



# RENTAL MARKET REPORT

## SASKATCHEWAN HIGHLIGHTS\*

OCTOBER 2005 SURVEY

### Saskatchewan apartment vacancy slips and rents rise says CMHC

Regina

Slower employment growth weakened rental demand and the average vacancy rate increased to 3.2 per cent in 2005. Weaker demand restricted the increase in average monthly rent for all unit types to less than one per cent.

Saskatoon

The overall vacancy rate declined from 6.3 per cent in October 2004 to 4.6 per cent in October 2005. New rental households were created by in-migration and rental supply was reduced by renovations and conversions. Average rent for all unit types increased by less than one per cent.

Yorkton

Yorkton is experiencing slower employment growth in 2005. The vacancy rate increased to eight per cent in October 2005. Average rent for all unit types declined by 1.7 per cent.

Prince Albert

The average vacancy rate has remained stable at 7.8 per cent. The loss of tenants to homeownership was offset by new rental households. The increase in average rent was one percent.

Swift Current

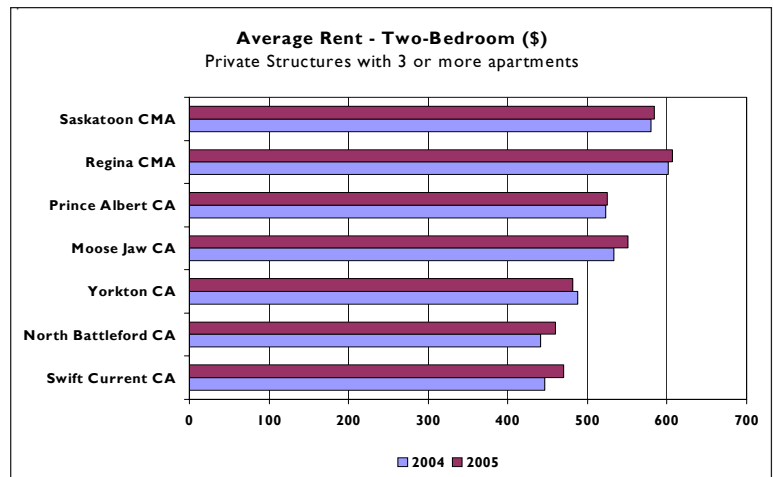
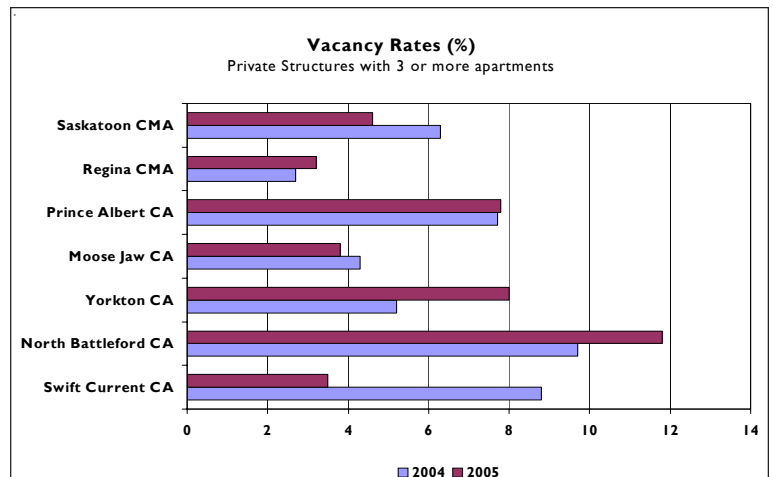
The average vacancy rate declined to 3.5 per cent in 2005 as a result of increased demand spurred by a strong oil sector. Average rent for all unit types increased by 4.6 per cent due to stronger demand and income.

Moose Jaw

An employment increase has led to a dip in the overall vacancy rate to 3.8 per cent in 2005. As a result of increased demand, average rent for all unit types increased by 3.4 per cent.

Estevan

The vacancy rate declined to 3.2 per cent due to increased employment in oil and gas exploration. The average rent for all unit types remained stable from 2004 to 2005.



