

RENTAL MARKET REPORT

Edmonton CMA

Canada Mortgage and Housing Corporation

Release Date: 2007

Highlights

- The apartment vacancy rate across the Edmonton Census Metropolitan Area (CMA) increased from 1.2 per cent in October 2006 to 1.5 per cent in October 2007.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Edmonton CMA was \$958, up \$150 from the \$808 average reported in October 2006.
- In existing rental structures, the average rent for a two-bedroom apartment unit increased by 18.8 per cent year-over-year compared with a 9.9 per cent increase reported in last year's survey.

Figure 1

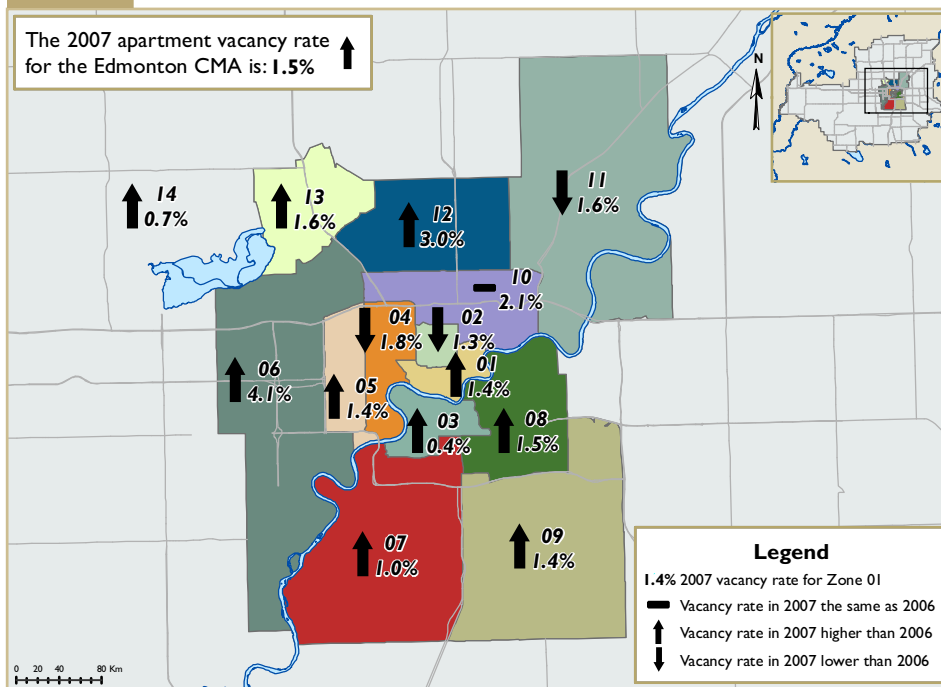


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Apartment Vacancy Rates (%) by Major Centres		
	Oct-06	Oct-07
Abbotsford	2.0	2.1
Barrie	2.8	3.2
Brantford	2.3	2.9
Calgary	0.5	1.5
Edmonton	1.2	1.5
Gatineau	4.2	2.9
Greater Sudbury	1.2	0.6
Guelph	2.8	1.9
Halifax	3.2	3.1
Hamilton	4.3	3.5
Kelowna	0.6	0.0
Kingston	2.1	3.2
Kitchener	3.3	2.7
London	3.6	3.6
Moncton	5.6	4.3
Montréal	2.7	2.9
Oshawa	4.1	3.7
Ottawa	2.3	2.3
Peterborough	2.8	2.8
Québec	1.5	1.2
Regina	3.3	1.7
Saguenay	4.1	2.8
Saint John	6.8	5.2
Saskatoon	3.2	0.6
Sherbrooke	1.2	2.4
St. Catharines-Niagara	4.3	4.0
St. John's	5.1	2.6
Thunder Bay	4.9	3.8
Toronto	3.2	3.2
Trois-Rivières	1.0	1.5
Vancouver	0.7	0.7
Victoria	0.5	0.5
Windsor	10.4	12.8
Winnipeg	1.3	1.5
Total	2.6	2.6

NATIONAL VACANCY RATE UNCHANGED AT 2.6 PER CENT IN OCTOBER 2007

The average rental apartment vacancy rate in purpose built apartment buildings with three or more units in Canada's 34 major centres⁽¹⁾ was unchanged at 2.6 per cent in October 2007 compared to a year ago. The centres with the highest vacancy rates in 2007 were Windsor (12.8 per cent), Saint John (5.2 per cent) and Moncton (4.3 per cent). The centres with the lowest vacancy rates were Kelowna (0.0 per cent), Victoria (0.5 per cent), Greater Sudbury (0.6 per cent) and Saskatoon (0.6 per cent).

Strong employment growth, solid income gains, and high immigration levels continued to support strong demand for both ownership and rental housing. The rising gap between the cost of home ownership and renting also kept demand strong for rental accommodation. However, modest rental construction and increased competition from the condominium market offset the strong rental demand, keeping the rental apartment vacancy rate unchanged from a year earlier. 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 highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,089), Vancouver (\$1,084), Toronto (\$1,061) and Ottawa (\$961), followed by Edmonton (\$958) and Barrie (\$934). The lowest average monthly rents for two-bedroom apartments in

new and existing structures were in Trois-Rivières (\$487) and Saguenay (\$490).

Year-over-year comparison of rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres except Windsor where the average rent in existing structures was essentially unchanged for a second consecutive year. The largest rent increases occurred in markets where vacancy rates were quite low. Rents in existing structures were up 18.8 per cent in Edmonton, 15.3 per cent in Calgary, 13.5 per cent in Saskatoon, 7.7 per cent in Greater Sudbury and 7.0 per cent in Kelowna. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 3.5 per cent between October 2006 and October 2007.

CMHC's October 2007 Rental Market Survey also covers condominium apartments offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec. In 2007, vacancy rates for rental condominium apartments were below one per cent in four of the seven centres surveyed. Rental condominiums in Vancouver had the lowest vacancy rate at 0.2 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 2.4 per cent and 3.8 per cent in 2007, respectively. The survey showed that vacancy rates for

¹ 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.

rental condominium apartments in 2007 were lower than vacancy rates in the conventional rental market in Vancouver, Calgary, Toronto and Ottawa, the same in Edmonton, and higher in Québec and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,533), Vancouver (\$1,435), and Calgary (\$1,217). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2007.

