



# A S T F A X

Regina

## RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

November 26TH, 2001

### Regina average vacancy rates and rents up

The average vacancy rate in Regina apartments rose by 0.7 percentage points to 2.1 per cent in October, the highest level of vacancy recorded since October 1995.

Vacancy rates have increased due to weak employment gains and higher out-migration, particularly in those age groups most likely to consider rental housing. Despite generally weak economic conditions for new rental households, the resale market has been buoyant and higher-income rental households have turned to homeownership further contributing to higher vacancy rates.

The average vacancy rate increased in all Regina zones but the highest average vacancy rate was found in Regina North neighbourhoods including Churchill downs, City View, Coronation Park, Regent Park and Normanview. The lowest average vacancy rate was found in south Regina neighbourhoods such as Hillsdale, Qu' appelle Village, Whitmore Park and Albert Park.

Regina saw a 2.8 per cent increase in average rent for all types of apartments, the highest increase since 1999. The average rent for one bedroom apartments increased by 3.3 per cent and two bedroom rents increased 3.5 per cent.

The highest average rent was found in apartment buildings in Northwest neighbourhoods such as Uplands, Walsh Acres, McCarthy Park and Sherwood Estates while the lowest average rent was found in downtown Regina.

CMHC conducts the Rental Market Survey annually in October in all census metropolitan areas and urban centres of 10,000 population or over.

**Note: All information in the tables is for apartment structures of three or more units. Numbers are weighted and may not add due to rounding.**

Apartment Vacancy Rates (%)	2000	2001
Bachelor	0.9	2.2
1 Bedroom	1.4	2.1
2 Bedroom	1.5	2.0
3 Bedroom+	2.0	3.0
Total	1.4	2.1

Average Apartment Rents	2000	2001
Bachelor	\$329	\$334
1 Bedroom	\$461	\$476
2 Bedroom	\$549	\$568
3 Bedroom+	\$604	\$652
Total	\$497	\$511

Apartment Units (2001)	Vacant	Total
Bachelor	18	826
1 Bedroom	111	5,233
2 Bedroom	107	5,353
3 Bedroom+	6	204
Total	242	11,616

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Paul Caton, CMHC - Market Analysis Saskatchewan  
Saskatoon (306) 975-4897  
Regina (306) 780-5889  
pcaton@cmhc-schl.gc.ca



Canada

# 1. Apartment Vacancy Rates

## Apartment Vacancy Rates by Zone and Bedroom Type (%)

### Regina

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 – Downtown	1.1	2.2	1.1	3	0.3	1.4	**	**	0.9	2.5
Zone 2 – South	0.6	1.3	1.3	0.9	0.4	1	**	**	0.8	1.0
Zone 3 – East	0	**	2	1.1	3.3	1.8	**	**	3.0	1.4
Zone 4 – North	0.8	4.2	2.6	3.4	2.6	3.2	**	**	2.5	3.3
Zone 5 – Northwest	n/u	n/u	0	0.3	0.2	2	**	**	0.1	1.4
Zone 1 - 5 – Regina City	0.9	2.2	1.4	2.1	1.5	2	2	3	1.4	2.1
Regina Metropolitan Area	0.9	2.2	1.4	2.1	1.5	2.0	2.0	3.0	1.4	2.1

\*\* Not Available N/U = Not in survey universe

# 2. Average Apartment Rents

## Average Apartment Rents by Zone and Bedroom Type

### Regina

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 – Downtown	\$ 301	\$ 309	\$ 428	\$ 434	\$ 601	\$ 587	**	**	\$ 457	\$ 456
Zone 2 – South	\$ 380	\$ 383	\$ 504	\$ 521	\$ 567	\$ 596	**	**	\$ 527	\$ 548
Zone 3 – East	\$ 349	**	\$ 451	\$ 471	\$ 532	\$ 548	**	**	\$ 512	\$ 531
Zone 4 – North	\$ 350	\$ 354	\$ 449	\$ 470	\$ 507	\$ 534	**	**	\$ 484	\$ 507
Zone 5 – Northwest	n/u	n/u	\$ 510	\$ 527	\$ 581	\$ 596	**	**	\$ 558	\$ 571
Zone 1 - 5 – Regina City	\$ 329	\$ 334	\$ 461	\$ 476	\$ 549	\$ 568	\$ 604	\$ 652	\$ 497	\$ 512
Regina Metropolitan Area	\$ 329	\$ 334	\$ 461	\$ 476	\$ 549	\$ 568	\$ 604	\$ 652	\$ 497	\$ 511

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