Lloydminster

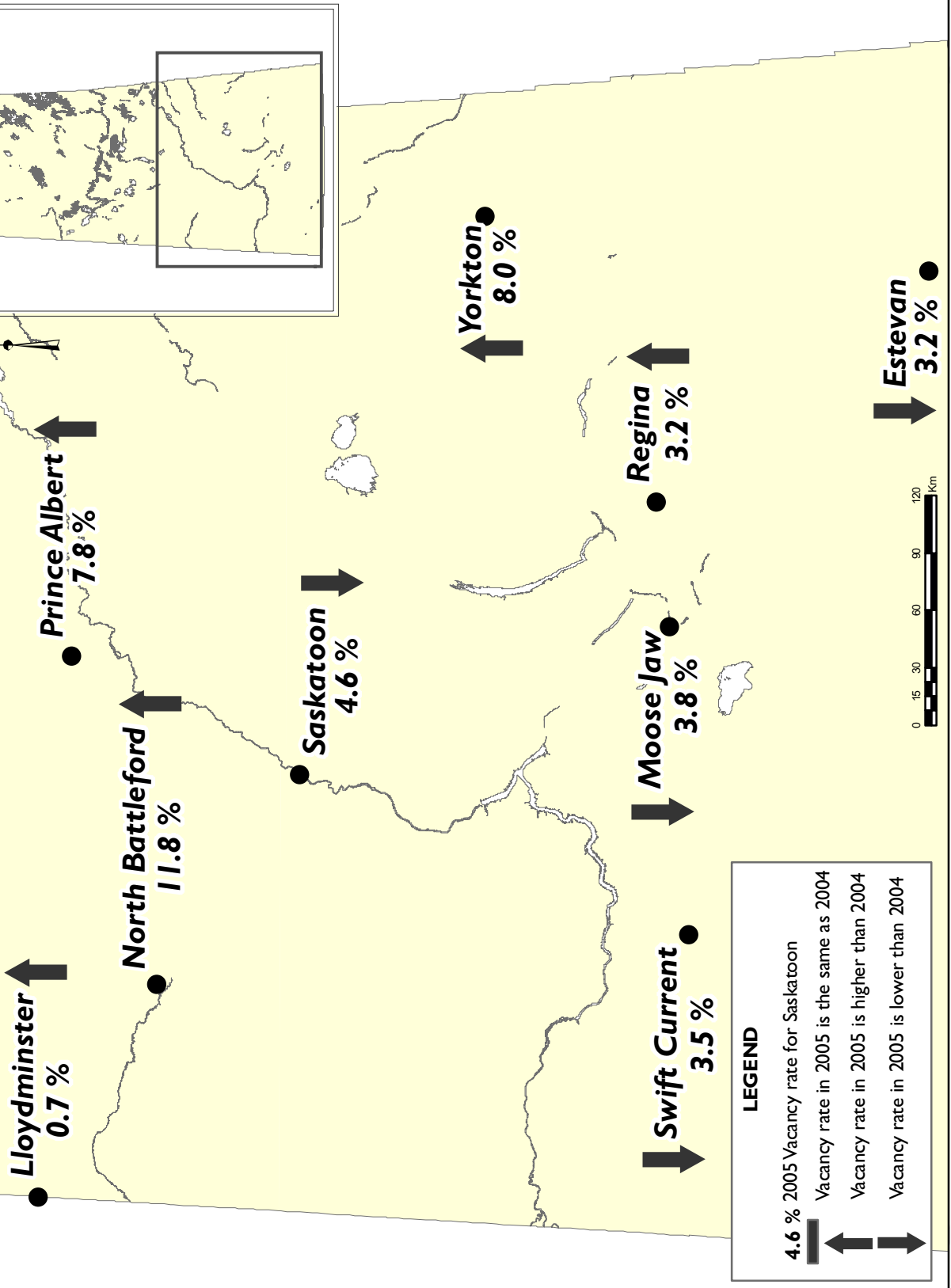
The oil patch and a strong retail sector kept the average vacancy rate low at 0.7 per cent. However, resale market activity suggests some renters are being drawn into homeownership. The average rent increased 2.2 per cent from October 2004 to 2005.

North Battleford

The average vacancy rate increased from 9.7 per cent in 2004 to 11.8 per cent in 2005 and average rent for all unit types increased nearly five per cent to \$424 in the same period.

\*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAAs.

# Saskatchewan Vacancy Rates



**LEGEND**

4.6 % 2005 Vacancy rate for Saskatoon

Vacancy rate in 2005 is the same as 2004

Vacancy rate in 2005 is higher than 2004

Vacancy rate in 2005 is lower than 2004

**Private Apartment Vacancy Rates (%)  
by Bedroom Type  
Province of Saskatchewan**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Regina CMA	3.7	4.4	3.1	3.6	2.2	2.7	3.9	0.7	2.7	3.2
Saskatoon CMA	5.6	4.4	4.8	3.3	7.2	5.3	9.2	8.1	6.3	4.6
Estevan CA	13.6	27.3	18.8	3.0	16.9	2.0	2.0	0.0	15.9	3.2
Lloydminster CA (1)	0.0	0.0	0.2	0.8	0.0	0.4	0.0	1.9	0.1	0.7
Moose Jaw CA	11.0	12.4	5.3	4.0	3.0	2.9	**	3.6	4.3	3.8
North Battleford CA	17.1	10.0	10.8	12.5	8.9	11.8	0.0	8.8	9.7	11.8
Prince Albert CA	15.4	12.1	8.9	7.6	6.3	7.4	7.5	9.1	7.7	7.8
Swift Current CA	26.5	4.3	10.5	2.1	7.1	3.4	0.0	9.2	8.8	3.5
Yorkton CA	7.1	11.9	1.9	8.3	7.2	7.4	6.5	5.7	5.2	8.0
<b>Saskatchewan 10,000+</b>	<b>6.4</b>	<b>5.6</b>	<b>4.6</b>	<b>3.8</b>	<b>5.3</b>	<b>4.5</b>	<b>6.6</b>	<b>6.6</b>	<b>5.1</b>	<b>4.4</b>