EDMONTON 2007 RENTAL MARKET SURVEY

Apartment Vacancies Increase in Fall 2007

Following steady declines in 2005 and 2006, rental apartment vacancies have increased this fall. The apartment vacancy rate in the Edmonton region inched upward from 1.2 per cent in October 2006 to 1.5 per cent this October. This increase occurred despite low levels of rental apartment completions in the past 12 months. In addition, a large number of rental units have been converted to condominiums since our previous survey, further reducing the supply of apartments available for rent.

Despite the modest up-tick, the overall rental apartment market remains tight by historic standards. A strong economy has resulted in robust

job creation, firm labour market conditions, and strong, albeit slower, net in-migration this year. At the same time, the number of renters moving into first-time homeowner-ship has been constrained by back-to-back large annual increases in the cost of buying a home. CMHC attributes some of the upturn in vacancies to a slowdown in net inter-provincial migration and the constraining effect of rapid rent increases on renter household formation.

With continued tight rental market conditions, apartment rents remain on the upswing across the region. In October 2006, a typical two-bedroom apartment rented for \$808, representing a \$76/month increase from October 2005. CMHC's October 2007 survey found the average rent for a two-bedroom apartment unit had increased by \$150/month to an average of \$958. On a same-sample basis, which removes the impact of new units not surveyed in the previous year, the average rent for a two-bedroom apartment increased by 18.8 per cent in the past year, compared with a 9.9 per cent increase recorded between October 2005 and October 2006.

SURVEY RESULTS

CMHC's October 2007 Rental Market Survey (RMS) found that apartment vacancies have increased modestly over this time last year but remain low by historic standards. This year's survey identified 937 vacant units out of a total universe of 61,824 rental apartments. This compares with a total of 770 vacant out of 65,525 units in the October 2006 survey universe. The universe of rental apartments tumbled by 3,701 units between surveys due to a shortage of rental completions and a surge in condo conversions. Soaring prices for resale condominiums during 2006 and the first half of 2007 provided a strong incentive for some rental building owners to convert their units and capitalize on the large gap between rental and homeowner value for a typical apartment.

Table 1.1.1 provides the break-out of vacancy rates by survey zone and unit type across Metro Edmonton for this October compared with last year's results. Overall, the average apartment vacancy rate across the Edmonton

Figure 2

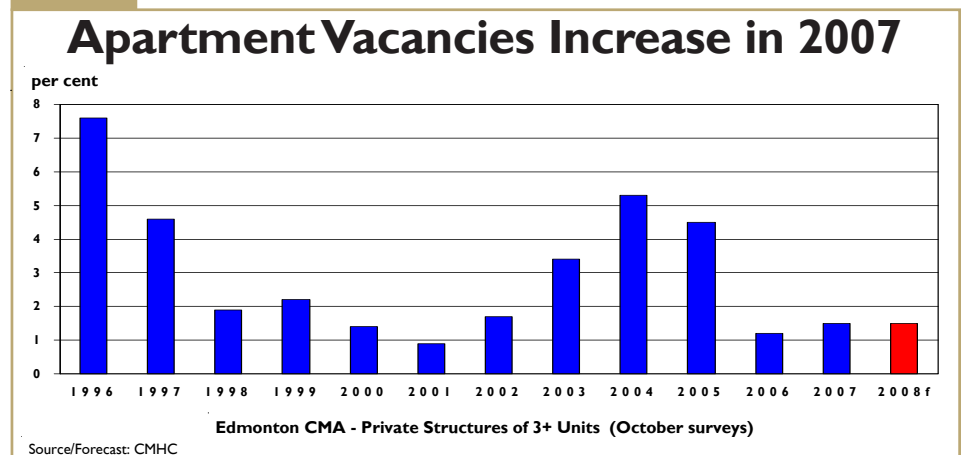
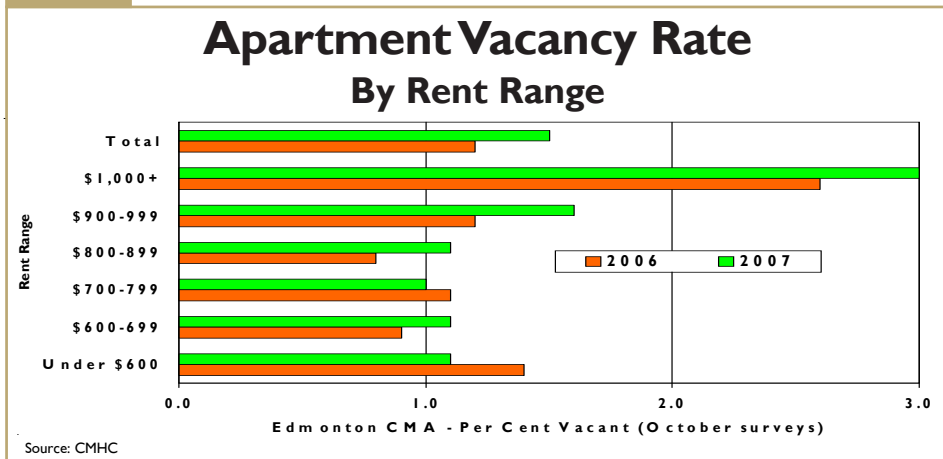


Figure 3



region increased by 0.3 percentage points from last October to 1.5 per cent. Vacancies were highest in bachelor suites (2.5%) and units with three or more bedrooms (2.4%). These unit types also experienced the largest increases, at 1.1 and 1.2 percentage points, respectively.

The two districts with the lowest vacancy rates in this year's survey were Zones 3 (University) and 13 (St. Albert) at 0.4 and 0.7 per cent, respectively. In contrast, vacancies were highest in Zone 6 (West Jasper Place) at 4.1 per cent and Zone 12 (Castledowns) at 3.0 per cent. Zone 12 also experienced the largest increase in vacancies, up 2.2 percentage points year-over-year.

Chart 3 illustrates apartment vacancy rates by rent range for this year and 2006 and Table 1.4 presents these results by bedroom type. As was the case in 2006, vacancies were generally higher in the upper price ranges. The largest increase in vacancies, up 0.5 percentage points, was for apartments renting from \$800 to \$899 per month. Meanwhile, vacancies fell by 0.4 percentage points in the lowest price

ranges of under \$600 per month.

