

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

Apartment Vacancies Continue to Drop While Rents Surge Higher

A strong labour market and a rising population have driven apartment vacancies across Metro to the lowest level in over two decades. Despite another year of rising rental apartment construction, the vacancy rate for privately-owned units dropped to 0.9 per cent in October from 1.4 per cent in October 2000. This represents the lowest vacancy rate in the Capital Region since 1978.

CMHC's survey found only 576 vacant apartments across Greater Edmonton out of a total supply of 64,216 units. This was down from 889 vacancies in October of last year and just over 1,400 empty units in 1999. Vacancies in Metro's 8,859 privately-owned row units stood at 1.2 per cent in October, largely unchanged from 1.1 per cent in 2000.

Bachelor units experienced the largest decline

in apartment vacancies, falling 1.4 percentage points to 0.6 per cent. In contrast, units containing three or more bedrooms saw the smallest decline from 2.0 per cent in 2000 to 1.7 per cent in 2001. Across Metro, vacancies were highest in West Jasper Place (Zone 6) at 1.6 per cent. Meanwhile, University (Zone 3) and St. Albert (Zone 13) had the fewest vacancies at 0.4 per cent.

Following a 4.7 per cent average increase in 2000, apartment rents jumped by 9.3 per cent in 2001 due to a lack of vacancies and rising operating costs. This represented an average increase of \$50 per month compared with a typical rise of \$24 in the previous year. One-bedroom rents surged by 9.8 per cent to \$537, for a typical increase of \$48. Rents for two-bedroom units rose by 8.8 per cent to \$654 - up by \$53 on average.

EDMONTON 2001

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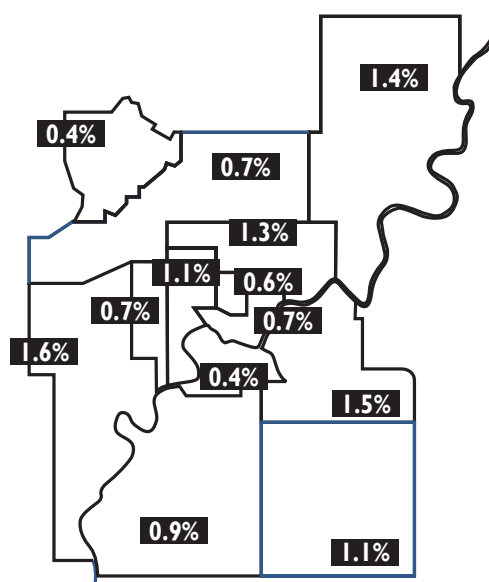
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Apartment Vacancy Rate October 2001

| | |
|---------|-----|
| Zone 1 | 0.7 |
| Zone 2 | 0.6 |
| Zone 3 | 0.4 |
| Zone 4 | 1.1 |
| Zone 5 | 0.7 |
| Zone 6 | 1.6 |
| Zone 7 | 0.9 |
| Zone 8 | 1.5 |
| Zone 9 | 1.1 |
| Zone 10 | 1.3 |
| Zone 11 | 1.4 |
| Zone 12 | 0.7 |
| Zone 13 | 0.4 |
| Zone 14 | 0.8 |



Detailed clarification of Edmonton zones on page 6



HOME TO CANADIANS
Canada

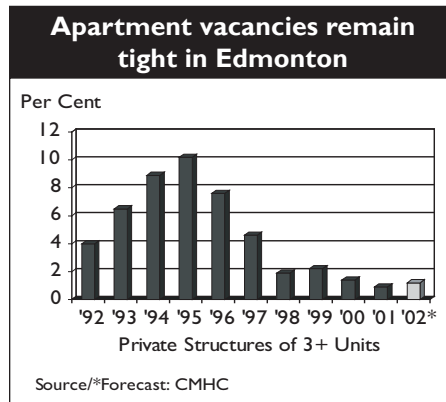
RENTAL MARKET OUTLOOK

Little Relief In Sight For Renters

A strong economy, low unemployment, increased in-migration and household formation have combined with rising house prices this year to push apartment vacancies in Greater Edmonton downward to their lowest level in over two decades. While a slower growing economy should provide some easing on the demand side, we expect vacancies to remain close to current levels during much of 2002.

The number of rental unit (row and apartment) completions - including life lease - during the first 11 months of 2001 increased by 65 per cent to 1,342 units. Despite this injection of new rental product, vacancies continued to decline across Metro this year and the outlook for the market in 2002 calls for little relief.

Total row and apartment rental unit starts increased by 78 per cent to 989 units during January to November of this year but these gains will be insufficient to markedly impact vacancy rates. However, some modest upward movement can be expected. The economy will continue to grow in 2002 but at a more moderate pace. Job creation will slow and, while in-migration will remain high, this will put upward pressure on the unemployment



rate. With more rental units completions in the next 12 months, combined with a modest slowdown in demand, vacancy rates will shift upward but only by a nominal amount.

When our next Rental Market Survey is administered in October 2002, CMHC expects only a modest improvement in the overall Edmonton apartment vacancy rate. After declining from 1.4 per cent in October 2000 to 0.9 per cent in 2001, the privately-owned apartment vacancy rate across the Capital Region will increase slightly to 1.2 per cent by October 2002.

Rents Head Higher in 2002

As seen in 2001, the very tight rental market conditions prevalent across Metro Edmonton will again encourage rental rate increases well in excess of overall inflation, as the market balance continues to favour landlords to the disadvantage of renters. Between October 2000 and October 2001, apartments rents increased on average by 9.3 per cent compared with a 4.7 per cent advance during the previous 12 month period. During the same time frame, row rents increased on average by 8.3 per cent or \$54 per month.

As we expect little improvement in apartment and townhouse vacancy rates during 2002, further rent increases in the order of six per cent appear to be on the horizon for both row and apartment units. Where we see some room for optimism is on the operating expense side, with natural gas rates having come down substantially in the past year. In 2001, landlords faced a confusing landscape of skyrocketing gas and electrical rates countered somewhat by various industry and government rebates. This prompted many landlords to seek the

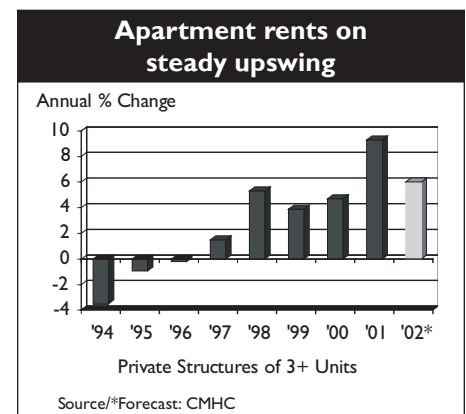
security of a substantial rent increase to ensure their operating incomes would stay positive, should utility rates continue to soar. As we head into 2002, energy costs are much lower due to the weakened North American economy and few industry observers expect a return to much higher prices in the near future.

New rental supply coming on-stream in 2002 will do little to put a brake on rent increases. In fact, the reverse will be true due to the high costs associated with constructing new multi-unit rental buildings. Developers of new rental apartments are typically seeking rents of close to \$1.20 per square foot, on average. As such, for a two-bedroom apartment of 850 square feet, the developer would need rents of over \$1,000 per month to be in a break-even position. This compares with the current average two-bedroom rent for existing apartments of \$654. With this in mind, we do not expect the added competition from new rental product to keep average rents across Metro from rising by anything less than six per cent in 2002.

HIGHLIGHTS

- Edmonton's apartment vacancies fell to 0.9 per cent from 1.4 per cent in 2000 and 2.2 per cent in October 1999.
- Row/townhouse vacancies inched upward to 1.2 per cent from 1.1 per cent last year.
- Apartment rents surged by 9.3 per cent or \$50/month, on average. This was up substantially from an average increase of 4.7 per cent or \$24/month last year.
- Row/townhouse average rents jumped by 8.3 per cent or \$54/month. This compares with a 3.3 per cent or \$21/month increase reported in the 2000 survey.
- Vacancies in publicly-funded apartments stood at 1.9 per cent in October - down from 2.3 per cent last year.

Turning to the row/townhouse market, we also expect little improvement in the supply of unoccupied units in this sector as well. In 2000, vacancies in Metro Edmonton's stock of just over 8,700 privately-initiated townhouses fell to 1.1 per cent from 1.6 per cent in October 1999. This year the rate was largely unchanged at 1.2 per cent. Despite the hefty rent increases of the past 12 months, we will continue to see tight market conditions throughout Metro in 2002, with row vacancies remaining close to current levels.



