

## RENTAL MARKET REPORT

## Edmonton CMA

Canada Mortgage and Housing Corporation

Date Released: December 2006

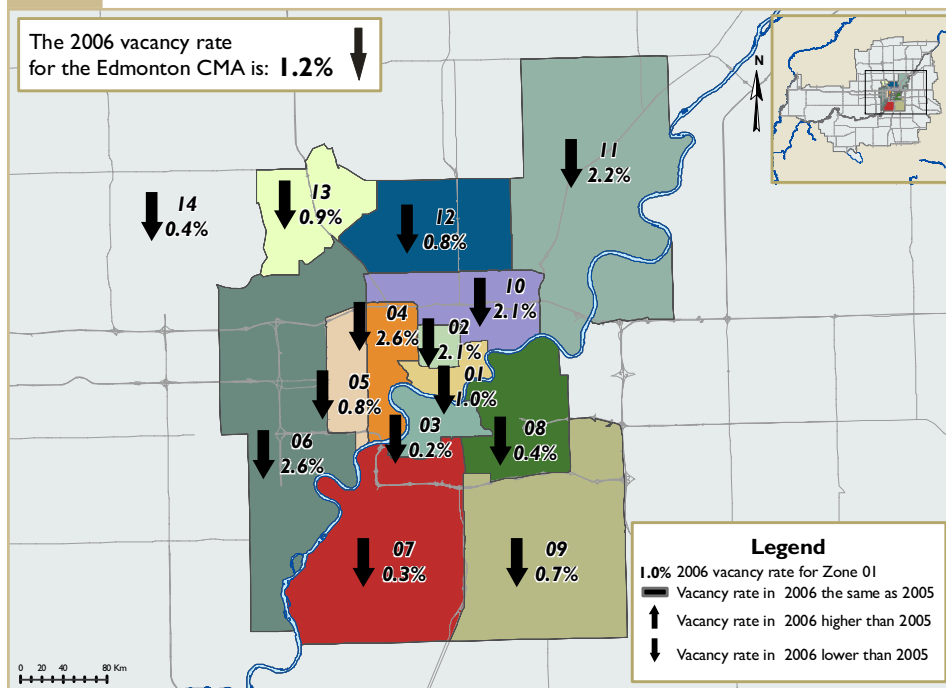
## Highlights

- The apartment vacancy rate across the Edmonton Census Metropolitan Area (CMA) fell from 4.5 per cent in October 2005 to 1.2 per cent in October 2006.
- The average monthly rent for two-bedroom apartments in new and existing structures in the Edmonton CMA was \$808.

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Figure



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<b>Apartment Vacancy Rates (%) by Major Centres</b>		
	<b>2005</b>	<b>2006</b>
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
<b>Total</b>	<b>2.7</b>	<b>2.6</b>

## National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres<sup>1</sup> decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing

structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Calgary and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and Calgary (\$1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments

<sup>1</sup> Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types<sup>2</sup> other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

## Apartment Vacancies Tumble in 2006

Following a moderate decline in 2005, apartment vacancies have tumbled in Edmonton this year to the lowest point since 2001. The apartment

vacancy rate in the Edmonton region fell from 4.5 per cent in October 2005 to 1.2 per cent this October. A rapidly expanding economy has resulted in tight labour market conditions and strong in-migration this year. The growing number of newcomers has bolstered demand for rental units. Meanwhile, the flow of renters to first-time homeownership has also abated as modestly higher mortgage rates and a 30 per cent increase in the average price of a resale home have pushed up the cost of homeownership for many renters. On the supply side, rental apartment completions have been weak in 2006 due to a slowdown in starts for rental tenure. In addition, a number of rental units have been converted to condominium, further reducing the supply of apartments available for rent.

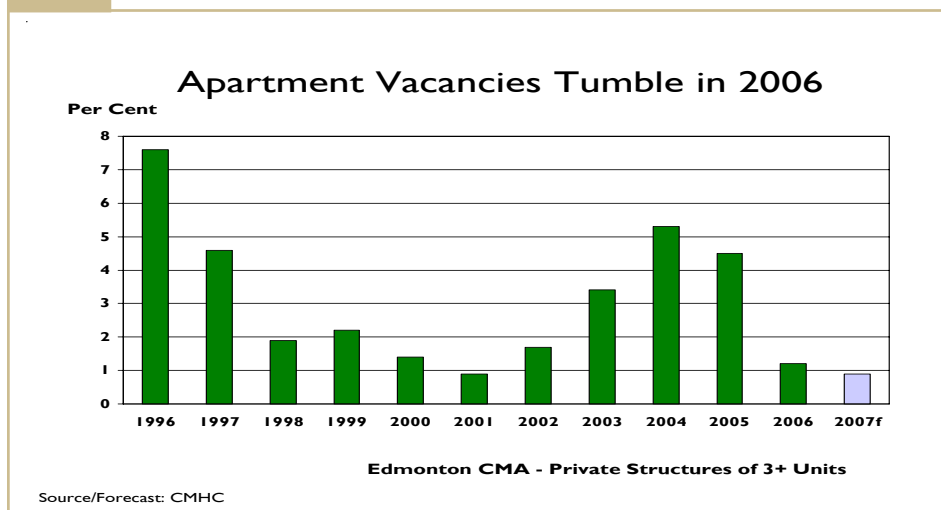
During the period 2004 to 2005, rent increases were minimal across the Edmonton region due to the high vacancy rates produced by the rental

apartment building boom of 2002 and 2003 and outflow of rental households to homeownership. However, with vacancies declining rapidly across Edmonton, there has been upward pressure on rents. Following a modest gain in 2005, the average apartment rent for existings structures jumped by almost 10 per cent in 2006. In monetary terms, the average monthly rent for all unit types increased by \$65 this year compared with an increase of only nine and eight dollars, respectively, in the 2005 and 2004 surveys. The average rent for a one-bedroom unit rose to \$666, while rents for two-bedroom units rose to an average of \$808 per month.

## Edmonton 2006 Rental Market Survey

Apartment vacancies across Metro Edmonton have plunged in 2006 due to a slowdown in rental apartment construction and robust demand associated with rising in-migration. This year's survey identified 770 vacant apartments out of a total universe of 65,524 rental apartment units. This compares with a total of 2,943 vacant apartments tallied in the October 2005 survey. Between surveys, the universe of rental apartments fell by 533 units due to fewer rental completions and an up-tick in condo conversions. Surging prices of resale condos have provided added incentive for some rental building owners to convert their units and capitalize on the current

Figure 1



<sup>2</sup> CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

housing boom. The average resale price of a condominium has increased from \$124,671 in 2003 to nearly \$180,000 this year, representing an annual compound growth rate of 13 per cent.

Overall, the average apartment vacancy rate across the Edmonton region declined by 3.3 percentage points from last October to 1.2 per cent. Among the 28 largest centres across Canada, this represented the biggest year-over-year decline in the apartment vacancy rate. Table 1.1.1 provides the break-out of vacancy rates by survey zone and unit type across Metro for this October compared with last year's results. All unit types were reported to have vacancy rates below 1.5 per cent in 2006, with the largest decline reported in two-bedroom units (down 3.9 percentage points).

The two districts with the lowest vacancy rates in this year's survey were Zones 3 (University) and 7 (South West) at 0.2 and 0.3 per cent, respectively. At 2.6 per cent, zones 4 (West Central) and 6 (West Jasper Place), reported the highest average vacancy rate across Metro. The biggest decline in the vacancy rate was reported in Zone 11 (North East),

which experienced a drop of 8.5 percentage points to 2.2 per cent. Readers should note that Zone 11 experienced a large increase in vacancies in 2005 due to a substantial injection of new units during the previous year.

