

RENTAL MARKET REPORT

Yellowknife (Northwest Territories) Highlights*



Canada Mortgage and Housing Corporation

Date Released: December 2006

Highlights

- The apartment vacancy rate in Yellowknife remained unchanged at 3.3 per cent in October
- Row/townhouse vacancies fell from 11.3 per cent in 2005 to 0.9 per cent this October.
- Apartment rents have increased to \$1,265 in 2006.
- Row/townhouse rents increased to \$1,459 in 2006.

National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres¹ decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting.

These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors

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Apartment Vacancy Rates (%) by Major Centres		
	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	2.7	2.6

who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and Calgary (\$1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

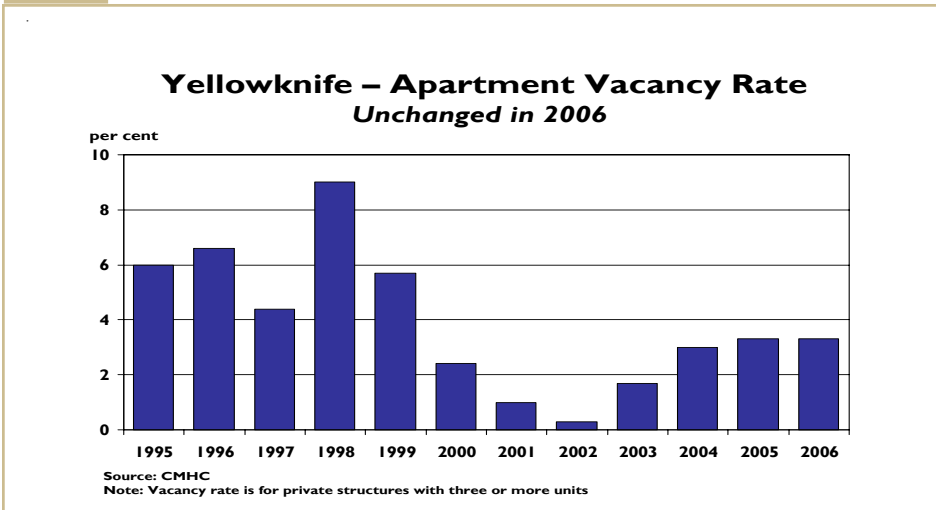
Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types² other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto,

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

² CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Figure 1



the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

Apartment Vacancies Steady In Yellowknife

Increased apartment construction in Yellowknife last year has not caused any upward shift in vacancy rates in 2006. According to results released today from Canada Mortgage and Housing Corporation’s (CMHC) annual Rental Market Survey, the apartment vacancy rate in Yellowknife stood at 3.3 per cent this October, unchanged for the levels reported in October 2005. This follows three years of consecutive increases since 2002, when vacancies bottomed out at 0.3 per cent. The apartment availability rate, meanwhile, increased slightly to 4.9 per cent this October from 4.7 per cent last year (See p.16 for definitions of availability vs. vacancy).

This year’s survey found 65 vacant apartments within a universe of 1,974 units. This compares with 62 vacant units last year, 54 in 2004 and 29 in October 2003. The universe of rental

apartments in Yellowknife increased by 5.9 (110 units) from the October 2005 survey to this October. This follows a 4.1 per cent (73 units) increase in the previous 12-month period.

Vacancies in bachelor and two-bedroom units remained unchanged from last year at 3.6 and 2.4 per cent, respectively. Within one-bedroom units, vacancies rose by 0.9 percentage points to 4.5 per cent this year. Meanwhile, vacancies in larger units with three-or-more bedrooms

tumbled from 6.4 per cent last October to 2.5 per cent this year.

