

RENTAL MARKET REPORT

British Columbia Highlights*



Canada Mortgage and Housing Corporation

Date Released: December 2006

Provincial Vacancy Rate Falls in 2006

• The average vacancy rate for purpose built market rental apartment units in BC declined to 1.2 per cent in 2006, representing a third consecutive annual drop. The townhouse vacancy rate (2.5 per cent) was significantly higher than apartments.

• The average rent for a two-bedroom apartment in existing structures increased by 4.8 per cent in October 2006 compared to a year ago.

• The rental supply decreased marginally as the universe of privately initiated rental apartments declined.

• CMHC's new Secondary Rental Market Survey results suggest that 22 per cent of Vancouver condominiums are investor owned and rented or available for rent. Adding about 26,500 units to the rental supply, condominium rental units recorded a vacancy rate of 0.4 per cent in October 2006.

Figure 1

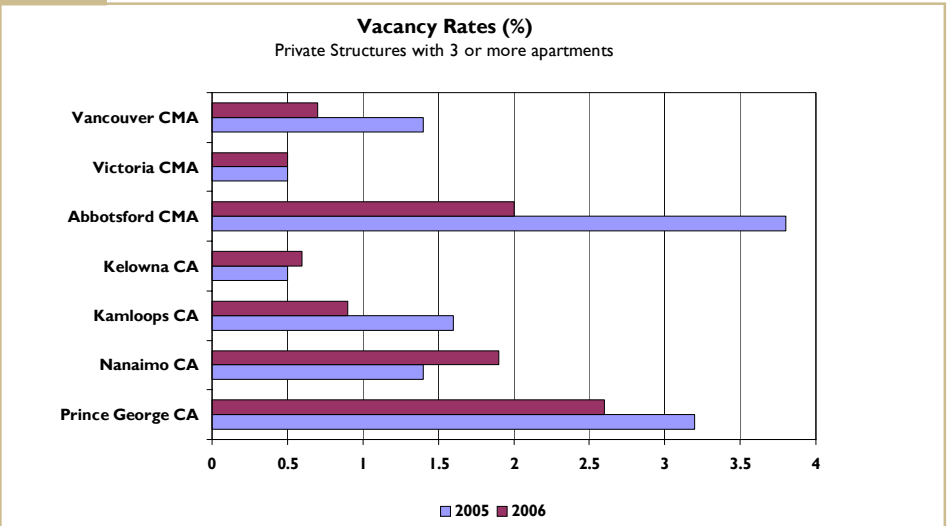
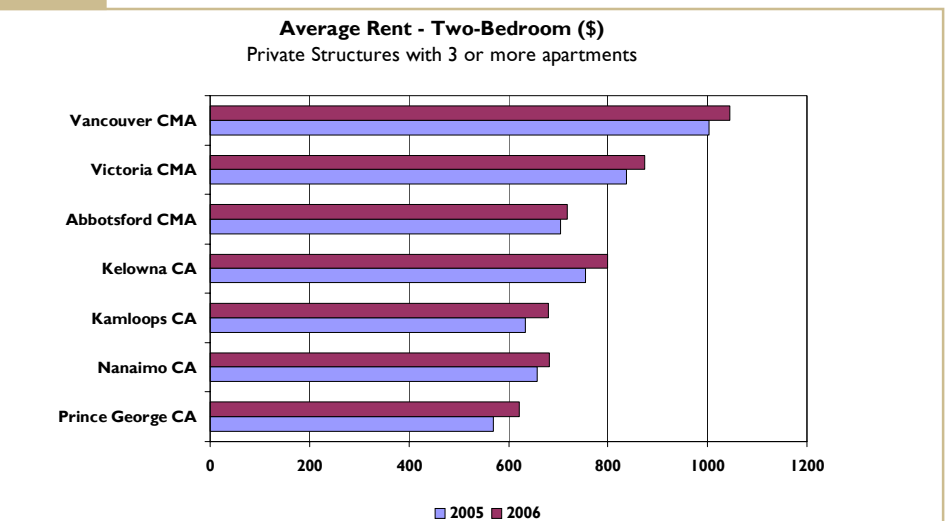


Figure 2



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

Apartment Vacancy Rates Dip

According to the annual rental market survey conducted by Canada Mortgage and Housing Corporation, the average apartment vacancy rate in British Columbia dropped to 1.2 per cent in October 2006 from 1.9 per cent in October 2005. Of the 27 urban centres surveyed in British Columbia, 17 recorded a decline in the apartment vacancy rate.

The total number of rented apartment units was virtually unchanged (-0.6 per cent) from 2005. Increased rental demand resulting from solid economic conditions partially offset the number of units vacated as people moved from rental to

homeownership. Rental demand was fuelled by an increasing number of inter-provincial migrants attracted by a robust job market in BC, as well as an ongoing high level of international migrants.

The migration-fuelled rental demand was evident in resource-based communities like Fort St. John, which saw the rental apartment vacancy rate drop from 2.3 per cent in 2005 to 0.8 per cent in 2006.

The availability rate, a broader measure of rental market's current inventory, was 1.9 per cent at the time of survey. The availability rate was higher than the vacancy rate because it includes vacant units as well as units for which notice has been given or

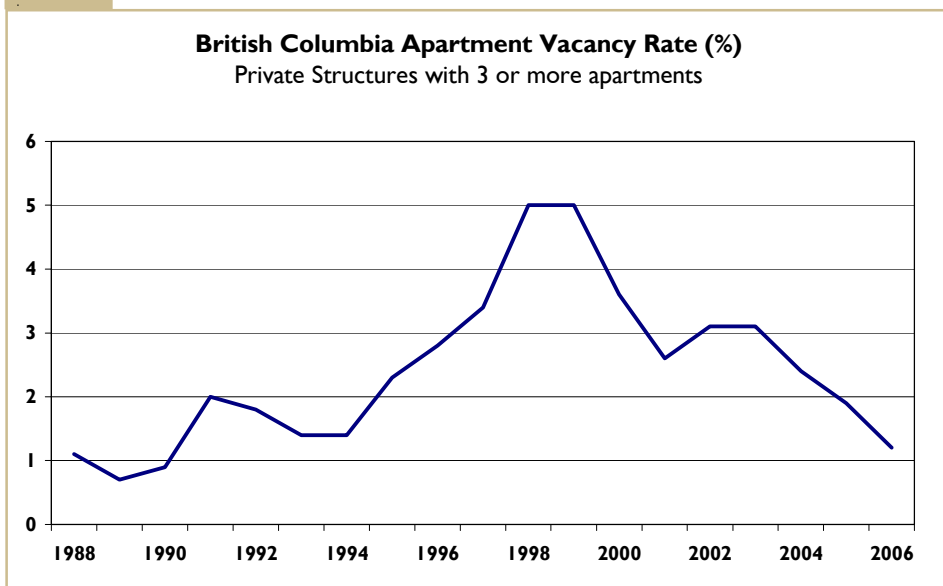
received and a new lease has not yet been signed.

Average Rent Increases

Across the province, the average rent was highest in Vancouver (\$1,045), Victoria (\$874), and Kelowna (\$800), reflecting higher property values in these urban centres and in some cases, newer rental stock.

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. The average rent for a two bedroom apartment in British Columbia increased 4.8 per cent compared to October 2005.