Figure 2 shows apartment vacancy rates by rent range for this year and 2005. Last year, we noted that vacancy rates were higher than average among the structures renting for less than \$600 per month. In this year's survey, the declines in vacancy rates were the largest among these same categories priced under \$600 per month. The lowest vacancy rates are now found in the mid-priced categories of between \$600 and \$900 per month. Vacancy rates are highest in the most expensive units (1.9 per cent) and at the bottom end of the rent scale (1.8 per cent) where project quality is often a cause of higher turnovers. Table 1.4 illustrates these results by bedroom type.

## Availability Rates Continue to Fall

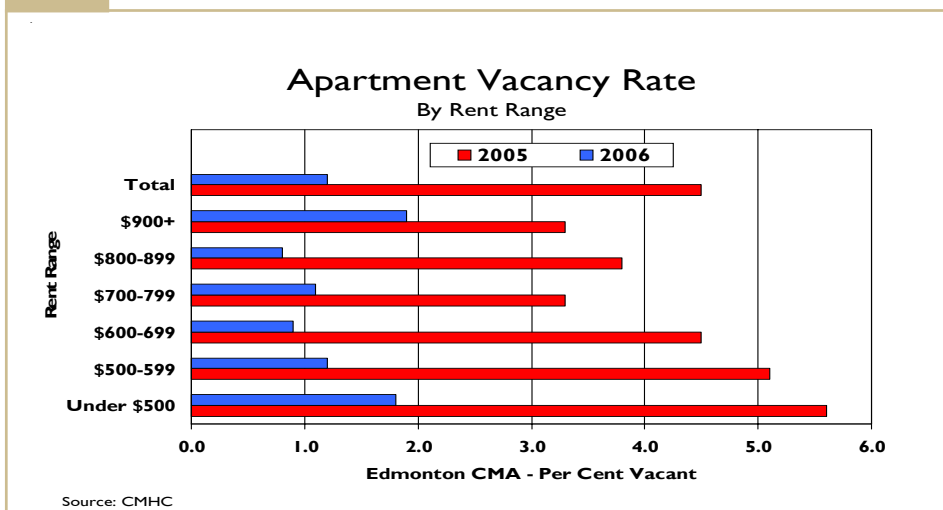
The availability rate for apartments across Metro dropped to 1.7 per cent this year compared with 5.7 per cent in 2005's survey and 6.9 per cent in October 2004 (see Table 1.1.4). A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The highest availability rates were reported in Zone 4 (3.5%) while the lowest were reported in Zones 3 and 7, with rates of 0.6 and 0.7 per cent, respectively.

## Apartment Rent Increases Accelerate in 2006

Table 1.1.2 provides the details on average apartment rents by bedroom type and survey zone. The area with the highest overall rents remains Zone 7 (South West), which boasts some of the most expensive homes in Edmonton as well. The highest average monthly rents for two-bedroom apartments in new and existing structures were in Zone 1 (\$911), Zone 3 (\$883) and Zone 7 (\$864), followed by Zone 11 (\$856) and Zone 6 (\$836). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Zone 10 (\$664) and Zone 2 (\$657).

The rapid tightening in the rental market has led to bigger rent increases in 2006 than seen in 2005. This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing

Figure 2



structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Edmonton CMA, the average rent for a two-bedroom apartment in existing structures increased by 9.9 per cent in October 2006 compared to a year ago.

## Incentives Dry Up As Vacancies Drop

With apartment vacancies on the downswing, there was also a decline in the number of landlords offering incentives to prevent turnover or lure new tenants into their buildings. Incentives have typically included benefits such as one month free rent, extra appliances, free cable TV or high-speed internet, or two-year leases (with locked in rents). Incentives offered by landlords have plunged to less than three per cent of structures surveyed, down from 19 per cent in 2005 and 28 per cent in 2004. With the average vacancy rate forecast to drop below one per cent next year, incentives will largely disappear as a

marketing strategy for many property managers.

## Row Vacancy Rates Drop

Vacancies in Edmonton's row/townhouse rentals have moved downward in lockstep with the apartment market. As shown in Figure 4, the overall vacancy rate in row units across Metro fell from 3.3 per cent last October to 0.5 per cent this fall. This year's survey found a total of 46 vacant row units out of a universe of 9,023 units. This compares with 305 vacant townhouse units tallied in October 2005's survey and 365 in 2004. As was the case in 2005, there were few row rental units under construction in the fall of 2006, and we expect further declines in the townhouse vacancy rate in 2007. The dearth of units available in the market place should signal an opportunity for new development next spring. The availability rate for row units, reported in Table 2.1.4, fell to from 4.6 per cent last October to 0.8 per cent in 2006.

Table 2.1.2 provides the details on average townhouse rents by bedroom

type and survey zone. The highest average monthly rents for two-bedroom row units in new and existing structures were in Zones 5-6 (\$936). The lowest average monthly rents for two-bedroom townhouse units in new and existing structures were reported in Zone 10 (\$776) and Zone 4 (\$759).

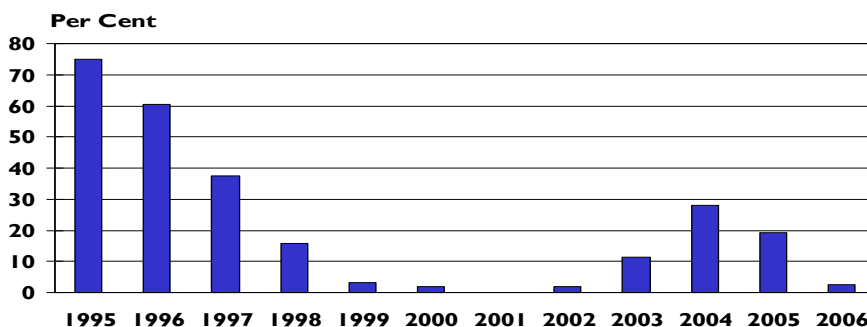
## Rental Market Outlook

Apartment vacancies across the region have fallen this year due to robust household formation stemming from a combination of strong in-migration and income growth. Demand for rental units has also benefited from the escalating cost of homeownership which has forced some prospective first-time buyers to the sidelines. The supply demand balance has also become tighter because most of the multi-family housing starts in 2005 and 2006 have been slated for condominium tenure. Discussions with industry reveal that rental starts have declined in 2006, in part, because rent increases in previous years failed to keep pace with the rising costs of constructing and maintaining new rental units. With rental starts and completions remaining low in 2007, look for further tightening in the vacancy rate. Demand for rental accommodation will continue to out-strip new supply, with apartment vacancies expected near 0.9 per cent, the lowest level since 2001.

Strong demand for rental housing will keep rents rising in 2007. The average rent is forecast to rise to \$814 per month by October 2007 for all units.

Figure 3

### Fewer Rental Apartments Offering Incentives

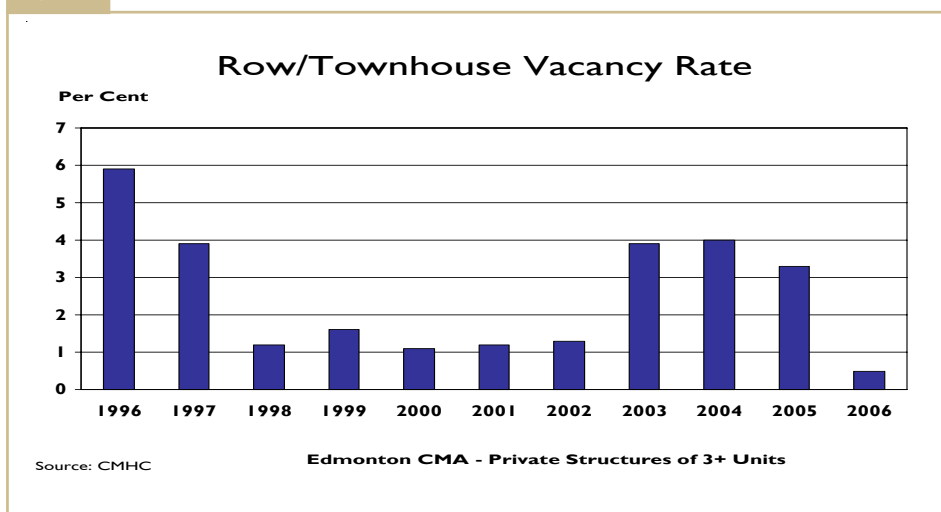


Source: CMHC

Edmonton CMA - Private Structures of 3+ Units



Figure 4



## Condominium Rental Market Survey

CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, CMHC will now provide information on apartment condominiums offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. The additional information should help to provide a more complete overview of the rental markets in those centres.

