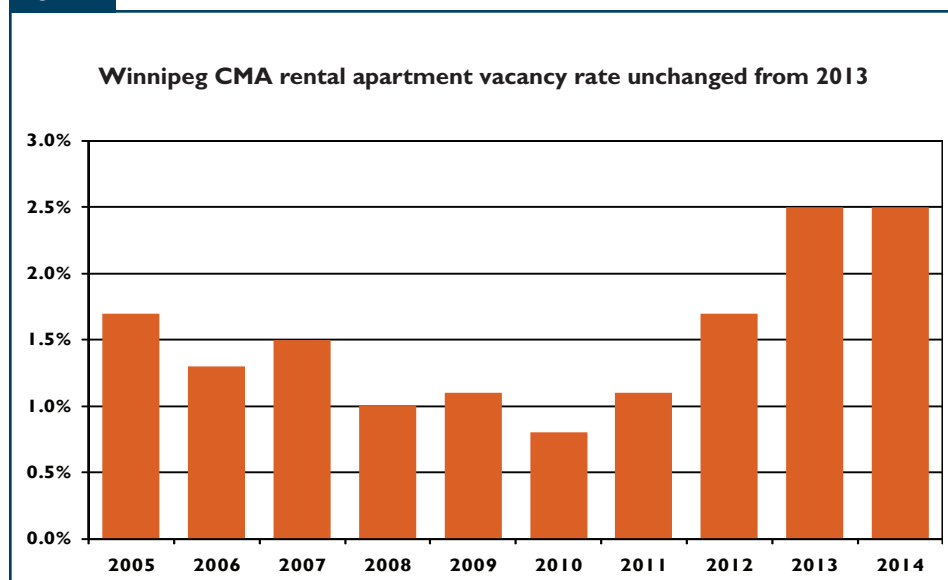
the first nine months of 2014, workers aged 25 to 44 have seen an increase in employment that included gains in full-time positions. Some renter households in this age category would therefore be encouraged to purchase a home. While renters are making the move to homeownership, there were a number of new renters coming into the market to fill the vacancies left behind and keep the vacancy rate stable. In the first half of 2014, net-migration to Manitoba was up 38 per cent compared to the same period of 2013 and many of these new migrants would have chosen to rent upon arrival. In addition, new rental construction has averaged over 800 units per year since 2010 and this year, with a decrease in the number of removals from the universe, the number of privately initiated apartment rental units in Winnipeg increased by 1,604 units or 3.1 per cent overall.

While the overall vacancy rate was unchanged from October 2013, the availability rate² decreased from four

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	2.7	2.8

Figure 2

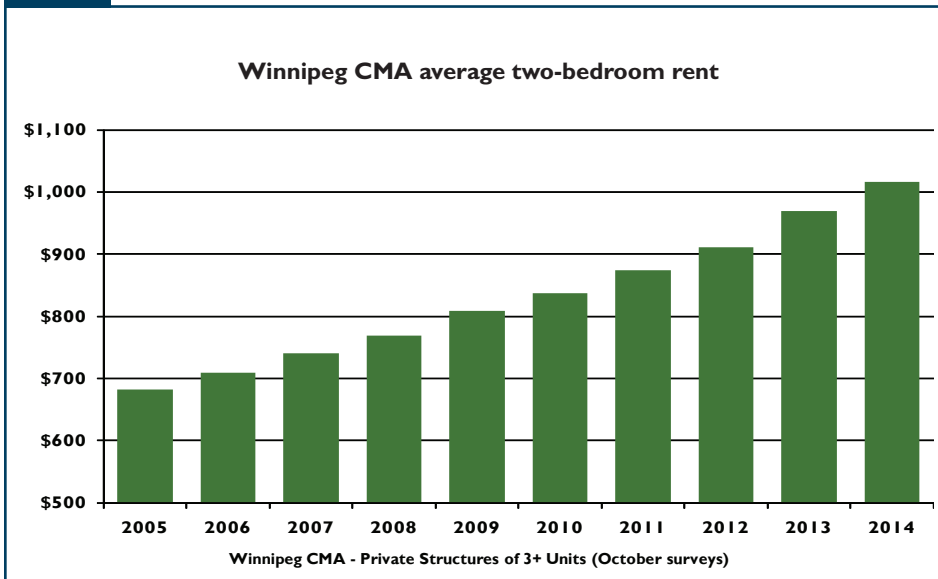


Source: CMHC, Rental Market Survey

¹ Based on privately initiated rental apartment structures of three or more units

² A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

Figure 3



Source: CMHC, Rental Market Survey

per cent one year earlier to 3.4 per cent in this year's fall survey. The gap between the availability rate and the vacancy rate in 2013 was 1.5 percentage points and narrowed to 0.9 percentage points in October 2014, indicating that the likelihood of an increase in the number of vacant units over the coming months is lower than it was a year earlier.

In new and existing units, the average two-bedroom apartment rent in the Winnipeg CMA was \$1,016 per month in October 2014. With vacancy rates remaining stable, the fixed-sample³ rent for two-bedroom apartments rose by 4.2 per cent from October 2013 to October 2014 compared to the 4.8 per cent increase in fixed-sample rent posted one year earlier. This year's gain also surpassed the mandated maximum increase of two per cent in 2014. Several exemptions exist within provincial rent control regulations that would result in fixed-sample rents increasing at a stronger pace than the

guideline amount. Winnipeg has seen a substantial amount of new rental construction over the last few years and these units receive an exemption from the rent control guidelines for a period of twenty years. In addition, many older buildings have recently

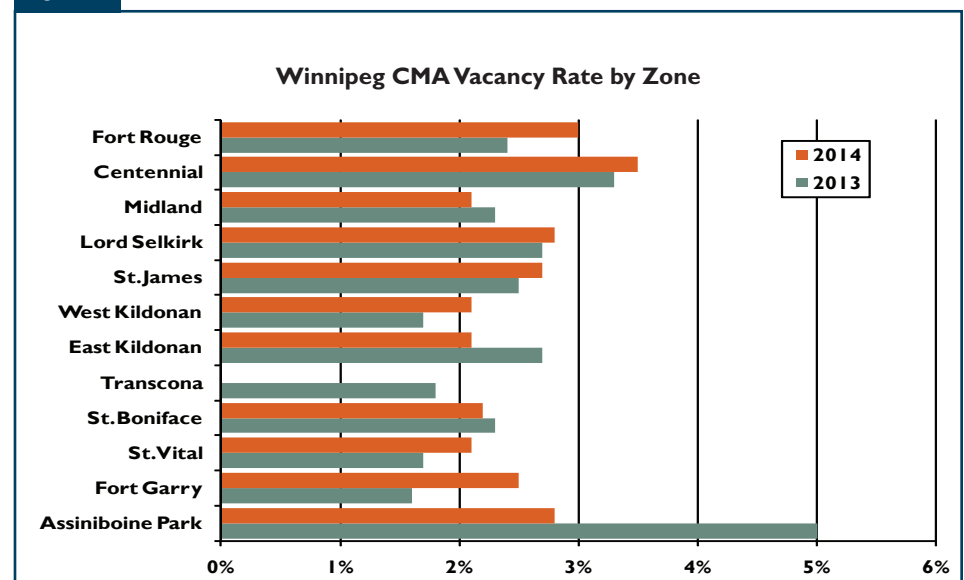
been renovated under a rehabilitation scheme and would qualify for an exemption from the rent increase guideline for a maximum of five years, allowing for the recovery of renovation costs to be phased in over a period of time. Landlords may also apply for permission to increase rents above the guideline to recover increased maintenance and energy costs.