Availability Rates Increase

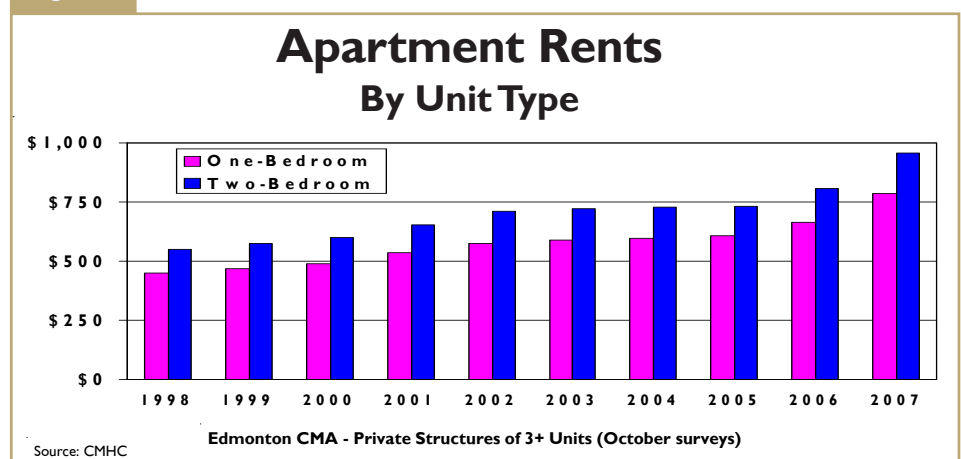
The availability rate for apartments across Metro increased to 2.4 per cent in the October survey, compared with 1.7 per cent last year and 5.7 per cent in 2005's survey (see Table 1.1.4). A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official 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 6 (6.8%) and Zone 12 (4.0%) while the lowest was again reported in Zone 3 at 0.7 per cent.

Apartment Rents Escalate in 2007

Continued tight rental market conditions and large gains in the costs of homeownership are pushing rents higher across the region. Operating costs have also been climbing due to higher prices for repairs, maintenance and routine monthly expenses. Following an average \$65 per month increase year-over-year recorded in the October 2006 survey, the average apartment rent for all unit types across Metro jumped this year by \$132 per month (Table 1.1.2). Table 1.1.5 provides an estimate of percentage change for average rents on a same-sample basis, which removes the impact of new units not surveyed in the previous year or units removed in the current year due to condo conversion. For all apartments, rents in existing units rose by 18.1 per cent between October 2006 and

Figure 4



October 2007. The largest increase occurred in two-bedroom apartments, where the typical increase was 18.8 per cent.

Table 1.1.2 provides the details on average apartment rents by bedroom type and survey zone. The districts with the highest overall average rents were Zones 6 (\$983) and 7 (\$979) while the lowest rents were found in Zone 10 (\$676). The largest rent increases on a dollar basis, not accounting for the impact of new units, occurred in Zones 6 (\$175) and 9 (\$170), while the lowest rent increases (\$71) on average occurred in Zone 10. When the data are compared on a same-sample percentage basis, apartment rent increases were highest in Zones 12 and 4, with all unit types up in both areas by 23.6 per cent (Table 1.1.5).

Incentives Disappear As Vacancies Remain Low

With apartment vacancies remaining low across the region, the number of landlords offering incentives to prevent turnover or lure new tenants

into their buildings remain on the downswing. 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 one per cent of structures surveyed, down from 2.5 per cent in 2006 and 19 per cent in 2005. With the average vacancy rate forecast to remain below two per cent next year, there will be few buildings offering incentives to prospective tenants.

Row Vacancy Rates Increases

Despite losses to the universe from low levels of new construction and condo conversion, vacancies in Edmonton's row/townhouse rentals have moved upward in the past year. As shown in Chart 6, the overall vacancy rate in row units across Metro increased by 0.7 percentage points from October 2006 to an overall average of 1.2 per cent. The 2007 October survey found 106 vacant row units out of a universe of 8,470 units. This compares with 46

vacant units out of a universe of 9,023 townhouses in last years survey. Row vacancies were highest in Zone 6 (3.4%), which is also the district which experienced the largest increase in vacancies at 2.5 percentage points. The area with the tightest market for row rentals was St. Albert (Zone 13), where the vacancy rate was once again zero per cent. The availability rate for row units, reported in Table 2.1.4, increased from 0.8 per cent last October to 2.1 per cent in 2007.

Row Rents Take Another Large Jump

Following an average increase of \$105 per month in 2006, the rent for a typical townhouse unit rose by \$211 to an average of \$1,084 per month. Table 2.1.2 provides the break-out by bedroom type and zone. Zone 7 reported both the largest increase (\$325/month) and the highest average rent for row units in the region at \$1,238 per month. This may have contributed to the large increase in vacancies noted above. On a same sample basis, row rents increased on average by 23.9 per cent across Greater Edmonton this October compared with a 14.1 per cent increase between October 2005 and 2006 (Table 2.1.5).

RENTAL MARKET OUTLOOK

Apartment vacancies across Metro Edmonton have inched upward in the past year due to some moderation from last year's strong in-migration which has slowed household formation. Rapidly accelerating rent