Also, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, -rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units. The

methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

### Rental Condo Apartment Market Very Tight

While the availability of units in Edmonton's rental stock have dropped dramatically in the past year, vacant rental condo units are even harder to find. As shown in Table 4.1.1, the vacancy rate in Edmonton's condominiums that are investor-owned and rented stood at 0.6 per cent this October, compared with a vacancy rate of 1.2 per cent for rental apartments.

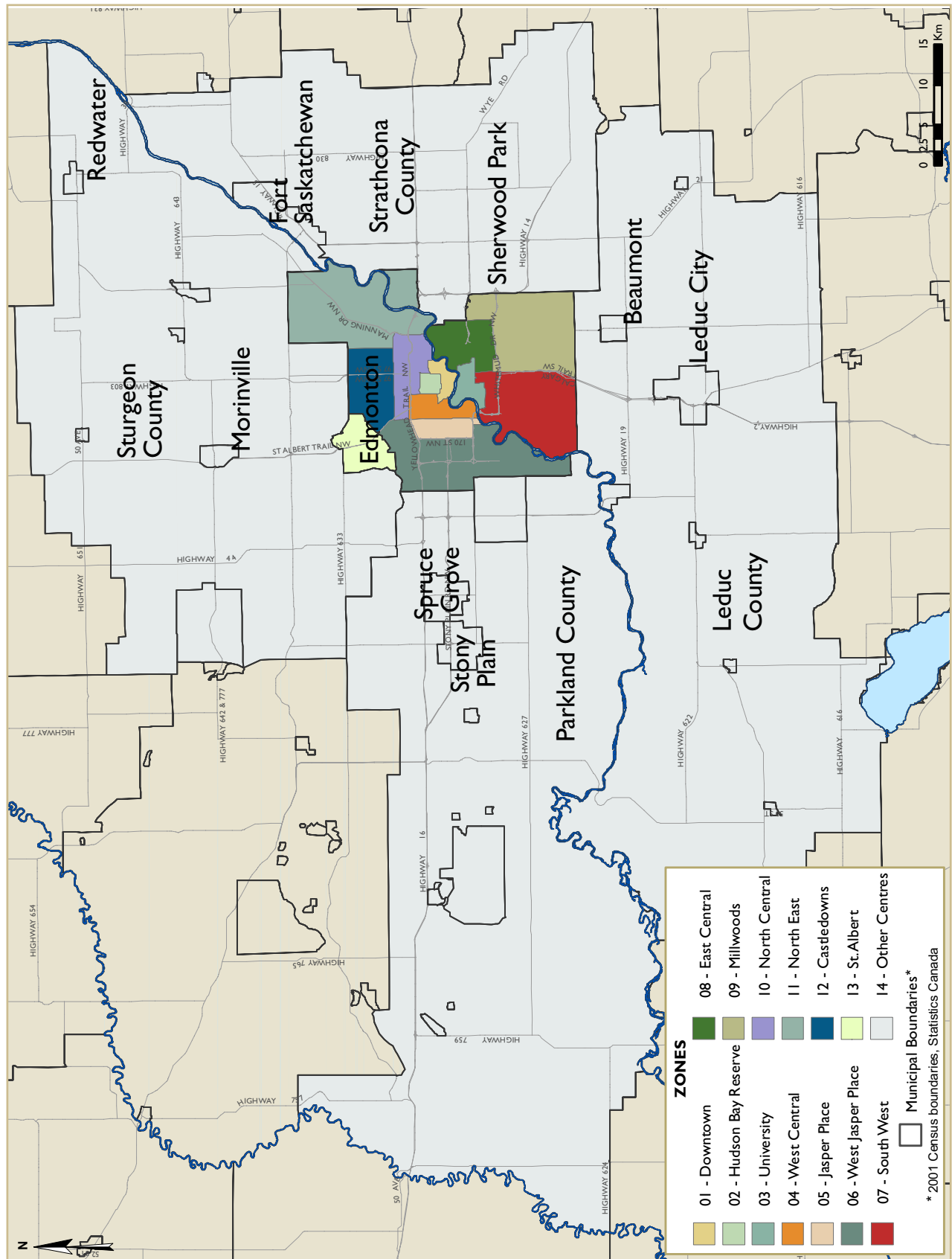
Table 4.3.1 provides information on the size of Edmonton's secondary rental apartment market. Of the 22,319 units sampled, 3,974 or 18 per cent were identified as rental units. This proportion of rental condos is similar to what our survey found in Calgary. Among rental condos, vacancies were lowest in Suburban Edmonton (0.2 per cent) and highest in the city's Central area (0.9 per cent).

Readers should note that locations identified as "Other Metro" are found in Zones 13 (St. Albert) and Zone 14.

Table 4.1.2 compares rental rates by bedroom type and location. For the most part, rents in condo apartments are typically higher than in standard rental units. The gap appears to be widest in two-bedroom units, where we find a \$100 per month premium for renting a condo. The average monthly rent for a two-bedroom rental unit was \$808 compared to an average monthly rent of \$908 for a two-bedroom condo unit. In general, condominium units would be expected to rent for more than a similar sized rental unit because new condos are designed and marketed as "homeowner product." As such, condo apartments are typically better appointed than rentals, with features such as in-suite washer-dryers, walk-in closets and en-suite bathrooms.

### Rental Market Survey - Now also done in the spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.



RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	<b>Downtown</b> - Census tracts: 030.00, 031.00, 032.01-032.02, 033.00, 034.00, 044.00, 045.00
Zone 2	<b>Hudson Bay Reserve</b> - Census tracts: 046.00, 047.00, 054.00
Zone 3	<b>University</b> - Census tracts: 010.00, 011.00, 013.00, 014.00, 021.00, 022.00, 023.00
Zone 4	<b>West Central</b> - Census tracts: 009.00, 024.00, 029.00, 048.00, 049.00, 052.01-052.02, 053.00, 063.00, 064.01-064.02
<b>Zones 1-4</b>	<b>Edmonton Core</b>
Zone 5	<b>Jasper Place</b> - Census tracts: 007.01, 008.00, 025.00, 026.00, 027.00, 028.00, 050.00, 051.01, 051.02
Zone 6	<b>West Jasper Place</b> - Census tracts: 006.01-006.09, 006.11-006.12, 007.02, 079.00
<b>Zones 5-6</b>	<b>West</b>
Zone 7	<b>South West</b> - Census tracts: 001.02, 001.03-001.07, 002.01-002.05, 003.00, 004.00, 005.01-005.02, 005.04-005.06, 012.01-012.02, 104.06
Zone 8	<b>East Central</b> - Census tracts: 015.01-015.02, 016.01-016.02, 017.00, 018.00, 019.01-019.02, 020.00, 035.00, 036.00, 037.00, 038.00, 039.00, 040.00, 041.00
Zone 9	<b>Millwoods</b> - Census tracts: 001.01, 090.01-090.09, 090.11-090.13, 090.15-090.22, 104.07
<b>Zone 7-9</b>	<b>South</b>
Zone 10	<b>North Central</b> - Census tracts: 043.00, 055.00, 056.00, 057.00, 059.00, 060.01-060.02, 061.00, 062.00, 065.01-065.03, 066.00, 067.00, 068.00, 069.00, 070.00, 071.00, 072.00, 073.00, 074.00
Zone 11	<b>North East</b> - Census tracts: 042.01-042.02, 058.00, 075.01-075.10, 140.01
Zone 12	<b>Castledowns</b> - Census tracts: 076.01-076.02, 077.01-077.02, 078.01-078.03, 078.05-078.11, 121.05
<b>Zones 10-12</b>	<b>North</b>
<b>Zones 1-12</b>	<b>City of Edmonton</b>
Zone 13	<b>St. Albert</b> - Census tracts: 120.01-120.03, 120.05-120.06, 121.02-121.04, 121.06, 140.03
Zone 14	<b>Other Centres</b> - Census tracts: 100.00, 101.01-101.02, 102.00, 103.00, 104.02, 104.04-104.05, 105.01, 105.03-105.04, 106.00, 110.01-110.02, 111.00, 140.04, 141.00, 142.01-142.04, 150.00, 151.00, 152.00, 153.00, 154.00, 155.00, 156.00, 157.00, 160.01-160.02, 161.00, 162.01-162.02, 163.03-163.04, 164.00, 165.01-165.02, 166.00, 200.00
<b>Zones 1-14</b>	<b>Edmonton CMA</b>



CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	<b>Central</b> includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	<b>Suburban</b> includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	<b>Other Metro</b> includes RMS Zone 13 (St. Albert); and Zone 14 (Other Centres).
<b>Sub Areas 1-3</b>	<b>Edmonton CMA</b>

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

## RENTAL MARKET REPORT TABLES

### Available in ALL Rental Market Reports

#### Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

### Available in SELECTED Rental Market Reports

#### Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

#### Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type

#### Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

### Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

#### Rental Condominium Apartment Data \*

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

### Available in the Montreal, Toronto and Vancouver Reports

#### Secondary Rented Unit Data \*

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

\* New Surveys - Please refer to the Methodology section for additional information.

### 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	3.6 b	1.0 a	4.6 b	1.1 a	4.1 b	0.6 a	2.7 a	0.4 a	4.3 b	1.0 a
Zone 2	4.2 c	2.0 c	7.5 a	2.8 b	6.8 b	0.9 a	2.9 c	0.0 b	7.0 a	2.1 a
Zone 3	0.6 b	0.1 b	1.6 a	0.4 a	1.6 a	0.0 c	2.7 c	0.0 c	1.5 a	0.2 a
Zone 4	9.0 a	3.6 b	5.9 b	2.5 b	4.0 b	2.7 a	6.9 c	0.0 d	5.5 a	2.6 a
Edmonton Core (Zones 1-4)	3.4 b	1.2 a	4.5 a	1.4 a	4.0 a	0.8 a	3.2 b	0.2 b	4.2 a	1.2 a
Zone 5	2.6 c	0.0 c	4.2 b	0.9 a	6.5 a	0.7 a	5.9 a	1.3 a	5.2 a	0.8 a
Zone 6	3.3 c	2.3 a	3.7 d	2.3 a	9.9 c	2.7 b	2.4 c	2.8 b	7.0 c	2.6 a
West (Zones 5-6)	3.0 c	1.1 a	4.1 b	1.4 a	8.2 b	1.8 b	4.2 b	2.1 b	5.9 b	1.6 a
Zone 7	3.5 a	0.5 a	2.1 a	0.4 a	2.4 a	0.3 a	0.8 a	0.0 b	2.3 a	0.3 a
Zone 8	1.0 a	0.9 a	2.1 a	0.5 a	3.1 b	0.2 a	1.2 a	0.0 a	2.5 a	0.4 a
Zone 9	2.9 a	2.7 a	1.8 a	0.6 a	2.8 a	0.6 a	0.8 a	1.6 a	2.3 a	0.7 a
South (Zones 7-9)	2.6 a	0.9 a	2.1 a	0.5 a	2.6 a	0.4 a	0.8 a	0.3 a	2.3 a	0.4 a
Zone 10	**	3.1 d	6.5 b	1.7 c	6.2 c	**	**	0.6 b	6.5 b	2.1 c
Zone 11	8.1 c	0.0 a	4.2 a	1.5 a	14.2 a	2.9 a	13.3 c	0.8 a	10.7 a	2.2 a
Zone 12	16.3 a	4.5 a	2.8 a	0.0 a	4.3 a	1.1 a	1.3 a	1.8 a	3.7 a	0.8 a
North (Zones 10-12)	9.4 c	2.9 c	5.3 b	1.4 a	9.0 b	2.4 b	7.5 b	1.0 a	7.3 b	1.9 a
Edmonton City (Zones 1-12)	4.1 a	1.4 a	4.2 a	1.3 a	5.3 a	1.2 a	4.1 a	0.9 a	4.6 a	1.2 a
Zone 13	n/u	n/u	0.0 a	0.5 a	2.0 a	0.0 a	4.4 a	4.8 a	2.0 a	0.9 a
Zone 14	4.0 a	1.4 a	2.1 a	0.6 a	2.1 a	0.3 a	4.1 a	1.4 a	2.2 a	0.4 a
<b>Edmonton CMA</b>	<b>4.1 a</b>	<b>1.4 a</b>	<b>4.1 a</b>	<b>1.2 a</b>	<b>5.0 a</b>	<b>1.1 a</b>	<b>4.1 a</b>	<b>1.2 a</b>	<b>4.5 a</b>	<b>1.2 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

### 1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	522 a	592 a	648 a	715 a	825 a	911 a	1,010 a	1,022 a	688 a	758 a
Zone 2	447 a	461 a	528 a	548 a	634 a	657 a	682 a	735 a	557 a	578 a
Zone 3	563 a	621 b	644 a	695 a	840 a	883 a	813 b	825 c	691 a	737 a
Zone 4	496 a	520 a	585 a	623 a	680 a	730 a	792 a	838 b	613 a	654 a
Edmonton Core (Zones 1-4)	522 a	576 a	619 a	670 a	774 a	830 a	885 a	911 a	658 a	710 a
Zone 5	465 a	487 a	550 a	612 a	683 a	770 a	776 a	910 a	618 a	691 a
Zone 6	552 a	610 a	665 a	741 a	743 a	836 a	872 a	983 a	723 a	808 a
West (Zones 5-6)	516 a	547 a	580 a	659 a	712 a	804 a	821 a	950 a	660 a	744 a
Zone 7	586 a	656 a	665 a	748 a	774 a	864 a	858 a	999 a	735 a	826 a
Zone 8	464 a	507 a	584 a	620 a	682 a	731 a	755 a	794 a	629 a	671 a
Zone 9	501 a	605 a	601 a	693 a	726 a	814 a	843 a	908 a	681 a	769 a
South (Zones 7-9)	541 a	607 a	634 a	708 a	750 a	833 a	845 a	961 a	705 a	786 a
Zone 10	433 a	466 a	558 a	585 a	626 a	664 a	734 a	778 a	579 a	605 a
Zone 11	464 a	515 a	575 a	709 a	691 a	856 a	763 a	867 a	654 a	804 a
Zone 12	460 a	540 a	579 a	621 a	667 a	714 a	764 a	821 a	643 a	690 a
North (Zones 10-12)	438 a	475 a	566 a	623 a	661 a	757 a	756 a	834 a	617 a	689 a
Edmonton City (Zones 1-12)	513 a	562 a	609 a	667 a	733 a	811 a	821 a	911 a	660 a	726 a
Zone 13	n/u	n/u	593 a	643 a	709 a	773 a	760 a	818 a	697 a	750 a
Zone 14	480 a	511 a	595 a	628 a	723 a	779 a	752 a	829 a	679 a	729 a
<b>Edmonton CMA</b>	<b>513 a</b>	<b>561 a</b>	<b>608 a</b>	<b>666 a</b>	<b>732 a</b>	<b>808 a</b>	<b>814 a</b>	<b>902 a</b>	<b>662 a</b>	<b>727 a</b>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