Submarket Results:

Vacancy rates increase in core area zones

While the vacancy rate for the Winnipeg CMA was 2.5 per cent, the rate varied within the CMA. The vacancy rate was 2.3 per cent in suburban zones, however the core area zones saw a higher vacancy rate at 2.9 per cent in October 2014. Among core area zones, the Centennial zone had one of the higher vacancy rates at 3.5 per cent, virtually unchanged from the previous year.

Figure 4



Source: CMHC, Rental Market Survey

³ When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Meanwhile, Midland had among the lowest vacancy rates at 2.1 per cent, also similar to the rate posted in the previous year. The only zone to post a significant change in vacancy in the core area was Fort Rouge where the rate rose to 3.0 per cent in October 2014 from 2.4 per cent one year earlier. Fort Rouge, which has the largest rental universe within the core area zones, saw a net gain of 56 units or 0.8 per cent to the universe. In the face of steady demand this increase in supply contributed to the increase in vacancy rate.

The rental apartment vacancy rate was unchanged in the suburban zones of Winnipeg despite a 4.5 per cent increase in the number of units in the universe. This is indicative of strong rental demand in these areas. There were some variations among suburban zones with Assiniboine Park registering among the highest vacancy rates at 2.8 per cent. This zone, however, recorded the greatest decrease, falling 2.2 percentage points from the vacancy rate of five per cent recorded in October 2013. The zone with the lowest vacancy rate was Transcona where all units in the rental universe were occupied at the time of the survey resulting in a vacancy rate of zero per cent compared to 1.8 per cent one year prior.

The Fort Garry zone saw one of the greatest increases in the vacancy rate, moving from 1.6 per cent in October 2013 to 2.5 in this year's survey. This zone saw 412 units added to its universe over the past year, more than any of the other suburban zones. Much like in Fort Rouge, this increase in supply contributed to the increased number of vacant units since this zone is home to the University of Manitoba where rental housing is generally in high demand. In areas of the CMA located outside of the City

of Winnipeg limits, the vacancy rate was 7.7 per cent.

Mirroring the vacancy rate, the availability rate was also higher in the core area zones at 3.9 per cent compared to 3.1 per cent for the suburban zones. Across all zones, the availability rate ranged from zero per cent in Transcona to 9.3 per cent in areas outside the city limits.

In new and existing units, the average two-bedroom apartment rent in the Winnipeg CMA was \$1,016 in October 2014 compared to \$969 a year earlier. Across the CMA, average two-bedroom monthly rents ranged from a low of \$674 in Lord Selkirk to a high of \$1,182 in Assiniboine Park. While the lowest two-bedroom rents were within a core area zone, on average there was little variation between core area and suburban zones as two-bedroom rents in both areas were similar to the overall city average. This is in contrast to the results of the October 2013 survey when core area zones had lower rents on average than the suburbs. This may be due, in part, to fixed-sample two-bedroom rent increases, as core area zones saw a 5.2 per cent increase while the fixed-sample rent increase in suburban zones was 3.8 per cent.

When comparing the vacancy rate by bedroom type, Winnipeg's October 2014 vacancy rate was highest in bachelor units at 3.7 per cent, increasing a full percentage point since October 2013. Most of the increase for this type of unit can be attributed to higher vacancies within the core area zones as the bachelor vacancy rate was virtually unchanged in the suburban zones. Vacancy rates among the remaining bedroom types were also effectively unchanged from the previous year with the only variation of note being within suburban one-

bedroom units where the vacancy rate increased from 2.1 per cent in October 2013 to 2.4 per cent in October 2014.

The availability rate moved down across all bedroom types with the exception of bachelor units, where the availability rate moved up from 3.6 per cent in October 2013 to 4.9 per cent in October 2014. The greatest decrease in availability rate was in three or more bedroom units where the rate moved from 4.7 per cent to 2.6 per cent. This resulted in a 0.6 percentage point gap between the vacancy and the availability rate for this type of unit, indicating the vacancy rate for three or more bedroom units is unlikely to increase in the coming months.

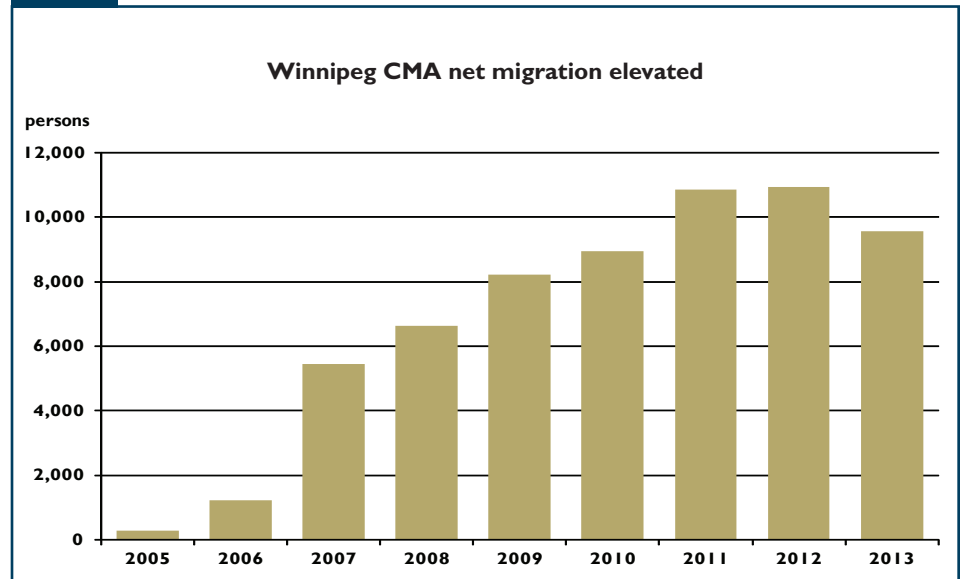
Reviewing the vacancy rate by the age of rental structures, newer structures built after 2005 reported among the highest vacancy rates at 3.5 per cent. The higher vacancy rate was likely due to the higher rents for newer units as well as the result of the continued addition of a number of newly completed units still in the process of being absorbed during the time of the October 2014 survey. The average inventory of newly completed and unoccupied rental apartments in the first three quarters of 2014 was 159 units, 42 per cent higher than the five-year average of 112 units. Nonetheless, newer units saw their vacancy rate decline from the 5.8 per cent vacancy rate posted in October 2013. Older structures built prior to 1940 also had a relatively high vacancy rate at 3.2 per cent. Buildings constructed between 1975 and 1989 had among the lowest vacancy rates at 2.2 per cent. Newer structures built after 2005 also had the highest two-bedroom rents, averaging \$1,282 per month and 57 per cent higher than the lowest two-bedroom rents

of \$818 per month for buildings built prior to 1940.