Figure 5

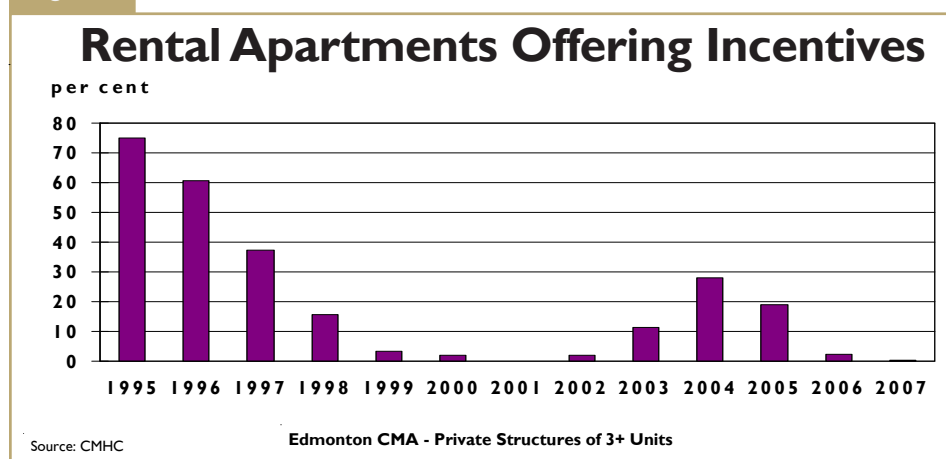
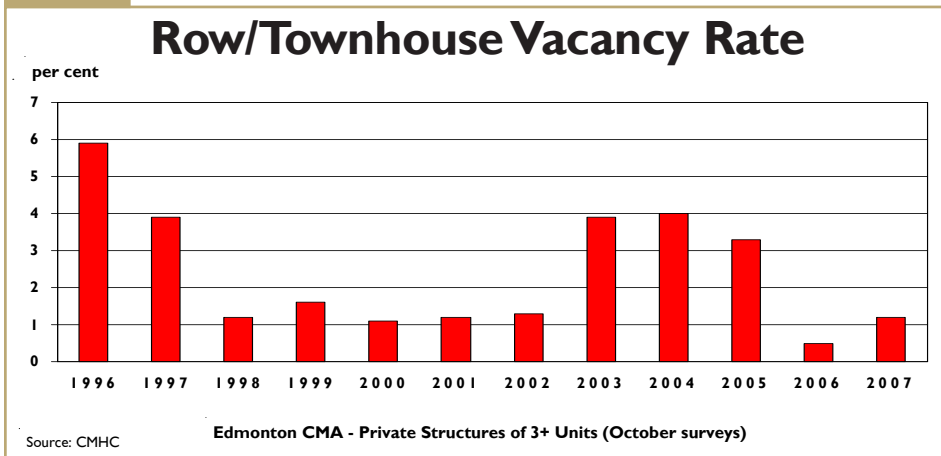


Figure 6



increases have encouraged some renter households to double up this year and also prevented some new renter households from forming due to affordability constraints. However, demand for rental units will remain strong due to robust employment and income growth and the escalating cost of homeownership. With rental completions remaining low in 2008, CMHC expects little change in the current vacancy rate.

Improvements in supply will come from new and existing condominiums purchased by investors and injected into the rental market. There were 6,522 condo apartments under construction at the end of October 2007, and approximately 25 per cent of these units will be purchased by investors and offered to the market as rental units. This will provide some added competition for owners of purpose-built rental apartments. Increases in vacancies will show up in CMHC's condominium rental survey next October.

Strong demand for rental housing and a continued relatively tight supply will

keep rents rising in 2008. For a two-bedroom rental apartment, rents are forecast to increase by \$140 per month between October 2007 and October 2008 to an average of close to \$1,100 per month.

SECONDARY RENTAL MARKET

Rental Condo Apartment Market Expands

High levels of new construction and an upswing in condominium conversions have added to the stock of condo apartments available for rent across Metro Edmonton. As shown in Table 4.1.1, the vacancy rate in Edmonton's condominiums that are investor-owned and rented stood at 1.5 per cent this October, compared with a vacancy rate of 0.6 per cent in October 2006. This represents an increase of 0.9 percentage points compared with only a 0.3 percentage point increase for rental apartments.

Table 4.3.1 provides information on the size of Edmonton's condominium rental apartment market. In our inaugural 2006 survey we examined a universe of 22,319 condo units of which 3,984 or 18 per cent were identified as rental units. This year's survey has expanded our coverage of this growing market. We tallied a universe of 28,104 units this October, of which 6,888 or 24.5 per cent were documented as units for rent. As such, the condominium apartment universe in our 2007 survey grew by 26 per cent or 5,785 units. Furthermore, the number of condo units considered rentals grew by 2,904 units, representing an increase of 73 per cent.

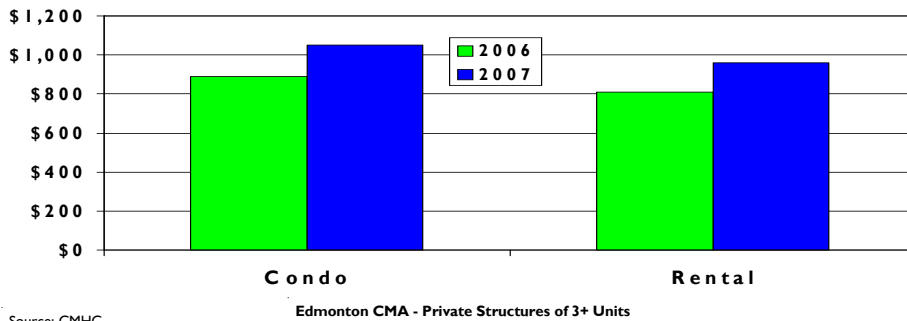
Condo Rents Move Higher

Despite the up-tick in vacancy rates, average rents for rental condos have increased rapidly in the past year. For a typical two-bedroom unit, the monthly rent increased from \$890 in October 2006 to \$1,052 this year, representing an average increase of \$162 per month (Table 4.1.3). Readers should be mindful that our survey has added a large number of units to the universe including many new units built in the past year. As such, the level of rent increases measured in the past year would be subject to compositional shifts in the quality and size of the units sampled.

Table 4.1.2 compares rental rates between rental condos and rental apartments in the RMS by bedroom type and location. As was found in last year's survey, rents in condo apartments are typically higher than in

Figure 7

Rental (RMS) vs Condo Apartment Rents Two-bedroom units



standard rental units. 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.

OTHER SECONDARY RENTAL MARKET SURVEY

For the 2007 October Rental Market Survey in Edmonton, CMHC has extended its coverage by including

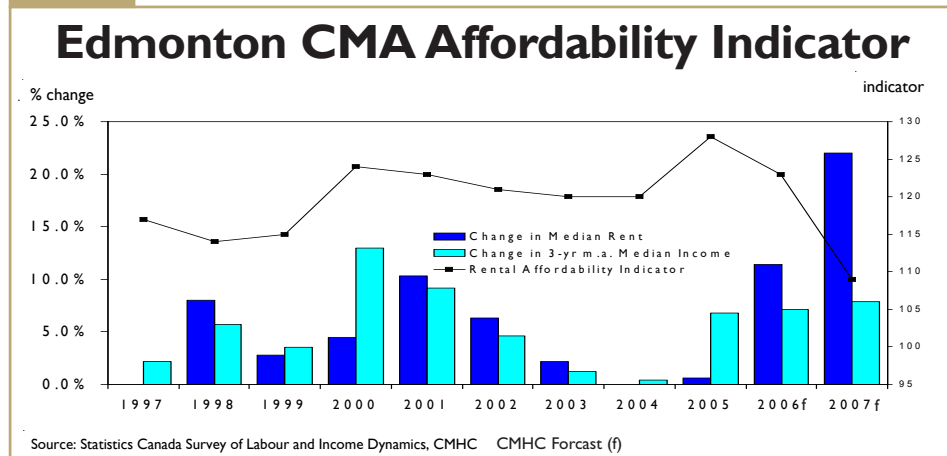
other secondary rental market units. Along with rental apartment and row units and condominium rental units, the following types of units are now surveyed on an annual basis: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, 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.

