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ENTAL MARKET

REPORT

St. Catharines-Niagara

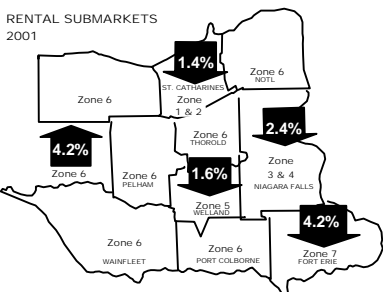
Canada Mortgage and Housing Corporation

OCTOBER 2001 SURVEY

VACANCY CONTINUES TO DROP IN 2001

Rising prices and a lack of units available for sale slowed the flow of tenants into the ownership market in 2001. Overall, the vacancy rate in St. Catharines-Niagara CMA dropped from 2.6% in 2000 to 1.9% in 2001.

Both the number of vacant apartments and the size of the rental universe fell between 2000 and 2001 pushing the vacancy rate



lower. In October 2001, 316 rental apartments were vacant, down from 419 in October 2000. During the same period, the universe also declined to 16,238 from 16,311 apartments.

The number of vacancies decreased for all sizes of unit except three bedroom units in 2001. The drop in the vacancy rate from 2.2 per cent in 2000 to 1.5 per cent this year in two bedroom units was accentuated by the

decline in 66 units available for rent. At 2.0 per cent or less, the market for bachelor and two bedroom units remained tight in 2001. At 2.5 and 2.4 per cent respectively, the market for one bedroom units and units with 3 or more bedrooms remain balanced.

The increase in demand for rental accommodation was felt across most municipalities in the Niagara area. Only in Zone 6 Other Areas did the vacancy rate increase from 3.0 per cent to 4.2 per cent. This area includes the city of Port Colborne and the increase can be attributed to the high number of smaller buildings in this area.

With a vacancy rate of 2.4 per cent in Niagara Falls, the market remains in a balanced position. In the City of St. Catharines and in Welland, the vacancy rate fell to 1.4 per cent and 1.6 per cent respectively. With a vacancy rate below 2 per cent, both rental markets are classed as tight. In Fort Erie, the vacancy rate declined but remained above the 4 per cent level. With vacancy rates above 3 per cent, the rental markets in both Fort Erie and Zone 6 (Other areas) is classified as over-supplied.

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HIGHLIGHTS

- Vacancy rate in St. Catharines-Niagara CMA drops to 1.9 per cent in October 2001
- All major municipalities within the CMA recorded decline in vacancy rates
- Rental townhouse vacancy rate sinks to 2.8 per cent in 2001 from 5.0 per cent in 2000
- Vacancy rates expected to edge up in 2002 as employment growth stalls.

St. Catharines-Niagara Vacancy rate fourth highest in Ontario

Despite the decline recorded in 2001, the apartment vacancy rate in the St. Catharines-Niagara CMA remained among the highest rates recorded in Ontario. Only Windsor, Sudbury and Thunder Bay at 2.9 per cent, 5.7 per cent and 5.8 per cent respectively, had a larger proportion of vacant apartment units.

Similar to most major metropolitan areas in southern Ontario, the St. Catharines-Niagara CMA experienced a strong resale market in 2001. However, with an average resale price of \$134,504 in St. Catharines-Niagara in the third quarter of 2001 compared to an average price of \$172,917 in Hamilton, lower carrying costs continued to be a stronger attraction for first-time homebuyers in Niagara. Vacancy rates trend down with proximity to the Toronto market as average home prices rise.