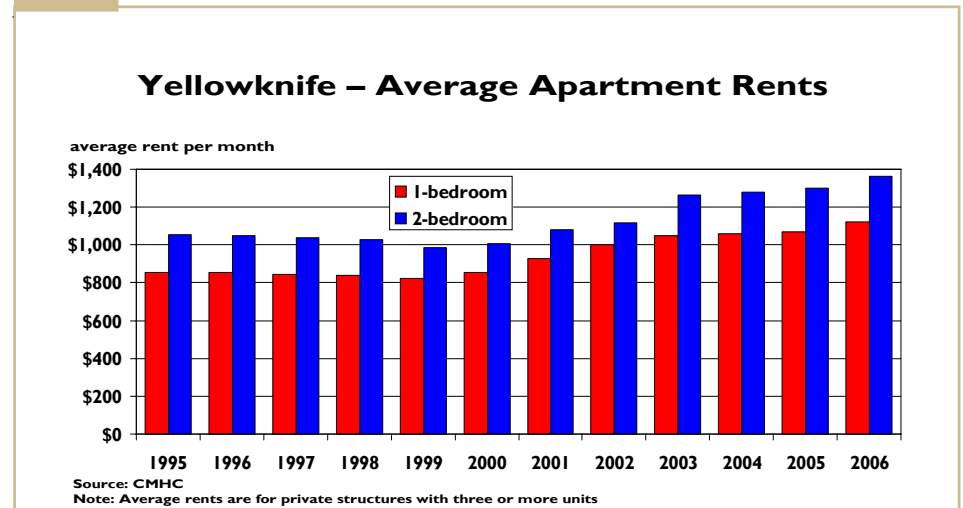
Strong Apartment Rent Increases in 2006

This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Yellowknife CA, the average rent for a two-bedroom apartment in existing structures increased by 4.7 per cent in October 2006 compared to a year ago. For all units total apartment rents increased to \$1,265 in 2006.

Townhouse Rental Market Tightens

Following a substantial increase in 2005, vacancies in Yellowknife’s 352 townhouse (row) units fell substantially this October. The overall vacancy rate dropped to 0.9 per cent

Figure 2



compared with an 11.3 per cent vacancy rate reported last fall. In 2005, the number of vacant units increased substantially due to an injection of new units into the market place. As shown in Chart 3, the row vacancy rate has dropped back down to the level witnessed during most of the period 2000 to 2004.

Tighter market conditions in Yellowknife's row units contributed to a six per cent year-over-year rent increase to an average of \$1,459. This translated into a \$82 per month increase for the average townhouse renter. In 2005, row rents increased by less than two per cent as landlords adjusted to the more competitive market place.

Figure 4

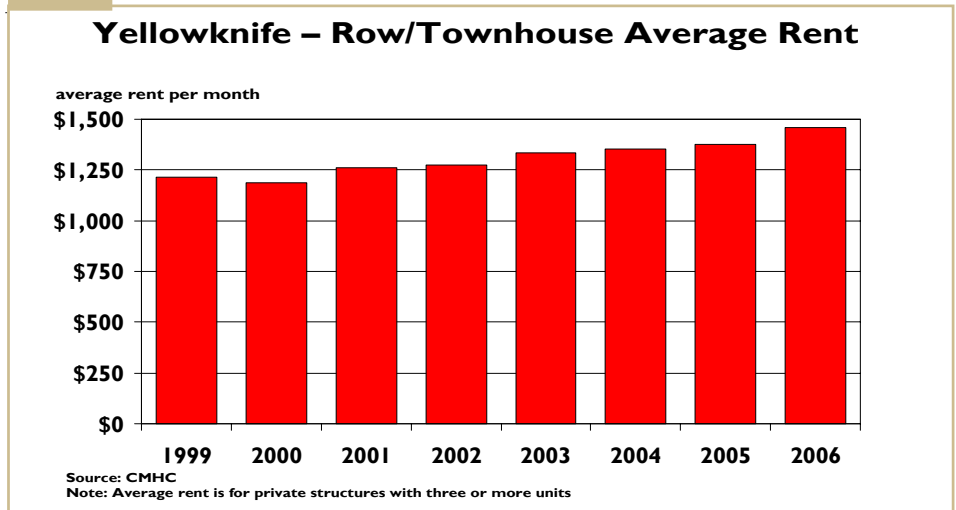
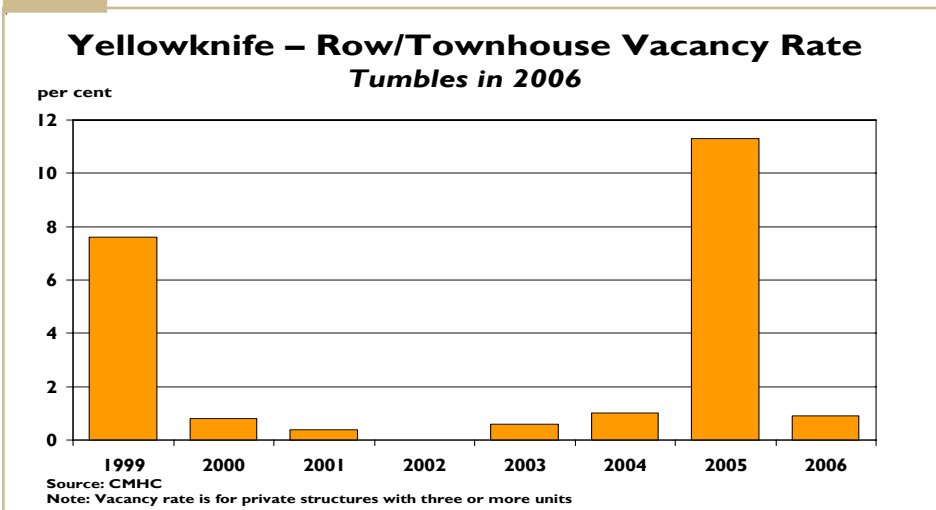