Figure 3

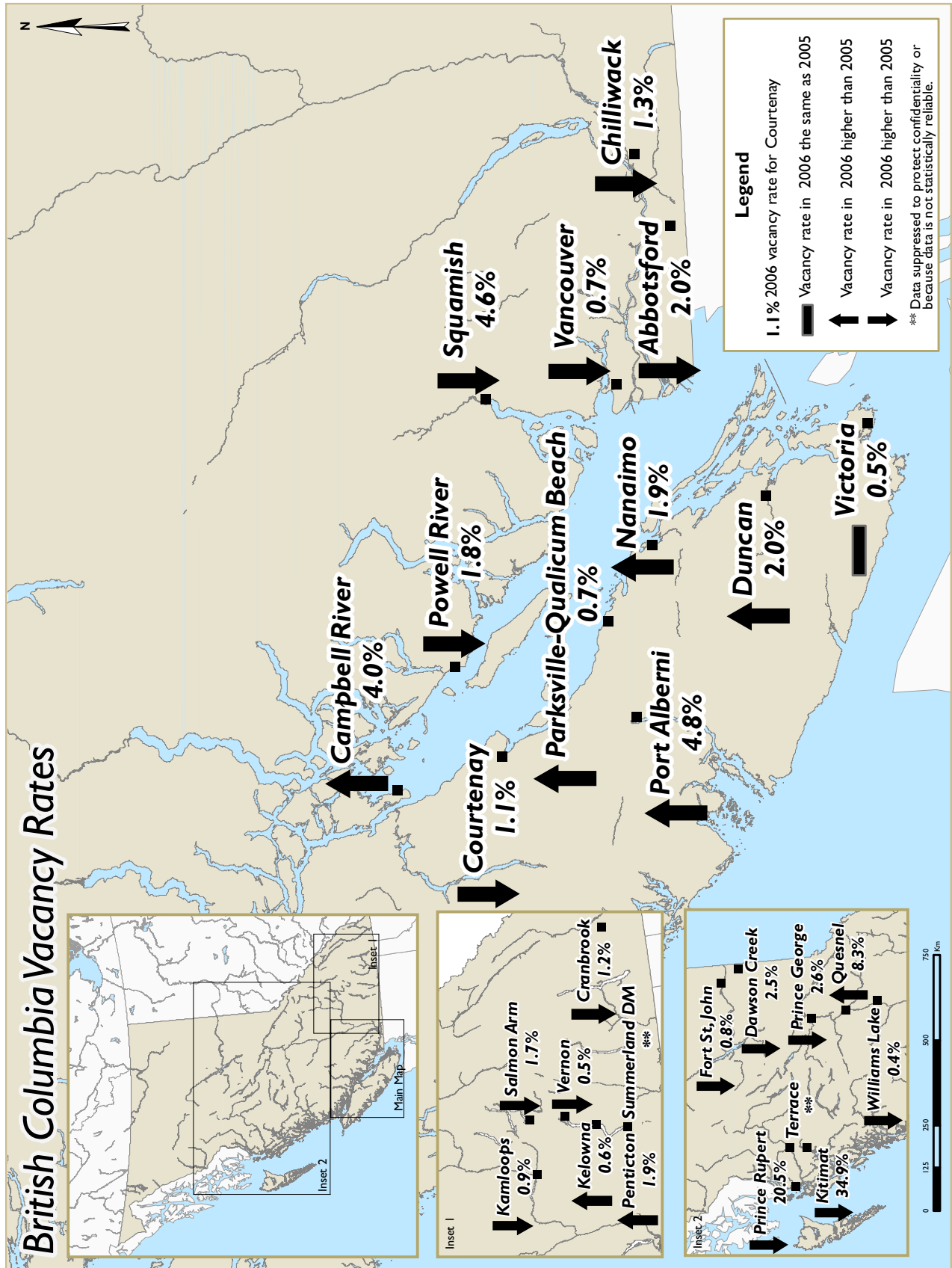


Rental Housing Supply Inches Down

As both home buying activity and real estate prices rose to record levels, developers and investors focused more on the homeownership market. In 2006, fewer purpose built rentals were started and more conversions from rental to condominium took place. As a result, the total number of private apartment rental units in October 2006 dipped 1.3 per cent to 166,774 units compared to the same period in 2005.

Rental Market Survey - now also done in the spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in additions 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.



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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA	5.3 a	3.2 a	4.6 a	1.8 a	3.1 a	2.1 a	0.0 a	0.0 a	3.8 a	2.0 a
Campbell River CA	2.1 a	6.7 a	3.4 a	3.7 a	3.3 a	4.1 a	0.0 a	2.2 a	3.2 a	4.0 a
Chilliwack CA	**	0.0 b	2.3 a	1.7 a	3.6 b	1.0 a	**	0.0 c	2.9 a	1.3 a
Courtenay-Comox CA	2.7 a	0.0 c	1.9 a	1.1 a	0.8 a	1.2 a	11.6 a	0.9 a	1.9 a	1.1 a
Cranbrook CA	4.7 a	14.3 a	3.8 a	0.9 a	3.5 a	0.7 a	2.3 c	2.1 a	3.6 a	1.2 a
Dawson Creek CA	2.9 a	3.2 b	3.6 a	2.1 b	2.8 a	2.4 c	2.5 a	6.4 a	3.2 a	2.5 a
Duncan-North Cowichan CA	4.3 a	1.4 a	1.9 a	2.1 a	1.1 a	2.0 a	0.0 a	0.0 a	1.6 a	2.0 a
Fort St. John CA	6.6 a	0.0 a	2.8 a	0.7 a	1.5 a	1.1 a	0.0 c	0.0 c	2.3 a	0.8 a
Kamloops CA	2.0 a	0.6 a	2.2 a	1.2 a	1.0 a	0.7 a	0.0 a	1.1 a	1.6 a	0.9 a
Kamloops Zone 1-South Shore	2.4 a	0.7 a	0.6 a	0.1 a	0.4 a	0.0 a	0.0 a	1.4 a	0.6 a	0.2 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	4.4 b	2.6 a	1.8 a	1.4 a	0.0 a	0.0 a	3.0 a	1.9 a
Kelowna CA	0.8 a	0.0 b	0.2 a	0.7 a	0.6 a	0.7 a	3.6 d	0.9 a	0.5 a	0.6 a
Kitimat CA	17.4 a	39.1 a	41.3 a	31.9 a	46.1 a	35.2 a	**	**	43.0 a	34.9 a
Nanaimo CA	0.5 a	6.2 c	1.2 a	0.8 a	1.5 a	2.0 a	5.0 b	3.5 d	1.4 a	1.9 a
Parksville-Qualicum Beach CA	0.0 a	0.0 a	1.9 a	1.1 a	0.0 a	0.7 a	5.6 a	0.0 a	0.5 a	0.7 a
Penticton CA	0.7 a	3.5 a	0.9 a	1.4 a	1.2 a	2.1 a	0.0 a	0.0 a	1.0 a	1.9 a
Port Alberni CA	5.0 a	4.7 a	6.2 a	5.8 a	2.4 a	3.9 a	0.0 a	2.6 a	4.3 a	4.8 a
Powell River CA	7.7 a	0.0 a	9.2 a	0.7 a	2.2 a	2.7 a	2.3 a	4.8 a	5.5 a	1.8 a
Prince George CA	12.2 a	7.4 c	3.4 b	4.7 d	1.9 a	1.2 a	1.9 c	0.2 b	3.2 b	2.6 b
Prince George Zone 1-Downtown	13.6 a	9.4 c	3.2 b	8.9 c	2.3 b	2.2 a	1.5 a	0.0 a	4.2 b	5.6 b
Prince George Zone 2-Outlying	9.8 a	4.5 d	3.5 b	1.5 b	1.8 a	0.7 a	2.0 c	0.3 b	2.7 a	1.0 a
Prince Rupert CA	38.9 a	**	26.9 a	17.8 a	36.7 a	16.5 a	36.7 a	28.3 a	33.3 a	20.5 a
Quesnel CA	**	13.3 a	11.2 c	5.7 a	11.9 c	10.4 c	**	0.0 a	11.8 c	8.3 b
Salmon Arm City	8.3 a	18.2 a	2.9 a	2.4 a	2.2 a	0.0 a	10.0 a	0.0 a	2.9 a	1.7 a
Squamish CA	11.1 a	0.0 a	5.7 a	4.6 a	9.4 a	7.0 a	0.0 a	3.1 a	7.5 a	4.6 a
Summerland D.M.	n/u	n/u	**	**	0.0 a	**	**	**	0.0 a	**
Terrace CA	**	**	21.5 d	**	31.8 a	**	45.7 a	0.0 a	29.6 a	**
Vancouver CMA	1.0 a	0.5 a	1.2 a	0.7 a	1.9 a	1.0 a	2.2 a	1.3 a	1.4 a	0.7 a
Vernon CA	4.3 c	0.0 a	2.1 c	0.8 a	1.5 a	0.4 a	0.0 b	0.0 a	1.8 a	0.5 a
Victoria CMA	0.6 a	0.4 a	0.5 a	0.6 a	0.5 a	0.4 a	0.2 a	0.2 a	0.5 a	0.5 a
Williams Lake CA	19.4 a	11.0 a	8.3 b	0.6 a	10.0 a	0.0 b	**	**	9.1 a	0.4 a
British Columbia 10,000+	1.5 a	1.1 a	1.5 a	1.0 a	2.5 a	1.5 a	3.6 a	1.9 a	1.9 a	1.2 a