Apartment Vacancy Rates by Market		
	2000	2001
Calgary	1.3	1.2
Chicoutimi-Jonq.	4.4	4.4
Edmonton	1.4	0.9
Halifax	3.6	2.8
Hamilton	1.7	1.3
Kitchener	0.7	0.9
London	2.2	1.6
Montréal	1.5	0.6
St. Cath.-Niagara	2.6	1.9
Oshawa	1.7	1.3
Hull	1.4	0.6
Ottawa	0.2	0.8
Quebec	1.6	0.8
Regina	1.4	2.1
Saint John	3.4	5.6
St. John's	3.8	2.5
Saskatoon	1.7	2.9
Sherbrooke	4.7	2.3
Sudbury	7.7	5.7
Thunder Bay	5.8	5.8
Toronto	0.6	0.9
Trois-Rivières	6.8	4.7
Vancouver	1.4	1.0
Victoria	1.8	0.5
Windsor	1.9	2.9
Winnipeg	2.0	1.4
Charlottetown	2.6	1.8
Canada	1.6	1.1

High Vacancy Limits Demand for New rental construction in Niagara

With vacancy rates above 4 per cent from April 1993 to October 1998 and in areas outside of St. Catharines and Niagara until October 1999, there has been little private rental construction in the St. Catharines-Niagara CMA for several years. In 2001, a 22 unit Life Lease apartment building was started in the city of St. Catharines. Moreover, high vacancy rates and a strong resale market in the recent past have encouraged the conversion of private rental to ownership tenure. Consequently, the size of rental universe has dropped from 16,825 units in April 1993 to 16,238 units in October 2001.

Assisted Housing edges up in 2001

The vacancy rate in assisted apartments and row units in the St. Catharines-Niagara was 0.7 per cent in October 2001, up from 0.6 per cent last year. By bedroom type, the vacancy rate for 2 and 3 bedroom units was 1.3 per cent, compared to 1.2 per cent and 0.9 per cent respectively in October 2000.

RENTAL TOWNHOUSE MARKET BALANCED IN 2001

Demand for rental townhouses in the Niagara area improved significantly in 2001. The vacancy rate for townhouses in the St. Catharines- Niagara CMA fell from 5.0 per cent in October 2000 to 2.9 per cent in October 2001. With a vacancy rate under 3 per cent, the market has shifted into a balanced position.

The improvement was centered in the City of St. Catharines. Rental townhouses in the City of St. Catharines posted a vacancy rate of 0.9 per cent down from 7.4 per

cent in 2000. In contrast, vacancy in Welland edged up from 6.2 per cent in October 2000 to 6.7 per cent in 2001. As a result, the market in Welland remains highly oversupplied. Outside of these two municipalities, the townhouse vacancy rate of 2.9 per cent indicates that the market is balanced.

Despite the increase in demand for townhouse units, average rents increased by only 1.8 per cent to \$673 for a 2 bedroom townhouse units and 0.3 per cent to \$715 for a three bedroom townhouse. Rent for a three bedroom unit ranged from \$689 in the City of Welland to \$762 for a similar unit in the City of St. Catharines.

The number of townhouse units available for rent in St. Catharines-Niagara edged down to 948 units in October 2001 from 952 units last year. However, the number of vacant units decreased by 20 units in October 2001. No further changes are expected in the townhouse universe in 2002. Increased average prices in the resale market will slow any move to ownership. As a result, the vacancy rate for rental townhouse units will to edge down to 2.4 per cent in October 2002.

Apartment Vacancy rate improves in smaller older market

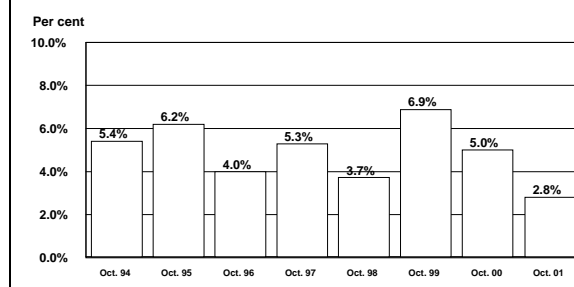
The improvement in demand for rental apartments in the St. Catharines-Niagara CMA began to spread into older smaller apartments in October 2001. Vacancy in apartments with rent of \$400 or less was 4.5 per cent in October 2001, down from 13.2 per cent in 2000. As average rent increased, vacancy continued to fall. In apartments with average rents in the range, \$800 - \$899, the vacancy rate fell to 0.7 per cent in 2001, down from 1.5 per cent last year. The primary reason for the difference in low rent units is the result of a location in less desirable areas or units with unattractive features that prompt tenant to seek better apartments as soon as financial circumstances improve.