Figure 3



Rental Market Survey – now also done in the spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.

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 - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) 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 - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) 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 - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver 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 (\$)
- 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
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

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

* New Surveys - Please refer to the Methodology section for additional information.

I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Yellowknife CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA	3.6 a	3.6 a	3.6 a	4.5 a	2.4 a	2.4 a	6.4 a	2.5 a	3.3 a	3.3 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 is not statistically reliable

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA	840 a	872 a	1,069 a	1,122 a	1,302 a	1,365 a	1,406 a	1,461 a	1,208 a	1,265 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) ($7.5 < cv \leq 10$)

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1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Yellowknife CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Yellowknife CA	2 a	56	35 a	771	23 a	946	5 a	201	65 a	1,974

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	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Yellowknife CA	2 a	56	35 a	771	23 a	946	5 a	201	65 a	1,974

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Yellowknife CA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA										
Pre 1960	**	**	1.3 a	**	0.0 a	**	n/u	n/u	0.8 a	**
1960 - 1974	5.6 a	0.0 a	3.6 a	3.8 a	4.2 a	4.7 a	5.8 a	1.2 a	4.3 a	3.7 a
1975 - 1989	3.6 a	3.6 a	4.8 a	6.5 a	1.2 a	3.3 a	8.2 a	2.4 a	3.8 a	4.6 a
1990+	0.0 a	12.5 a	2.6 a	3.0 a	2.2 a	0.5 a	3.1 a	6.1 a	2.4 a	1.7 a
Total	3.6 a	3.6 a	3.6 a	4.5 a	2.4 a	2.4 a	6.4 a	2.5 a	3.3 a	3.3 a

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA										
Pre 1960	**	**	1,033 a	**	1,242 a	**	n/u	n/u	1,107 a	**
1960 - 1974	814 a	831 a	1,009 a	1,076 a	1,134 a	1,253 a	1,386 a	1,460 a	1,123 a	1,198 a
1975 - 1989	840 a	851 a	1,049 a	1,098 a	1,245 a	1,309 a	1,378 a	1,434 a	1,158 a	1,210 a
1990+	900 a	1,016 a	1,203 a	1,235 a	1,473 a	1,482 a	1,591 b	1,554 a	1,387 a	1,401 a
Total	840 a	872 a	1,069 a	1,122 a	1,302 a	1,365 a	1,406 a	1,461 a	1,208 a	1,265 a

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Yellowknife CA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA										
3 to 5 Units	**	**	n/u	n/u	4.5 ^a	0.0 ^a	**	**	8.3 ^a	3.0 ^a
6 to 19 Units	0.0 ^a	7.7 ^a	2.4 ^a	4.5 ^a	3.8 ^a	2.7 ^a	5.8 ^a	5.8 ^a	3.6 ^a	4.1 ^a
20 to 49 Units	3.8 ^a	4.5 ^a	4.8 ^a	4.2 ^a	3.4 ^a	3.6 ^a	3.1 ^a	4.2 ^a	4.0 ^a	3.9 ^a
50 to 99 Units	**	0.0 ^a	3.9 ^a	6.2 ^a	1.0 ^a	1.8 ^a	4.8 ^a	0.0 ^a	2.7 ^a	3.3 ^a
100+ Units	n/u	n/u	**	**	**	**	**	**	**	**
Total	3.6 ^a	3.6 ^a	3.6 ^a	4.5 ^a	2.4 ^a	2.4 ^a	6.4 ^a	2.5 ^a	3.3 ^a	3.3 ^a