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NATIONAL OVERVIEW

Rental Vacancies Decline

In 2001, the overall apartment vacancy rate in Canada's census metropolitan areas (CMAs) fell to the lowest rate since 1987 when the survey first included structures of three units and over. The rental vacancy rate dropped 0.4 percentage points, falling from 1.6 per cent in October 2000 to 1.2 per cent in October 2001.

Steady job creation in the past few years, high international immigration and growth in the young adult population caused vacancies to decline in many centres. As new migrants and young adults typically have a high propensity to rent, new additions in these categories tend to place downward pressure on vacancies. Thus, not surprisingly, centres recording an increase in vacancies since October 2000 are those experiencing relatively weak job growth and

out-migration. Next year, CMHC expects that October's survey will find the national apartment vacancy rate at 1.3 per cent, up marginally from 2001. Slower economic and employment growth across Canada will weaken new household formation, while persistently low mortgage rates will result in a departure of first-time buyers to home-ownership.

Eighteen of Canada's 27 major centres reported lower vacancy rates than in 2000. Sherbrooke recorded the largest rate decrease, falling from 4.7 per cent in 2000 to 2.3 per cent in 2001. This was followed by a 2.1 percentage point drop in Trois-Rivières's rental market, where the vacancy rate fell to 4.7 per cent from 6.8 one year earlier. Of all major centres recording vacancy rate declines in 2002, Calgary's 0.1 percentage point decrease ranked the smallest.

Eight CMAs recorded vacancy rates below 1.0 per cent, almost triple the number reported one year earlier. While Ottawa's apartment vacancy rate was below one per cent for the third successive year, it can no longer be touted as the tightest market in the country. That distinction now belongs to Victoria, thanks to their 0.5 per cent vacancy rate. Montreal and Hull followed a close second, both with vacancy rates of 0.6 per cent. Calgary recorded the tenth tightest rental market among Canada's 27 major centres at 1.2 per cent.

With continued low vacancy rates in most of Canada's major centres, average rents increased in all but one CMA. Rent increases were maintained at or below five per cent in the majority of markets, with the exception of Edmonton and Calgary. Despite only the sixth lowest vacancy rate among all CMAs in the country, Edmonton saw average rents for a two-bedroom apartment jump 8.8 per cent. The next highest increase was in Calgary at 5.8 per cent, followed by Saint John at 5.0 per cent. The only Canadian CMA to record lower rents was St. John's, where average rents fell 1.2 per cent from the previous year.

With the exception of Montreal, the highest average rental costs continue to be in Canada's largest centres. The highest monthly rents for a two-bedroom apartment were in Toronto (\$1,027) and Vancouver (\$919). At \$783, Calgary ranked fifth among Canada's major centres, following Ottawa (\$914) and Oshawa (\$799). Trois-Rivières continues to offer the lowest rental costs, at an average of \$419 per month.

Edmonton Housing Market — At a Glance

Continued economic growth and low mortgage rates will sustain demand for housing across Metro Edmonton in 2002. While much of the North American economy remains mired in the doldrums during the fall of 2001, the outlook for Metro Edmonton remains comparatively positive. Thanks to massive investments in the northern energy sector, job creation has been very strong in 2001 and this will continue to bolster demand for all housing forms across the Capital Region. Job creation will continue into 2002, albeit at a more moderate pace. Weaker energy prices will put a damper on exploration activity as well as exports and government royalties. Other sectors in Northern Alberta such as forestry, hospitality and tourism will also be feeling the pinch. However, migration into Metro should remain high due to the strong performance of the labour market in relation to other parts of the country.

In 2001, Edmonton's new home construction is expected to post the best numbers since 1992-1993, when total starts exceeded 6,700 units each year. Single-detached starts, which averaged near 4,075 units annually in the past three years, are expected to end this year near the 5,000 unit mark - exceeding the previous high-water mark of 4,759 units set in 1990. Production levels will pull back by five per cent in 2002 to near 4,600 units. Multiple starts in 2001 have reflected the tight rental market and strong demand for condominiums, particularly in the downtown. In 2001, activity levels will exceed the most recent high point set in 1999 when activity topped 2,400 units. With brisk absorption levels keeping inventories low this fall, development activity going forward into 2002 will remain relatively high.

Resale housing continues to see records shattered for sales and average prices this year. While a slight downtrend in activity is expected in 2002, sales numbers will remain strong by historic standards. Strong demand, coupled with shrinking inventories, has pushed prices upward in 2001 but falling mortgage rates have provided a buffer. This will end in 2002, however, as capital markets react to an improving global economy. As interest rates start to rise next year, the continued albeit moderating upward trend in prices will result in growing affordability constraints. Higher carrying costs will put a break on sales growth as the year progresses. The average price for a typical resale home will end this year near the \$150,000 mark, representing a gain of close to seven per cent. In 2002, price increases will moderate slightly as demand eases relative to the inventory of units for sale. As such, price gains for a typical resale house will average closer to five per cent.

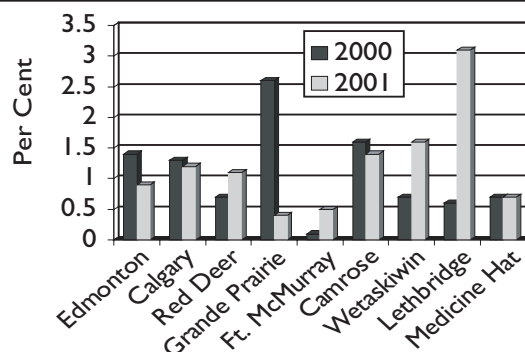
Apartment Vacancy Rates by Market

| Area | 2000 | 2001 |
|----------------------------|------------|------------|
| Calgary CMA | 1.3 | 1.2 |
| Chicoutimi-Jonquière CMA | 4.4 | 4.4 |
| Edmonton CMA | 1.4 | 0.9 |
| Halifax CMA | 3.6 | 2.8 |
| Hamilton CMA | 1.7 | 1.3 |
| Kitchener CMA | 0.7 | 0.9 |
| London CMA | 2.2 | 1.6 |
| Montreal CMA | 1.5 | 0.6 |
| St. Catharines-Niagara CMA | 2.6 | 1.9 |
| Oshawa CMA | 1.7 | 1.3 |
| Hull CMA | 1.4 | 0.6 |
| Ottawa CMA | 0.2 | 0.8 |
| Quebec CMA | 1.6 | 0.8 |
| Regina CMA | 1.4 | 2.1 |
| Saint John CMA | 3.4 | 5.6 |
| St. John's CMA | 3.8 | 2.5 |
| Saskatoon CMA | 1.7 | 2.9 |
| Sherbrooke CMA | 4.7 | 2.3 |
| Sudbury CMA | 7.7 | 5.7 |
| Thunder Bay CMA | 5.8 | 5.8 |
| Toronto CMA | 0.6 | 0.9 |
| Trois-Rivières CMA | 6.8 | 4.7 |
| Vancouver CMA | 1.4 | 1 |
| Victoria CMA | 1.8 | 0.5 |
| Windsor CMA | 1.9 | 2.9 |
| Winnipeg CMA | 2 | 1.4 |
| Charlottetown CA | 2.6 | 1.8 |
| CANADA | 1.6 | 1.2 |

Alberta Rental Market

- The overall vacancy rate (row and apartments) in all Alberta cities over 10,000 population fell to 1.1 per cent from 1.3 per cent in October 2000 and 2.4 per cent in 1999.
- Edmonton, Fort McMurray, Grande Prairie, Medicine Hat and Lloydminster (Alta. part) all had apartment vacancies below one per cent.
- Calgary, Brooks, Camrose, Red Deer and Wetaskiwin reported apartment vacancies between one and two per cent.
- Grand Centre — Cold Lake and Lethbridge were the only communities with apartment vacancies above three per cent.

Apartment Vacancy Rates in Alberta Centres



Source: CMHC

SURVEY RESULTS

Edmonton's rental apartment market experienced a continued decline in the number of unoccupied units in 2001. Between October 2000 and October 2001, the number of apartment units which were vacant and available for rent fell by 35 per cent to 556 units. While all unit types saw a tightening of supply, bachelor apartments experienced the largest decline in vacancies, falling 1.4 percentage points to 0.6 per cent.

As was the case in the 2000 survey, the district Hudson Bay Reserve (Zone 2) witnessed one of the largest declines in vacancy rates, dropping by 1.3 percentage points following a 2.6 point drop last year. Only Zone 11 (North East) saw a bigger drop this year, down 1.5 percentage points. Vacancies were highest in West Jasper Place (1.6%) and East Central (1.5%). East Central (Zone 8) also experienced the largest increase between surveys at 0.9 percentage points — which is surprising since the district has received very few additional new units to the rental stock in the past 12 months. University (Zone 3) and St. Albert (Zone 13) had the fewest vacancies, with both areas at 0.4 per cent.