The number of households renting in this market is estimated at 43,856 units (see Table 5.2). In terms of dwelling type, semi-detached, row and

duplex units were the most common type of property rented, accounting for 23,686 units or about 54 per cent of this market. Single-detached rental units are estimated to house 16,903 households or about 39 per cent of the total. The third category, accessory suites, which include suites and basement apartments, accounted for 3,267 households or 7.5 per cent of the total.

Table 5.1 provides average rents by dwelling type. The overall average rent was \$925. For semi-detached, row and duplex units the average rent was \$895 while a single-detached house rented for an average of \$987. Due to the small sample size, no average rent statistics were available for accessory suites.

Figure 8



RENTAL AFFORDABILITY INDICATOR

According to CMHC's new rental affordability indicator, affordability in

Edmonton's rental market declined this year. The cost of renting a median priced two-bedroom apartment climbed 22 per cent in 2007, while the estimated median income of renter households grew by less than eight per cent. The rental affordability indicator in Edmonton stands at 109* for 2007, the lowest level of

affordability the centre has seen in the twelve years the indicator is available.

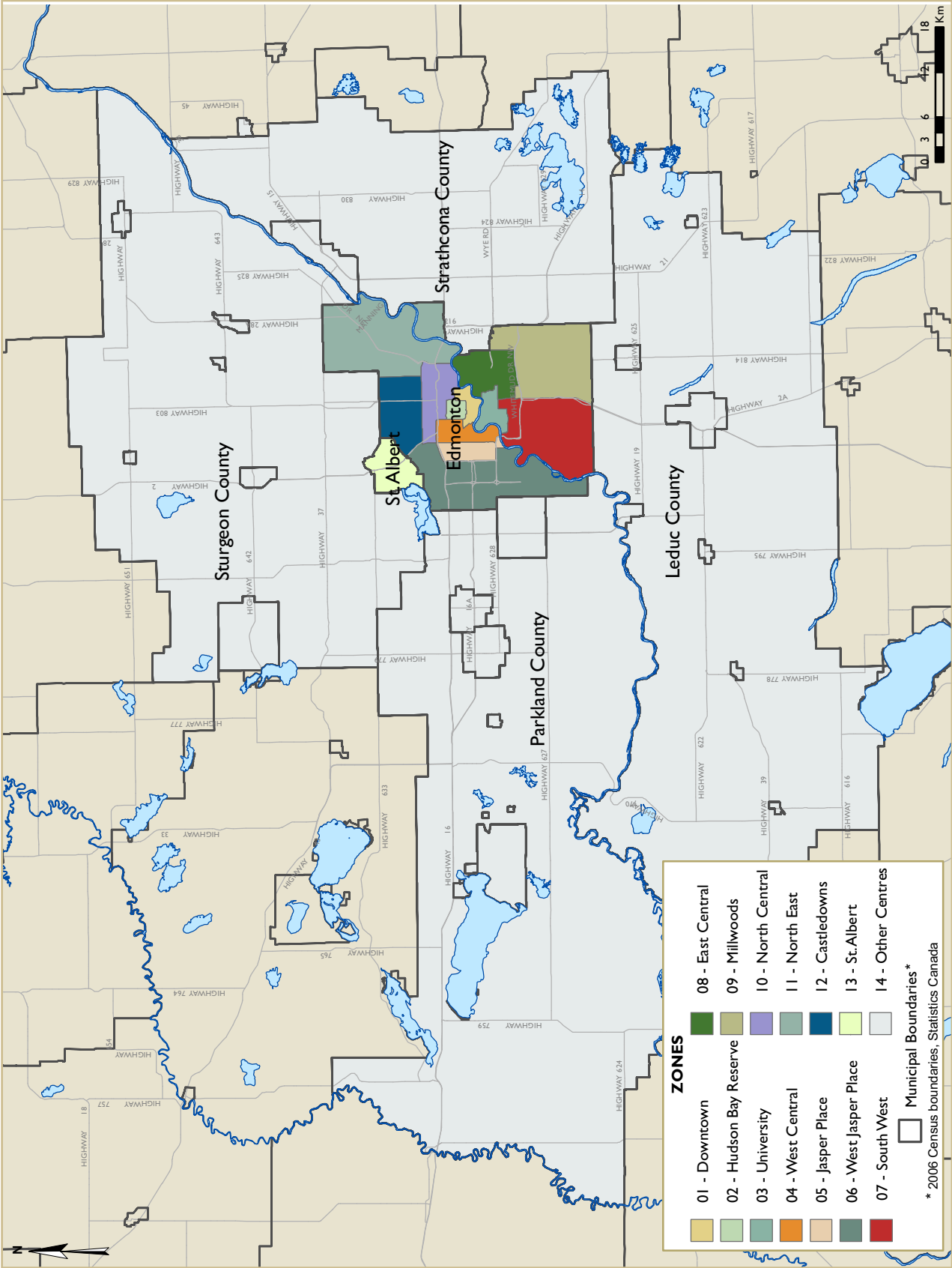
* Please refer to the methodology section for detailed information on the indicator.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2006 vs. \$550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.



RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	Downtown - Census tracts: 0030.00, 0031.00, 0032.01-0032.02, 0033.00, 0034.00, 0044.00, 0045.00
Zone 2	Hudson Bay Reserve - Census tracts: 0046.00, 0047.00, 0054.00
Zone 3	University - Census tracts: 0010.00, 0011.00, 0013.00, 0014.00, 0021.00, 0022.00, 0023.00
Zone 4	West Central - Census tracts: 0009.00, 0024.01-0024.02, 0029.00, 0048.00, 0049.00, 0052.01-0052.02, 0053.00, 0063.00, 0064.01-0064.02
Zones 1-4	Edmonton Core
Zone 5	Jasper Place - Census tracts: 0007.01, 0008.01-0008.02, 0025.00, 0026.01-0026.02, 0027.00, 0028.00, 0050.00, 0051.01, 0051.02
Zone 6	West Jasper Place - Census tracts: 0006.01, 0006.03-0006.06, 0006.08-0006.09, 0006.11, 0006.13-0006.18, 0007.02, 0079.01-0079.02
Zones 5-6	West
Zone 7	South West - Census tracts: 0001.02, 0001.03-0001.07, 0002.01-0002.05, 0003.00, 0004.01-0004.02, 0005.01-0005.02, 0005.04-0005.05, 0005.07-0005.08, 0012.01-0012.02, 0104.08-104.09
Zone 8	East Central - Census tracts: 0015.01-0015.02, 0016.01-0016.02, 0017.00, 0018.00, 0019.01-0019.02, 0020.00, 0035.00, 0036.00, 0037.00, 0038.00, 0039.00, 0040.00, 0041.00
Zone 9	Millwoods - Census tracts: 0001.01, 0090.01-0090.09, 0090.11-0090.13, 0090.15-0090.22, 0104.10-0104.11
Zone 7-9	South
Zone 10	North Central - Census tracts: 0043.00, 0055.00, 0056.00, 0057.00, 0059.00, 0060.01-0060.02, 0061.00, 0062.00, 0065.01-0065.03, 0066.01-0066.02, 0067.01-0067.02, 0068.01-0068.02, 0069.00, 0070.00, 0071.00, 0072.00, 0073.00, 0074.00
Zone 11	North East - Census tracts: 0042.01-0042.02, 0058.00, 0075.01-0075.10, 0140.05-0140.06
Zone 12	Castledowns - Census tracts: 0076.01-0076.02, 0077.01-0077.02, 0078.01-0078.03, 0078.05-0078.09, 0078.11-0078.13, 0121.05
Zones 10-12	North
Zones 1-12	City of Edmonton
Zone 13	St. Albert - Census tracts: 0120.01-0120.03, 0120.05-0120.06, 0121.02-0121.04, 0121.06, 0140.03
Zone 14	Other Centres - Census tracts: 0100.00, 0101.01-0101.02, 0102.00, 0103.00, 0104.02, 0104.05, 0104.12-0104.14, 0105.01, 0105.03-0105.04, 0106.00, 0110.01-0110.02, 0111.00, 0140.04, 0141.00, 0142.01-0142.04, 0150.00, 0151.00, 0152.00, 0153.00, 0154.00, 0155.00, 0156.00, 0157.00, 0160.01-0160.02, 0161.00, 0162.01-0162.02, 0163.03-0163.04, 0164.00, 0165.01-0165.02, 0166.00, 0200.00
Zones 1-14	Edmonton CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	Central 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	Suburban 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	Other Metro includes RMS Zone 13 (St. Albert); and Zone 14 (Other Centres).
Sub Areas 1-3	Edmonton CMA

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
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 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
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

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
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

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 (\$)
- 4.1.3 Rental Condominium Apartments - 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, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna 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	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1	1.0 a	4.4 c	1.1 a	1.3 a	0.6 a	0.2 a	0.4 a	1.4 a	1.0 a	1.4 a
Zone 2	2.0 c	1.4 a	2.8 b	1.3 a	0.9 a	1.3 a	0.0 b	0.0 c	2.1 a	1.3 a
Zone 3	0.1 b	**	0.4 a	0.3 a	0.0 c	0.3 a	0.0 c	0.0 c	0.2 a	0.4 a
Zone 4	3.6 b	0.3 b	2.5 b	2.0 a	2.7 a	1.9 b	0.0 d	**	2.6 a	1.8 a
Edmonton Core (Zones 1-4)	1.2 a	2.8 c	1.4 a	1.2 a	0.8 a	0.7 a	0.2 b	0.9 a	1.2 a	1.2 a
Zone 5	0.0 c	0.6 b	0.9 a	1.2 a	0.7 a	1.3 a	1.3 a	4.0 d	0.8 a	1.4 a
Zone 6	2.3 a	3.4 b	2.3 a	5.3 a	2.7 b	3.1 b	2.8 b	4.6 b	2.6 a	4.1 a
West (Zones 5-6)	1.1 a	2.1 b	1.4 a	2.6 a	1.8 b	2.3 a	2.1 b	4.4 b	1.6 a	2.6 a
Zone 7	0.5 a	0.5 a	0.4 a	1.1 a	0.3 a	1.1 a	0.0 b	0.4 a	0.3 a	1.0 a
Zone 8	0.9 a	2.4 c	0.5 a	1.8 a	0.2 a	1.2 a	0.0 a	0.0 b	0.4 a	1.5 a
Zone 9	2.7 a	0.0 a	0.6 a	0.7 a	0.6 a	1.8 a	1.6 a	2.7 a	0.7 a	1.4 a
South (Zones 7-9)	0.9 a	0.9 a	0.5 a	1.2 a	0.4 a	1.2 a	0.3 a	0.8 a	0.4 a	1.2 a
Zone 10	3.1 d	1.6 c	1.7 c	2.1 c	**	2.2 c	0.6 b	**	2.1 c	2.1 b
Zone 11	0.0 a	6.0 a	1.5 a	2.0 a	2.9 a	1.2 a	0.8 a	2.0 a	2.2 a	1.6 a
Zone 12	4.5 a	0.0 a	0.0 a	3.6 a	1.1 a	2.8 a	1.8 a	2.2 a	0.8 a	3.0 a
North (Zones 10-12)	2.9 c	1.9 c	1.4 a	2.3 a	2.4 b	2.0 a	1.0 a	1.9 b	1.9 a	2.1 a
Edmonton City (Zones 1-12)	1.4 a	2.5 b	1.3 a	1.5 a	1.2 a	1.4 a	0.9 a	2.0 a	1.2 a	1.6 a
Zone 13	n/u	n/u	0.5 a	1.0 a	0.0 a	0.7 a	4.8 a	5.8 a	0.9 a	1.6 a
Zone 14	1.4 a	2.7 a	0.6 a	0.4 a	0.3 a	0.5 a	1.4 a	5.4 a	0.4 a	0.7 a
Edmonton CMA	1.4 a	2.5 b	1.2 a	1.5 a	1.1 a	1.3 a	1.2 a	2.4 a	1.2 a	1.5 a