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

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Yellowknife CA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA										
3 to 5 Units	**	**	n/u	n/u	1,316 ^b	1,321 ^b	**	**	1,301 ^b	1,351 ^b
6 to 19 Units	782 ^a	787 ^a	1,020 ^a	1,065 ^a	1,310 ^a	1,368 ^a	1,450 ^b	1,444 ^a	1,224 ^a	1,269 ^a
20 to 49 Units	851 ^a	832 ^a	1,042 ^a	1,086 ^a	1,205 ^a	1,289 ^a	1,268 ^a	1,293 ^a	1,119 ^a	1,179 ^a
50 to 99 Units	**	921 ^a	1,064 ^a	1,133 ^a	1,278 ^a	1,344 ^a	1,387 ^a	1,474 ^a	1,204 ^a	1,267 ^a
100+ Units	n/u	n/u	**	**	**	**	**	**	**	**
Total	840 ^a	872 ^a	1,069 ^a	1,122 ^a	1,302 ^a	1,365 ^a	1,406 ^a	1,461 ^a	1,208 ^a	1,265 ^a

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

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Yellowknife CA

Zone	3-5		6-19		20-49		50-99		100+	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA	8.3 a	3.0 a	3.6 a	4.1 a	4.0 a	3.9 a	2.7 a	3.3 a	**	**

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Yellowknife CA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA										
LT \$900	0.0 a	**	**	0.0 a	n/s	n/s	n/s	n/s	**	**
\$900 - \$999	**	0.0 a	1.5 c	7.2 c	0.0 a	0.0 a	n/s	n/s	2.7 c	5.6 c
\$1000 - \$1099	0.0 a	**	5.4 c	6.0 c	**	0.0 a	n/s	n/s	4.8 c	5.5 c
\$1100 - \$1199	0.0 a	0.0 a	3.4 d	7.6 c	3.1 c	5.6 c	0.0 a	16.7 a	3.1 c	7.2 b
\$1200 - \$1299	n/s	0.0 a	4.4 d	1.3 a	2.6 b	5.7 c	**	**	3.1 c	4.8 c
\$1300+	n/s	n/s	0.0 a	3.3 d	3.0 c	1.6 b	7.8 b	1.9 c	4.3 b	1.8 b
Total	3.6 a	3.6 a	3.6 a	4.5 a	2.4 a	2.4 a	6.4 a	2.5 a	3.3 a	3.3 a

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Yellowknife CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA	n/u	n/u	**	**	7.5 ^a	0.0 ^a	11.8 ^a	1.0 ^a	11.3 ^a	0.9 ^a

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2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Yellowknife CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA	n/u	n/u	**	**	1,267 ^a	1,269 ^a	1,396 ^a	1,491 ^a	1,378 ^a	1,459 ^a

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

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2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Zone and Bedroom Type Yellowknife CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Yellowknife CA	n/u	n/u	**	**	0 ^a	40	3 ^a	309	3 ^a	352

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

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

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Yellowknife CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA	n/u	n/u	**	**	7.5 ^a	0.0 ^a	12.8 ^a	2.3 ^a	12.1 ^a	2.0 ^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 is not statistically reliable

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

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

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Yellowknife CA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA	3.6 a	3.6 a	3.6 a	4.5 a	2.6 a	2.3 a	9.7 a	1.6 a	4.6 a	2.9 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 is not statistically reliable

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

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

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Yellowknife CA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA	840 a	872 a	1,069 a	1,121 a	1,300 a	1,362 a	1,401 a	1,477 a	1,231 a	1,291 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 is not statistically reliable

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

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

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Yellowknife CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Yellowknife CA	2 ^a	56	35 ^a	774	23 ^a	986	8 ^a	510	68 ^a	2,326

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 is not statistically reliable

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

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

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Yellowknife CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Yellowknife CA	3.6 ^a	3.6 ^a	5.2 ^a	6.7 ^a	3.8 ^a	3.7 ^a	10.7 ^a	2.7 ^a	5.9 ^a	4.5 ^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 is not statistically reliable

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

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more 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 data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment 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's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new 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 2005 and 2006 Rental Market Survey. 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 the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. 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.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- 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).
- 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 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.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

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.

All data presented in this publication is based on Statistics Canada's 2001 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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