A review of vacancy rates by rent range reveals that higher vacancy rates were found in units with the highest rents. In apartments renting for more than \$1,300 per month, the vacancy rate was 5.8 per cent in October 2014. This corresponds to the higher vacancy rate found in newer buildings as these tend to charge higher than average rents. Among the lowest vacancy rates were units renting at less than \$500 per month at 1.3 per cent which was down from 2.6 per cent one year earlier. The greatest decline in vacancy rate was for units renting between \$1,100 and \$1,299 where the rate moved from 5.7 per cent in October 2013 to 2.8 per cent in this year's survey.

Much like in the apartment market, the vacancy rate in Winnipeg's private row structures was virtually unchanged between October 2013 and October 2014. However, at 1.8 per cent, the vacancy rate in this market was lower than for apartment structures. In contrast, the availability rate for row structures, at 6.0 per cent, was much higher than for apartment units. With a larger gap between vacancy rate and availability rate, there is potential to see vacancies in the row rental market increase in the coming months. Vacancy rates for row structures were lower in the core area when compared to the suburban zones at 0.8 per cent and 1.9 per cent respectively. The average rent for three or more bedroom units, which comprise the majority of the row rental stock, was \$1,184 per month in October 2014 compared to \$1,177 a year earlier.

Figure 5



Source: Statistics Canada

Supply and Demand Factors:

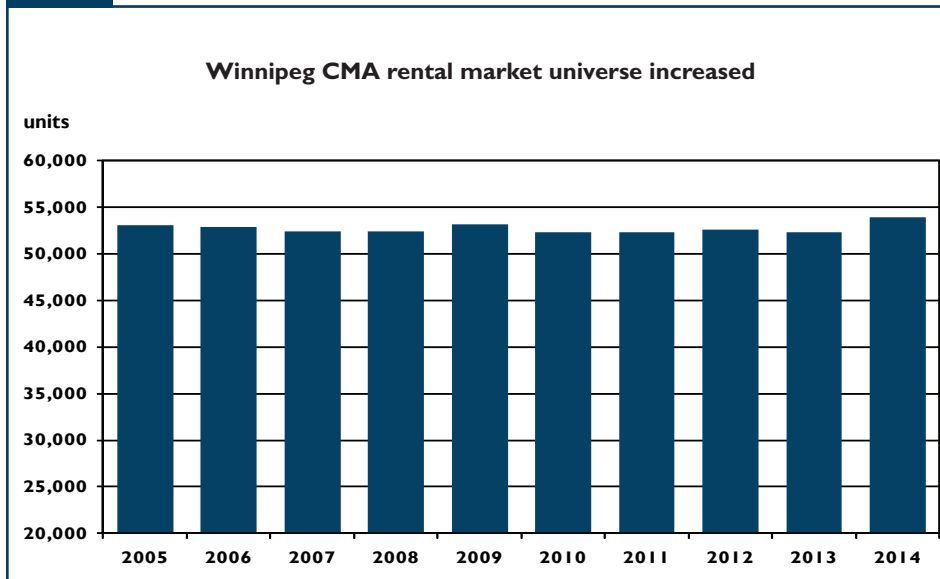
Elevated migration contributes to rental demand

Winnipeg continues to see existing renters make the move to homeownership due to favourable conditions including historically low mortgage rates and a rising supply of listings in the resale market. Sales of existing homes through the first nine months of 2014 were up two per cent year-over-year, with data from the Winnipeg Realtors® also showing condominium sales up 11 per cent under the same comparison. Younger first-time buyers tend to favour the relatively lower prices of the resale and condominium markets. Home sales in Winnipeg continued to show strength despite overall employment losses in the first nine months of 2014. Supporting demand in the resale market was a 2.7 per cent increase in the number of people employed between the ages of 25 to 44, an age category which includes many renters.

While more renters were making the move to homeownership, there were also more new renters coming into the market and keeping demand for rental units strong. In the first half of 2014, net migration to Manitoba totalled 6,257 persons, an increase of 38 per cent compared to the first half of 2013. The Provincial Nominee program continues to attract applicants from international sources to Manitoba. The majority of these migrants settle in Winnipeg, where many choose to rent upon arrival.

Along with the increased demand for rental accommodations, the supply of units in the private rental apartment universe also grew since the 2013 survey, resulting in a stable vacancy rate. There was a net increase of 1,604 rental apartments in the Winnipeg universe between October 2013 and October 2014. This represents only the third time in the last ten years that the apartment universe has seen a net increase. Winnipeg has experienced an elevated level of new apartment rental construction over

Figure 6



Source: CMHC

the last few years with an average of 769 rental apartment starts per year since 2010, well above the ten year average of 605 units. Nonetheless, this has not been enough to offset permanent losses to the universe through condominium conversion or demolition as well as temporary losses due to stock being boarded up or undergoing renovation.

Reviewing changes to the entire row and apartment universe between the October 2013 and October 2014 surveys, there was a net increase of 1,611 units. Contributing to the increase were 885 units from new construction, as well as 912 units that were returned to the universe after having undergone renovations. Changes within and additions to existing structures also resulted in a net addition of 335 units. Meanwhile, there were 327 units temporarily

removed from the universe during the same period due to the fact they were undergoing renovations or were boarded-up at the time of the survey. Permanent losses from the universe came from the demolition of 32 units and the removal of 66 units due to condominium conversion. This was down from the average of 300 units per year converted to condominium over the previous five years.

Secondary Rental Market Survey⁴:

Vacancy rate in rental condominium apartments similar to rental market

CMHC collects information on apartment condominiums offered for rent, as well as the following types of units: rented single-detached houses, rented double (semi-detached)