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 Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA	450 a	494 a	560 a	582 a	704 a	719 a	790 a	781 a	634 a	653 a
Campbell River CA	420 a	416 a	478 a	507 a	566 a	580 a	632 a	666 a	533 a	551 a
Chilliwack CA	406 a	553 a	520 a	640 a	671 a	759 a	666 a	968 a	583 a	697 a
Courtenay-Comox CA	378 a	399 b	503 a	523 a	599 a	617 a	597 a	604 a	560 a	577 a
Cranbrook CA	391 a	386 a	473 a	476 a	560 a	565 a	635 a	651 a	530 a	535 a
Dawson Creek CA	426 a	461 a	494 a	523 a	589 a	637 a	659 a	728 a	530 a	563 a
Duncan-North Cowichan CA	420 a	433 a	484 a	494 a	591 a	604 a	695 a	728 a	533 a	546 a
Fort St. John CA	498 a	533 a	598 a	643 a	700 a	786 a	811 a	861 a	648 a	714 a
Kamloops CA	461 a	500 a	525 a	565 a	634 a	680 a	733 a	784 a	579 a	620 a
Kamloops Zone 1-South Shore	474 a	511 a	555 a	590 a	676 a	721 a	764 a	816 a	613 a	649 a
Kamloops Zone 2-North Shore	408 a	449 a	485 a	532 a	580 a	630 a	631 a	687 a	531 a	580 a
Kelowna CA	497 a	524 a	616 a	661 a	755 a	800 a	781 a	834 a	687 a	735 a
Kitimat CA	384 a	382 a	413 a	411 a	470 a	476 a	**	**	452 a	455 a
Nanaimo CA	446 a	455 a	543 a	563 a	658 a	682 a	789 a	812 a	592 a	611 a
Parksville-Qualicum Beach CA	436 a	449 a	537 a	551 a	606 a	606 a	723 a	749 a	590 a	595 a
Penticton CA	425 a	460 a	518 a	550 a	625 a	665 a	730 a	750 a	559 a	594 a
Port Alberni CA	370 a	374 a	402 a	417 a	510 a	537 a	545 a	567 a	452 a	470 a
Powell River CA	338 c	392 a	444 a	480 a	507 a	545 a	597 a	623 a	487 a	516 a
Prince George CA	421 a	470 a	485 a	532 a	570 a	622 a	639 a	677 a	541 a	591 a
Prince George Zone 1-Downtown	427 a	483 a	489 a	535 a	561 a	601 a	609 a	680 a	518 a	566 a
Prince George Zone 2-Outlying	410 a	449 a	482 a	531 a	574 a	631 a	643 a	676 a	553 a	603 a
Prince Rupert CA	402 a	393 a	481 a	511 a	547 a	584 a	576 a	593 a	512 a	537 a
Quesnel CA	333 b	361 b	370 a	414 a	440 a	482 a	**	**	412 a	457 a
Salmon Arm City	405 a	411 a	520 a	530 a	640 a	651 a	655 a	663 a	576 a	589 a
Squamish CA	458 a	444 a	598 a	613 a	698 a	706 a	**	**	635 a	639 a
Summerland D.M.	n/u	n/u	**	**	575 a	**	**	**	567 a	560 a
Terrace CA	412 a	410 a	422 a	449 a	496 a	516 a	527 a	610 a	471 a	492 a
Vancouver CMA	678 a	701 a	788 a	816 a	1,004 a	1,045 a	1,184 a	1,220 a	835 a	866 a
Vernon CA	411 a	435 a	508 a	546 a	619 a	654 a	688 a	707 a	570 a	600 a
Victoria CMA	540 a	561 a	657 a	681 a	837 a	874 a	976 a	1,015 a	704 a	731 a
Williams Lake CA	352 a	**	445 a	458 a	529 a	545 a	620 a	**	506 a	522 a
British Columbia 10,000+	627 a	650 a	725 a	754 a	844 a	882 a	961 a	1,001 a	758 a	789 a

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

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	4 a	129	33 a	1,807	46 a	2,177	0 a	42	83 a	4,155
Campbell River CA	3 a	45	14 a	377	25 a	608	1 a	46	43 a	1,076
Chilliwack CA	0 b	105	23 a	1,383	12 a	1,190	0 c	81	35 a	2,759
Courtenay-Comox CA	0 c	74	6 a	554	12 a	1,040	1 a	117	19 a	1,786
Cranbrook CA	3 a	21	3 a	324	4 a	558	1 a	48	11 a	951
Dawson Creek CA	2 b	73	9 b	418	6 c	263	2 a	31	20 a	785
Duncan-North Cowichan CA	1 a	69	15 a	707	13 a	635	0 a	37	29 a	1,448
Fort St. John CA	0 a	70	4 a	585	8 a	703	0 c	28	12 a	1,386
Kamloops CA	1 a	162	19 a	1,608	10 a	1,522	1 a	95	31 a	3,387
Kamloops Zone 1-South Shore	1 a	134	1 a	913	0 a	830	1 a	71	3 a	1,948
Kamloops Zone 2-North Shore	0 a	28	18 a	695	10 a	692	0 a	24	28 a	1,439
Kelowna CA	0 b	133	11 a	1,744	14 a	2,131	1 a	136	26 a	4,144
Kitimat CA	9 a	23	60 a	188	133 a	378	**	**	215 a	616
Nanaimo CA	19 c	300	13 a	1,593	29 a	1,484	4 d	115	65 a	3,492
Parksville-Qualicum Beach CA	0 a	16	1 a	93	3 a	406	0 a	19	4 a	534
Penticton CA	5 a	143	14 a	1,006	18 a	851	0 a	19	37 a	2,018
Port Alberni CA	3 a	64	26 a	452	16 a	409	1 a	38	46 a	963
Powell River CA	0 a	12	2 a	288	7 a	264	2 a	42	11 a	606
Prince George CA	17 c	237	52 d	1,102	19 a	1,619	1 b	472	89 b	3,431
Prince George Zone 1-Downtown	13 c	138	42 c	471	11 a	510	0 a	58	66 b	1,177
Prince George Zone 2-Outlying	4 d	99	10 b	631	8 a	1,110	1 b	414	23 a	2,254
Prince Rupert CA	**	76	46 a	262	45 a	273	28 a	99	146 a	710
Quesnel CA	2 a	15	12 a	212	33 c	316	0 a	25	47 b	568
Salmon Arm City	2 a	11	4 a	164	0 a	179	0 a	9	6 a	363
Squamish CA	0 a	47	4 a	87	8 a	115	1 a	32	13 a	281
Summerland D.M.	n/u	n/u	**	**	**	22	**	**	**	33
Terrace CA	**	37	**	113	**	220	0 a	23	**	393
Vancouver CMA	61 a	11,890	427 a	65,447	242 a	25,264	30 a	2,351	761 a	104,952
Vernon CA	0 a	91	6 a	767	3 a	791	0 a	125	9 a	1,774
Victoria CMA	10 a	2,662	82 a	13,301	29 a	7,127	1 a	469	122 a	23,559
Williams Lake CA	1 a	11	1 a	205	0 b	345	**	42	2 a	604
British Columbia 10,000+	179 a	16,516	904 a	94,798	773 a	50,890	89 a	4,570	1,944 a	166,774