At 1.9 per cent in October 2001, vacancy fell sharply in projects built before 1940. However, at 4.8 per cent the vacancy rate was the highest in apartments structures built between 1940 and 1959. Units built after 1960 constituting approximately 80 per cent of the rental universe, had a vacancy rate under 2 per cent. Typically, apartment projects built in this period are high rise projects located outside of the city core area and provide many more services such as laundry rooms.

Row Vacancy Rates by Market

	2000	2001
Calgary	1.1	1.2
Chicoutimi-Jonq.	2.0	1.9
Edmonton	1.1	1.2
Halifax	0.6	3.1
Hamilton	0.7	0.9
Kitchener	1.1	1.4
London	2.4	2.5
Montréal	0.0	0.3
St. Cath.-Niagara	5.0	2.8
Oshawa	1.1	1.0
Hull	2.7	0.0
Ottawa	0.3	0.8
Quebec	5.8	0.0
Regina	1.0	0.8
Saint John	**	**
St. John's	**	9.1
Saskatoon	1.8	3.1
Sherbrooke	0.0	1.9
Sudbury	16.5	8.5
Thunder Bay	3.9	5.5
Toronto	0.6	0.7
Trois-Rivières	0.0	0.0
Vancouver	1.5	0.7
Victoria	0.8	0.4
Windsor	1.7	1.9
Winnipeg	1.5	2.3
Charlottetown	2.4	0.7
Canada	1.5	1.4

Row Vacancy Rate 1994 - 2001



Vacancy to edge up in 2002

The local tourism sector is not expected to rebound from the events of September 11, 2001 until the middle of 2002. Combined with the lack of demand for exports into the USA, the slowdown in the tourism sector will result in a reduction in full time employment. A weak job market is expected to set back the formation of new households, decreasing the demand for rental units. In addition, the flow of renter households into home ownership is expected to slow due to higher average prices and economic uncertainty in 2002.

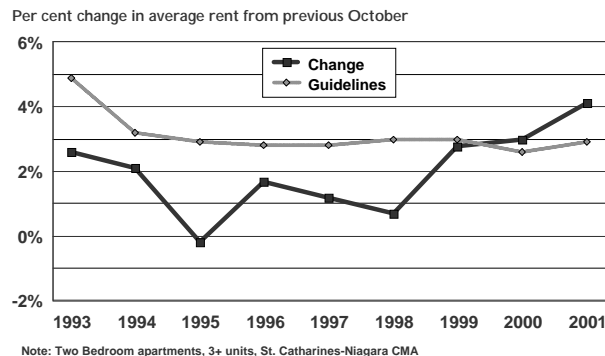
With vacancy rates below 3 per cent in the three major municipalities in Niagara, conversions of existing rental buildings is not expected to continue. With the expectation of little or no new additions to rental stock, changes to the supply of rental units will remain small. Thus as a consequence of lower demand and stable supply, the vacancy rate in St. Catharines - Niagara CMA will edge up to 2.3% in 2002.

Rents to increase further in 2002

Although demand for rental units in the St. Catharines-Niagara CMA is expected to edge down in 2002, vacancy rates will remain below 3 per cent. This along with virtually nonexistent new rental construction will keep the rental market balanced. Average rents are expected to increase by 2.5% in 2002, still well below the allowed increase of 3.9 per cent

RENT LEVEL RISES AS VACANCY DECLINES

Two Bedroom rent increases remain above two per cent



The drop in vacancy over the last two years allowed landlords to catch up and increase rents for all types of unit. In October 2001, one and two bedroom rents increased 4.4 per cent and 4.2 per cent respectively as owners took advantage of the improvement in demand to increase rents. Bachelor and three or more bedrooms rents increased 4.7 per cent. However, for bachelor and three bedroom units, the smaller universe of units results in large fluctuations in average rents from year to year.