In our previous three surveys covering 1998 through 2000, we noted a largely inverse relationship between structure size and vacancy rate. In those surveys, buildings with over 100 units generally had the lowest vacancy rates while the smallest-sized structures of 3-5 units typically had the highest average vacancy rate. In 2001, this relationship has started to break down. While the smallest-sized buildings still had the highest vacancies, at 2.5 per cent, the largest-sized structures averaged no better than all units combined due to a 0.3 percentage point increase in vacancies. Declines in vacancies were most pronounced in the medium-sized structures of 6-19 and 20-49 units, with their vacancy rates declining 0.8 and 0.7 percentage points respectively.

Looking at vacancies in relation to rent levels (see Table 8), we find that vacancies in the 2001 survey were highest at the two extremes of the scale. Both the lowest priced units (<\$400/month) and apartments with the highest rents (>\$800/month) had average vacancy rates of 1.2 per cent. However, both of these two categories also saw the largest declines, with rates declining by 1.6 percentage points for the higher-end product and 1.3 percentage points for units renting for less than \$400.

For units at the upper end of the price scale, the decline in vacancies was greatest in the Core Area (Zones 1-4). This is noteworthy as the Core has received the lion's share of new rental apartment completions across Metro during 2001. Vacancies were lowest, at 0.5 per cent, for units renting between \$700 and \$799.

Readers should note that we have made changes to the rent range categories this year, due to the substantial changes in average rent

levels in the past 12 months. As such, the results displayed in this year's report will not be directly comparable to those displayed in the 1999 and 2000 publications.

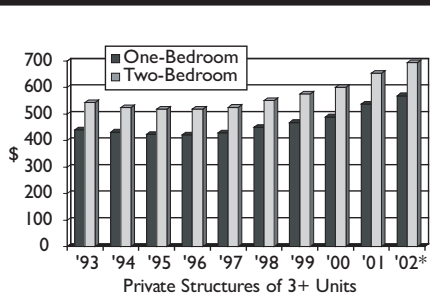
Apartment Rents Soar on Tight Supplies

On the heels of a 4.7 per cent average increase in 2000, apartment rents across Greater Edmonton soared by 9.3 per cent in 2001 due to a shortage of vacancies combined with rising operating costs — particularly utilities. For a typical apartment renter, this increase translated into an average rent hike of \$50 per month compared with a \$24 advance in the previous year.

One-bedroom suites, with just under 32,000 units in the rental universe across Metro, represent the largest category of the apartment stock. Rents for a typical one-bedroom unit surged by 9.8 per cent to \$537, for a typical increase of \$48. Average rents for two-bedroom units (of which there are 25,086 suites across Metro) rose by 8.8 per cent to \$654 — representing an increase of \$53 on average.

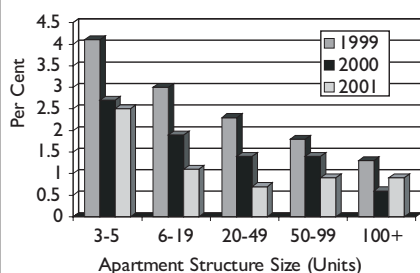
Bachelor suites typically represent the most-affordable housing available to people seeking a self-contained unit. Tight supplies have driven their prices higher as well in 2001, with rents for bachelor units moving up by \$37 or 8.8 per cent to an average of \$458. Bachelor units are now priced only \$10 dollars below what a one-bedroom unit rented for in Edmonton as recently as 1999. Apartment units with three or more bedrooms saw a \$64 per month increase to \$734, on average, representing an increase of 9.6 per cent.

Vacancy rate by size of building



Source*Forecast: CMHC

Average apartment rents by unit type



Source: CMHC

Zone 11 (North East), which saw the biggest decline in apartment vacancies, also experienced the largest increase in average apartment rents - up 13.4 per cent or \$71 per month. This part of Edmonton has enjoyed a good measure of the improvements this year in employment and income growth, largely due to the massive energy investments in nearby Strathcona County and across North Eastern Alberta in general.

Zone 6 (West Jasper Place), which recorded the highest vacancy rates across the region, also had the weakest increase in rent levels. Average rents in Zone 6 rose by only 4.5 per cent or \$28 per month. Zone 8 (East Central) experienced the largest gain in apartment vacancies and this translated into weaker than average rent increases as well.

Row vacancies remain tight

Occupancy rates in Edmonton's rental row/townhouse market remained largely unchanged in the 12 month period ending October 2001. Despite a modest 155 unit increase in the stock, vacancies stood at 1.2 per cent in October, largely unchanged from 1.1 per cent last year in the 8,859 units in the universe of rental row units. In terms of actual

units, the unoccupied supply of townhouses increased by 10 to 102 units.

Units with two or more bedrooms account for most of the rental townhouse universe, with bachelor and one-bedroom units accounting for just over three per cent of the stock. Vacancies in two-bedroom units increased by 0.1 percentage point to 1.2 per cent, representing only 35 vacant units out of 3,007 in the universe. Units with three or more bedrooms also experienced a 0.1 percentage point increase to 1.0 per cent. This represented only 57 vacant units out of 5,578.

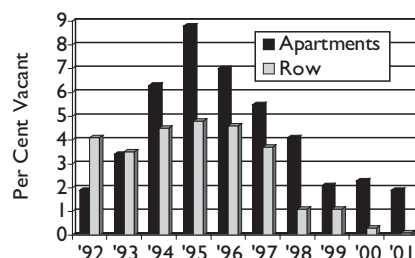
The vacancy rate in Zone 3 increased by the largest percentage amount but the overall size of the universe is very small. The increases to the stock of rental row units occurred largely in Zone 11 and vacancies in both two- and three-bedroom+ units moved upward from a combined 1.3 per cent in 2000 to 2.8 and 2.3 per cent respectively in 2001.

Row Rents Surge

On the heels of a 3.3 per cent rise in 2000, townhouse/row average rents surged by 8.3 per cent in the 2001 survey, for an average gain of \$54 per month. Two-bedroom units experienced the largest rent hikes, averaging 9.5 per cent or \$59 per month. Rents for units with three or more bedrooms advanced by 7.8 per cent to \$733 per month. Two-bedroom rents, at \$678, are now only two dollars per month less than the typical rates were for units with three or more bedrooms last year.

Rent increases were highest in Zone 3 but the small size of the universe makes the numbers potentially volatile. The second largest increases in rents, at 13.5 per cent,

Publicly-funded units remain in short supply



Publicly-Initiated Structures of 3+ Units

Source: CMHC

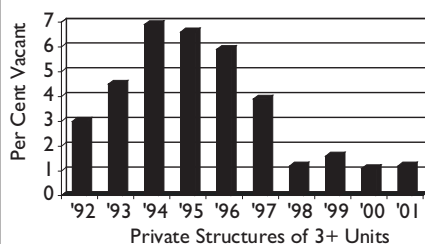
occurred in Zone 11 where the universe was bolstered by 144 new units which tend to have higher rents, on average.

Vacancies Decline In Publicly-Financed Apartments

Following a modest increase in 2000, vacancies in Edmonton's publicly-funded rental apartments declined by 0.4 percentage points to 1.9 per cent. Vacancies in bachelor apartments remained largely unchanged at 4.0 per cent. Over 35 per cent of Metro's vacant public-sector units (50/140) are bachelor suites. Vacancies fell in one-bedroom units from 2.3 per cent in 2000 to 1.4 per cent this year while two-bedroom units saw vacancies rise from 0.3 per cent last year to two per cent in the current survey. Units with three or more bedrooms remained fully occupied.

Vacancies in Edmonton's public-sector row units stood at 0.1 per cent in October. This follows a decline last year to 0.3 per cent from 1.1 per cent in 1999.