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I.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA	6.1 a	5.5 a	5.5 a	3.3 a	3.8 a	3.7 a	0.0 a	2.4 a	4.6 a	3.5 a
Campbell River CA	4.3 a	6.7 a	3.9 a	4.5 a	5.1 a	5.3 a	0.0 a	2.2 a	4.5 a	4.9 a
Chilliwack CA	**	6.9 b	3.1 b	5.8 a	5.3 b	4.0 a	**	0.0 c	4.1 b	4.9 a
Courtenay-Comox CA	4.0 a	0.0 c	3.7 a	2.5 a	2.2 a	1.7 a	11.6 a	1.7 a	3.3 a	1.9
Cranbrook CA	4.7 a	19.0 a	5.0 a	3.4 a	3.5 a	1.8 a	2.3 c	4.2 a	4.0 a	2.8 a
Dawson Creek CA	2.9 a	3.2 b	5.4 a	2.1 b	6.4 a	2.4 c	5.0 a	6.4 a	5.5 a	2.5 a
Duncan-North Cowichan CA	7.2 a	1.4 a	2.7 a	2.5 a	2.7 a	2.5 a	2.5 a	2.7 a	2.9 a	2.5 a
Fort St. John CA	6.6 a	1.4 a	5.3 a	2.9 a	3.5 a	1.8 a	0.0 c	3.6 d	4.4 a	2.3 a
Kamloops CA	2.6 a	0.6 a	2.6 a	1.3 a	1.3 a	0.7 a	0.0 a	1.1 a	1.9 a	1.0 a
Kamloops Zone 1-South Shore	3.3 a	0.7 a	0.8 a	0.2 a	0.9 a	0.0 a	0.0 a	1.4 a	1.0 a	0.2 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	5.0 b	2.7 a	2.0 a	1.4 a	0.0 a	0.0 a	3.3 a	2.0 a
Kelowna CA	1.6 c	0.8 d	0.8 a	1.3 a	1.2 a	0.9 a	4.7 c	0.9 a	1.1 a	1.0 a
Kitimat CA	17.4 a	39.1 a	41.3 a	31.9 a	46.1 a	35.2 a	**	**	43.0 a	34.9 a
Nanaimo CA	0.5 a	8.2 c	1.9 a	3.0 a	2.3 a	3.3 a	8.4 b	4.4 c	2.2 a	3.6 a
Parksville-Qualicum Beach CA	0.0 a	0.0 a	2.8 a	2.2 a	0.0 a	1.2 a	5.6 a	0.0 a	0.7 a	1.3
Penticton CA	1.4 a	4.9 a	2.7 a	2.4 a	2.4 a	2.7 a	0.0 a	0.0 a	2.5 a	2.7 a
Port Alberni CA	8.4 a	4.7 a	8.8 a	6.6 a	3.3 a	4.6 a	0.0 a	2.6 a	6.1 a	5.5 a
Powell River CA	7.7 a	0.0 a	10.9 a	3.1 a	3.6 a	3.4 a	4.5 a	4.8 a	7.1 a	3.3 a
Prince George CA	15.9 a	7.8 b	4.4 a	5.4 c	3.0 b	2.5 a	2.6 c	0.5 b	4.4 b	3.5 c
Prince George Zone 1-Downtown	19.4 a	10.1 c	3.9 b	9.6 c	3.1 b	4.0 a	1.5 a	1.7 a	5.7 b	6.8 b
Prince George Zone 2-Outlying	9.8 a	4.5 d	4.8 b	2.2 b	3.0 a	1.8 b	2.8 c	0.3 b	3.8 b	1.7 b
Prince Rupert CA	38.9 a	**	27.3 a	17.8 a	36.7 a	16.5 a	39.5 a	28.3 a	33.8 a	20.5 a
Quesnel CA	**	13.3 a	11.7 c	8.5 a	13.6 c	11.4 c	**	0.0 a	12.9 c	9.9 a
Salmon Arm City	8.3 a	18.2 a	5.2 a	3.7 a	2.2 a	1.7 a	20.0 a	11.1 a	4.2 a	3.3 a
Squamish CA	11.1 a	0.0 a	6.9 a	4.6 a	10.3 a	9.6 a	3.1 a	3.1 a	8.5 a	5.7 a
Summerland D.M.	n/u	n/u	**	**	0.0 a	**	**	**	0.0 a	**
Terrace CA	**	**	22.2 d	**	31.8 a	**	45.7 a	0.0 a	29.8 a	**
Vancouver CMA	2.1 a	1.2 a	2.5 a	1.2 a	3.4 a	1.6 a	3.3 b	1.9 a	2.7 a	1.3 a
Vernon CA	4.3 c	1.1 a	2.6 b	1.3 a	3.0 b	1.0 a	1.1 d	1.6 a	2.8 a	1.2 a
Victoria CMA	2.4 a	1.7 a	1.5 a	1.5 a	1.4 a	1.3 a	1.1 a	1.2 a	1.5 a	1.5 a
Williams Lake CA	19.4 a	11.0 a	9.3 b	0.6 a	14.4 a	0.0 b	**	**	12.0 a	0.4 a
British Columbia 10,000+	2.7 a	2.0 a	2.7 a	1.7 a	3.8 a	2.3 a	4.7 a	2.6 a	3.1 a	1.9

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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 Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA	n/u	n/u	**	**	0.8 a	0.8 a	18.9 a	0.9 a	7.9 a	1.1 a
Campbell River CA	**	**	0.0 a	3.9 a	0.0 a	1.3 a	0.0 a	0.0 a	0.0 a	1.6 a
Chilliwack CA	n/u	n/u	**	**	1.0 a	1.0 a	1.4 a	0.0 a	1.6 a	0.5 a
Courtenay-Comox CA	n/u	n/u	**	**	1.3 a	1.4 a	0.7 a	0.0 a	1.1 a	0.8 a
Cranbrook CA	**	**	**	0.0 a	0.6 a	0.0 a	0.7 a	0.0 a	0.9 a	1.1 a
Dawson Creek CA	n/u	n/u	**	**	2.3 b	1.1 a	7.2 b	2.7 a	6.1 b	2.0 b
Duncan-North Cowichan CA	n/u	n/u	1.7 a	0.0 a	0.0 a	3.0 a	2.7 a	1.4 a	1.5 a	1.5 a
Fort St. John CA	n/u	n/u	5.2 b	3.3 a	1.6 b	1.0 a	0.8 a	0.0 a	1.6 a	0.8 a
Kamloops CA	n/u	n/u	0.0 a	0.0 a	2.5 a	0.0 a	2.7 a	0.0 a	2.5 a	0.0 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	2.3 a	0.0 a	0.0 a	0.0 a	1.2 a	0.0 a
Kamloops Zone 2-North Shore	n/u	n/u	**	**	3.0 a	0.0 a	5.1 a	0.0 a	4.1 a	0.0 a
Kelowna CA	n/s	n/u	0.0 c	3.3 a	2.0 a	0.6 a	0.0 b	1.1 a	1.4 a	0.9 a
Kitimat CA	n/u	n/u	n/u	n/u	56.8 a	**	37.7 a	**	43.0 a	**
Nanaimo CA	25.0 a	0.0 a	0.0 a	5.3 a	1.4 a	1.4 a	4.1 a	1.4 a	2.8 a	1.6 a
Parksville-Qualicum Beach CA	n/u	n/u	**	**	**	**	**	**	0.0 a	**
Penticton CA	**	**	**	**	0.0 a	**	0.0 a	3.0 a	0.0 a	1.0 a
Port Alberni CA	n/u	n/u	**	**	0.0 a	2.3 a	0.0 a	0.0 a	0.0 a	0.6 a
Powell River CA	**	**	**	n/u	**	**	**	**	0.0 a	**
Prince George CA	n/s	**	**	**	**	5.6 d	3.9 b	1.7 a	4.6 c	3.8 c
Prince George Zone 1-Downtown	n/s	**	**	**	**	4.7 d	1.8 c	2.7 a	3.5 d	5.4 d
Prince George Zone 2-Outlying	n/u	n/u	**	**	**	**	7.7 a	**	6.0 c	1.6 c
Prince Rupert CA	n/u	n/u	**	**	**	**	68.2 a	**	59.8 a	**
Quesnel CA	n/u	n/u	**	25.0 a	3.1 d	**	6.3 c	**	6.4 b	**
Salmon Arm City	n/u	n/u	**	**	**	**	**	**	11.1 a	0.0 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	2.1 a	0.0 a	3.4 a	0.0 a
Summerland D.M.	**	**	2.6 a	0.0 a	0.0 a	0.0 a	**	**	1.2 a	0.0 a
Terrace CA	n/u	n/u	**	**	6.3 c	1.2 a	24.6 a	10.1 a	15.0 a	5.1 a
Vancouver CMA	**	**	4.5 d	1.8 c	2.1 b	1.6 a	1.8 a	2.0 a	1.9 a	1.9 a
Vernon CA	**	**	4.2 a	4.2 a	3.8 a	1.9 a	0.0 a	0.0 a	2.5 a	2.0 a
Victoria CMA	**	**	1.7 a	0.8 a	0.0 a	0.5 a	0.9 a	0.3 a	0.7 a	0.4 a
Williams Lake CA	n/u	n/u	**	0.0 a	12.3 d	1.6 a	7.6 a	**	9.1 b	0.5 a
British Columbia 10,000+	**	**	3.4 b	3.0 b	2.6 a	1.6 a	4.7 a	3.0 a	3.8 a	2.5 a

