



AST FAX

Nova Scotia

RENTAL MARKET REPORT

NOVA SCOTIA CA's

Canada Mortgage and Housing Corporation

Vacancy Rate Declines in Most Urban Centres

NOVEMBER 26TH, 2001

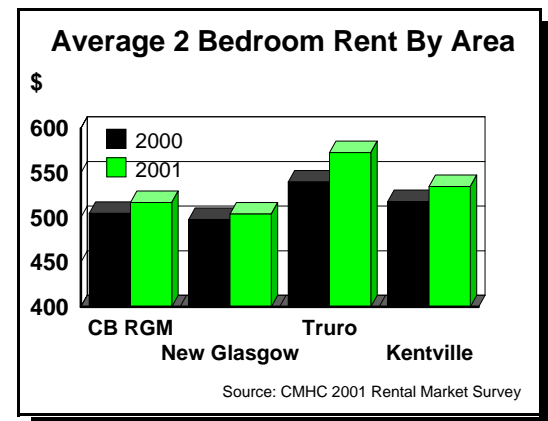
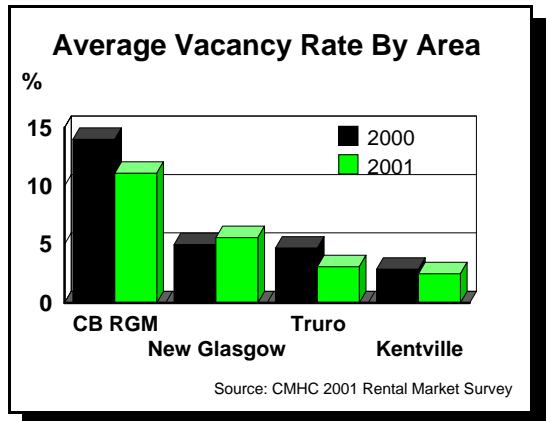
The average vacancy rate for rental units declined over the past year in three of the four largest urban areas of Nova Scotia outside of Halifax, while the average rent for two bedroom rental units increased in each of these four centres. Vacancy rates ranged from a low of 2.5 per cent in Kentville, to a high of 11.1 per cent in Cape Breton. The average rent for a two bedroom apartment ranged from a low of \$504 in New Glasgow, to a high of \$573 in Truro.

In the Cape Breton Regional Municipality, an increase in call centre employment has resulted in higher rental demand in the Sydney area, drawing down the vacancy rate almost three percentage points to 11.1 per cent in 2001 from last year. Average rents have kept pace with inflation, rising from \$603 to \$619 per month over the past year. While this is an encouraging trend for property owners in the area, the Cape Breton rental market is still considered to be oversupplied.

For the second consecutive year, New Glasgow experienced an increase in its vacancy rate, rising slightly from 5.0 per cent in 2000 to 5.6 per cent in 2001. Rental demand in New Glasgow has weakened as some renters have moved to nearby Antigonish and Truro to take advantage of a recent surge in employment prospects in the construction industry in those areas. Consequently, average rents have generally not increased over the past year.

For the third year in a row, Kentville reported a decline in its vacancy rate, dropping from 2.9 per cent to 2.5 per cent over the past twelve months. This can be attributed to strong employment growth this year that has attracted young people from adjacent towns and rural areas in the Annapolis Valley. This has caused the average two bedroom rent in Kentville to climb to \$535 per month this year from \$518 in 2000.

The rental market in Truro experienced a decrease in vacant units for the second year in a row, with the vacancy rate falling from 4.7 per cent in 2000 to 3.1 per cent this year. Substantial new construction activity in the hub city has drawn workers to Truro on a temporary basis, increasing rental demand and causing overall average rents to climb by approximately 6 per cent as well.



For more information call:
CMHC Atlantic Region Market Analysis Centre
David McCulloch (902) 426-8465
Brian Baxter (902) 426-8348



Canada

1. Vacancy Rates

Apartment and Row Vacancy Rates by Zone and Bedroom Type - Nova Scotia CA's

Area (Zone)	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Cape Breton RGM	27.0	20.8	15.3	14.0	12.4	8.9	5.3	6.4	14.0	11.1
Sydney City	28.2	20.5	15.3	11.7	13.8	8.4	NA	4.9	14.9	10.1
Remainder	NA	NA	15.4	18.3	8.6	10.1	NA	NA	11.5	14.0
New Glasgow CA	5.8	3.4	3.4	7.5	5.8	5.6	4.4	1.0	5.0	5.6
Truro CA	NA	4.1	5.0	3.3	4.3	2.9	NA	3.0	4.7	3.1
Kentville CA	5.4	5.5	2.7	2.9	2.9	2.1	2.1	1.3	2.9	2.5

2. Average Rents

Apartment and Row Average Rents by Area and Bedroom Type - Nova Scotia CA's

Area (Zone)	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom	
	2000	2001	2000	2001	2000	2001	2000	2001
Cape Breton RGM	\$335	\$359	\$405	\$409	\$505	\$517	\$603	\$619
Sydney City	\$342	\$368	\$410	\$420	\$514	\$526	NA	\$636
Remainder	NA	NA	\$396	\$388	\$481	\$497	NA	NA
New Glasgow CA	\$376	\$331	\$436	\$424	\$498	\$504	\$554	\$541
Truro CA	NA	\$329	\$412	\$424	\$540	\$573	NA	\$601
Kentville CA	\$349	\$355	\$420	\$430	\$518	\$535	\$784	\$816

3. Rental Universe

Rental Universe and Vacant Units by Area and Bedroom Type - Nova Scotia CA's

Area (Zone)	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cape Breton RGM	34	162	88	631	105	1,180	10	157	237	2,131
New Glasgow CA	4	116	27	361	40	715	1	115	73	1,307
Truro CA	4	108	23	707	37	1,264	5	150	70	2,230
Kentville CA	5	94	17	587	25	1,195	2	151	50	2,027