Row/townhouse market remains very tight



Source: CMHC

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Edmonton Metropolitan Area Vacancy Survey Zones

SURVEY ZONES

1. Downtown
2. Hudson Bay Reserve
3. University Area
4. West Centra
5. Jasper Place
6. West Jasper Place
7. South West
8. East Central
9. Millwoods
10. North Central
11. North East
12. Castledowns
13. St. Albert
14. Other Centres

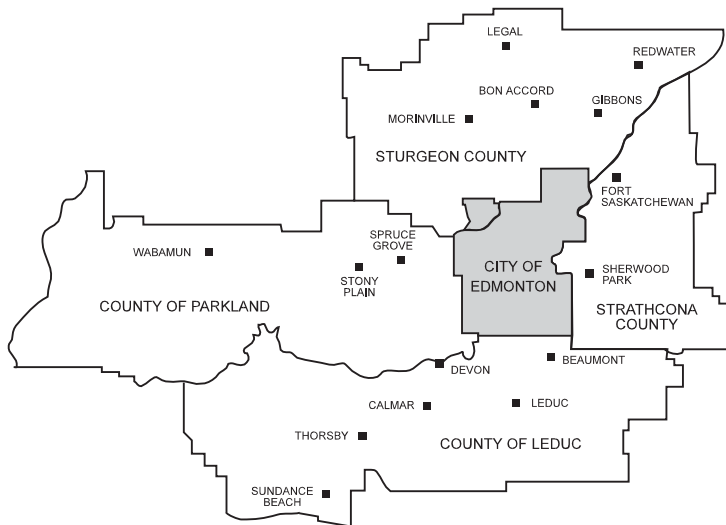
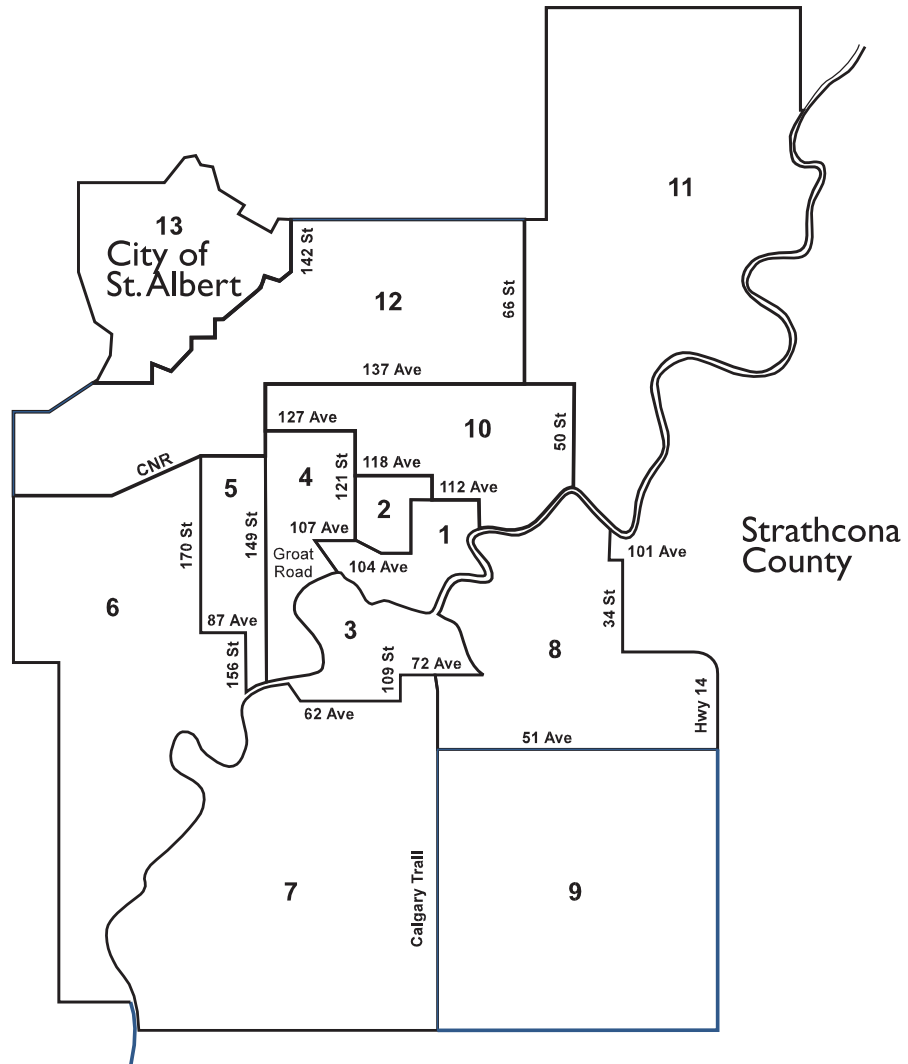


Table 1
APARTMENT VACANCY RATES BY ZONE AND BEDROOM TYPE
Edmonton CMA

| Zone | All Units | | | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | |
|---------------------------|------------|------------|-------------|------------|------------|-------------|------------|------------|-------------|------------|------------|-------------|-------------|------------|-------------|
| | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg |
| Zone 1 | 1.1 | 0.7 | -0.4 | 1.5 | 0.6 | -0.9 | 1.0 | 0.7 | -0.3 | 1.0 | 0.8 | -0.2 | 1.4 | 1.8 | 0.4 |
| Zone 2 | 1.9 | 0.6 | -1.3 | 5.9 | 0.0 | -5.9 | 1.5 | 0.8 | -0.7 | 1.5 | 0.4 | -1.1 | ** | ** | 0.0 |
| Zone 3 | 1.1 | 0.4 | -0.7 | 0.6 | 0.0 | -0.6 | 0.6 | 0.4 | -0.2 | 2.4 | 0.7 | -1.7 | ** | ** | 0.0 |
| Zone 4 | 1.9 | 1.1 | -0.8 | 4.2 | 0.4 | -3.8 | 1.6 | 0.7 | -0.9 | 1.8 | 1.8 | 0.0 | ** | ** | 0.0 |
| Edmonton Core 1-4 | 1.3 | 0.7 | -0.6 | 2.2 | 0.4 | -1.8 | 1.1 | 0.6 | -0.5 | 1.5 | 0.9 | -0.6 | 1.0 | 0.9 | -0.1 |
| Zone 5 | 1.3 | 0.7 | -0.6 | 2.1 | 0.0 | -2.1 | 1.1 | 0.4 | -0.7 | 0.9 | 0.9 | 0.0 | 4.8 | 2.5 | -2.3 |
| Zone 6 | 1.3 | 1.6 | 0.3 | 0.0 | 1.1 | 1.1 | 1.1 | 1.7 | 0.6 | 1.6 | 1.5 | -0.1 | 0.8 | 1.9 | 1.1 |
| West 5-6 | 1.3 | 1.1 | -0.2 | 1.0 | 0.6 | -0.4 | 1.1 | 0.8 | -0.3 | 1.3 | 1.2 | -0.1 | 2.8 | 2.2 | -0.6 |
| Zone 7 | 0.5 | 0.9 | 0.4 | 1.1 | 0.6 | -0.5 | 0.6 | 0.9 | 0.3 | 0.3 | 0.9 | 0.6 | 0.6 | 1.9 | 1.3 |
| Zone 8 | 0.6 | 1.5 | 0.9 | 1.3 | 3.0 | 1.7 | 0.8 | 1.7 | 0.9 | 0.3 | 1.1 | 0.8 | 2.6 | 1.5 | -1.1 |
| Zone 9 | 1.5 | 1.1 | -0.4 | ** | ** | 0.0 | 1.1 | 0.5 | -0.6 | 1.9 | 1.4 | -0.5 | 1.7 | ** | -1.7 |
| South 7-9 | 0.7 | 1.1 | 0.4 | 1.0 | 1.9 | 0.9 | 0.7 | 1.0 | 0.3 | 0.7 | 1.0 | 0.3 | 1.0 | 1.6 | 0.6 |
| Zone 10 | 2.2 | 1.3 | -0.9 | 1.9 | 0.7 | -1.2 | 2.5 | 1.0 | -1.5 | 1.9 | 1.6 | -0.3 | 0.0 | ** | 0.0 |
| Zone 11 | 2.9 | 1.4 | -1.5 | 2.2 | 3.6 | 1.4 | 1.7 | 1.2 | -0.5 | 3.1 | 1.4 | -1.7 | 5.8 | 1.8 | -4.0 |
| Zone 12 | 1.9 | 0.7 | -1.2 | 7.2 | 0.0 | -7.2 | 1.9 | 1.0 | -0.9 | 1.9 | 0.5 | -1.4 | 0.4 | 0.4 | 0.0 |
| North 10-12 | 2.3 | 1.2 | -1.1 | 2.3 | 0.9 | -1.4 | 2.2 | 1.0 | -1.2 | 2.3 | 1.2 | -1.1 | 3.1 | 2.2 | -0.9 |
| Edmonton City 1-12 | 1.4 | 0.9 | -0.5 | 2.0 | 0.6 | -1.4 | 1.2 | 0.8 | -0.4 | 1.4 | 1.0 | -0.4 | 2.0 | 1.8 | -0.2 |
| Zone 13 | 0.6 | 0.4 | -0.2 | N/U | N/U | 0.0 | 0.4 | 0.0 | -0.4 | 0.4 | 0.2 | -0.2 | 1.6 | 1.6 | 0.0 |
| Zone 14 | 1.5 | 0.8 | -0.7 | 4.1 | 0.0 | -4.1 | 0.9 | 0.8 | -0.1 | 1.9 | 0.9 | -1.0 | 0.7 | 0.6 | -0.1 |
| Edmonton CMA | 1.4 | 0.9 | -0.5 | 2.0 | 0.6 | -1.4 | 1.2 | 0.8 | -0.4 | 1.4 | 1.0 | -0.4 | 2.0 | 1.7 | -0.3 |