### 1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	18 a	1,760	88 a	7,645	22 a	3,817	1 a	251	128 a	13,472
Zone 2	8 c	411	82 b	2,876	13 a	1,505	0 b	79	103 a	4,871
Zone 3	1 b	690	15 a	4,048	0 c	1,757	0 c	154	16 a	6,649
Zone 4	12 b	334	47 b	1,848	33 a	1,263	0 d	62	92 a	3,507
Edmonton Core (Zones 1-4)	39 a	3,194	231 a	16,417	69 a	8,342	1 b	546	340 a	28,499
Zone 5	0 c	179	19 a	2,194	13 a	1,753	4 a	311	36 a	4,437
Zone 6	4 a	177	29 a	1,236	51 b	1,856	10 b	370	94 a	3,639
West (Zones 5-6)	4 a	355	48 a	3,430	64 b	3,609	14 b	682	130 a	8,076
Zone 7	1 a	202	12 a	2,898	15 a	4,402	0 b	480	28 a	7,982
Zone 8	1 a	107	6 a	1,136	2 a	1,078	0 a	79	9 a	2,400
Zone 9	1 a	37	5 a	880	8 a	1,299	2 a	128	16 a	2,344
South (Zones 7-9)	3 a	345	23 a	4,913	25 a	6,780	2 a	688	53 a	12,726
Zone 10	16 d	533	52 c	2,982	**	1,776	1 b	170	117 c	5,461
Zone 11	0 a	50	21 a	1,364	63 a	2,202	3 a	392	87 a	4,008
Zone 12	2 a	44	0 a	784	14 a	1,308	4 a	227	20 a	2,363
North (Zones 10-12)	18 c	627	73 a	5,130	125 b	5,286	8 a	789	224 a	11,832
Edmonton City (Zones 1-12)	64 a	4,521	375 a	29,891	282 a	24,017	25 a	2,705	747 a	61,133
Zone 13	n/u	n/u	1 a	209	0 a	555	7 a	145	8 a	909
Zone 14	1 a	74	6 a	1,071	6 a	2,190	2 a	147	15 a	3,482
<b>Edmonton CMA</b>	<b>65 a</b>	<b>4,595</b>	<b>382 a</b>	<b>31,171</b>	<b>288 a</b>	<b>26,762</b>	<b>34 a</b>	<b>2,997</b>	<b>770 a</b>	<b>65,524</b>

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details



### I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	4.9 b	2.2 a	5.9 a	2.0 a	5.3 b	1.6 a	2.7 a	1.6 c	5.5 a	1.9 a
Zone 2	4.4 c	2.5 b	8.7 a	3.3 b	8.1 b	1.2 a	2.9 c	0.0 b	8.1 a	2.5 a
Zone 3	0.9 a	0.7 a	2.4 a	0.8 a	2.5 a	0.2 a	2.7 c	0.0 c	2.3 a	0.6 a
Zone 4	9.3 a	4.8 b	7.8 a	2.9 a	5.8 b	3.5 b	11.6 c	**	7.3 a	3.3 b
Edmonton Core (Zones 1-4)	4.3 b	2.2 a	5.7 a	2.0 a	5.2 a	1.5 a	3.7 b	0.9 a	5.3 a	1.9 a
Zone 5	3.3 d	0.0 c	5.6 b	1.5 a	8.4 a	1.9 a	7.9 a	1.6 c	6.8 a	1.6 a
Zone 6	4.0 c	2.3 a	7.4 b	2.5 a	12.0 d	3.2 c	4.4 c	2.8 b	9.4 b	2.9 a
West (Zones 5-6)	3.7 b	1.1 a	6.1 a	1.8 a	10.1 c	2.5 a	6.3 b	2.3 b	7.9 a	2.2 a
Zone 7	4.0 a	2.0 a	3.1 a	1.0 a	4.1 a	0.5 a	1.2 a	0.0 b	3.6 a	0.7 a
Zone 8	1.9 c	0.9 a	2.8 a	1.7 a	4.9 a	1.7 a	1.2 a	0.0 a	3.6 a	1.6 a
Zone 9	2.9 a	2.7 a	3.5 a	0.7 a	4.8 a	1.2 a	3.8 a	1.6 a	4.3 a	1.0 a
South (Zones 7-9)	3.2 b	1.8 a	3.1 a	1.1 a	4.4 a	0.8 a	1.7 a	0.3 a	3.7 a	0.9 a
Zone 10	10.7 d	3.1 d	7.0 b	2.0 b	7.2 c	3.3 d	**	0.6 b	7.2 b	2.5 b
Zone 11	12.4 c	0.0 a	4.2 a	2.3 a	14.9 a	3.3 a	13.5 c	1.0 a	11.2 a	2.7 a
Zone 12	16.3 a	4.5 a	3.2 a	0.4 a	5.5 a	1.2 a	2.6 a	1.8 a	4.6 a	1.1 a
North (Zones 10-12)	11.3 d	2.9 c	5.7 a	1.9 a	9.9 b	2.8 b	8.0 b	1.1 a	8.0 b	2.3 a
Edmonton City (Zones 1-12)	5.0 a	2.2 a	5.3 a	1.8 a	6.7 a	1.8 a	5.1 a	1.2 a	5.8 a	1.8 a
Zone 13	n/u	n/u	1.0 a	0.5 a	3.3 a	0.0 a	4.9 a	4.8 a	3.1 a	0.9 a
Zone 14	6.7 a	2.7 a	3.4 a	0.9 a	3.1 a	1.0 a	5.4 a	1.4 a	3.4 a	1.0 a
<b>Edmonton CMA</b>	<b>5.0 a</b>	<b>2.2 a</b>	<b>5.2 a</b>	<b>1.8 a</b>	<b>6.4 a</b>	<b>1.6 a</b>	<b>5.1 a</b>	<b>1.4 a</b>	<b>5.7 a</b>	<b>1.7 a</b>

The following letter codes are used to indicate the reliability of the estimates:

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### 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
<b>Edmonton CMA</b>										
Pre 1960	**	**	4.3 c	1.5 c	1.7 b	1.3 a	4.2 c	0.0 c	3.8 c	1.7 b
1960 - 1974	3.4 b	1.1 a	4.0 a	1.2 a	4.3 a	0.7 a	5.8 b	0.8 a	4.1 a	1.0 a
1975 - 1989	4.3 a	1.4 a	3.3 a	1.0 a	4.9 a	0.8 a	2.0 a	1.6 a	4.0 a	1.0 a
1990+	3.0 c	0.0 c	9.1 a	2.8 a	9.3 a	3.0 a	9.1 a	0.0 a	9.0 a	2.8 a
Total	4.1 a	1.4 a	4.1 a	1.2 a	5.0 a	1.1 a	4.1 a	1.2 a	4.5 a	1.2 a

