



# AST FAX

Belleville CA

## RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

NOVEMBER 26, 2001

### Overall vacancy rate remains stable in Belleville

The overall rental vacancy rate in the Belleville-Quinte remained stable this year, nudging up from 5.0 per cent to **5.1 per cent** in 2001.

The vacancy rate for bachelor units jumped dramatically from 4.5 to 16 per cent in 2001. Vacancy rates also increased for one-bedroom and three-bedroom units, while the rate for two-bedroom units dropped to 4.2 per cent.

The situation in the city of Belleville remains very different than in Quinte West. In the City of Belleville, the vacancy rate is 4.1 per cent, up from 2.5 per cent in 2000. Quinte West's vacancy rate is now 8.0 per cent, down from a high 11.1 per cent last year.

With a very high vacancy rate of 16 per cent, rents decreased for bachelors unit accommodation. The average monthly rent for a bachelor unit is now \$425 per month, compared to \$431 a year ago. Two bedroom units, with the lowest vacancy rate at 4.2 per cent overall, saw their rent increase by 1.1 per cent. All rent increases in Belleville are well below the 2.9 per cent Ontario Rent Review Guideline

CMHC's rental market survey is conducted every year in early October and measures trends in a universe of 6,730 rental apartments in the Belleville-Quinte area.

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Rental Vacancy Rates	2000	2001
Bachelor	4.5	16.0
1 Bedroom	4.9	6.1
2 Bedroom	5.1	4.2
3 Bedroom and +	4.3	5.0
<b>Total</b>	<b>5.0</b>	<b>5.1</b>

Average Rents	2000	2001
Bachelor	\$431	\$425
1 Bedroom	\$551	\$554
2 Bedroom	\$643	\$649
3 Bedroom and +	\$738	\$698

Rental Units	Vacant	Total
Bachelor	26	161
1 Bedroom	129	2128
2 Bedroom	172	4053
3 Bedroom and +	19	387
<b>Total</b>	<b>346</b>	<b>6730</b>

Note: All data is for privately initiated apartment and row buildings with 3 units and over.



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## 1. Vacancy Rates

### Rental Vacancy Rates by Zone and Bedroom Type Belleville and Trenton Area

Area	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 City of Belleville	3.3	16.3	2.8	4.8	2.2	3.0	3.7	5.0	2.5	4.1
Zone 2 City of Quinte West	*	*	11.4	10.5	11.0	7.1	*	*	11.1	8.0
<b>Belleville CA</b>	<b>4.5</b>	<b>16.0</b>	<b>4.9</b>	<b>6.1</b>	<b>5.0</b>	<b>4.2</b>	<b>4.3</b>	<b>5.0</b>	<b>5.0</b>	<b>5.1</b>

## 2. Average Rents

### Average Rents by Zone and Bedroom Type (\$) Belleville and Trenton Area

Area	Bachelor		One Bedroom		Two Bedroom		Three+ Bedroom		All Units	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 City of Belleville	428	433	564	565	649	655	757	702	622	621
Zone 2 City of Quinte West	*	*	508	516	629	636	*	*	598	602
<b>Belleville CA</b>	<b>431</b>	<b>425</b>	<b>550</b>	<b>554</b>	<b>642</b>	<b>649</b>	<b>740</b>	<b>698</b>	<b>615</b>	<b>616</b>

\* denotes sample too small to be reported.

To get a complete picture of the Belleville-Quinte Area's rental market, including vacancy rates and rents by zone, call to order CMHC's Belleville-Quinte Rental Market tables (charges apply). Call (613) 748-5128.