



# EAST FAX

*Peterborough*

## RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

NOVEMBER 26TH, 2001

### Vacancy Rates Edge Higher

Despite posting a slight increase in its overall vacancy rate, Peterborough's rental market remained in balanced territory this year. According to the October 2001 Rental Market Survey, the average private apartment vacancy rate is currently pegged at 3.7 percent, up from 3.2 percent last year.

By bedroom type, bachelor units experienced the largest jump in vacancy rates, rising from 0 percent to 6.9 percent over the course of the year, while two and three bedroom units experienced increases of 0.7 and 1.8 percent respectively. One bedroom units by contrast experienced a slight increase in demand compared to last year, leading to a 0.6 percent vacancy rate decline.

Despite this year's slight increase in vacancy rates, average rents continued to edge higher in 2001. Reflective of their relative lower vacancy rate, one bedroom units experienced the largest gain in average rents, rising from \$562 to \$596, an increase of 6 percent, while overall average rents increased by a more modest 3.7 percent.

Within the surrounding area, both Cobourg and Port Hope experienced increases in their vacancy rates, rising to 2.5 and 2.7 percent respectively, while Lindsay saw its vacancy rate fall to 2.6 percent.

CMHC's survey was conducted in early October and measured trends in a universe of 5,044 private apartments in buildings with three or more units available for rent.

Apartment Vacancy Rates	2000	2001
Bachelor	0.0%	6.9
1 Bedroom	3.9%	3.3
2 Bedroom	2.9%	3.6
3 Bedroom and +	3.2%	5.0
Total	3.2%	3.7

Average Apartment Rents	2000	2001
Bachelor	\$446	467
1 Bedroom	\$562	596
2 Bedroom	\$683	698
3 Bedroom and +	\$809	833
Total	\$647	671

Apartment Units (2001)	Vacant	Total
Bachelor	7	104
1 Bedroom	56	1,675
2 Bedroom	102	2,880
3 Bedroom and +	19	385
Total	185	5,044

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Canada

## Cobourg CA

Apartment Vacancy Rates	2000	2001
Bachelor	6.7	0.0
1 Bedroom	1.1	3.5
2 Bedroom	1.5	2.5
3 Bedroom +	0.0	0.0
Total	1.5	2.5

Average Apartment Rents	2000	2001
Bachelor	\$432	443
1 Bedroom	\$601	605
2 Bedroom	\$687	712
3 Bedroom +	\$792	808
Total	\$657	677

Apartment Units	Vacant	Total
Bachelor	0	33
1 Bedroom	9	264
2 Bedroom	12	497
3 Bedroom +	0	66
Total	22	859

## Lindsay CA

Apartment Vacancy Rates	2000	2001
Bachelor	9.0	11.8
1 Bedroom	3.5	2.8
2 Bedroom	2.0	1.5
3 Bedroom +	3.3	1.6
Total	3.1	2.6

Average Apartment Rents	2000	2001
Bachelor	\$421	434
1 Bedroom	\$615	625
2 Bedroom	\$732	750
3 Bedroom +	\$811	843
Total	\$667	681

Apartment Units	Vacant	Total
Bachelor	8	70
1 Bedroom	16	594
2 Bedroom	9	609
3 Bedroom +	1	62
Total	35	1,355

## Port Hope CA

Apartment Vacancy Rates	2000	2001
Bachelor	**	**
1 Bedroom	0.0	3.6
2 Bedroom	0.0	2.5
3 Bedroom +	**	**
Total	0.3	2.7

Average Apartment Rents	2000	2001
Bachelor	**	**
1 Bedroom	\$665	685
2 Bedroom	\$738	770
3 Bedroom +	**	**
Total	\$711	733

Apartment Units	Vacant	Total
Bachelor	**	**
1 Bedroom	5	139
2 Bedroom	4	162
3 Bedroom +	**	**
Total	9	328