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### 1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
<b>Edmonton CMA</b>										
Pre 1960	398 <sup>a</sup>	454 <sup>c</sup>	565 <sup>a</sup>	606 <sup>a</sup>	697 <sup>a</sup>	742 <sup>a</sup>	891 <sup>a</sup>	957 <sup>a</sup>	622 <sup>a</sup>	667 <sup>a</sup>
1960 - 1974	499 <sup>a</sup>	538 <sup>a</sup>	587 <sup>a</sup>	641 <sup>a</sup>	705 <sup>a</sup>	764 <sup>a</sup>	799 <sup>a</sup>	873 <sup>a</sup>	630 <sup>a</sup>	684 <sup>a</sup>
1975 - 1989	544 <sup>a</sup>	621 <sup>a</sup>	612 <sup>a</sup>	681 <sup>a</sup>	716 <sup>a</sup>	803 <sup>a</sup>	829 <sup>a</sup>	933 <sup>a</sup>	668 <sup>a</sup>	745 <sup>a</sup>
1990+	682 <sup>a</sup>	729 <sup>a</sup>	860 <sup>a</sup>	914 <sup>a</sup>	907 <sup>a</sup>	1,006 <sup>a</sup>	773 <sup>a</sup>	811 <sup>a</sup>	883 <sup>a</sup>	968 <sup>a</sup>
Total	513 <sup>a</sup>	561 <sup>a</sup>	608 <sup>a</sup>	666 <sup>a</sup>	732 <sup>a</sup>	808 <sup>a</sup>	814 <sup>a</sup>	902 <sup>a</sup>	662 <sup>a</sup>	727 <sup>a</sup>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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**n/u:** No units exist in universe for this category    **n/s:** No units exist in the sample for this category    **n/a:** Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

### 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Edmonton CMA																				
3 to 5 Units	8.2	a	5.8	a	7.6	b	3.4	c	2.0	a	0.0	a	4.9	a	2.6	a	5.1	a	2.2	a
6 to 19 Units	**		**		4.5	b	1.3	a	5.4	b	1.4	a	4.7	c	1.2	a	5.0	b	1.4	a
20 to 49 Units	5.4	a	2.3	a	4.7	a	1.2	a	4.6	a	0.7	a	4.6	a	0.6	a	4.7	a	1.0	a
50 to 99 Units	1.6	a	0.6	a	2.7	a	0.8	a	4.5	a	1.1	a	2.6	a	1.3	a	3.5	a	0.9	a
100+ Units	2.5	a	0.9	a	3.4	b	1.5	a	6.0	b	1.5	a	3.1	a	2.4	a	4.3	b	1.4	a
Total	4.1	a	1.4	a	4.1	a	1.2	a	5.0	a	1.1	a	4.1	a	1.2	a	4.5	a	1.2	a

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### I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
<b>Edmonton CMA</b>										
3 to 5 Units	362 <sup>b</sup>	368 <sup>b</sup>	465 <sup>a</sup>	495 <sup>a</sup>	642 <sup>a</sup>	687 <sup>a</sup>	701 <sup>a</sup>	721 <sup>a</sup>	575 <sup>a</sup>	609 <sup>a</sup>
6 to 19 Units	437 <sup>a</sup>	457 <sup>a</sup>	533 <sup>a</sup>	574 <sup>a</sup>	651 <sup>a</sup>	696 <sup>a</sup>	777 <sup>a</sup>	854 <sup>a</sup>	584 <sup>a</sup>	622 <sup>a</sup>
20 to 49 Units	462 <sup>a</sup>	501 <sup>a</sup>	564 <sup>a</sup>	613 <sup>a</sup>	684 <sup>a</sup>	751 <sup>a</sup>	797 <sup>a</sup>	890 <sup>a</sup>	620 <sup>a</sup>	680 <sup>a</sup>
50 to 99 Units	530 <sup>a</sup>	581 <sup>a</sup>	662 <sup>a</sup>	735 <sup>a</sup>	763 <sup>a</sup>	847 <sup>a</sup>	833 <sup>a</sup>	912 <sup>a</sup>	708 <sup>a</sup>	786 <sup>a</sup>
100+ Units	600 <sup>a</sup>	681 <sup>a</sup>	754 <sup>a</sup>	845 <sup>a</sup>	904 <sup>a</sup>	1,014 <sup>a</sup>	929 <sup>a</sup>	1,052 <sup>a</sup>	798 <sup>a</sup>	897 <sup>a</sup>
Total	513 <sup>a</sup>	561 <sup>a</sup>	608 <sup>a</sup>	666 <sup>a</sup>	732 <sup>a</sup>	808 <sup>a</sup>	814 <sup>a</sup>	902 <sup>a</sup>	662 <sup>a</sup>	727 <sup>a</sup>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA																				
Zone	3-5		6-19		20-49		50-99		100+											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Zone 1	0.0	a	3.7	a	4.7	d	0.9	d	4.7	a	0.9	a	3.6	a	0.5	a	4.1	a	1.2	a
Zone 2	**		**		7.3	c	1.2	d	7.1	a	2.8	a	**		**		n/u		n/u	
Zone 3	0.0	a	0.0	a	1.4	a	0.0	c	2.3	a	0.2	a	1.6	a	0.5	a	1.0	a	0.6	a
Zone 4	**		**		5.7	c	2.6	c	6.0	a	2.8	a	n/u		n/u		**		**	
Edmonton Core (Zones 1-4)	2.6	b	1.1	a	4.3	b	0.9	a	5.1	a	1.7	a	3.2	a	0.5	a	3.2	a	1.1	a
Zone 5	3.8	a	3.8	a	4.1	c	0.3	b	6.4	a	1.0	a	4.8	a	0.8	a	**		**	
Zone 6	n/u		n/u		4.1	c	1.1	a	2.1	a	0.9	a	**		4.5	a	**		3.2	a
West (Zones 5-6)	3.8	a	3.8	a	4.1	b	0.7	a	5.4	a	0.9	a	10.0	d	3.4	a	3.7	b	2.7	a
Zone 7	**		**		2.4	a	0.0	a	2.3	a	0.1	a	1.9	a	0.7	a	2.5	a	0.4	a
Zone 8	2.4	a	0.0	a	3.4	c	0.5	a	2.2	a	0.3	a	0.7	a	0.0	a	**		**	
Zone 9	**		**		3.7	a	1.9	a	2.8	a	0.6	a	1.5	a	0.3	a	**		**	
South (Zones 7-9)	3.0	a	0.0	a	3.3	b	0.8	a	2.4	a	0.2	a	1.7	a	0.5	a	2.2	a	0.4	a
Zone 10	13.5	a	3.8	a	8.1	c	3.1	d	6.2	a	1.2	a	1.5	a	0.4	a	**		**	
Zone 11	**		**		8.4	b	1.8	a	12.3	a	0.5	a	2.5	a	1.1	a	29.6	a	8.2	a
Zone 12	n/u		n/u		8.1	a	8.1	a	3.8	a	0.6	a	2.2	a	0.0	a	n/u		n/u	
North (Zones 10-12)	13.6	a	3.6	a	8.2	b	3.1	d	6.7	a	0.8	a	2.2	a	0.7	a	22.6	a	6.2	a
Edmonton City (Zones 1-12)	5.3	a	1.5	a	5.1	b	1.4	a	4.9	a	1.1	a	3.6	a	1.0	a	4.4	b	1.4	a
Zone 13	n/u		n/u		2.4	a	0.0	a	2.1	a	0.2	a	**		**		**		**	
Zone 14	4.2	a	5.9	a	1.8	a	0.6	a	2.7	a	0.3	a	2.0	a	0.1	a	**		**	
Edmonton CMA	5.1	a	2.2	a	5.0	b	1.4	a	4.7	a	1.0	a	3.5	a	0.9	a	4.3	b	1.4	a