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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

2.1.2 Private Row (Townhouse) Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA	n/u	n/u	**	**	720 ^a	759 ^a	1,055 ^a	799 ^a	831 ^a	758 ^a
Campbell River CA	**	**	470 ^a	505 ^a	563 ^a	604 ^a	639 ^a	640 ^a	557 ^a	587 ^a
Chilliwack CA	n/u	n/u	**	**	641 ^a	791 ^a	737 ^a	849 ^a	675 ^a	809 ^a
Courtenay-Comox CA	n/u	n/u	**	**	574 ^a	617 ^a	729 ^a	754 ^a	633 ^a	672 ^a
Cranbrook CA	**	**	469 ^a	488 ^a	559 ^a	591 ^a	637 ^a	644 ^a	583 ^a	607 ^a
Dawson Creek CA	n/u	n/u	**	**	617 ^a	648 ^a	675 ^a	719 ^a	630 ^a	686 ^a
Duncan-North Cowichan CA	n/u	n/u	506 ^a	503 ^a	588 ^a	609 ^a	760 ^a	778 ^a	629 ^a	639 ^a
Fort St. John CA	n/u	n/u	580 ^a	623 ^a	787 ^a	1,025 ^a	904 ^a	1,102 ^a	819 ^a	1,013 ^a
Kamloops CA	n/u	n/u	426 ^a	440 ^a	703 ^a	749 ^a	825 ^a	929 ^a	761 ^a	837 ^a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	754 ^a	810 ^a	940 ^a	1,073 ^a	840 ^a	927 ^a
Kamloops Zone 2-North Shore	n/u	n/u	**	**	600 ^a	629 ^a	725 ^a	810 ^a	669 ^a	733 ^a
Kelowna CA	n/s	n/u	505 ^b	551 ^a	732 ^a	768 ^a	834 ^a	900 ^a	741 ^a	782 ^a
Kitimat CA	n/u	n/u	n/u	n/u	405 ^a	431 ^a	440 ^a	472 ^a	430 ^a	460 ^a
Nanaimo CA	415 ^a	430 ^a	502 ^a	534 ^a	703 ^a	737 ^a	798 ^a	825 ^a	706 ^a	740 ^a
Parksville-Qualicum Beach CA	n/u	n/u	**	**	**	**	**	**	636 ^a	**
Penticton CA	**	**	**	**	661 ^a	693 ^c	771 ^a	786 ^a	697 ^a	737 ^c
Port Alberni CA	n/u	n/u	**	**	540 ^a	555 ^a	573 ^a	599 ^a	549 ^a	568 ^a
Powell River CA	**	**	n/s	n/u	**	**	**	**	**	**
Prince George CA	n/s	**	621 ^a	**	517 ^a	563 ^a	633 ^a	675 ^a	603 ^a	647 ^a
Prince George Zone 1-Downtown	n/s	**	**	**	523 ^a	564 ^a	593 ^a	605 ^a	571 ^a	591 ^a
Prince George Zone 2-Outlying	n/u	n/u	**	**	508 ^b	562 ^a	707 ^a	**	646 ^a	725 ^a
Prince Rupert CA	n/u	n/u	**	**	**	**	582 ^a	594 ^a	568 ^a	572 ^a
Quesnel CA	n/u	n/u	325 ^c	**	465 ^a	522 ^b	503 ^a	539 ^a	482 ^a	521 ^a
Salmon Arm City	n/u	n/u	**	**	**	**	**	**	637 ^a	627 ^a
Squamish CA	n/u	n/u	n/u	n/u	**	**	755 ^a	797 ^a	751 ^a	783 ^a
Summerland D.M.	**	**	461 ^a	467 ^a	570 ^a	586 ^a	**	**	521 ^a	529 ^a
Terrace CA	n/u	n/u	**	**	562 ^a	581 ^a	587 ^a	582 ^a	567 ^a	575 ^a
Vancouver CMA	**	**	717 ^a	843 ^a	1,051 ^a	1,137 ^a	1,208 ^a	1,246 ^a	1,153 ^a	1,200 ^a
Vernon CA	**	**	463 ^a	465 ^a	611 ^a	650 ^a	706 ^a	761 ^a	593 ^a	626 ^a
Victoria CMA	**	**	598 ^a	619 ^a	849 ^a	912 ^a	1,179 ^a	1,338 ^a	959 ^a	1,081 ^a
Williams Lake CA	n/u	n/u	371 ^b	**	501 ^a	522 ^a	587 ^a	612 ^a	551 ^a	574 ^b
British Columbia 10,000+	464^b	460^a	541^a	585^a	753^a	831^a	967^a	1,017^a	849^a	909^a

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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	n/u	n/u	**	**	1 a	124	1 a	111	3 a	279
Campbell River CA	**	**	2 a	51	2 a	158	0 a	40	4 a	252
Chilliwack CA	n/u	n/u	**	**	1 a	102	0 a	74	1 a	184
Courtenay-Comox CA	n/u	n/u	**	**	3 a	217	0 a	140	3 a	358
Cranbrook CA	**	**	0 a	17	0 a	103	0 a	137	3 a	267
Dawson Creek CA	n/u	n/u	**	**	1 a	95	3 a	120	4 b	217
Duncan-North Cowichan CA	n/u	n/u	0 a	60	2 a	67	1 a	74	3 a	201
Fort St. John CA	n/u	n/u	2 a	60	2 a	210	0 a	238	4 a	508
Kamloops CA	n/u	n/u	0 a	14	0 a	200	0 a	250	0 a	464
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0 a	133	0 a	113	0 a	248
Kamloops Zone 2-North Shore	n/u	n/u	**	**	0 a	67	0 a	137	0 a	216
Kelowna CA	n/u	n/u	1 a	30	2 a	323	1 a	93	4 a	446
Kitimat CA	n/u	n/u	n/u	n/u	**	36	**	91	**	127
Nanaimo CA	0 a	8	1 a	19	2 a	143	1 a	74	4 a	244
Parksville-Qualicum Beach CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	115	2 a	67	2 a	203
Port Alberni CA	n/u	n/u	**	**	1 a	44	0 a	103	1 a	159
Powell River CA	**	**	n/u	n/u	**	**	**	**	**	**
Prince George CA	**	**	**	47	4 d	75	3 a	184	12 c	309
Prince George Zone 1-Downtown	**	**	**	**	2 d	46	3 a	118	10 d	179
Prince George Zone 2-Outlying	n/u	n/u	**	**	**	29	**	**	2 c	130
Prince Rupert CA	n/u	n/u	**	**	**	**	**	72	**	90
Quesnel CA	n/u	n/u	3 a	14	**	29	**	140	**	183
Salmon Arm City	n/u	n/u	**	**	**	**	**	**	0 a	19
Squamish CA	n/u	n/u	n/u	n/u	**	**	0 a	48	0 a	58
Summerland D.M.	**	**	0 a	39	0 a	44	**	**	0 a	85
Terrace CA	n/u	n/u	**	**	1 a	84	7 a	69	8 a	157
Vancouver CMA	**	**	2 c	109	15 a	945	44 a	2,205	62 a	3,264
Vernon CA	**	**	3 a	71	1 a	53	0 a	77	4 a	202
Victoria CMA	**	**	1 a	120	1 a	204	1 a	387	3 a	728
Williams Lake CA	n/u	n/u	0 a	16	1 a	64	**	128	1 a	208
British Columbia 10,000+	**	50	24 b	789	55 a	3,498	151 a	4,940	233 a	9,278