Table 2
APARTMENT AVERAGE RENTS BY ZONE AND BEDROOM TYPE
Edmonton CMA

| Zone | All Units | | | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | |
|---------------------------|------------|------------|------------|------------|------------|-------------|------------|------------|-------------|------------|------------|------------|-------------|------------|------------|
| | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg |
| Zone 1 | 543 | 593 | 9.2 | 448 | 479 | 6.9 | 512 | 565 | 10.4 | 654 | 699 | 6.9 | 818 | 880 | 7.6 |
| Zone 2 | 434 | 484 | 11.5 | 340 | 364 | 7.1 | 409 | 456 | 11.5 | 511 | 562 | 10.0 | ** | ** | - |
| Zone 3 | 563 | 624 | 10.8 | 438 | 496 | 13.2 | 516 | 581 | 12.6 | 699 | 753 | 7.7 | ** | ** | - |
| Zone 4 | 503 | 550 | 9.3 | 399 | 474 | 18.8 | 468 | 526 | 12.4 | 566 | 618 | 9.2 | ** | ** | - |
| Edmonton Core 1-4 | 524 | 576 | 9.9 | 428 | 471 | 10.0 | 490 | 544 | 11.0 | 625 | 674 | 7.8 | 715 | 770 | 7.7 |
| Zone 5 | 502 | 562 | 12.0 | 376 | 412 | 9.6 | 455 | 500 | 9.9 | 560 | 630 | 12.5 | 635 | 734 | 15.6 |
| Zone 6 | 617 | 645 | 4.5 | 478 | 516 | - | 576 | 579 | 0.5 | 636 | 660 | 3.8 | 709 | 771 | 8.7 |
| West 5-6 | 553 | 594 | 7.4 | 423 | 465 | 9.9 | 496 | 518 | 4.4 | 601 | 645 | 7.3 | 678 | 753 | 11.1 |
| Zone 7 | 626 | 686 | 9.6 | 538 | 506 | -5.9 | 569 | 620 | 9.0 | 658 | 722 | 9.7 | 727 | 790 | 8.7 |
| Zone 8 | 500 | 532 | 6.4 | 371 | 416 | 12.1 | 451 | 488 | 8.2 | 547 | 578 | 5.7 | 624 | 641 | 2.7 |
| Zone 9 | 558 | 610 | 9.3 | ** | ** | - | 487 | 544 | 11.7 | 599 | 654 | 9.2 | 692 | ** | - |
| South 7-9 | 588 | 641 | 9.0 | 475 | 468 | -1.5 | 526 | 574 | 9.1 | 626 | 684 | 9.3 | 709 | 769 | 8.5 |
| Zone 10 | 452 | 493 | 9.1 | 349 | 382 | 9.5 | 429 | 466 | 8.6 | 505 | 557 | 10.3 | 577 | ** | - |
| Zone 11 | 531 | 602 | 13.4 | 362 | 401 | 10.8 | 466 | 533 | 14.4 | 561 | 640 | 14.1 | 622 | 688 | 10.6 |
| Zone 12 | 532 | 573 | 7.7 | 395 | 412 | 4.3 | 468 | 504 | 7.7 | 552 | 601 | 8.9 | 630 | 676 | 7.3 |
| North 10-12 | 492 | 543 | 10.4 | 353 | 386 | 9.3 | 444 | 489 | 10.1 | 538 | 598 | 11.2 | 613 | 673 | 9.8 |
| Edmonton City 1-12 | 535 | 585 | 9.3 | 421 | 459 | 9.0 | 488 | 537 | 10.0 | 603 | 657 | 9.0 | 674 | 739 | 9.6 |
| Zone 13 | 612 | 654 | 6.9 | N/U | N/U | - | 527 | 561 | 6.5 | 630 | 675 | 7.1 | 670 | 703 | 4.9 |
| Zone 14 | 525 | 568 | 8.2 | 367 | 401 | 9.3 | 502 | 518 | 3.2 | 542 | 601 | 10.9 | 606 | 676 | 11.6 |
| Edmonton CMA | 536 | 586 | 9.3 | 421 | 458 | 8.8 | 489 | 537 | 9.8 | 601 | 654 | 8.8 | 670 | 734 | 9.6 |

** Data Not Available N/U Not in Universe N/A Not Applicable

Table 3
NUMBER OF APARTMENT UNITS — VACANT AND TOTAL (UNIVERSE)
by Zone and Bedroom Type — Edmonton CMA

| Area | All Units | | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|---------------------------|------------|---------------|-----------|--------------|------------|---------------|------------|---------------|-------------|--------------|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 | 97 | 13,594 | 13 | 2,005 | 51 | 7,722 | 28 | 3,588 | 5 | 278 |
| Zone 2 | 29 | 5,109 | 0 | 424 | 23 | 2,979 | 7 | 1,614 | ** | ** |
| Zone 3 | 30 | 6,697 | 0 | 672 | 15 | 3,926 | 14 | 1,913 | ** | ** |
| Zone 4 | 38 | 3,532 | 2 | 368 | 13 | 1,830 | 23 | 1,252 | ** | ** |
| Edmonton Core 1-4 | 194 | 28,932 | 14 | 3,469 | 102 | 16,457 | 72 | 8,367 | 6 | 639 |
| Zone 5 | 32 | 4,483 | 0 | 163 | 8 | 2,306 | 16 | 1,688 | 8 | 327 |
| Zone 6 | 54 | 3,432 | 2 | 180 | 19 | 1,158 | 27 | 1,747 | 7 | 347 |
| West 5-6 | 87 | 7,915 | 2 | 343 | 28 | 3,464 | 43 | 3,435 | 15 | 673 |
| Zone 7 | 71 | 7,511 | 1 | 155 | 26 | 2,829 | 34 | 4,006 | 10 | 521 |
| Zone 8 | 36 | 2,401 | 3 | 90 | 19 | 1,136 | 12 | 1,095 | 1 | 80 |
| Zone 9 | 27 | 2,567 | ** | ** | 5 | 1,009 | 20 | 1,361 | ** | ** |
| South 7-9 | 134 | 12,479 | 5 | 287 | 50 | 4,974 | 66 | 6,462 | 12 | 756 |
| Zone 10 | 72 | 5,589 | 4 | 566 | 29 | 2,974 | 30 | 1,878 | ** | ** |
| Zone 11 | 48 | 3,448 | 2 | 56 | 15 | 1,262 | 24 | 1,737 | 7 | 392 |
| Zone 12 | 16 | 2,335 | 0 | 44 | 8 | 773 | 7 | 1,292 | 1 | 226 |
| North 10-12 | 136 | 11,372 | 6 | 666 | 52 | 5,010 | 61 | 4,907 | 17 | 789 |
| Edmonton City 1-12 | 551 | 60,697 | 28 | 4,764 | 232 | 29,906 | 241 | 23,171 | 50 | 2,857 |
| Zone 13 | 4 | 933 | N/U | N/U | 0 | 218 | 1 | 532 | 3 | 183 |
| Zone 14 | 21 | 2,586 | 0 | 80 | 8 | 969 | 12 | 1,383 | 1 | 154 |
| Edmonton CMA | 576 | 64,216 | 28 | 4,844 | 240 | 31,093 | 254 | 25,086 | 54 | 3,194 |