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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	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1	592 a	697 a	715 a	832 a	911 a	1,048 a	1,022 a	1,121 b	758 a	880 a
Zone 2	461 a	583 b	548 a	673 a	657 a	820 a	735 a	1,016 c	578 a	714 a
Zone 3	621 b	673 b	695 a	800 a	883 a	1,016 a	825 c	925 b	737 a	854 a
Zone 4	520 a	585 a	623 a	743 a	730 a	933 a	838 b	1,055 b	654 a	794 a
Edmonton Core (Zones 1-4)	576 a	668 a	670 a	784 a	830 a	987 a	911 a	1,050 b	710 a	835 a
Zone 5	487 a	558 a	612 a	722 a	770 a	907 a	910 a	1,068 a	691 a	808 a
Zone 6	610 a	762 a	741 a	892 a	836 a	1,010 a	983 a	1,204 a	808 a	983 a
West (Zones 5-6)	547 a	653 b	659 a	784 a	804 a	965 a	950 a	1,148 a	744 a	891 a
Zone 7	656 a	720 a	748 a	888 a	864 a	1,028 a	999 a	1,190 a	826 a	979 a
Zone 8	507 a	598 b	620 a	714 a	731 a	827 a	794 a	910 b	671 a	770 a
Zone 9	605 a	666 a	693 a	853 a	814 a	988 a	908 a	1,089 a	769 a	939 a
South (Zones 7-9)	607 a	687 a	708 a	846 a	833 a	989 a	961 a	1,148 a	786 a	936 a
Zone 10	466 a	539 a	585 a	642 a	664 a	745 a	778 a	851 b	605 a	676 a
Zone 11	515 a	619 a	709 a	847 a	856 a	943 a	867 a	964 a	804 a	901 a
Zone 12	540 a	611 a	621 a	789 a	714 a	887 a	821 a	947 a	690 a	854 a
North (Zones 10-12)	475 a	559 a	623 a	730 a	757 a	869 a	834 a	924 a	689 a	797 a
Edmonton City (Zones 1-12)	562 a	659 a	667 a	785 a	811 a	960 a	911 a	1,064 a	726 a	857 a
Zone 13	n/u	n/u	643 a	736 a	773 a	900 a	818 a	1,028 a	750 a	881 a
Zone 14	511 a	635 a	628 a	759 a	779 a	946 a	829 a	1,018 a	729 a	885 a
Edmonton CMA	561 a	658 a	666 a	784 a	808 a	958 a	902 a	1,060 a	727 a	859 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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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 2007 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	73 c	1,667	89 a	7,018	8 a	3,455	3 a	225	174 a	12,365
Zone 2	5 a	358	37 a	2,747	18 a	1,356	0 c	51	60 a	4,513
Zone 3	**	712	12 a	3,611	6 a	1,870	0 c	143	26 a	6,336
Zone 4	1 b	329	36 a	1,767	22 b	1,149	**	39	59 a	3,285
Edmonton Core (Zones 1-4)	86 c	3,066	174 a	15,143	54 a	7,831	4 a	458	319 a	26,499
Zone 5	1 b	156	27 a	2,266	20 a	1,585	10 d	247	58 a	4,254
Zone 6	6 b	174	66 a	1,246	57 b	1,835	17 b	367	147 a	3,621
West (Zones 5-6)	7 b	330	93 a	3,511	78 a	3,420	27 b	614	205 a	7,875
Zone 7	1 a	208	32 a	2,846	45 a	4,281	2 a	482	80 a	7,817
Zone 8	2 c	83	18 a	1,008	13 a	1,042	0 b	73	33 a	2,205
Zone 9	0 a	38	6 a	805	21 a	1,192	3 a	112	30 a	2,147
South (Zones 7-9)	3 a	328	56 a	4,660	79 a	6,515	5 a	666	143 a	12,169
Zone 10	7 c	410	56 c	2,666	34 c	1,518	**	206	99 b	4,800
Zone 11	3 a	50	28 a	1,364	25 a	2,046	7 a	354	63 a	3,814
Zone 12	0 a	45	28 a	788	37 a	1,304	5 a	227	70 a	2,364
North (Zones 10-12)	10 c	505	112 a	4,818	96 a	4,868	15 b	787	232 a	10,978
Edmonton City (Zones 1-12)	106 b	4,230	436 a	28,132	307 a	22,634	51 a	2,525	899 a	57,521
Zone 13	n/u	n/u	2 a	209	4 a	552	8 a	139	14 a	900
Zone 14	2 a	75	4 a	1,040	10 a	2,141	8 a	147	24 a	3,403
Edmonton CMA	108 b	4,305	442 a	29,381	321 a	25,327	67 a	2,811	937 a	61,824