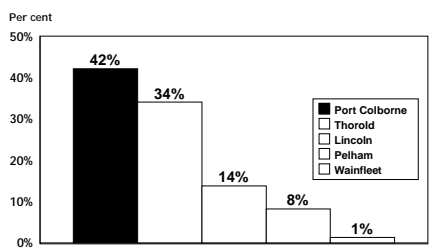
Within the Niagara area, the highest rents were charged in the City of St. Catharines outside of the core area. With a vacancy rate of 0.7 per cent, the rental market in this area has the lowest proportion of vacant units in the Niagara area. However, average rent increase for 1 bedroom units was 4% in this area, below the average increase for the CMA as a whole. At the same time, 2 bedroom rents increased by 2.4% compared to 4.1 % for the entire St. Catharines-Niagara CMA.

In Niagara Falls, average rents ranged from \$561 for a 1 bedroom unit to \$687 for a 2 bedroom unit. Bachelor and 2 bedroom rents were not reported due to the small number of units available. Average rents jumped sharply for all types of unit compared to October 2000. With the drop in the vacancy rate to 0.8 per cent, the 2 bedroom market shifted further into an under-supplied position allowed rents to grow 7.5 per cent. Similarly, in Niagara Falls outside of the city core, the vacancy rate for one bedroom market fell to 1.8 per cent. As a result, average rents jumped 5.7% for one bedroom units to \$605.

In the rest of the CMA, average rents are subject to large fluctuations due to the relatively small number of units in the rental universe. Average rents for two bedroom units increased 1.9% in Welland as the vacancy rate fell to 1.4% but jumped 4.6% in Zone 6. Other areas despite a vacancy rate of 4.5%. Bachelor rents were not reported due to the small number of units available.

SPECIAL FEATURE: Rental Market in Other areas, 2001

Port Colborne and Thorold make up 75% of the rental market in Zone 6



Zone 6 Other areas consists of the rental markets in the city of Port Colborne, the city of Thorold, the towns of Pelham, Niagara on the Lake and Lincoln and the township of Wainfleet. The private rental market universe in this area is made up of 164 apartment buildings with 1,509 units and 3 row projects with 53 units.

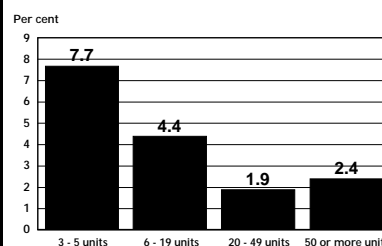
The rental market in Port Colborne accounts for 42 per cent of the total number of apartment units in Zone 6 while Thorold contains another 34 per cent of the units. As a result, conditions in these two municipalities have a significant influence on the overall performance of the rental market on Zone 6.

Zone 6 normally has a higher vacancy rate than other areas of the St. Catharines-Niagara CMA. In October 2001, the vacancy rate in Zone 6 edged up to 4.2 per cent from 3 per

cent in October 2000 matching the town of Fort Erie for the highest vacancy rate in Niagara. Vacancy ranged from 2.5% for 3 bedroom units to 5.1% for a 1 bedroom units. However, the city of Port Colborne with a vacancy rate of 5.4% had a major impact on vacancy rates for Zone 6 as a whole. The remainder of Zone 6 reported a vacancy rate of 3.2%. Similarly, only the town of Fort Erie has an average rent lower than the average rent reported in Zone 6. In October 2001, average rent in Zone 6 ranged from \$522 for a bachelor unit to \$675 for a 3 bedroom unit.