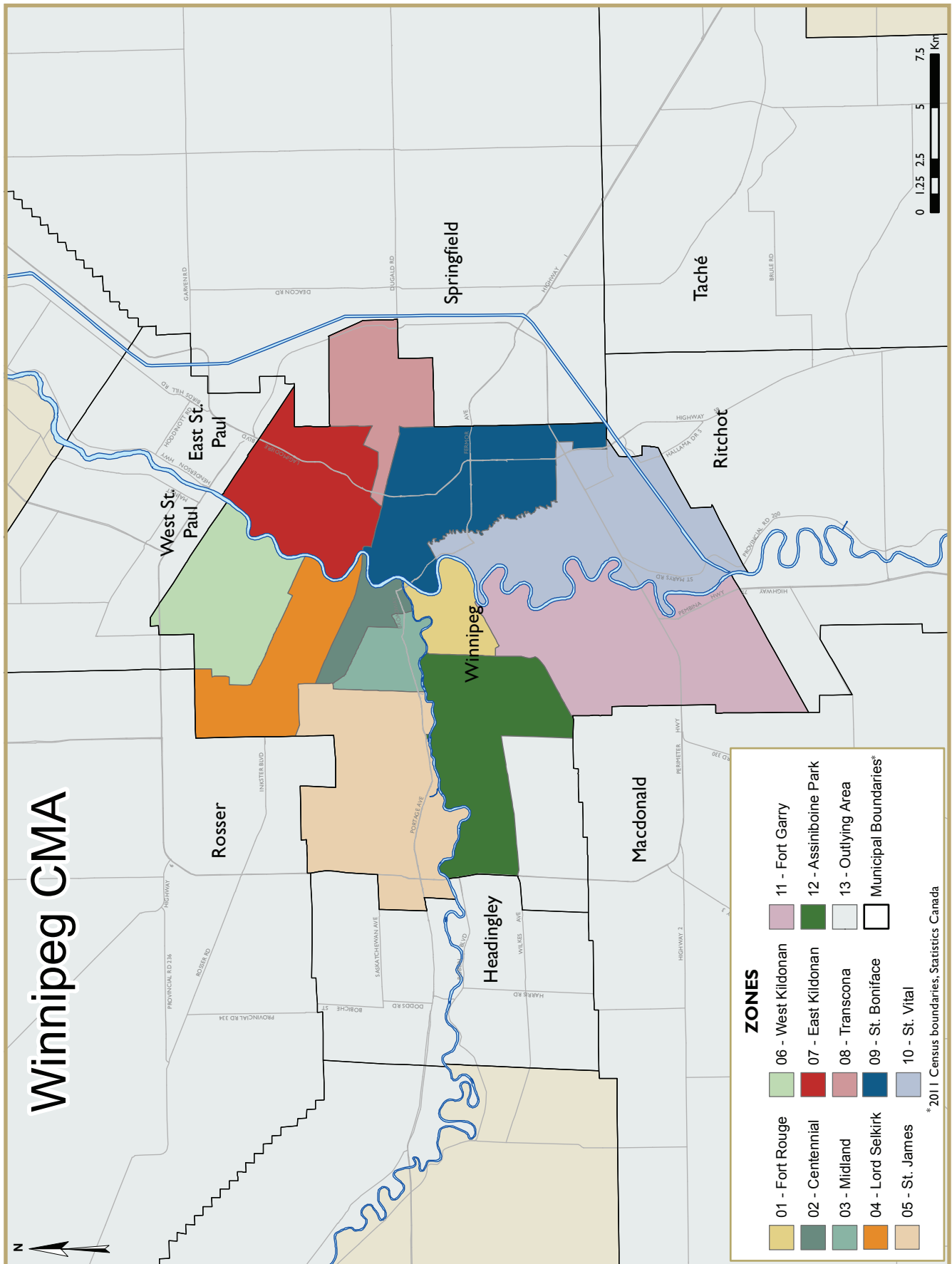
houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

CMHC's survey found the vacancy rate in rental condominium apartments across the Winnipeg CMA was 2.6 per cent in October 2014, compared to 1.5 per cent in October 2013. This was similar to the vacancy rate in purpose built rental market indicating steady demand in both markets. Table 4.3.1 shows the number of condominium apartments identified as investor-owned and rented rather than owner-occupied totalled 2,707 suites in October 2014, relatively unchanged from the previous year. Meanwhile, the total condominium universe at the time of this year's survey was 15,241 units, an increase of 896 units or 6.2 per cent over the 2013 survey. In the fall of 2014, 18 per cent of condominium units in Winnipeg were rented.

The average rent for a typical two-bedroom condominium apartment unit was \$1,151 per month in October 2014, slightly higher than the average for a two-bedroom unit in the purpose-built rental market. Condominium apartments can command higher rental rates compared to those typically found in the purpose-built market as the buildings are generally newer or renovated and may have more features to appeal to buyers such as higher grade finishes and enclosed parking.

⁴ The secondary rental market represents self-contained units such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys of rented condominiums and of rent structures with less than three self contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-over-year in the SRMS since the type of dwellings surveyed and their characteristics vary from one year to the next. Owners of these type of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

CMHC estimates the number of households renting in Winnipeg's other secondary market this October was 23,077, compared to 22,685 in the October 2013 survey. Table 5.2 provides details on households renting secondary units by dwelling type. In 2014, there were an estimated 12,180 households renting single-detached units. There were an estimated 9,034 households renting semi-detached, row or duplex units in October 2014, while the remaining 1,863 households were renting accessory suites. Average rents by dwelling type in the secondary market are provided in Table 5.1. For all dwelling types, the average rent this October was \$1,026 per month compared to \$846 in last year's survey.



RMS ZONE DESCRIPTIONS - WINNIPEG CMA	
Zone 1	Fort Rouge - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	Centennial - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St.
Zone 3	Midland - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street.
Zone 4	Lord Selkirk - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arbrog, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits).
Zone 1-4	Core Area
Zone 5	St. James - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.
Zone 6	West Kildonan - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	East Kildonan - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River.
Zone 8	Transcona - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit.
Zone 9	St. Boniface - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River.
Zone 10	St. Vital - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	Fort Garry - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits.
Zone 12	Assiniboine Park - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
Zones 5-12	Suburban Areas
Zones 1-12	Winnipeg CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - WINNIPEG CMA	
Sub Area 1	Core
Sub Area 2	Suburban North
Sub Area 3	Suburban South
Sub Area 4	Outlying Areas
Sub Areas 1-4	Winnipeg CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Fort Rouge	0.8 d	2.9 b ↑	2.4 a	3.0 a ↑	2.4 a	2.9 b -	**	3.3 d	2.4 a	3.0 a ↑
Zone 2 - Centennial	2.9 b	5.8 c ↑	3.3 b	2.9 b -	3.6 c	3.3 c -	5.1 d	0.0 d ↓	3.3 b	3.5 b -
Zone 3 - Midland	3.4 c	2.9 b -	2.2 a	1.9 a -	1.6 c	2.0 c -	**	0.0 d	2.3 a	2.1 a -
Zone 4 - Lord Selkirk	**	0.0 d	2.9 b	3.3 c -	2.6 c	2.4 c -	0.0 d	**	2.7 b	2.8 b -
Core Area (Zones 1-4)	2.7 a	4.2 b ↑	2.7 a	2.7 a -	2.6 a	2.8 a -	**	2.4 c	2.7 a	2.9 a -
Zone 5 - St. James	4.2 b	1.6 c ↓	2.7 a	2.9 a -	2.1 a	2.6 a -	2.1 c	2.5 c -	2.5 a	2.7 a -
Zone 6 - West Kildonan	5.1 d	0.0 c ↓	2.6 a	2.9 a -	1.0 a	1.6 a ↑	0.8 a	0.0 c ↓	1.7 a	2.1 a ↑
Zone 7 - East Kildonan	0.0 c	3.7 c ↑	2.0 a	2.4 a -	3.9 b	1.7 b ↓	2.5 c	1.2 a ↓	2.7 a	2.1 a ↓
Zone 8 - Transcona	**	**	2.1 b	0.0 c ↓	1.6 b	0.0 c ↓	**	**	1.8 b	0.0 b ↓
Zone 9 - St. Boniface	2.0 c	3.6 d -	2.1 a	2.0 b -	2.6 a	2.3 c -	**	**	2.3 a	2.2 b -
Zone 10 - St. Vital	1.0 a	2.6 a ↑	1.8 a	2.2 a ↑	1.5 a	2.0 a ↑	4.0 b	0.0 c ↓	1.7 a	2.1 a ↑
Zone 11 - Fort Garry	2.8 a	**	1.4 a	1.9 a ↑	1.7 c	2.9 b ↑	1.1 a	2.4 b ↑	1.6 b	2.5 a ↑
Zone 12 - Assiniboine Park	4.9 a	0.0 a ↓	3.0 c	2.5 a -	**	3.3 a	**	0.0 a	5.0 d	2.8 a ↓
Suburban Areas (Zones 5-12)	2.6 a	2.5 a -	2.1 a	2.4 a ↑	2.5 a	2.2 a -	2.1 b	1.6 a -	2.3 a	2.3 a -
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	5.6 a	7.7 c -
Winnipeg CMA	2.7 a	3.7 b ↑	2.4 a	2.5 a -	2.5 a	2.4 a -	2.9 b	2.0 a ↓	2.5 a	2.5 a -