Table 4
ROW VACANCY RATES BY ZONE AND BEDROOM TYPE
Edmonton CMA

| Zone | All Units | | | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | |
|---------------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|-------------|------------|------------|
| | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg |
| Zone 1 | 0.0 | 2.6 | - | ** | ** | - | ** | ** | - | ** | ** | - | ** | ** | - |
| Zone 2 | ** | ** | - | N/U | N/U | - | N/U | N/U | - | ** | ** | - | ** | ** | - |
| Zone 3 | 0.0 | 4.2 | 4.2 | ** | ** | - | ** | ** | - | ** | ** | - | 0.0 | 0.0 | 0.0 |
| Zone 4 | 1.0 | 1.1 | 0.1 | ** | ** | - | ** | 7.5 | - | ** | 0.7 | - | 0.4 | 0.7 | 0.3 |
| Edmonton Core 1-4 | 0.8 | 1.2 | 0.4 | ** | ** | - | ** | 7.7 | - | 0.3 | 0.8 | 0.5 | 0.3 | 0.6 | 0.3 |
| Zone 5 | 4.2 | 0.0 | - | N/U | N/U | - | ** | ** | - | 0.0 | 0.0 | - | ** | ** | - |
| Zone 6 | 0.2 | 0.5 | 0.3 | N/U | N/U | - | 0.0 | 0.0 | - | 0.2 | 0.8 | 0.6 | 0.2 | 0.4 | 0.2 |
| West 5-6 | 0.3 | 0.5 | 0.2 | N/U | N/U | - | 3.0 | 0.0 | - | 0.2 | 0.8 | 0.6 | 0.2 | 0.4 | 0.2 |
| Zone 7 | 0.7 | 0.4 | -0.3 | N/U | N/U | - | ** | ** | - | 0.3 | 0.0 | -0.3 | 0.8 | 0.6 | -0.2 |
| Zone 8 | 1.0 | 0.7 | -0.3 | ** | ** | - | 0.0 | 0.0 | 0.0 | 0.5 | 0.2 | -0.3 | 1.8 | 1.2 | -0.6 |
| Zone 9 | 1.3 | 1.3 | 0.0 | N/U | N/U | - | 0.0 | 0.0 | - | 2.3 | 1.5 | - | 0.8 | 1.2 | 0.4 |
| South 7-9 | 0.9 | 0.7 | -0.2 | ** | ** | - | 0.0 | 0.0 | 0.0 | 0.8 | 0.5 | -0.3 | 1.0 | 0.9 | -0.1 |
| Zone 10 | 3.8 | 2.9 | -0.9 | N/U | N/U | - | 0.0 | ** | - | 3.8 | 3.2 | -0.6 | 4.0 | 2.5 | -1.5 |
| Zone 11 | 1.3 | 2.6 | 1.3 | ** | ** | - | ** | ** | - | 1.3 | 2.8 | 1.5 | 1.3 | 2.3 | 1.0 |
| Zone 12 | 0.1 | 0.0 | -0.1 | N/U | N/U | - | N/U | N/U | - | 0.0 | 0.0 | 0.0 | 0.2 | 0.0 | -0.2 |
| North 10-12 | 1.7 | 2.0 | 0.3 | ** | ** | - | 0.0 | ** | - | 2.1 | 2.5 | 0.4 | 1.6 | 1.6 | 0.0 |
| Edmonton City 1-12 | 1.0 | 1.2 | 0.2 | 2.0 | 8.2 | 6.2 | 3.0 | 2.5 | -0.5 | 1.0 | 1.2 | 0.2 | 1.0 | 1.0 | 0.0 |
| Zone 13 | 1.2 | 0.6 | -0.6 | N/U | N/U | - | N/U | N/U | - | ** | ** | - | 1.2 | 0.6 | -0.6 |
| Zone 14 | 1.2 | 1.1 | -0.1 | ** | ** | - | 0.0 | 4.5 | 4.5 | 2.5 | 1.2 | -1.3 | 0.4 | 0.8 | 0.4 |
| Edmonton CMA | 1.1 | 1.2 | 0.1 | 4.0 | 8.0 | 4.0 | 2.6 | 2.7 | 0.1 | 1.1 | 1.2 | 0.1 | 0.9 | 1.0 | 0.1 |

** Data Not Available N/U Not in Universe N/A Not Applicable

Table 5
ROW AVERAGE RENTS BY ZONE AND BEDROOM TYPE
Edmonton CMA

| Zone | All Units | | | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | |
|---------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|
| | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg | 2000 | 2001 | Chg |
| Zone 1 | 718 | 680 | - | N/A | ** | - | ** | ** | - | ** | ** | - | ** | ** | - |
| Zone 2 | ** | ** | - | N/U | N/U | - | N/U | N/U | - | ** | ** | - | ** | ** | - |
| Zone 3 | 666 | 915 | 37.4 | ** | N/A | - | ** | N/A | - | ** | ** | - | 859 | 926 | 7.8 |
| Zone 4 | 597 | 621 | 4.0 | ** | ** | - | ** | 438 | - | ** | 617 | - | 630 | 657 | 4.3 |
| Edmonton Core 1-4 | 612 | 647 | 5.7 | ** | ** | - | ** | 460 | - | 594 | 630 | 6.1 | 657 | 700 | 6.5 |
| Zone 5 | 458 | 499 | - | N/U | N/U | - | ** | ** | - | 515 | 535 | - | N/A | N/A | - |
| Zone 6 | 740 | 785 | 6.1 | N/U | N/U | - | 665 | 704 | - | 710 | 762 | 7.3 | 758 | 804 | 6.1 |
| West 5-6 | 736 | 780 | 6.0 | N/U | N/U | - | 589 | 654 | - | 706 | 755 | 6.9 | 758 | 804 | 6.1 |
| Zone 7 | 706 | 762 | 7.9 | N/U | N/U | - | ** | ** | - | 646 | 712 | 10.2 | 729 | 781 | 7.1 |
| Zone 8 | 638 | 693 | 8.6 | ** | ** | - | 508 | 560 | 10.2 | 625 | 692 | 10.7 | 682 | 736 | 7.9 |
| Zone 9 | 651 | 698 | 7.2 | N/U | N/U | - | 478 | 509 | - | 633 | 677 | - | 663 | 712 | 7.4 |
| South 7-9 | 673 | 726 | 7.9 | ** | ** | - | 511 | 565 | 10.6 | 634 | 695 | 9.6 | 703 | 754 | 7.3 |
| Zone 10 | 561 | 629 | 12.1 | N/U | N/U | - | 304 | ** | - | 535 | 599 | 12.0 | 588 | 659 | 12.1 |
| Zone 11 | 624 | 708 | 13.5 | ** | ** | - | ** | ** | - | 600 | 680 | 13.3 | 638 | 724 | 13.5 |
| Zone 12 | 642 | 676 | 5.3 | N/U | N/U | - | N/U | N/U | - | 587 | 631 | 7.5 | 655 | 685 | 4.6 |
| North 10-12 | 611 | 678 | 11.0 | ** | ** | - | 347 | ** | - | 571 | 641 | 12.3 | 632 | 698 | 10.4 |
| Edmonton City 1-12 | 659 | 713 | 8.2 | 427 | 457 | 7.0 | 501 | 543 | 8.4 | 624 | 685 | 9.8 | 685 | 738 | 7.7 |
| Zone 13 | 729 | 764 | 4.8 | N/U | N/U | - | N/U | N/U | - | ** | ** | - | 735 | 769 | 4.6 |
| Zone 14 | 585 | 642 | 9.7 | ** | ** | - | 370 | 407 | 10.0 | 558 | 598 | 7.2 | 607 | 676 | 11.4 |
| Edmonton CMA | 654 | 708 | 8.3 | 423 | 452 | 6.9 | 488 | 529 | 8.4 | 619 | 678 | 9.5 | 680 | 733 | 7.8 |