Why does this zone have a high vacancy and low rents? First, the size of apartment structures plays a role in the ability to rent units at a given level of rent. In Zone 6, 60 per cent of apartment units were in structures of less than 20 units compared to 39% for the St. Catharines-Niagara CMA. At the same time, only 8% of units were in structures with 50 or more units compared to 43% of apartments in the entire CMA. The jump in vacancy in Zone 6 was centered in the smaller 3-5 unit projects. The vacancy rate jumped from 4.5% in October 2000 to 7.7% in October 2001. Although vacancy edged up in bigger buildings, the increase was much smaller.

Bigger buildings have less vacancies...



Although size explains the lower level of rents and higher vacancy in this zone, conditions outside of the rental market also factors into changes in vacancy and rent. At \$106,361 in 2001, average resale price in Port Colborne was the lowest in the St. Catharines-Niagara CMA. The low carrying cost of ownership and a large number of affordable homes attracts more first-time homebuyers. In addition, landlords keep rents low to keep good tenants.

...and higher rents



ABOUT THE SURVEY

Canada Mortgage and Housing Corporation conducts a Rental Market Survey in all major urban areas across Canada. The survey is conducted in October of each year.

The survey universe, which comprises total rental stock of buildings in the survey area, includes: 1) privately initiated rental apartments in buildings containing 6 or more apartment units; 2) privately initiated rental apartments in buildings containing 3 to 5 units, and 3) privately initiated rental units in Row housing projects. Only rental projects which were completed four or more months prior to the survey date are included in the survey universe.

Definition: A vacant unit is a dwelling unit that is available for rent immediately and physically unoccupied at the time of enumeration. The geographic coverage of the survey is the St. Catharines-Niagara Census Metropolitan Area as defined by Statistics Canada. CMHC has defined seven survey zones within the St. Catharines-Niagara CMA. The map provided on page 1 of this report illustrates the survey zones.

Acknowledgement

Information was obtained through interviews with apartment owners and building managers to whom we extend our thanks and appreciation. Without their co-operation, this survey would not be possible.

Note: The information, analysis and opinions contained in this publication are based on various sources believed reliable, but their accuracy cannot be guaranteed. The information, analysis and opinions shall not be taken as representations for which CMHC or any of its employees shall incur responsibility.

Vacancy Rates, Average Rent and Number of Units - Apartments

Apartment Vacancy Rates by Zone and Bedroom Type October 2001 - St. Catharines-Niagara CMA											
Zone	Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
		2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
1	St. Catharines (Core)	2.4	2.4	4.7	1.0	1.5	2.1	2.9	2.4	5.3	10.3
2	St. Catharines (Remainder)	1.4	0.7	1.7	0.0	1.4	0.7	1.1	0.7	3.0	0.6
1-2	St. Catharines City	1.8	1.4	3.7	0.6	1.4	1.3	1.7	1.3	3.4	2.1
3	Niagara Falls (Core)	2.7	2.8	**	**	4.6	5.9	1.6	0.5	**	**
4	Niagara Falls (Remainder)	2.0	1.7	**	**	4.1	1.8	1.3	1.2	**	**
3-4	Niagara Falls City	2.5	2.4	**	**	4.5	4.8	1.5	0.8	**	**
5	Welland City	4.2	1.6	**	0.0	5.4	2.6	4.1	1.4	1.7	0.3
6	Other areas	3.0	4.2	14.2	**	3.7	5.1	2.3	3.5	0.0	2.5
7	Fort Erie Town	5.6	4.2	**	**	5.7	2.9	5.5	4.5	**	0.0
1-7	ST. CATHARINES-NIAGARA CMA	2.6	1.9	4.0	1.8	3.0	2.5	2.2	1.5	2.4	2.4