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Fort Rouge	548 a	575 a	790 a	816 a	1,042 a	1,099 a	1,391 b	1,447 b	892 a	923 a
Zone 2 - Centennial	589 a	572 a	729 a	765 a	987 b	1,067 a	1,068 c	**	764 a	809 a
Zone 3 - Midland	530 a	554 a	608 a	646 a	725 a	822 a	773 d	871 d	623 a	667 a
Zone 4 - Lord Selkirk	412 b	433 b	578 a	597 a	643 b	674 a	813 b	704 c	596 a	616 a
Core Area (Zones 1-4)	558 a	563 a	711 a	743 a	941 a	1,013 a	1,217 b	1,320 b	768 a	806 a
Zone 5 - St. James	648 a	690 a	810 a	847 a	985 a	1,017 a	1,322 b	1,296 b	895 a	932 a
Zone 6 - West Kildonan	662 d	589 b	817 a	836 a	958 a	987 a	1,001 a	1,049 a	896 a	920 a
Zone 7 - East Kildonan	555 a	551 b	736 a	770 a	906 a	950 a	1,079 a	1,071 a	808 a	842 a
Zone 8 - Transcona	**	**	715 a	742 a	771 a	824 a	**	**	746 a	789 a
Zone 9 - St. Boniface	565 a	583 a	734 a	751 a	975 a	1,000 a	1,349 b	1,286 b	845 a	875 a
Zone 10 - St. Vital	625 a	686 a	797 a	849 a	989 a	1,061 a	1,119 a	1,193 a	887 a	950 a
Zone 11 - Fort Garry	700 a	694 a	794 a	834 a	970 a	1,050 a	1,260 b	1,207 a	897 a	962 a
Zone 12 - Assiniboine Park	653 a	711 a	871 a	873 a	1,324 a	1,182 a	**	1,216 a	1,096 a	1,041 a
Suburban Areas (Zones 5-12)	619 a	636 a	778 a	811 a	978 a	1,016 a	1,174 a	1,161 a	876 a	912 a
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	1,214 a	1,261 a
Winnipeg CMA	578 a	586 a	750 a	782 a	969 a	1,016 a	1,180 a	1,191 a	836 a	874 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Fort Rouge	389	387	3,836	3,917	2,883	2,859	169	170	7,277	7,333
Zone 2 - Centennial	1,187	1,188	3,760	3,828	1,566	1,633	39	38	6,552	6,687
Zone 3 - Midland	841	841	2,736	2,707	1,014	1,015	32	31	4,623	4,594
Zone 4 - Lord Selkirk	64	68	711	726	501	473	21	20	1,297	1,287
Core Area (Zones 1-4)	2,481	2,484	11,043	11,178	5,964	5,980	261	259	19,749	19,901
Zone 5 - St. James	418	420	2,675	2,680	2,962	2,963	176	185	6,231	6,248
Zone 6 - West Kildonan	43	43	1,641	1,670	2,032	2,115	111	122	3,827	3,950
Zone 7 - East Kildonan	254	256	4,262	4,419	2,960	3,097	241	245	7,717	8,017
Zone 8 - Transcona	7	7	190	190	187	217	12	24	396	438
Zone 9 - St. Boniface	163	169	1,938	2,013	2,078	2,192	67	65	4,246	4,439
Zone 10 - St. Vital	112	117	1,896	2,005	1,820	1,973	78	78	3,906	4,173
Zone 11 - Fort Garry	85	86	1,821	1,893	2,555	2,879	115	130	4,576	4,988
Zone 12 - Assiniboine Park	38	38	674	719	866	919	37	37	1,615	1,713
Suburban Areas (Zones 5-12)	1,120	1,136	15,097	15,589	15,460	16,355	837	886	32,514	33,966
Zone 13 - Outlying Areas	0	0	9	9	39	39	60	60	108	108
Winnipeg CMA	3,601	3,620	26,149	26,776	21,463	22,374	1,158	1,205	52,371	53,975

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Fort Rouge	1.1 a	3.9 c ↑	3.7 b	3.8 a -	3.1 b	3.8 b -	11.2 d	4.7 c ↓	3.5 a	3.8 a -
Zone 2 - Centennial	3.4 c	6.8 c ↑	4.4 b	4.0 b -	5.0 c	5.3 b -	**	0.0 d	4.4 b	4.7 b -
Zone 3 - Midland	4.5 c	5.2 c -	3.0 b	2.5 a -	2.3 b	3.4 c -	**	0.0 d	3.1 b	3.2 b -
Zone 4 - Lord Selkirk	**	0.0 d	3.5 c	3.3 c -	3.2 d	2.7 c -	0.0 d	**	3.2 c	2.9 b -
Core Area (Zones 1-4)	3.4 b	5.6 b ↑	3.8 a	3.5 a -	3.4 b	4.1 b ↑	8.6 c	3.3 c ↓	3.7 a	3.9 a -
Zone 5 - St. James	5.6 b	2.0 b ↓	4.5 b	3.3 a ↓	3.0 b	2.8 a -	3.9 c	2.5 c -	3.9 a	2.9 a ↓
Zone 6 - West Kildonan	7.5 c	0.0 c ↓	4.4 a	3.9 a -	3.1 a	2.6 a ↓	0.8 a	0.0 c ↓	3.6 a	3.1 a ↓
Zone 7 - East Kildonan	1.2 a	3.7 c ↑	2.8 a	2.8 a -	4.7 b	3.0 b ↓	2.5 c	2.1 a -	3.5 a	2.9 a ↓
Zone 8 - Transcona	**	**	10.8 a	0.0 c ↓	13.6 a	0.0 c ↓	**	**	12.1 a	0.0 b ↓
Zone 9 - St. Boniface	3.7 c	5.4 c -	5.1 a	2.5 a ↓	6.1 a	4.6 b ↓	**	**	5.5 a	3.7 b ↓
Zone 10 - St. Vital	1.0 a	4.3 a ↑	5.0 a	3.7 a ↓	5.5 a	3.2 a ↓	6.2 b	0.0 c ↓	5.1 a	3.4 a ↓
Zone 11 - Fort Garry	6.0 a	4.8 d -	3.0 b	2.3 a ↓	2.8 b	4.1 c ↑	3.8 c	3.4 c -	3.0 b	3.3 b -
Zone 12 - Assiniboine Park	4.9 a	2.6 a ↓	3.0 c	2.9 a -	8.4 c	4.0 a ↓	**	0.0 a	5.9 c	3.4 a ↓
Suburban Areas (Zones 5-12)	4.0 b	3.3 b ↓	4.0 a	3.0 a ↓	4.5 a	3.4 a ↓	3.9 b	2.1 a ↓	4.2 a	3.1 a ↓
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	5.6 a	9.3 c ↑
Winnipeg CMA	3.6 b	4.9 b ↑	3.9 a	3.2 a ↓	4.2 a	3.5 a ↓	4.7 b	2.6 a ↓	4.0 a	3.4 a ↓