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA	n/u	n/u	**	**	1.6 a	2.4 a	18.9 a	3.6 a	8.6 a	3.6 a
Campbell River CA	**	**	0.0 a	3.9 a	1.8 a	1.3 a	2.2 a	2.5 a	1.5 a	2.0 a
Chilliwack CA	n/u	n/u	**	**	2.9 a	3.9 a	1.4 a	1.4 a	2.7 a	3.3 a
Courtenay-Comox CA	n/u	n/u	**	**	4.9 a	1.8 a	1.4 a	1.4 a	3.5 a	1.7 a
Cranbrook CA	**	**	**	5.9 a	0.6 a	1.0 a	1.4 a	1.5 a	1.5 a	2.6 a
Dawson Creek CA	n/u	n/u	**	**	4.6 c	1.1 a	13.4 d	2.7 a	10.2 d	2.0 b
Duncan-North Cowichan CA	n/u	n/u	1.7 a	1.7 a	4.5 a	3.0 a	6.7 a	1.4 a	4.5 a	2.0 a
Fort St. John CA	n/u	n/u	10.3 c	5.0 a	1.6 b	1.0 a	2.5 a	1.3 a	3.1 b	1.6 a
Kamloops CA	n/u	n/u	0.0 a	0.0 a	3.5 a	0.0 a	3.9 a	0.0 a	3.6 a	0.0 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	3.0 a	0.0 a	0.0 a	0.0 a	1.6 a	0.0 a
Kamloops Zone 2-North Shore	n/u	n/u	**	**	4.5 a	0.0 a	7.2 a	0.0 a	6.0 a	0.0 a
Kelowna CA	n/s	n/u	0.0 c	3.3 a	4.7 b	0.9 a	0.0 b	1.1 a	3.4 b	1.1 a
Kitimat CA	n/u	n/u	n/u	n/u	56.8 a	**	39.5 a	**	44.3 a	**
Nanaimo CA	25.0 a	0.0 a	0.0 a	5.3 a	2.0 a	2.1 a	4.1 a	1.4 a	3.2 a	2.0 a
Parksville-Qualicum Beach CA	n/u	n/u	**	**	**	**	**	**	0.0 a	**
Penticton CA	**	**	**	**	0.0 a	0.9 a	0.0 a	3.0 a	0.0 a	1.5 a
Port Alberni CA	n/u	n/u	**	**	4.1 a	2.3 a	1.0 a	0.0 a	2.4 a	0.6 a
Powell River CA	**	**	**	n/u	**	**	**	**	0.0 a	**
Prince George CA	n/s	**	**	**	9.3 c	5.6 d	5.6 a	2.3 a	6.2 b	4.1 c
Prince George Zone 1-Downtown	n/s	**	**	**	**	4.7 d	3.5 c	3.6 a	5.8 c	6.0 c
Prince George Zone 2-Outlying	n/u	n/u	**	**	**	**	9.2 a	**	6.8 b	1.6 c
Prince Rupert CA	n/u	n/u	**	**	**	**	68.2 a	**	59.8 a	**
Quesnel CA	n/u	n/u	**	25.0 a	3.1 d	3.8 d	6.3 c	**	6.4 b	**
Salmon Arm City	n/u	n/u	**	**	**	**	**	**	14.8 a	0.0 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	2.1 a	4.2 a	3.4 a	3.4 a
Summerland D.M.	**	**	2.6 a	7.7 a	0.0 a	4.5 a	**	**	1.2 a	5.9 a
Terrace CA	n/u	n/u	**	**	6.3 c	1.2 a	24.6 a	10.1 a	15.0 a	5.1 a
Vancouver CMA	**	**	**	1.8 c	3.1 b	1.9 a	2.8 a	2.8 a	3.1 a	2.5 a
Vernon CA	**	**	5.6 a	5.6 a	3.8 a	3.8 a	0.0 a	0.0 a	3.0 a	3.0 a
Victoria CMA	**	**	2.5 a	1.7 a	0.5 a	1.5 a	3.2 a	1.3 a	2.2 a	1.4 a
Williams Lake CA	n/u	n/u	**	0.0 a	19.3 d	1.6 a	8.4 a	**	11.6 c	0.5 a
British Columbia 10,000+	**	**	5.2 a	4.4 a	4.0 a	2.1 a	5.8 a	3.8 a	5.1 a	3.3 a