Table 6
NUMBER OF ROW UNITS — VACANT AND TOTAL (UNIVERSE)
by Zone and Bedroom Type — Edmonton CMA

| Area | All Units | | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|---------------------------|------------|--------------|-----------|-----------|-----------|------------|-----------|--------------|-------------|--------------|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 | 1 | 39 | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 2 | ** | ** | N/U | N/U | N/U | N/U | ** | ** | ** | ** |
| Zone 3 | 1 | 24 | ** | ** | ** | ** | ** | ** | 0 | 14 |
| Zone 4 | 7 | 609 | ** | ** | 3 | 40 | 2 | 287 | 2 | 280 |
| Edmonton Core 1-4 | 9 | 770 | ** | ** | 4 | 52 | 3 | 353 | 2 | 351 |
| Zone 5 | 0 | 24 | N/U | N/U | ** | ** | 0 | 16 | ** | ** |
| Zone 6 | 8 | 1,459 | N/U | N/U | 0 | 28 | 4 | 516 | 4 | 915 |
| West 5-6 | 8 | 1,483 | N/U | N/U | 0 | 33 | 4 | 532 | 4 | 918 |
| Zone 7 | 6 | 1,415 | N/U | N/U | ** | ** | 0 | 397 | 6 | 1,008 |
| Zone 8 | 6 | 863 | ** | ** | 0 | 74 | 1 | 423 | 4 | 342 |
| Zone 9 | 10 | 765 | N/U | N/U | 0 | 13 | 4 | 262 | 6 | 490 |
| South 7-9 | 22 | 3,043 | ** | ** | 0 | 97 | 5 | 1,082 | 16 | 1,840 |
| Zone 10 | 21 | 723 | N/U | N/U | ** | ** | 10 | 312 | 10 | 396 |
| Zone 11 | 33 | 1,257 | ** | ** | ** | ** | 10 | 362 | 20 | 879 |
| Zone 12 | 0 | 680 | N/U | N/U | N/U | N/U | 0 | 113 | 0 | 567 |
| North 10-12 | 54 | 2,660 | ** | ** | ** | ** | 20 | 787 | 30 | 1,842 |
| Edmonton City 1-12 | 93 | 7,956 | 4 | 49 | 5 | 202 | 32 | 2,754 | 52 | 4,951 |
| Zone 13 | 1 | 164 | N/U | N/U | N/U | N/U | ** | ** | 1 | 156 |
| Zone 14 | 8 | 739 | ** | ** | 1 | 22 | 3 | 245 | 4 | 471 |
| Edmonton CMA | 102 | 8,859 | 4 | 50 | 6 | 224 | 35 | 3,007 | 57 | 5,578 |

** Data Not Available N/U Not in Universe N/A Not Applicable

Table 7
APARTMENT VACANCY RATES BY STRUCTURE SIZE AND BEDROOM TYPE
Edmonton CMA

| Area | All Units | | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|---------------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| Edmonton Core 1-4 | | | | | | | | | | |
| 3 - 5 Units | 0.0 | 1.1 | 0.0 | 0.0 | 0.0 | 1.6 | 0.0 | 0.0 | ** | ** |
| 6 - 19 Units | 2.0 | 0.7 | 3.7 | 0.0 | 2.1 | 0.4 | 1.3 | 1.6 | ** | ** |
| 20 - 49 Units | 1.4 | 0.4 | 3.9 | 0.6 | 1.0 | 0.5 | 1.8 | 0.4 | 0.9 | 0.0 |
| 50 - 99 Units | 1.2 | 0.9 | 0.0 | 0.8 | 0.5 | 1.0 | 2.7 | 0.7 | 1.5 | 5.5 |
| 100+ Units | 0.6 | 0.8 | 0.8 | 0.4 | 0.4 | 0.9 | 0.7 | 0.9 | 2.3 | 1.5 |
| Total | 1.3 | 0.7 | 2.2 | 0.4 | 1.1 | 0.6 | 1.5 | 0.9 | 1.0 | 0.9 |
| West 5-6 | | | | | | | | | | |
| 3 - 5 Units | 0.0 | 4.8 | ** | ** | 0.0 | 9.1 | ** | ** | N/U | N/U |
| 6 - 19 Units | 0.5 | 0.9 | ** | ** | 0.4 | 0.5 | 0.7 | 1.3 | 0.0 | 2.2 |
| 20 - 49 Units | 1.0 | 0.5 | 1.1 | ** | 1.4 | 0.1 | 0.6 | 0.8 | 0.4 | 0.4 |
| 50 - 99 Units | 3.2 | 1.5 | 1.3 | 0.7 | 1.6 | 0.6 | 3.4 | 2.1 | 9.0 | 3.2 |
| 100+ Units | 1.1 | 2.4 | N/U | N/U | 1.0 | 3.2 | 1.1 | 1.3 | ** | ** |
| Total | 1.3 | 1.1 | 1.0 | 0.6 | 1.1 | 0.8 | 1.3 | 1.2 | 2.8 | 2.2 |
| South 7-9 | | | | | | | | | | |
| 3 - 5 Units | 2.1 | 2.0 | ** | ** | ** | 0.0 | 0.0 | 5.3 | 3.8 | 0.0 |
| 6 - 19 Units | 1.2 | 1.6 | 1.7 | 1.7 | 0.6 | 1.4 | 1.8 | 1.7 | 0.0 | 1.6 |
| 20 - 49 Units | 0.6 | 1.2 | 1.2 | 3.6 | 0.5 | 1.1 | 0.5 | 1.2 | 1.5 | 0.8 |
| 50 - 99 Units | 1.0 | 1.0 | 1.1 | 1.1 | 1.5 | 0.9 | 0.6 | 0.6 | 0.0 | 3.7 |
| 100+ Units | 0.2 | 0.5 | 0.0 | ** | 0.2 | 0.7 | 0.2 | 0.4 | 0.0 | 1.9 |
| Total | 0.7 | 1.1 | 1.0 | 1.9 | 0.7 | 1.0 | 0.7 | 1.0 | 1.0 | 1.6 |
| North 10-12 | | | | | | | | | | |
| 3 - 5 Units | 9.5 | 3.7 | ** | ** | ** | 0.0 | ** | 8.7 | 0.0 | 0.0 |
| 6 - 19 Units | 3.0 | 1.7 | 2.4 | 1.0 | 3.0 | 1.6 | 2.9 | 1.9 | 3.5 | 3.1 |
| 20 - 49 Units | 2.5 | 1.2 | 2.9 | 1.1 | 2.4 | 0.7 | 2.5 | 1.4 | 3.4 | 2.7 |
| 50 - 99 Units | 1.2 | 0.6 | ** | 0.0 | 0.6 | 1.1 | 1.6 | 0.3 | 2.3 | 0.6 |
| 100+ Units | 0.4 | 0.0 | ** | N/U | 0.2 | 0.0 | 0.8 | 0.0 | ** | ** |
| Total | 2.3 | 1.2 | 2.3 | 0.9 | 2.2 | 1.0 | 2.3 | 1.2 | 3.1 | 2.2 |
| Edmonton City 1-12 | | | | | | | | | | |
| 3 - 5 Units | 2.7 | 2.2 | 9.7 | 0.0 | 4.1 | 2.0 | 0.0 | 4.7 | 2.7 | 0.0 |
| 6 - 19 Units | 1.9 | 1.1 | 3.1 | 0.4 | 1.9 | 0.8 | 1.7 | 1.6 | 1.4 | 1.9 |
| 20 - 49 Units | 1.4 | 0.7 | 3.3 | 0.9 | 1.2 | 0.6 | 1.4 | 0.9 | 1.8 | 1.1 |
| 50 - 99 Units | 1.4 | 1.0 | 0.5 | 0.7 | 0.9 | 0.9 | 1.8 | 0.8 | 3.5 | 2.9 |
| 100+ Units | 0.6 | 0.9 | 0.8 | 0.4 | 0.4 | 1.0 | 0.6 | 0.8 | 1.5 | 2.2 |
| Total | 1.4 | 0.9 | 2.0 | 0.6 | 1.2 | 0.8 | 1.4 | 1.0 | 2.0 | 1.8 |
| Edmonton CMA | | | | | | | | | | |
| 3 - 5 Units | 2.7 | 2.5 | 8.2 | 0.0 | 4.3 | 2.5 | 0.0 | 4.0 | 2.4 | 1.2 |
| 6 - 19 Units | 1.9 | 1.1 | 3.0 | 0.4 | 1.9 | 0.8 | 1.7 | 1.6 | 1.3 | 1.8 |
| 20 - 49 Units | 1.4 | 0.7 | 3.4 | 0.9 | 1.2 | 0.6 | 1.4 | 0.9 | 1.8 | 1.0 |
| 50 - 99 Units | 1.4 | 0.9 | 0.5 | 0.7 | 0.9 | 0.9 | 1.8 | 0.8 | 3.4 | 2.8 |
| 100+ Units | 0.6 | 0.9 | 0.8 | 0.4 | 0.4 | 1.0 | 0.6 | 0.7 | 1.4 | 2.1 |
| Total | 1.4 | 0.9 | 2.0 | 0.6 | 1.2 | 0.8 | 1.4 | 1.0 | 2.0 | 1.7 |