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Fort Rouge	++	5.9 d	3.8 d	3.1 c	3.5 d	5.7 c	++	**	3.1 d	3.9 c
Zone 2 - Centennial	**	3.4 d	4.2 d	3.9 c	4.7 c	6.1 c	**	**	5.2 c	4.4 c
Zone 3 - Midland	4.7 c	3.3 c	4.1 c	4.4 b	3.4 d	3.6 b	++	++	3.7 c	4.0 b
Zone 4 - Lord Selkirk	++	**	1.2 d	2.3 c	3.6 d	**	**	**	1.7 c	2.5 c
Core Area (Zones 1-4)	3.7 d	4.1 c	3.8 c	3.6 b	3.9 c	5.2 b	**	**	3.8 c	4.0 b
Zone 5 - St. James	14.5 d	++	6.1 c	2.3 c	6.1 c	2.7 c	**	**	4.4 c	2.5 c
Zone 6 - West Kildonan	**	4.6 d	4.2 b	3.4 b	3.1 c	4.1 b	2.8 b	3.3 b	2.9 b	3.7 b
Zone 7 - East Kildonan	**	5.6 d	6.4 b	3.4 c	5.8 b	2.8 b	6.0 c	2.8 c	5.9 b	3.0 c
Zone 8 - Transcona	**	**	10.4 d	4.9 a	10.3 a	5.7 a	**	**	9.0 b	5.5 a
Zone 9 - St. Boniface	**	**	3.2 c	5.4 d	2.1 c	5.2 d	**	4.0 d	1.8 c	4.9 d
Zone 10 - St. Vital	7.3 b	7.5 a	5.8 b	4.3 b	5.3 b	4.2 b	10.4 a	6.9 a	5.2 b	4.2 a
Zone 11 - Fort Garry	5.3 b	3.0 b	8.2 b	3.2 d	6.9 c	5.5 d	11.2 c	++	6.7 c	4.7 d
Zone 12 - Assiniboine Park	**	7.8 a	**	++	8.1 c	**	**	**	13.8 c	++
Suburban Areas (Zones 5-12)	8.5 b	5.0 c	6.1 a	3.4 b	5.3 a	3.8 b	8.2 b	4.2 c	5.2 a	3.6 b
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	**	**
Winnipeg CMA	6.4 b	4.6 b	5.2 a	3.5 b	4.8 a	4.2 b	9.3 c	4.5 c	4.7 a	3.7 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Winnipeg CMA										
Pre 1940	4.7 c	3.5 b ↓	3.2 b	3.5 b -	1.9 c	2.5 b -	**	**	3.2 b	3.2 b -
1940 - 1959	3.7 c	2.3 b ↓	2.9 a	2.5 a -	3.2 b	3.2 c -	**	0.0 d	3.1 b	2.6 a -
1960 - 1974	1.6 a	4.9 c ↑	2.1 a	2.4 a ↑	2.0 a	2.1 a -	2.4 a	2.1 a -	2.0 a	2.4 a ↑
1975 - 1989	0.3 a	3.3 c ↑	1.9 a	2.4 a ↑	2.0 b	2.0 a -	0.8 a	1.7 a ↑	1.9 a	2.2 a ↑
1990 - 2004	-	-	0.0 a	2.1 a ↑	1.1 a	2.8 a ↑	-	-	0.8 a	2.6 a ↑
2005+	**	**	6.4 a	2.9 c ↓	5.8 a	3.7 c ↓	**	**	5.8 a	3.5 b ↓
Total	2.7 a	3.7 b ↑	2.4 a	2.5 a -	2.5 a	2.4 a -	2.9 b	2.0 a ↓	2.5 a	2.5 a -

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Winnipeg CMA										
Pre 1940	480 a	499 a	605 a	654 a	740 a	818 a	1,095 c	1,168 b	638 a	682 a
1940 - 1959	592 b	590 a	681 a	698 a	828 a	886 a	1,200 b	1,171 d	715 a	729 a
1960 - 1974	621 a	646 a	768 a	804 a	939 a	990 a	1,192 a	1,284 a	829 a	876 a
1975 - 1989	643 a	660 a	785 a	819 a	971 a	1,001 a	1,142 a	1,109 a	882 a	917 a
1990 - 2004	-	-	890 a	908 a	1,171 a	1,179 a	-	-	1,087 a	1,103 a
2005+	**	**	1,096 a	1,140 a	1,288 a	1,282 a	1,384 b	1,235 b	1,246 a	1,248 a
Total	578 a	586 a	750 a	782 a	969 a	1,016 a	1,180 a	1,191 a	836 a	874 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Winnipeg CMA										
3 to 5 Units	**	0.0 c	2.9 c	1.0 d ↓	3.3 d	1.4 d ↓	**	0.0 c	3.1 c	1.0 a ↓
6 to 19 Units	2.0 c	3.4 d -	2.7 a	2.0 b ↓	2.2 b	2.2 b -	**	**	2.5 a	2.2 a -
20 to 49 Units	4.4 b	2.9 a ↓	2.4 a	3.2 a ↑	1.7 a	2.0 a -	1.5 b	0.4 a ↓	2.3 a	2.7 a ↑
50 to 99 Units	1.7 b	3.8 c ↑	2.1 a	2.4 a -	3.0 a	2.0 a ↓	4.8 d	4.3 c -	2.6 a	2.3 a ↓
100+ Units	1.3 a	5.5 d ↑	2.4 a	2.4 a -	2.8 a	3.1 b -	2.3 a	2.1 b -	2.5 a	2.8 a ↑
Total	2.7 a	3.7 b ↑	2.4 a	2.5 a -	2.5 a	2.4 a -	2.9 b	2.0 a ↓	2.5 a	2.5 a -