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### 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Edmonton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Edmonton CMA										
LT \$500	5.9 <sup>b</sup>	1.9 <sup>a</sup>	5.6 <sup>a</sup>	1.9 <sup>a</sup>	2.3 <sup>c</sup>	0.0 <sup>a</sup>	0.0 <sup>a</sup>	0.0 <sup>a</sup>	5.6 <sup>a</sup>	1.8 <sup>a</sup>
\$500 - \$599	2.7 <sup>a</sup>	0.6 <sup>a</sup>	5.2 <sup>a</sup>	1.4 <sup>a</sup>	5.5 <sup>a</sup>	0.8 <sup>a</sup>	4.7 <sup>d</sup>	0.0 <sup>a</sup>	5.1 <sup>a</sup>	1.2 <sup>a</sup>
\$600 - \$699	2.6 <sup>a</sup>	2.1 <sup>a</sup>	2.1 <sup>a</sup>	0.6 <sup>a</sup>	6.3 <sup>a</sup>	1.0 <sup>a</sup>	3.9 <sup>c</sup>	0.5 <sup>b</sup>	4.5 <sup>a</sup>	0.9 <sup>a</sup>
\$700 - \$799	**	1.1 <sup>a</sup>	4.4 <sup>c</sup>	1.4 <sup>a</sup>	2.7 <sup>a</sup>	1.0 <sup>a</sup>	3.7 <sup>b</sup>	0.4 <sup>a</sup>	3.3 <sup>b</sup>	1.1 <sup>a</sup>
\$800 - \$899	0.0 <sup>a</sup>	3.4 <sup>d</sup>	4.7 <sup>c</sup>	0.7 <sup>a</sup>	2.6 <sup>a</sup>	0.9 <sup>a</sup>	6.5 <sup>b</sup>	0.1 <sup>b</sup>	3.8 <sup>a</sup>	0.8 <sup>a</sup>
\$900+	n/s	0.0 <sup>a</sup>	3.0 <sup>b</sup>	2.0 <sup>a</sup>	3.6 <sup>c</sup>	1.7 <sup>a</sup>	1.6 <sup>b</sup>	2.4 <sup>a</sup>	3.3 <sup>c</sup>	1.9 <sup>a</sup>
Total	4.1 <sup>a</sup>	1.4 <sup>a</sup>	4.1 <sup>a</sup>	1.2 <sup>a</sup>	5.0 <sup>a</sup>	1.1 <sup>a</sup>	4.1 <sup>a</sup>	1.2 <sup>a</sup>	4.5 <sup>a</sup>	1.2 <sup>a</sup>

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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

### 2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	n/u	n/u	**	**	**	**	**	**	2.5 a	2.5 a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 4	**	**	7.3 a	0.0 a	2.9 a	0.3 a	4.6 a	2.2 a	4.0 a	1.2 a
Edmonton Core (Zones 1-4)	**	**	6.3 a	0.0 a	2.3 a	0.8 a	4.6 a	2.1 a	3.6 a	1.4 a
Zone 5	**	**	n/u	n/u	0.0 a	0.0 a	**	**	0.5 a	0.0 a
Zone 6	n/u	n/u	7.1 a	3.6 a	2.9 a	0.2 a	4.0 b	1.2 a	3.6 a	0.9 a
West (Zones 5-6)	**	**	7.1 a	3.6 a	2.7 a	0.2 a	3.4 b	1.0 a	3.2 a	0.7 a
Zone 7	n/u	n/u	**	**	0.8 a	0.0 a	0.4 a	0.0 a	0.5 a	0.0 a
Zone 8	**	**	1.5 a	**	0.5 a	0.3 a	2.1 a	0.0 a	1.2 a	0.1 a
Zone 9	n/u	n/u	7.7 a	0.0 a	1.5 a	0.5 a	3.3 a	0.9 a	2.8 a	0.7 a
South (Zones 7-9)	**	**	2.2 a	0.0 a	0.9 a	0.2 a	1.6 a	0.2 a	1.3 a	0.2 a
Zone 10	n/u	n/u	10.5 a	11.1 a	5.0 a	0.3 a	3.2 a	1.3 a	4.0 a	1.2 a
Zone 11	**	**	**	**	7.2 a	0.6 a	7.4 a	0.0 a	7.2 a	0.1 a
Zone 12	n/u	n/u	n/u	n/u	0.9 a	0.0 a	2.2 a	0.3 a	2.0 a	0.3 a
North (Zones 10-12)	**	**	8.0 a	8.3 a	5.4 a	0.4 a	4.8 a	0.4 a	5.0 a	0.5 a
Edmonton City (Zones 1-12)	0.0 a	0.0 a	4.7 a	1.6 a	2.7 a	0.3 a	3.5 a	0.6 a	3.2 a	0.5 a
Zone 13	n/u	n/u	n/u	n/u	**	**	1.3 a	0.0 a	1.1 a	0.0 a
Zone 14	**	**	0.0 a	0.0 a	5.0 a	1.2 a	3.9 a	0.2 a	4.2 a	0.5 a
<b>Edmonton CMA</b>	<b>0.0 a</b>	<b>0.0 a</b>	<b>4.3 a</b>	<b>1.4 a</b>	<b>3.0 a</b>	<b>0.4 a</b>	<b>3.5 a</b>	<b>0.5 a</b>	<b>3.3 a</b>	<b>0.5 a</b>

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## 2.1.2 Private Row (Townhouse) Average Rents (\$)