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA	5.3 a	3.2 a	4.5 a	1.8 a	3.0 a	2.0 a	13.3 a	0.7 a	4.1 a	1.9 a
Campbell River CA	2.0 a	6.3 a	3.0 a	3.7 a	2.7 a	3.5 a	0.0 a	1.2 a	2.6 a	3.5 a
Chilliwack CA	**	0.0 b	2.4 a	1.6 a	3.4 b	1.0 a	2.7 c	0.0 b	2.8 a	1.2 a
Courtenay-Comox CA	2.7 a	0.0 c	1.9 a	1.1 a	0.9 a	1.2 a	5.5 a	0.4 a	1.8 a	1.0 a
Cranbrook CA	6.4 b	19.4 a	3.6 a	0.9 a	2.9 a	0.6 a	1.1 a	0.5 a	2.9 a	1.1 a
Dawson Creek CA	2.9 a	3.2 b	4.2 a	2.1 b	2.7 a	2.1 b	5.9 b	3.5 b	3.8 a	2.4 a
Duncan-North Cowichan CA	4.3 a	1.4 a	1.9 a	2.0 a	1.0 a	2.1 a	1.7 a	0.9 a	1.6 a	1.9 a
Fort St. John CA	6.6 a	0.0 a	3.0 a	0.9 a	1.5 a	1.1 a	0.8 a	0.0 b	2.2 a	0.8 a
Kamloops CA	2.0 a	0.6 a	2.2 a	1.2 a	1.2 a	0.6 a	1.9 a	0.3 a	1.7 a	0.8 a
Kamloops Zone 1-South Shore	2.4 a	0.7 a	0.6 a	0.1 a	0.7 a	0.0 a	0.0 a	0.5 a	0.7 a	0.1 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	4.3 b	2.5 a	1.9 a	1.3 a	4.3 a	0.0 a	3.1 a	1.7 a
Kelowna CA	0.8 d	0.0 b	0.2 a	0.7 a	0.8 a	0.6 a	1.9 b	0.9 a	0.6 a	0.7 a
Kitimat CA	17.4 a	39.1 a	41.3 a	31.9 a	47.1 a	35.6 a	36.2 a	38.2 a	43.0 a	35.2 a
Nanaimo CA	1.1 a	6.0 c	1.1 a	0.9 a	1.5 a	1.9 a	4.7 b	2.6 b	1.5 a	1.9 a
Parksville-Qualicum Beach CA	0.0 a	0.0 a	1.6 a	0.9 a	0.0 a	0.7 a	4.8 a	0.0 a	0.5 a	0.7 a
Penticton CA	0.7 a	3.5 a	0.9 a	1.4 a	1.0 a	1.9 a	0.0 a	2.4 a	0.9 a	1.8 a
Port Alberni CA	5.0 a	4.7 a	6.0 a	5.6 a	2.1 a	3.8 a	0.0 a	0.7 a	3.6 a	4.2 a
Powell River CA	7.1 a	0.0 a	9.1 a	0.7 a	2.1 a	2.5 a	1.8 a	3.8 a	5.3 a	1.7 a
Prince George CA	12.2 a	7.3 c	3.3 a	4.9 d	2.2 a	1.4 a	2.5 b	0.7 a	3.3 b	2.7 b
Prince George Zone 1-Downtown	13.6 c	9.3 c	3.3 b	9.6 c	2.7 b	2.4 a	1.7 b	1.8 a	4.1 b	5.6 b
Prince George Zone 2-Outlying	9.8 a	4.5 d	3.3 b	1.4 a	2.0 a	0.9 a	2.8 c	0.2 b	2.9 a	1.1 a
Prince Rupert CA	38.9 a	**	27.2 a	18.4 a	35.7 a	16.0 a	50.1 a	34.1 a	36.3 a	22.4 a
Quesnel CA	**	13.3 a	11.6 c	6.8 a	11.0 c	9.6 c	6.6 c	**	10.5 c	9.9 b
Salmon Arm City	8.3 a	18.2 a	2.9 a	2.4 a	2.5 a	0.0 a	13.6 a	0.0 a	3.4 a	1.6 a
Squamish CA	11.1 a	0.0 a	5.7 a	4.6 a	9.4 a	6.4 a	1.2 a	1.2 a	6.8 a	3.8 a
Summerland D.M.	**	**	2.0 a	0.0 a	0.0 a	0.0 c	**	**	0.8 a	0.0 c
Terrace CA	**	**	21.6 d	**	25.8 a	12.5 d	32.9 a	7.6 a	26.1 a	12.7 d
Vancouver CMA	1.0 a	0.5 a	1.2 a	0.7 a	1.9 a	1.0 a	2.0 a	1.6 a	1.4 a	0.8 a
Vernon CA	4.3 c	0.0 a	2.3 b	1.1 a	1.6 a	0.5 a	0.0 b	0.0 a	1.8 a	0.7 a
Victoria CMA	0.6 a	0.4 a	0.5 a	0.6 a	0.5 a	0.4 a	0.5 a	0.2 a	0.5 a	0.5 a
Williams Lake CA	19.4 a	11.0 a	8.4 b	0.5 a	10.3 a	0.3 a	6.5 a	0.0 d	9.1 a	0.4 a
British Columbia 10,000+	1.5 a	1.1 a	1.6 a	1.0 a	2.5 a	1.5 a	4.2 a	2.5 a	2.0 a	1.2 a

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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

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA	450	a 494	a 562	a 584	a 705	a 722	a 976	a 794	a 646	a 660
Campbell River CA	419	a 416	a 477	a 506	a 565	a 585	a 635	a 654	a 537	a 558
Chilliwack CA	406	a 553	a 520	a 640	a 669	a 761	a 709	a 910	a 589	a 704
Courtenay-Comox CA	378	a 399	a 503	a 523	a 594	a 617	a 672	a 689	a 573	a 593
Cranbrook CA	396	a 399	a 473	a 477	a 560	a 569	a 636	a 646	a 543	a 550
Dawson Creek CA	426	a 461	a 490	a 522	a 596	a 640	a 671	a 721	a 551	a 589
Duncan-North Cowichan CA	420	a 433	a 486	a 495	a 591	a 604	a 738	a 761	a 545	a 557
Fort St. John CA	498	a 533	a 597	a 641	a 718	a 841	a 895	a 1,076	a 692	a 795
Kamloops CA	461	a 500	a 524	a 564	a 642	a 688	a 798	a 889	a 601	a 646
Kamloops Zone 1-South Shore	474	a 511	a 555	a 590	a 686	a 733	a 869	a 974	a 637	a 680
Kamloops Zone 2-North Shore	408	a 449	a 484	a 530	a 581	a 630	a 711	a 792	a 549	a 600
Kelowna CA	497	a 524	a 614	a 660	a 751	a 796	a 807	a 861	a 693	a 740
Kitimat CA	384	a 382	a 413	a 411	a 464	a 472	a 456	a 484	a 448	a 456
Nanaimo CA	445	a 455	a 542	a 563	a 662	a 687	a 792	a 817	a 599	a 620
Parksville-Qualicum Beach CA	436	a 449	a 533	a 545	a 612	a 611	a 737	a 764	a 593	a 597
Penticton CA	425	a 460	a 519	a 550	a 629	a 668	a 765	a 781	a 573	a 607
Port Alberni CA	370	a 374	a 401	a 416	a 513	a 539	a 566	a 590	a 466	a 484
Powell River CA	337	b 393	a 444	a 480	a 505	a 542	a 595	a 620	a 488	a 516
Prince George CA	421	a 469	a 492	a 537	a 568	a 619	a 637	a 676	a 546	a 595
Prince George Zone 1-Downtown	427	a 481	a 492	a 535	a 558	a 599	a 598	a 631	a 525	a 569
Prince George Zone 2-Outlying	410	a 449	a 492	a 539	a 572	a 630	a 652	a 695	a 558	a 610
Prince Rupert CA	402	a 393	a 478	a 506	a 549	a 584	a 579	a 593	a 519	a 541
Quesnel CA	333	b 361	a 367	a 409	a 442	a 485	a 503	a 548	a 428	a 473
Salmon Arm City	405	a 411	a 520	a 529	a 640	a 650	a 659	a 673	a 580	a 591
Squamish CA	458	a 444	a 598	a 613	a 701	a 707	a 777	a 782	a 656	a 664
Summerland D.M.	**	**	a 472	a 476	a 572	a 579	**	**	a 534	a 538
Terrace CA	412	a 410	a 420	a 445	a 512	a 534	a 563	a 589	a 494	a 516
Vancouver CMA	678	a 701	a 787	a 816	a 1,006	a 1,048	a 1,196	a 1,233	a 845	a 876
Vernon CA	411	a 435	a 505	a 539	a 619	a 653	a 695	a 726	a 572	a 603
Victoria CMA	539	a 561	a 656	a 680	a 837	a 875	a 1,066	a 1,168	a 711	a 742
Williams Lake CA	352	a **	a 441	a 456	a 525	a 542	a 595	a 622	a 517	a 535
British Columbia 10,000+	627	a 649	a 723	a 753	a 838	a 879	a 964	a 1,010	a 762	a 795

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 ($5 < cv \leq 7.5$)