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Winnipeg CMA										
3 to 5 Units	439 b	457 c	611 a	613 a	815 b	781 b	1,025 b	999 c	689 a	681 a
6 to 19 Units	523 a	533 a	629 a	671 a	747 a	829 a	1,032 b	1,079 b	671 a	718 a
20 to 49 Units	543 a	550 a	702 a	725 a	891 a	934 a	1,101 a	1,168 a	763 a	793 a
50 to 99 Units	553 a	589 a	793 a	821 a	1,017 a	1,058 a	1,316 b	1,173 a	911 a	944 a
100+ Units	677 a	703 a	822 a	863 a	1,078 a	1,108 a	1,245 a	1,271 a	922 a	967 a
Total	578 a	586 a	750 a	782 a	969 a	1,016 a	1,180 a	1,191 a	836 a	874 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Winnipeg CMA

Zone	3-5			6-19			20-49			50-99			100+		
	Oct-13	Oct-14		Oct-13	Oct-14		Oct-13	Oct-14		Oct-13	Oct-14		Oct-13	Oct-14	
Zone 1 - Fort Rouge	0.0	c	**	2.6	c	1.7	c	-	1.6	a	3.4	a	2.0	b	2.7
Zone 2 - Centennial	**	0.0	d	4.1	d	2.8	c	-	3.5	b	4.0	b	3.4	a	3.6
Zone 3 - Midland	9.0	c	0.0	d	**	**	**	2.7	b	1.6	b	0.7	a	1.2	a
Zone 4 - Lord Selkirk	**	**	**	3.7	c	1.3	a	0.8	d	4.6	d	**	**	**	**
Core Area (Zones 1-4)	3.6	d	**	2.8	b	2.0	c	2.4	a	3.1	a	2.1	a	2.9	a
Zone 5 - St. James	6.3	a	**	3.2	d	1.7	a	3.3	b	2.7	a	1.4	a	2.8	a
Zone 6 - West Kildonan	**	**	**	5.4	d	4.8	d	1.1	a	2.0	a	1.1	a	1.4	a
Zone 7 - East Kildonan	0.0	d	2.7	c	1.4	a	2.3	c	2.7	c	2.9	b	5.1	c	1.8
Zone 8 - Transcona	**	**	**	0.0	c	0.0	a	**	**	**	**	**	-	-	-
Zone 9 - St. Boniface	3.3	b	0.6	b	1.7	c	2.3	c	2.1	a	1.6	a	2.4	a	2.4
Zone 10 - St. Vital	**	**	**	2.1	c	2.5	c	0.8	a	1.6	a	2.8	a	2.4	a
Zone 11 - Fort Garry	**	**	**	**	2.4	a	1.4	a	2.2	a	2.1	c	0.8	a	2.1
Zone 12 - Assiniboine Park	**	**	**	3.1	d	1.9	b	**	2.3	a	**	2.8	a	**	**
Suburban Areas (Zones 5-12)	2.3	c	1.3	a	2.3	a	2.4	a	2.1	a	2.3	a	2.7	a	2.1
Zone 13 - Outlying Areas	-	-	-	**	**	**	**	**	-	-	-	-	-	-	-
Winnipeg CMA	3.1	c	1.0	a	2.5	a	2.2	a	2.3	a	2.7	a	2.6	a	2.3

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- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Winnipeg CMA

Rent Range	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-13	Oct-14		Oct-13	Oct-14		Oct-13	Oct-14		Oct-13	Oct-14		Oct-13	Oct-14	
Winnipeg CMA															
LT \$500	2.8	b	1.3	a	2.3	c	1.2	a	3.4	d	**	**	2.6	b	1.3
\$500 - \$699	3.0	b	4.3	b	1.7	a	1.2	a	1.2	a	1.8	b	1.8	a	1.8
\$700 - \$899	2.4	b	5.0	b	2.5	a	3.3	a	1.4	a	1.4	a	2.1	a	2.8
\$900 - \$1099	**	**	**	4.0	a	2.9	a	1.8	a	2.1	a	0.2	b	0.9	a
\$1100 - \$1299	**	**	**	8.0	b	3.4	b	5.6	a	2.6	a	3.2	d	3.2	c
\$1300+	**	**	**	5.0	c	4.9	c	6.3	b	6.3	b	7.3	c	2.5	c
Total	2.7	a	3.7	b	2.4	a	2.5	a	2.5	a	2.4	a	2.9	b	2.0

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%)														
by Zone and Bedroom Type														
Winnipeg CMA														
Zone	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total	
	Oct-13	Oct-14		Oct-13	Oct-14		Oct-13	Oct-14		Oct-13	Oct-14		Oct-13	Oct-14
Zone 1 - Fort Rouge	-	-		-	-		**	**		-	-		**	**
Zone 2 - Centennial	-	-		**	**		**	**		**	**		**	**
Zone 3 - Midland	**	**		**	**		**	**		**	**		0.0 c	0.0 d -
Zone 4 - Lord Selkirk	-	-		-	-		**	**		**	**		1.4 a	1.5 a -
Core Area (Zones 1-4)	**	**		**	**		0.0 c	1.3 a ↑		1.0 a	**		0.4 a	0.8 a ↑
Zone 5 - St. James	-	-		-	-		0.0 a	**		**	**		1.9 a	**
Zone 6 - West Kildonan	-	-		-	-		-	-		-	-		-	-
Zone 7 - East Kildonan	**	**		**	**		0.0 a	0.0 a -		0.0 c	1.6 c ↑		0.0 c	0.8 a ↑
Zone 8 - Transcona	-	-		-	-		-	-		**	**		**	**
Zone 9 - St. Boniface	-	-		-	-		**	**			1.2 a		**	1.4 a
Zone 10 - St. Vital	-	-		-	-		-	-		**	0.0 a		**	0.0 a
Zone 11 - Fort Garry	-	-		-	-		**	**		**	4.3 a		**	4.8 a
Zone 12 - Assiniboine Park	**	**		**	**		**	**		**	**		**	**
Suburban Areas (Zones 5-12)	**	**		**	**		**	4.2 d		3.0 d	1.7 a -		2.8 c	1.9 a -
Zone 13 - Outlying Areas	-	-		-	-		**	0.0 a		**	**		7.7 a	4.9 a ↓
Winnipeg CMA	0.0 a	0.0 a -		5.0 d	**		0.7 b	1.9 b ↑		2.9 c	2.0 a -		2.4 c	1.8 a -