Apartment Average Rents By Zone and Bedroom Type October 2001 - St. Catharines-Niagara CMA											
Zone	Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
		2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
1	St. Catharines (Core)	\$588	\$612	\$401	\$421	\$541	\$567	\$648	\$679	\$746	\$750
2	St. Catharines (Remainder)	\$659	\$683	\$429	\$459	\$582	\$605	\$701	\$718	\$782	\$849
1-2	St. Catharines City	\$631	\$656	\$412	\$436	\$563	\$587	\$682	\$704	\$776	\$835
3	Niagara Falls (Core)	\$588	\$624	**	**	\$526	\$549	\$633	\$693	**	**
4	Niagara Falls (Remainder)	\$629	\$660	**	**	\$561	\$593	\$649	\$679	**	**
3-4	Niagara Falls City	\$603	\$637	**	**	\$537	\$561	\$639	\$687	**	**
5	Welland City	\$585	\$608	**	\$387	\$516	\$550	\$631	\$643	\$661	\$675
6	Other Areas	\$574	\$593	\$385	**	\$515	\$522	\$604	\$632	\$689	\$675
7	Fort Erie Town	\$514	\$519	**	**	\$458	\$482	\$563	\$561	**	\$663
1-7	ST. CATHARINES-NIAGARA CMA	\$610	\$635	\$405	\$424	\$545	\$569	\$653	\$680	\$727	\$761

Number of Apartment Units - Vacant and Total (Universe) By Zone and Bedroom Type October 2001 - St. Catharines-Niagara CMA											
Zone	Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
		Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
1	St. Catharines (Core)	76	3,185	2	203	31	1,498	34	1,392	9	92
2	St. Catharines (Remainder)	34	4,923	0	124	12	1,750	19	2,561	3	487
1-2	St. Catharines City	110	8,108	2	327	43	3,249	53	3,954	12	579
3	Niagara Falls (Core)	60	2,159	**	**	48	825	7	1,232	**	**
4	Niagara Falls (Remainder)	22	1,255	**	**	5	305	10	793	**	**
3-4	Niagara Falls City	81	3,414	**	**	54	1,129	16	2,025	**	**
5	Welland City	458	2,812	0	106	25	952	19	1,441	1	312
6	Other areas	63	1,509	**	**	24	476	31	881	3	116
7	Fort Erie Town	17	395	**	**	6	204	8	169	0	12
1-7	ST. CATHARINES-NIAGARA CMA	316	16,238	10	582	151	6,010	127	8,470	28	1,176

2. Vacancy Rates, Average Rent and Number of Units - Row

Row Vacancy Rates by Zone and Bedroom Type October 2001 - St. Catharines-Niagara CMA											
Zone	Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
		2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
1	St. Catharines (Core)	**	**	N/U	N/U	N/U	N/U	N/U	N/U	**	**
2	St. Catharines (Remainder)	7.6	0.9	**	**	N/U	N/U	8.2	0.8	7.3	0.9
1-2	St. Catharines City	7.4	0.9	**	**	N/U	N/U	8.2	0.8	7.0	0.9
3	Niagara Falls (Core)	7.1	0.0	N/U	N/U	**	**	**	**	**	**
4	Niagara Falls (Remainder)	**	**	N/U	N/U	**	**	**	**	**	**
3-4	Niagara Falls City	**	**	N/U	N/U	**	**	**	**	**	**
5	Welland City	6.2	6.7	N/U	N/U	**	**	**	**	6.4	5.8
6	Other areas	**	**	**	**	**	**	**	**	**	**
7	Fort Erie Town	0.0	0.0	N/U	N/U	N/U	N/U	**	**	**	**
1-7	ST. CATHARINES-NIAGARA CMA	5.0	2.8	**	**	**	**	5.9	0.9	4.4	3.4

Row Average Rents By Zone and Bedroom Type October 2001 - St. Catharines-Niagara CMA											
Zone	Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
		2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
1	St. Catharines (Core)	**	**	N/U	N/U	N/U	N/U	N/U	N/U	**	**
2	St. Catharines (Remainder)	\$721	\$731	**	**	N/U	N/U	\$684	\$689	\$743	\$758
1-2	St. Catharines City	\$725	\$735	**	**	N/U	N/U	\$684	\$689	\$748	\$762
3	Niagara Falls (Core)	\$647	\$669	N/U	N/U	**	N/A	**	**	**	**
4	Niagara Falls (Remainder)	**	**	N/U	N/U	**	**	**	**	**	**
3-4	Niagara Falls City	**	**	N/U	N/U	**	**	**	**	**	**
5	Welland City	\$680	\$676	N/U	N/U	**	**	**	**	\$694	\$689
6	Other Areas	**	**	**	**	**	**	**	N/A	**	N/A
7	Fort Erie Town	\$683	\$677	N/U	N/U	N/U	N/U	**	**	**	**
1-7	ST. CATHARINES-NIAGARA CMA	\$687	\$692	**	**	**	**	\$661	\$673	\$713	\$715