(1) Includes both Alberta and Saskatchewan portions of the CA

**Private Apartment Average Rents (\$)  
by Bedroom Type  
Province of Saskatchewan**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Regina CMA	361	368	503	505	602	607	711	701	543	547
Saskatoon CMA	372	374	472	477	580	584	628	629	531	536
Estevan CA	319	322	467	471	557	549	657	671	526	525
Lloydminster CA (1)	443	406	521	540	625	634	700	711	588	601
Moose Jaw CA	297	314	412	428	533	551	**	479	470	486
North Battleford CA	293	303	356	373	441	460	547	533	404	424
Prince Albert CA	319	350	459	461	523	525	566	575	498	503
Swift Current CA	257	276	358	371	446	470	511	542	411	430
Yorkton CA	314	319	416	413	488	481	547	553	454	446
<b>Saskatchewan 10,000+</b>	<b>357</b>	<b>362</b>	<b>476</b>	<b>481</b>	<b>574</b>	<b>579</b>	<b>624</b>	<b>624</b>	<b>525</b>	<b>531</b>

(1) Includes both Alberta and Saskatchewan portions of the CA

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

n/u : No units exist in the universe for this category

n/s : No units exist in the sample for this category

n/a : Not applicable

**Number of Private Apartment Units Vacant and Universe in October 2005  
by Bedroom Type  
Province of Saskatchewan**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Regina CMA	33	747	182	5,080	147	5,402	1	202	364	11,431
Saskatoon CMA	31	712	189	5,801	418	7,862	64	796	702	15,171
Estevan CA	6	22	5	166	5	256	0	50	16	494
Lloydminster CA (1)	0	55	5	593	4	911	2	104	11	1,663
Moose Jaw CA	7	58	25	643	21	729	1	30	55	1,460
North Battleford CA	4	40	41	328	59	502	3	34	107	904
Prince Albert CA	11	93	54	714	90	1,220	23	252	178	2,279
Swift Current CA	2	47	6	286	15	435	6	65	29	833
Yorkton CA	10	84	26	314	28	379	4	70	68	847
<b>Saskatchewan 10,000+</b>	<b>105</b>	<b>1,858</b>	<b>533</b>	<b>13,926</b>	<b>788</b>	<b>17,695</b>	<b>105</b>	<b>1,603</b>	<b>1,530</b>	<b>35,082</b>

(1) Includes both Alberta and Saskatchewan portions of the CA

**Private Apartment Availability Rates (%)  
by Bedroom Type  
Province of Saskatchewan**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Regina CMA	5.3	6.5	4.7	5.4	3.9	4.3	4.3	4.6	4.4	4.9
Saskatoon CMA	8.5	7.0	6.7	5.3	9.5	7.4	11.8	10.1	8.5	6.7
Estevan CA	n/a	27.3	n/a	4.8	n/a	5.5	n/a	0.0	n/a	5.7
Lloydminster CA (1)	n/a	0.0	n/a	0.8	n/a	0.4	n/a	1.9	n/a	0.7
Moose Jaw CA	n/a	14.2	n/a	5.6	n/a	4.5	n/a	17.8	n/a	5.6
North Battleford CA	n/a	10.0	n/a	13.1	n/a	13.3	n/a	11.8	n/a	13.1
Prince Albert CA	n/a	12.1	n/a	10.0	n/a	9.2	n/a	12.3	n/a	9.9
Swift Current CA	n/a	8.5	n/a	3.8	n/a	4.1	n/a	9.2	n/a	4.7
Yorkton CA	n/a	14.3	n/a	9.9	n/a	9.8	n/a	8.6	n/a	10.2
<b>Saskatchewan 10,000+</b>	<b>6.8</b>	<b>7.7</b>	<b>5.8</b>	<b>5.7</b>	<b>7.2</b>	<b>6.2</b>	<b>10.2</b>	<b>9.0</b>	<b>6.7</b>	<b>6.2</b>

(1) Includes both Alberta and Saskatchewan portions of the CA

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## METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in 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 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 its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most 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 October, and the results reflect market conditions at that time.

### 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. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

**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 could not have been conducted without the cooperation of the rental property owners, managers and building superintendents 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.

## Information and Subscriptions

For more information about this publication or any other questions on the Saskatchewan housing market, please call our **Client Service Department** at (403) 515-3006 or e-mail us at [msilenzi@cmhc-schl.gc.ca](mailto:msilenzi@cmhc-schl.gc.ca) .

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Cette publication est aussi disponible en français sous le titre: Rapport sur le marché locative – Faits saillants.

**Note:** Tables for rental row (townhouses) are not released in this current publication. However, tables are available on request where applicable.

To get a national overview and statistics for all CMAs across Canada, please refer to CMHC's website at the following address:  
[www.cmhc.ca/en/news/nere/index.cfm](http://www.cmhc.ca/en/news/nere/index.cfm)

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