### by Zone and Bedroom Type

#### Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	n/u	n/u	**	**	**	**	**	**	802 <sup>a</sup>	939 <sup>a</sup>
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 3	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 4	**	**	554 <sup>a</sup>	557 <sup>b</sup>	678 <sup>a</sup>	759 <sup>a</sup>	726 <sup>a</sup>	839 <sup>a</sup>	692 <sup>a</sup>	782 <sup>a</sup>
Edmonton Core (Zones 1-4)	**	**	610 <sup>c</sup>	608 <sup>c</sup>	688 <sup>a</sup>	783 <sup>a</sup>	756 <sup>a</sup>	868 <sup>a</sup>	714 <sup>a</sup>	810 <sup>a</sup>
Zone 5	n/s	n/s	n/u	n/u	**	**	**	**	**	**
Zone 6	n/u	n/u	778 <sup>a</sup>	856 <sup>a</sup>	829 <sup>a</sup>	938 <sup>a</sup>	874 <sup>a</sup>	1,028 <sup>a</sup>	852 <sup>a</sup>	990 <sup>a</sup>
West (Zones 5-6)	n/s	n/s	778 <sup>a</sup>	856 <sup>a</sup>	820 <sup>a</sup>	936 <sup>a</sup>	845 <sup>a</sup>	1,022 <sup>a</sup>	834 <sup>a</sup>	989 <sup>a</sup>
Zone 7	n/u	n/u	**	**	732 <sup>a</sup>	840 <sup>a</sup>	836 <sup>a</sup>	948 <sup>a</sup>	804 <sup>a</sup>	913 <sup>a</sup>
Zone 8	**	**	653 <sup>a</sup>	**	748 <sup>a</sup>	832 <sup>a</sup>	801 <sup>a</sup>	916 <sup>a</sup>	758 <sup>a</sup>	851 <sup>a</sup>
Zone 9	n/u	n/u	564 <sup>a</sup>	**	694 <sup>a</sup>	769 <sup>a</sup>	789 <sup>a</sup>	856 <sup>a</sup>	752 <sup>a</sup>	824 <sup>a</sup>
South (Zones 7-9)	**	**	652 <sup>a</sup>	677 <sup>a</sup>	728 <sup>a</sup>	822 <sup>a</sup>	816 <sup>a</sup>	917 <sup>a</sup>	777 <sup>a</sup>	873 <sup>a</sup>
Zone 10	n/u	n/u	430 <sup>b</sup>	442 <sup>b</sup>	656 <sup>a</sup>	776 <sup>a</sup>	721 <sup>a</sup>	853 <sup>a</sup>	695 <sup>a</sup>	819 <sup>a</sup>
Zone 11	**	**	**	**	738 <sup>a</sup>	853 <sup>a</sup>	777 <sup>a</sup>	887 <sup>a</sup>	765 <sup>a</sup>	876 <sup>a</sup>
Zone 12	n/u	n/u	n/u	n/u	717 <sup>a</sup>	876 <sup>a</sup>	815 <sup>a</sup>	892 <sup>a</sup>	801 <sup>a</sup>	890 <sup>a</sup>
North (Zones 10-12)	**	**	433 <sup>b</sup>	446 <sup>b</sup>	702 <sup>a</sup>	825 <sup>a</sup>	775 <sup>a</sup>	880 <sup>a</sup>	755 <sup>a</sup>	864 <sup>a</sup>
Edmonton City (Zones 1-12)	**	**	650 <sup>a</sup>	667 <sup>a</sup>	735 <sup>a</sup>	840 <sup>a</sup>	799 <sup>a</sup>	917 <sup>a</sup>	773 <sup>a</sup>	885 <sup>a</sup>
Zone 13	n/u	n/u	n/u	n/u	**	**	826 <sup>a</sup>	882 <sup>a</sup>	816 <sup>a</sup>	871 <sup>a</sup>
Zone 14	**	**	491 <sup>a</sup>	532 <sup>a</sup>	695 <sup>a</sup>	741 <sup>a</sup>	734 <sup>a</sup>	795 <sup>a</sup>	714 <sup>a</sup>	770 <sup>a</sup>
<b>Edmonton CMA</b>	<b>581<sup>c</sup></b>	<b>668<sup>c</sup></b>	<b>634<sup>a</sup></b>	<b>655<sup>a</sup></b>	<b>731<sup>a</sup></b>	<b>828<sup>a</sup></b>	<b>793<sup>a</sup></b>	<b>904<sup>a</sup></b>	<b>768<sup>a</sup></b>	<b>873<sup>a</sup></b>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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### 2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	n/u	n/u	**	**	**	**	**	**	3 a	121
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 4	**	**	0 a	42	1 a	287	6 a	268	7 a	599
Edmonton Core (Zones 1-4)	**	**	0 a	49	3 a	354	7 a	331	10 a	736
Zone 5	**	**	n/u	n/u	0 a	49	**	**	0 a	216
Zone 6	n/u	n/u	1 a	28	1 a	473	9 a	764	11 a	1,265
West (Zones 5-6)	**	**	1 a	28	1 a	522	9 a	927	11 a	1,481
Zone 7	n/u	n/u	**	**	0 a	387	0 a	906	0 a	1,303
Zone 8	**	**	**	**	1 a	395	0 a	337	1 a	822
Zone 9	n/u	n/u	0 a	13	1 a	216	4 a	463	5 a	692
South (Zones 7-9)	**	**	0 a	89	2 a	998	4 a	1,706	6 a	2,817
Zone 10	n/u	n/u	2 a	18	1 a	288	7 a	541	10 a	847
Zone 11	**	**	**	**	2 a	363	0 a	1,032	2 a	1,412
Zone 12	n/u	n/u	n/u	n/u	0 a	79	2 a	631	2 a	710
North (Zones 10-12)	**	**	2 a	24	3 a	730	9 a	2,204	14 a	2,969
Edmonton City (Zones 1-12)	0 a	41	3 a	190	9 a	2,604	29 a	5,168	41 a	8,003
Zone 13	n/u	n/u	n/u	n/u	**	**	0 a	79	0 a	86
Zone 14	**	**	0 a	18	4 a	336	1 a	579	5 a	934
<b>Edmonton CMA</b>	<b>0 a</b>	<b>42</b>	<b>3 a</b>	<b>208</b>	<b>13 a</b>	<b>2,947</b>	<b>30 a</b>	<b>5,826</b>	<b>46 a</b>	<b>9,023</b>

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### 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	n/u	n/u	**	**	**	**	**	**	2.5	4.1
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 4	**	**	7.3	0.0	3.2	0.3	6.2	2.2	4.8	1.2
Edmonton Core (Zones 1-4)	**	**	6.3	2.0	2.6	0.8	5.9	2.4	4.3	1.6
Zone 5	**	**	n/u	n/u	0.0	0.0	**	**	2.8	0.0
Zone 6	n/u	n/u	14.3	3.6	6.1	1.5	6.4	2.7	6.5	2.3
West (Zones 5-6)	**	**	14.3	3.6	5.6	1.3	5.9	2.3	5.9	2.0
Zone 7	n/u	n/u	**	**	0.8	0.3	1.1	0.0	1.0	0.1
Zone 8	**	**	1.5	**	1.3	0.3	2.7	0.6	1.9	0.4
Zone 9	n/u	n/u	15.4	0.0	2.7	0.5	4.9	0.9	4.3	0.7
South (Zones 7-9)	**	**	3.3	0.0	1.4	0.3	2.5	0.4	2.1	0.3
Zone 10	n/u	n/u	10.5	11.1	7.3	0.3	4.5	1.3	5.6	1.2
Zone 11	**	**	**	**	7.7	1.1	7.7	0.0	7.6	0.3
Zone 12	n/u	n/u	n/u	n/u	0.9	0.0	2.5	0.3	2.3	0.3
North (Zones 10-12)	**	**	8.0	8.3	6.6	0.7	5.3	0.4	5.6	0.5
Edmonton City (Zones 1-12)	2.4	0.0	6.4	2.1	3.9	0.7	4.5	0.9	4.3	0.8
Zone 13	n/u	n/u	n/u	n/u	**	**	1.3	0.0	1.1	0.0
Zone 14	**	**	0.0	0.0	6.8	2.4	7.0	0.2	6.8	1.0
<b>Edmonton CMA</b>	<b>2.4</b>	<b>0.0</b>	<b>5.9</b>	<b>1.9</b>	<b>4.2</b>	<b>0.9</b>	<b>4.7</b>	<b>0.8</b>	<b>4.6</b>	<b>0.8</b>

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### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Edmonton - 2006

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
Central	0.9	a	1.3	a
Suburban	0.2	b	1.1	a
Other Metro	0.7	a	0.5	a
<b>Edmonton CMA</b>	<b>0.6</b>	<b>a</b>	<b>1.2</b>	<b>a</b>

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

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### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Edmonton - 2006

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Central	**	557 a	736 c	653 a	934 c	797 a	**	886 a
Suburban	**	595 a	649 c	705 a	**	825 a	**	925 a
Other Metro	n/s	511 a	n/s	631 a	**	778 a	**	824 a
<b>Edmonton CMA</b>	<b>**</b>	<b>561 a</b>	<b>706 c</b>	<b>666 a</b>	<b>908 c</b>	<b>808 a</b>	<b>973 a</b>	<b>902 a</b>

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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## 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>

### Total Vacancy Rates (%)

#### By Building Size Edmonton - 2006

Size	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
<b>Edmonton CMA</b>				
3 to 9 Units	2.4	c	1.6	c
10 to 19 Units	0.6	b	1.3	a
20 to 49 Units	0.8	a	1.0	a
50 to 99 Units	0.3	b	0.9	a
100+ Units	0.0	d	1.4	a
Total	0.6	a	1.2	a

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

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### 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Edmonton - 2006

Condo Sub Area	Condominium Universe	Rental Units <sup>1</sup>	Percentage of Units in Rental	Vacancy Rate
Central	11,956	2,625 a	22.0 a	0.9 a
Suburban	8,673	1,222 a	14.1 a	0.2 b
Other Metro	1,690	148 a	8.8 a	0.7 a
<b>Edmonton CMA</b>	<b>22,319</b>	<b>3,974 a</b>	<b>17.8 a</b>	<b>0.6 a</b>

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Edmonton - 2006					
Condo Sub Area	Condominium Universe	Rental Units <sup>1</sup>	Percentage of Units in Rental	Vacancy Rate	
<b>Edmonton CMA</b>					
3 to 9 Units	1,917	398 a	20.7 a	2.4 c	
10 to 19 Units	3,674	570 a	15.5 a	0.6 b	
20 to 49 Units	5,500	767 c	13.9 c	0.8 a	
50 to 99 Units	7,721	1,385 d	17.9 d	0.3 b	
100+ Units	3,507	**	**	0.0 d	
Total	22,319	3,974 a	17.8 a	0.6 a	

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

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## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

### Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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