** Data Not Available N/U Not in Universe N/A Not Applicable

Table 8
APARTMENT VACANCY RATES BY RENT RANGE AND BEDROOM TYPE
Edmonton CMA

| Area | All Units | | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|---------------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| Edmonton Core 1-4 | | | | | | | | | | |
| < \$400 | 2.8 | 1.1 | 6.1 | 0.2 | 1.8 | 1.7 | ** | ** | N/U | N/U |
| \$400-499 | 1.7 | 0.6 | 0.9 | 0.4 | 1.7 | 0.6 | 2.2 | 1.1 | ** | N/U |
| \$500-599 | 1.1 | 0.8 | ** | 0.5 | 0.5 | 0.5 | 1.9 | 1.5 | ** | ** |
| \$600-699 | 0.4 | 0.5 | ** | ** | 0.3 | 0.5 | 0.7 | 0.5 | 0.0 | 0.0 |
| \$700-799 | 0.2 | 0.3 | N/U | ** | ** | 0.4 | 0.1 | 0.1 | ** | ** |
| \$800 + | 3.4 | 1.3 | ** | N/U | ** | ** | 3.7 | 0.9 | ** | ** |
| Total | 1.5 | 0.7 | 2.7 | 0.4 | 1.2 | 0.7 | 1.8 | 0.9 | 1.1 | 0.3 |
| West 5-6 | | | | | | | | | | |
| < \$400 | 1.3 | ** | ** | ** | ** | ** | ** | ** | N/U | N/U |
| \$400-499 | 2.2 | 1.0 | ** | ** | 1.2 | 0.3 | 3.1 | ** | ** | ** |
| \$500-599 | 0.3 | 0.4 | ** | ** | 0.5 | 0.6 | 0.2 | 0.3 | ** | ** |
| \$600-699 | 0.7 | 1.0 | ** | N/U | ** | 0.2 | 0.4 | 1.1 | 0.0 | ** |
| \$700-799 | 2.0 | 0.3 | N/U | N/U | N/U | ** | ** | 0.4 | 1.3 | 0.0 |
| \$800 + | ** | 2.3 | N/U | N/U | N/U | N/U | N/U | ** | ** | 3.3 |
| Total | 1.3 | 0.8 | 1.2 | 0.0 | 1.1 | 0.4 | 1.1 | 1.1 | 3.0 | 2.1 |
| South 7-9 | | | | | | | | | | |
| < \$400 | 0.4 | 3.4 | 0.0 | 1.4 | 0.5 | 3.3 | N/U | ** | ** | N/U |
| \$400-499 | 1.1 | 1.4 | 2.5 | ** | 1.0 | 0.6 | 0.8 | 2.9 | ** | ** |
| \$500-599 | 0.9 | 0.9 | ** | ** | 0.7 | 0.7 | 1.1 | 1.3 | 2.9 | ** |
| \$600-699 | 0.5 | 1.0 | N/U | ** | 0.3 | 1.5 | 0.5 | 0.7 | 2.1 | 3.0 |
| \$700-799 | 0.5 | 1.0 | N/U | N/U | ** | ** | 0.4 | 1.1 | 0.5 | 0.9 |
| \$800 + | ** | 0.8 | ** | N/U | ** | ** | ** | 0.4 | ** | 2.0 |
| Total | 0.8 | 1.0 | 1.1 | 2.2 | 0.8 | 1.0 | 0.7 | 0.9 | 1.1 | 1.7 |
| North 10-12 | | | | | | | | | | |
| < \$400 | 2.6 | 1.0 | 1.9 | 0.2 | 2.6 | 1.5 | ** | N/U | N/U | ** |
| \$400-499 | 3.4 | 1.8 | ** | ** | 3.6 | 1.3 | 2.6 | 4.1 | ** | ** |
| \$500-599 | 1.9 | 1.3 | ** | ** | 0.6 | 0.9 | 2.5 | 1.4 | 0.0 | ** |
| \$600-699 | 3.1 | 1.2 | N/U | N/U | ** | ** | 1.4 | 0.8 | 5.2 | 3.2 |
| \$700-799 | ** | 0.4 | N/U | N/U | ** | ** | ** | ** | ** | 1.4 |
| \$800 + | ** | ** | N/U | N/U | N/U | ** | ** | ** | ** | ** |
| Total | 2.6 | 1.3 | 2.9 | 1.0 | 2.6 | 1.1 | 2.4 | 1.4 | 3.2 | 2.4 |
| Edmonton City 1-12 | | | | | | | | | | |
| < \$400 | 2.5 | 1.2 | 4.4 | 0.3 | 1.9 | 1.7 | ** | ** | ** | ** |
| \$400-499 | 2.0 | 1.0 | 1.4 | 0.9 | 1.9 | 0.7 | 2.3 | 2.8 | ** | ** |
| \$500-599 | 1.2 | 0.9 | 0.8 | 0.5 | 0.5 | 0.6 | 1.7 | 1.3 | 0.9 | 0.0 |
| \$600-699 | 0.8 | 0.8 | ** | ** | 0.5 | 0.7 | 0.6 | 0.7 | 2.9 | 2.4 |
| \$700-799 | 0.6 | 0.5 | N/U | ** | ** | 0.3 | 0.7 | 0.7 | 0.9 | 0.7 |
| \$800 + | 2.9 | 1.2 | ** | N/U | ** | ** | 3.3 | 0.7 | ** | 2.2 |
| Total | 1.5 | 0.9 | 2.5 | 0.6 | 1.4 | 0.8 | 1.5 | 1.0 | 2.2 | 1.7 |
| Edmonton CMA | | | | | | | | | | |
| < \$400 | 2.5 | 1.2 | 4.5 | 0.2 | 1.9 | 1.7 | ** | ** | ** | ** |
| \$400-499 | 2.0 | 1.1 | 1.4 | 0.9 | 1.9 | 0.8 | 2.3 | 2.8 | ** | ** |
| \$500-599 | 1.2 | 0.8 | 0.8 | 0.5 | 0.5 | 0.6 | 1.7 | 1.3 | 1.0 | 0.0 |
| \$600-699 | 0.8 | 0.8 | ** | ** | 0.5 | 0.7 | 0.6 | 0.7 | 2.8 | 2.3 |
| \$700-799 | 0.6 | 0.5 | N/U | ** | ** | 0.3 | 0.6 | 0.6 | 0.8 | 0.9 |
| \$800 + | 2.8 | 1.2 | ** | N/U | ** | ** | 3.3 | 0.7 | ** | 2.2 |
| Total | 1.5 | 0.9 | 2.5 | 0.6 | 1.4 | 0.8 | 1.5 | 1.0 | 2.1 | 1.7 |

** Data Not Available N/U Not in Universe N/A Not Applicable

Table 9
PUBLICLY INITIATED APARTMENTS — VACANT AND TOTAL (UNIVERSE)
by Zone and Bedroom Type — Edmonton CMA

| Area | All Units | | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|--------------------|-----------|-------|----------|-------|-----------|-------|-----------|-------|-------------|-------|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Edmonton Core 1-4 | 85 | 3,759 | 42 | 1,016 | 41 | 2,415 | 2 | 314 | 0 | 14 |
| West 5-6 | 9 | 595 | ** | ** | 0 | 459 | 9 | 121 | N/U | N/U |
| South 7-9 | 30 | 1,319 | 7 | 86 | 20 | 982 | 3 | 245 | ** | ** |
| North 10-12 | 10 | 1,247 | 1 | 120 | 6 | 888 | 3 | 183 | 0 | 56 |
| Edmonton City 1-12 | 134 | 6,920 | 50 | 1,237 | 67 | 4,744 | 17 | 863 | 0 | 76 |
| Edmonton CMA | 140 | 7,426 | 50 | 1,237 | 73 | 5,249 | 17 | 864 | 0 | 76 |

** Data Not Available N/U Not in Universe N/A Not Applicable

Methodology

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with a population of 10,000 and over.

Only structures which have been on the market for at least three months are included. While this publication is mainly about privately initiated apartments with three units and more, CMHC also examines row houses and publicly initiated rental and co-op housing.

The survey is conducted by telephone or site visit, and rent information is obtained from the owner, manager or building superintendent. The survey is conducted in the first two weeks of October and these results reflect market conditions at that time.

Definitions

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

Rent: The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water, and laundry facilities may or may not be included in the monthly rent

reported in individual cases. The average rent figures reported in this publication represent the average of different units in the market area, some of which may have none, some, or all of these services.

Rental Apartment Structure: Any building containing three or more rental dwellings which are not ground oriented.

Rental Row House Structure: Any building with three or more ground-oriented rental dwellings.

Zones: The survey zones in this publication are identified on page 6.

Sampling: For the October 2001 survey, CMHC surveyed 73.4 per cent of the 64,216 apartment units in the privately-initiated Edmonton universe and 99.3 per cent of the 8,859 privately-owned row units.

Acknowledgement

The Rental Market Survey could not have been conducted without the co-operation of the many property owners and managers throughout Canada. We greatly acknowledge their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing industry.



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