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Fort Rouge	-	-	-	-	**	**	-	-	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	**	679 ^c	**	**	**	706 ^b	**
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	1,007 ^b
Core Area (Zones 1-4)	**	**	**	**	841 ^a	887 ^b	978 ^b	**	886 ^a	913 ^b
Zone 5 - St. James	-	-	-	-	769 ^a	**	**	**	797 ^a	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	**	839 ^a	867 ^a	875 ^a	993 ^b	772 ^a	816 ^a
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	**	1,308 ^a	**	1,291 ^a
Zone 10 - St. Vital	-	-	-	-	-	-	**	1,055 ^a	**	1,055 ^a
Zone 11 - Fort Garry	-	-	-	-	**	**	**	1,243 ^a	**	1,237 ^a
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	897 ^b	925 ^a	1,216 ^c	1,208 ^a	1,121 ^b	1,139 ^a
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	1,092 ^a	1,205 ^a
Winnipeg CMA	488^a	511^a	720^b	773^b	863^a	957^a	1,177^b	1,184^a	1,056^b	1,093^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Fort Rouge	0	0	0	0	9	9	0	0	9	9
Zone 2 - Centennial	0	0	2	2	83	83	53	49	138	134
Zone 3 - Midland	1	1	10	10	35	39	12	11	58	61
Zone 4 - Lord Selkirk	0	0	0	0	35	35	42	42	77	77
Core Area (Zones 1-4)	1	1	12	12	162	166	107	102	282	281
Zone 5 - St. James	0	0	0	0	29	29	23	23	52	52
Zone 6 - West Kildonan	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 7 - East Kildonan	32	32	1	1	28	36	110	66	171	135
Zone 8 - Transcona	0	0	0	0	0	0	12	12	12	12
Zone 9 - St. Boniface	0	0	0	0	23	23	336	337	359	360
Zone 10 - St. Vital	0	0	0	0	0	0	67	67	67	67
Zone 11 - Fort Garry	0	0	0	0	6	6	161	161	167	167
Zone 12 - Assiniboine Park	8	8	8	8	12	12	16	16	44	44
Suburban Areas (Zones 5-12)	40	40	9	9	98	106	725	682	872	837
Zone 13 - Outlying Areas	0	0	0	0	10	53	29	29	39	82
Winnipeg CMA	41	41	21	21	270	325	861	813	1,193	1,200

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Fort Rouge	-	-	-	-	**	**	-	-	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	**	**	**	**	**	0.0 c	0.0 d -
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	1.4 a	1.5 a -
Core Area (Zones 1-4)	**	**	**	**	0.0 c	1.3 a ↑	1.0 a	**	0.4 a	0.8 a ↑
Zone 5 - St. James	-	-	-	-	0.0 a	**	**	**	1.9 a	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	**	0.0 a	0.0 a -	0.0 c	3.2 d ↑	0.0 c	1.5 c ↑
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	**	10.7 a	**	10.3 a
Zone 10 - St. Vital	-	-	-	-	-	-	**	0.0 a	**	0.0 a
Zone 11 - Fort Garry	-	-	-	-	**	**	**	14.3 a	**	14.4 a
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	**	4.2 d	**	8.8 a	5.9 d	7.7 a -
Zone 13 - Outlying Areas	-	-	-	-	**	0.0 a	**	**	7.7 a	4.9 a ↓
Winnipeg CMA	0.0 a	0.0 a -	5.0 d	**	0.7 b	1.9 b ↑	**	8.0 a	4.7 d	6.0 b -

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Fort Rouge	-	-	-	-	**	-	-	-	**	-
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	**	**	**	**	**	3.2 ^d	**
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	**
Core Area (Zones 1-4)	**	**	**	**	6.2 ^b	-2.4 ^c	6.0 ^c	**	5.8 ^b	++
Zone 5 - St. James	-	-	-	-	2.3 ^a	**	**	**	1.9 ^a	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	**	4.7 ^a	-0.6 ^a	++	**	++	6.2 ^c
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	**	**	**	**
Zone 10 - St. Vital	-	-	-	-	-	-	**	**	**	**
Zone 11 - Fort Garry	-	-	-	-	-	-	-	-	-	-
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	10.6 ^d	++	3.6 ^d	4.5 ^d	3.5 ^d	4.1 ^d
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	9.1 ^a	1.3 ^d
Winnipeg CMA	13.3^a	5.4^a	15.8^a	2.4^c	7.6^b	++	5.0^c	**	4.7^c	**

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Winnipeg CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
Core	**	**	2.7 a	2.9 a
Suburban North	0.0 d	**	2.4 a	2.3 a
Suburban South	**	**	2.2 a	2.3 a
Outlying Areas	**	0.0 d	5.6 a	7.7 c
Winnipeg CMA	1.5 a	2.6 c	2.5 a	2.5 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Winnipeg CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Core	**	563 a	906 c	743 a	**	1,013 a	**	1,320 b
Suburban North	**	630 a	**	805 a	**	980 a	**	1,135 a
Suburban South	**	648 a	1,084 d	818 a	1,160 c	1,054 a	**	1,215 a
Outlying Areas	**	-	**	**	**	**	**	**
Winnipeg CMA	**	586 a	981 c	782 a	1,151 c	1,016 a	**	1,191 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Winnipeg CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Core	**	**	887 ^b	906 ^c	**	**	**	**	**	1,060 ^c
Suburban North	**	**	**	**	**	**	**	**	**	897 ^d
Suburban South	**	**	**	1,084 ^d	1,126 ^d	1,160 ^c	**	**	**	1,127 ^c
Outlying Areas	**	**	**	**	**	**	**	**	**	**
Winnipeg CMA	**	**	**	981^c	1,089^d	1,151^c	**	**	1,265^d	1,077^b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Winnipeg CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
Winnipeg CMA				
3 to 24 Units	**	**	2.6 ^a	2.1 ^a
25 to 49 Units	0.0 ^d	**	2.2 ^a	2.9 ^a
50 to 99 Units	**	**	2.6 ^a	2.3 ^a
100+ Units	**	0.6 ^b	2.5 ^a	2.8 ^a
Total	1.5 ^a	2.6 ^c	2.5 ^a	2.5 ^a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Winnipeg CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Core	3,969	4,228	**	852 d	**	20.2 d	**	**
Suburban North	2,757	2,860	98 d	370 d	3.5 d	12.9 d	0.0 d	**
Suburban South	7,367	7,748	**	**	**	**	**	**
Outlying Areas	252	405	**	43 d	**	10.7 d	**	0.0 d
Winnipeg CMA	14,345	15,241	1,997 d	2,707 d	13.9 d	17.8 d	1.5 a	2.6 c

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Winnipeg CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Winnipeg CMA								
3 to 24 Units	2,123	2,168	**	**	**	**	**	**
25 to 49 Units	1,869	2,087	**	**	**	**	0.0 d	**
50 to 99 Units	3,595	4,062	**	**	**	**	**	**
100+ Units	6,758	6,924	**	**	**	**	**	0.6 b
Total	14,345	15,241	1,997 d	2,707 d	13.9 d	17.8 d	1.5 a	2.6 c

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Winnipeg CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Winnipeg CMA										
Single Detached	**	**	**	**	**	813 c	**	1,146 c	**	988 c
Semi detached, Row and Duplex	**	**	627 c	**	795 c	**	985 c	**	918 b	**
Other-Primarily Accessory Suites	**	**	661 c	**	947 d	818 c	**	**	746 d	831 c
Total	**	**	702 c	**	745 c	887 c	941 b	1,157 d	846 b	1,026 c

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Winnipeg CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-13	Oct-14
Winnipeg CMA		
Single Detached	12,097 d	12,180 b
Semi detached, Row and Duplex	8,646 a	9,034 b
Other-Primarily Accessory Suites	1,942 d	1,863 b
Total	22,685	23,077

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

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

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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