Number of Row Units - Vacant and Total (Universe) By Zone and Bedroom Type October 2001 - St. Catharines-Niagara CMA											
Zone	Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
		Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
1	St. Catharines (Core)	**	**	N/U	N/U	N/U	N/U	N/U	N/U	**	**
2	St. Catharines (Remainder)	3	339	**	**	N/U	N/U	1	118	2	220
1-2	St. Catharines City	3	347	**	**	N/U	N/U	1	118	2	228
3	Niagara Falls (Core)	0	28	N/U	N/U	**	**	**	**	**	**
4	Niagara Falls (Remainder)	**	**	N/U	N/U	**	**	**	**	**	**
3-4	Niagara Falls City	**	**	N/U	N/U	**	**	**	**	**	**
5	Welland City	13	194	N/U	N/U	**	**	**	**	10	172
6	Other areas	**	**	**	**	**	**	**	**	**	**
7	Fort Erie Town	0	24	N/U	N/U	N/U	N/U	**	**	**	**
1-7	ST. CATHARINES-NIAGARA CMA	27	948	**	**	**	**	2	221	23	663

3. Vacancy Rates and Average Rent by Structure Size - Apartments

Apartment Vacancy Rates by Structure Size and Bedroom Type October 2001- St. Catharines-Niagara CMA										
Size	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
3 - 5 Units	4.1	4.2	4.7	2.2	6	7	3.4	2.2	0.5	2.6
6 - 19 Units)	3.7	2.5	3.4	1.7	3.6	2.4	3.6	2.5	**	**
20 - 49 Units	2.1	1.4	10.4	**	2.7	1.7	1.5	0.9	1	4.3
50 - 99 Units	0.9	0.8	1.4	0	0.6	0.8	0.8	0.9	3	1.4
100+ Units	2.5	1.3	0	3.4	2.5	1.4	2.3	1.3	3.8	0.7
6+ Units	2.3	1.5	3.7	1.6	2.3	1.6	2	1.4	3.2	2.2
ST. CATHARINES-NIAGARA CMA	2.6	1.9	4	1.8	3	2.5	2.2	1.5	2.4	2.4

Apartment Average Rents By Structure Size and Bedroom Type October 2001- St. Catharines-Niagara CMA								
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
	2000	2001	2000	2001	2000	2001	2000	2001
3 - 5 Units	\$372	\$387	\$440	\$465	\$540	\$557	\$603	\$672
6 - 19 Units)	\$396	\$420	\$496	\$515	\$589	\$619	**	**
20 - 49 Units	\$426	**	\$578	\$601	\$657	\$680	\$720	\$736
50 - 99 Units	\$442	\$473	\$618	\$652	\$718	\$754	\$821	\$850
100+ Units	\$446	\$469	\$587	\$611	\$703	\$718	\$820	\$845
6+ Units	\$417	\$447	\$567	\$590	\$668	\$695	\$781	\$809
ST. CATHARINES-NIAGARA CMA	\$405	\$424	\$545	\$569	\$653	\$680	\$727	\$761

4. Publicly Initiated Apartment and Row Units

Publicly Initiated Units Vacant and Total (Universe) by Bedroom Type October 2001 - St. Catharines-Niagara CMA										
Type	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Apartments	25	4,679	0	167	1	2,990	16	1,081	8	441
Row and Apartment Units	42	6,360	0	179	1	3,014	20	1,592	21	1,575

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