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

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2006 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	4 a	129	34 a	1,851	47 a	2,301	1 a	153	86 a	4,434
Campbell River CA	3 a	48	16 a	428	27 a	766	1 a	86	47 a	1,328
Chilliwack CA	0 b	105	23 a	1,391	13 a	1,292	0 b	155	36 a	2,943
Courtenay-Comox CA	0 c	74	6 a	555	15 a	1,257	1 a	257	22 a	2,144
Cranbrook CA	6 a	31	3 a	341	4 a	661	1 a	185	14 a	1,218
Dawson Creek CA	2 b	73	9 b	420	7 b	358	5 b	151	24 a	1,002
Duncan-North Cowichan CA	1 a	69	15 a	767	15 a	702	1 a	111	32 a	1,649
Fort St. John CA	0 a	70	6 a	646	10 a	912	0 b	266	16 a	1,894
Kamloops CA	1 a	162	19 a	1,622	10 a	1,722	1 a	345	31 a	3,851
Kamloops Zone 1-South Shore	1 a	134	1 a	915	0 a	963	1 a	184	3 a	2,196
Kamloops Zone 2-North Shore	0 a	28	18 a	707	10 a	759	0 a	161	28 a	1,655
Kelowna CA	0 b	133	12 a	1,774	16 a	2,454	2 a	229	30 a	4,590
Kitimat CA	9 a	23	60 a	188	147 a	414	45 a	118	261 a	743
Nanaimo CA	19 c	308	14 a	1,612	31 a	1,627	5 b	189	69 a	3,736
Parksville-Qualicum Beach CA	0 a	16	1 a	115	3 a	424	0 a	22	4 a	577
Penticton CA	5 a	145	14 a	1,025	18 a	966	2 a	86	39 a	2,221
Port Alberni CA	3 a	64	26 a	464	17 a	453	1 a	141	47 a	1,122
Powell River CA	0 a	13	2 a	288	7 a	276	2 a	52	11 a	629
Prince George CA	17 c	239	56 d	1,150	23 a	1,695	4 a	656	101 b	3,740
Prince George Zone 1-Downtown	13 c	140	46 c	484	13 a	556	3 a	176	76 b	1,356
Prince George Zone 2-Outlying	4 d	99	10 a	666	10 a	1,139	1 b	480	25 a	2,384
Prince Rupert CA	**	76	50 a	270	45 a	282	59 a	172	179 a	800
Quesnel CA	2 a	15	15 a	226	33 c	345	**	165	74 b	751
Salmon Arm City	2 a	11	4 a	166	0 a	192	0 a	13	6 a	382
Squamish CA	0 a	47	4 a	87	8 a	125	1 a	80	13 a	339
Summerland D.M.	**	**	0 a	49	0 c	66	**	**	0 c	118
Terrace CA	**	37	**	117	38 d	304	7 a	92	70 d	550
Vancouver CMA	62 a	11,895	429 a	65,555	257 a	26,210	74 a	4,556	823 a	108,216
Vernon CA	0 a	92	9 a	838	4 a	844	0 a	202	13 a	1,976
Victoria CMA	10 a	2,679	83 a	13,421	30 a	7,331	2 a	856	125 a	24,287
Williams Lake CA	1 a	11	1 a	221	1 a	410	0 d	170	3 a	812
British Columbia 10,000+	183 a	16,567	928 a	95,587	828 a	54,388	239 a	9,510	2,178 a	176,052

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

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA	6.1 a	5.5 a	5.4 a	3.4 a	3.7 a	3.6 a	13.3 a	3.3 a	4.8 a	3.6 a
Campbell River CA	4.0 a	6.3 a	3.5 a	4.4 a	4.5 a	4.4 a	1.1 a	2.3 a	3.9 a	4.4 a
Chilliwack CA	**	6.9 b	3.1 b	5.9 a	5.1 b	4.0 a	2.7 c	0.6 a	4.0 a	4.8 a
Courtenay-Comox CA	4.0 a	0.0 c	3.7 a	2.5 a	2.7 a	1.7 a	5.9 a	1.6 a	3.4 a	1.9
Cranbrook CA	9.6 b	22.6 a	4.8 a	3.5 a	2.9 a	1.7 a	1.6 a	2.2 a	3.4 a	2.8 a
Dawson Creek CA	2.9 a	3.2 b	5.9 a	2.1 b	5.9 a	2.1 b	11.0 d	3.5 b	6.4 a	2.4 a
Duncan-North Cowichan CA	7.2 a	1.4 a	2.7 a	2.5 a	2.9 a	2.6 a	5.2 a	1.8 a	3.1 a	2.4 a
Fort St. John CA	6.6 a	1.4 a	5.7 a	3.1 a	3.1 a	1.6 a	2.3 a	1.5 a	4.0 a	2.1 a
Kamloops CA	2.6 a	0.6 a	2.6 a	1.3 a	1.6 a	0.6 a	2.7 a	0.3 a	2.1 a	0.9 a
Kamloops Zone 1-South Shore	3.3 a	0.7 a	0.8 a	0.2 a	1.1 a	0.0 a	0.0 a	0.5 a	1.0 a	0.2 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	4.9 b	2.7 a	2.2 a	1.3 a	6.1 a	0.0 a	3.7 a	1.8 a
Kelowna CA	1.6 c	0.8 d	0.8 a	1.3 a	1.7 a	0.9 a	2.4 b	0.9 a	1.4 a	1.1 a
Kitimat CA	17.4 a	39.1 a	41.3 a	31.9 a	47.1 a	35.6 a	37.6 a	38.2 a	43.2 a	35.2 a
Nanaimo CA	1.1 a	8.0 c	1.9 a	3.0 a	2.3 a	3.2 a	6.7 b	3.2 b	2.3 a	3.5 a
Parksville-Qualicum Beach CA	0.0 a	0.0 a	2.4 a	1.7 a	0.0 a	1.2 a	4.8 a	0.0 a	0.7 a	1.2
Penticton CA	1.4 a	4.8 a	2.6 a	2.4 a	2.2 a	2.5 a	0.0 a	2.4 a	2.2 a	2.6 a
Port Alberni CA	8.4 a	4.7 a	8.7 a	6.5 a	3.4 a	4.4 a	0.7 a	0.7 a	5.6 a	4.8 a
Powell River CA	7.1 a	0.0 a	10.9 a	3.1 a	3.5 a	3.3 a	3.6 a	3.8 a	6.8 a	3.2 a
Prince George CA	15.9 a	7.7 b	4.4 a	5.5 c	3.3 b	2.6 a	3.4 c	1.0 a	4.6 a	3.5 b
Prince George Zone 1-Downtown	19.4 d	10.0 b	4.3 b	10.2 d	3.7 b	4.0 a	2.8 a	3.0 a	5.7 b	6.7 b
Prince George Zone 2-Outlying	9.8 a	4.5 d	4.5 b	2.1 b	3.2 b	1.9 b	3.7 c	0.2 b	4.0 b	1.7 b
Prince Rupert CA	38.9 a	**	27.6 a	18.4 a	35.7 a	16.0 a	51.7 a	34.1 a	36.8 a	22.4 a
Quesnel CA	**	13.3 a	12.0 c	9.5 a	12.6 c	10.8 c	6.6 c	**	11.4 c	11.4 c
Salmon Arm City	8.3 a	18.2 a	5.2 a	3.6 a	3.0 a	1.6 a	18.2 a	7.7 a	4.9 a	3.1 a
Squamish CA	11.1 a	0.0 a	6.9 a	4.6 a	10.2 a	8.8 a	2.5 a	3.8 a	7.7 a	5.3 a
Summerland D.M.	**	**	2.0 a	6.1 a	0.0 a	3.0 c	**	**	0.8 a	4.2 b
Terrace CA	**	**	22.3 d	**	25.8 a	12.5 d	32.9 a	7.6 a	26.3 a	12.7 d
Vancouver CMA	2.1 a	1.2 a	2.5 a	1.2 a	3.4 a	1.6 a	3.0 a	2.3 a	2.7 a	1.4 a
Vernon CA	4.3 c	1.1 a	2.9 b	1.7 a	3.1 b	1.2 a	0.7 a	1.0 a	2.8 a	1.4 a
Victoria CMA	2.4 a	1.7 a	1.5 a	1.5 a	1.3 a	1.3 a	2.0 a	1.2 a	1.6 a	1.5 a
Williams Lake CA	19.4 a	11.0 a	9.4 b	0.5 a	15.1 a	0.3 a	7.1 a	0.0 d	11.9 a	0.4 a
British Columbia 10,000+	2.8 a	2.0 a	2.7 a	1.7 a	3.8 a	2.3 a	5.3 a	3.2 a	3.2 a	2.0

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

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) British Columbia - 2006

Condo Sub Area	Rental Condominium Apartments	Apartments in the RMS ¹
Vancouver CMA	0.4 a	0.7 a

¹ 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:

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

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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type British Columbia - 2006

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Vancouver CMA	**	701 a	971 b	816 a	1,273 b	1,045 a	**	1,220 a

¹ 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 (cv = coefficient of variation):

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

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

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments British Columbia - 2006

Condo Sub Area	Condominium Universe	Rental Units	Percentage of Units in Rental	Vacancy Rate
Vancouver CMA	130,177	28,567 a	21.9 a	0.4 a

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)

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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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