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

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1	2.2 a	5.3 c	2.0 a	2.0 a	1.6 a	1.1 a	1.6 c	4.5 c	1.9 a	2.2 a
Zone 2	2.5 b	1.4 a	3.3 b	2.5 a	1.2 a	2.4 b	0.0 b	**	2.5 a	2.4 a
Zone 3	0.7 a	1.6 c	0.8 a	0.7 a	0.2 a	0.6 a	0.0 c	0.0 c	0.6 a	0.7 a
Zone 4	4.8 b	1.3 a	2.9 a	3.4 b	3.5 b	2.9 a	**	5.2 d	3.3 b	3.0 b
Edmonton Core (Zones 1-4)	2.2 a	3.6 c	2.0 a	1.9 a	1.5 a	1.5 a	0.9 a	3.5 d	1.9 a	2.0 a
Zone 5	0.0 c	0.6 b	1.5 a	1.8 a	1.9 a	2.0 a	1.6 c	4.8 c	1.6 a	2.0 a
Zone 6	2.3 a	4.0 b	2.5 a	7.3 a	3.2 c	6.5 a	2.8 b	7.8 b	2.9 a	6.8 a
West (Zones 5-6)	1.1 a	2.4 b	1.8 a	3.8 a	2.5 a	4.4 a	2.3 b	6.6 b	2.2 a	4.2 a
Zone 7	2.0 a	1.0 a	1.0 a	2.5 a	0.5 a	1.9 a	0.0 b	0.4 a	0.7 a	2.0 a
Zone 8	0.9 a	**	1.7 a	2.5 a	1.7 a	1.7 a	0.0 a	0.0 b	1.6 a	2.1 a
Zone 9	2.7 a	2.6 a	0.7 a	1.4 a	1.2 a	2.4 a	1.6 a	5.4 a	1.0 a	2.2 a
South (Zones 7-9)	1.8 a	1.9 b	1.1 a	2.3 a	0.8 a	2.0 a	0.3 a	1.2 a	0.9 a	2.0 a
Zone 10	3.1 d	1.6 c	2.0 b	2.2 b	3.3 d	2.4 c	0.6 b	**	2.5 b	2.2 b
Zone 11	0.0 a	8.0 a	2.3 a	2.6 a	3.3 a	1.4 a	1.0 a	2.0 a	2.7 a	2.0 a
Zone 12	4.5 a	0.0 a	0.4 a	4.8 a	1.2 a	3.8 a	1.8 a	3.5 a	1.1 a	4.0 a
North (Zones 10-12)	2.9 c	2.1 c	1.9 a	2.8 a	2.8 b	2.3 a	1.1 a	2.4 a	2.3 a	2.5 a
Edmonton City (Zones 1-12)	2.2 a	3.2 c	1.8 a	2.4 a	1.8 a	2.3 a	1.2 a	3.3 a	1.8 a	2.4 a
Zone 13	n/u	n/u	0.5 a	1.4 a	0.0 a	1.3 a	4.8 a	6.5 a	0.9 a	2.1 a
Zone 14	2.7 a	4.0 a	0.9 a	1.1 a	1.0 a	1.5 a	1.4 a	6.8 a	1.0 a	1.7 a
Edmonton CMA	2.2 a	3.2 c	1.8 a	2.3 a	1.6 a	2.2 a	1.4 a	3.6 a	1.7 a	2.4 a

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

I.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Zone 1	13.2 a	16.3 a	11.0 a	16.2 a	10.1 a	16.4 a	5.6 c	19.0 a	11.0 a	16.1 a
Zone 2	3.7 d	29.6 d	5.1 c	21.7 a	5.6 b	22.3 d	**	**	5.8 c	21.5 a
Zone 3	12.6 c	**	11.2 c	12.1 c	6.5 c	16.2 d	**	**	9.6 b	14.1 c
Zone 4	8.3 c	**	7.2 a	23.0 a	8.0 b	23.9 a	**	**	7.7 b	23.6 a
Edmonton Core (Zones 1-4)	10.9 a	17.0 a	9.6 a	17.0 a	8.3 a	18.2 a	6.1 c	18.6 a	9.4 a	17.4 a
Zone 5	6.4 b	**	13.5 a	16.7 a	13.1 a	15.9 d	19.3 a	13.9 d	13.3 a	16.6 d
Zone 6	8.8 b	**	10.4 a	20.3 a	12.1 a	22.9 a	9.6 a	24.5 a	11.7 a	21.6 a
West (Zones 5-6)	7.6 b	18.8 d	12.4 a	18.2 a	12.7 a	19.2 a	15.0 a	19.0 a	12.6 a	18.8 a
Zone 7	12.1 a	12.2 a	12.8 a	18.5 a	11.8 a	20.4 a	15.2 a	15.6 a	12.1 a	19.6 a
Zone 8	9.3 b	16.9 d	6.0 a	17.5 a	7.8 a	16.5 a	**	**	6.8 a	16.7 a
Zone 9	17.9 a	**	14.5 a	22.8 a	13.0 a	20.8 a	7.9 b	17.9 a	13.3 a	21.2 a
South (Zones 7-9)	12.2 a	13.1 a	11.8 a	19.1 a	11.3 a	19.9 a	13.2 a	16.0 a	11.4 a	19.4 a
Zone 10	**	**	8.8 b	15.3 d	7.3 c	**	6.1 c	13.3 d	8.8 b	14.9 c
Zone 11	17.5 a	24.0 d	20.9 a	15.4 d	18.7 a	14.7 a	17.9 a	11.9 c	18.7 a	15.2 a
Zone 12	5.8 a	16.1 a	8.3 a	24.5 a	7.0 a	24.6 a	6.0 a	16.6 a	7.3 a	23.6 a
North (Zones 10-12)	**	18.4 d	12.6 a	17.5 a	11.4 a	17.5 a	11.9 a	13.7 a	11.9 a	17.0 a
Edmonton City (Zones 1-12)	10.7 a	16.8 a	10.9 a	17.7 a	10.1 a	18.6 a	10.9 a	16.9 a	10.7 a	18.0 a
Zone 13	n/u	n/u	8.8 a	16.0 a	10.2 a	16.0 a	7.6 a	22.3 a	8.2 a	17.1 a
Zone 14	5.3 a	25.1 a	6.9 a	20.1 a	6.8 a	21.6 a	8.5 a	19.2 a	6.8 a	21.2 a
Edmonton CMA	10.6 a	17.0 a	10.7 a	17.8 a	9.9 a	18.8 a	10.7 a	17.1 a	10.4 a	18.1 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Edmonton CMA										
Pre 1960	**	**	1.5 c	2.8 c	1.3 a	2.5 b	0.0 c	0.0 c	1.7 b	2.6 b
1960 - 1974	1.1 a	1.5 b	1.2 a	1.3 a	0.7 a	1.1 a	0.8 a	1.9 a	1.0 a	1.3 a
1975 - 1989	1.4 a	2.7 b	1.0 a	1.9 a	0.8 a	1.6 a	1.6 a	3.1 a	1.0 a	1.9 a
1990+	0.0 c	**	2.8 a	0.9 a	3.0 a	0.2 a	0.0 a	0.0 a	2.8 a	1.1 a
Total	1.4 a	2.5 b	1.2 a	1.5 a	1.1 a	1.3 a	1.2 a	2.4 a	1.2 a	1.5 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	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Edmonton CMA										
Pre 1960	454 c	426 b	606 a	715 a	742 a	921 a	957 a	1,056 a	667 a	812 a
1960 - 1974	538 a	638 a	641 a	757 a	764 a	918 a	873 a	1,023 a	684 a	815 a
1975 - 1989	621 a	699 a	681 a	809 a	803 a	954 a	933 a	1,107 a	745 a	882 a
1990+	729 a	812 a	914 a	973 a	1,006 a	1,132 a	811 a	828 a	968 a	1,069 a
Total	561 a	658 a	666 a	784 a	808 a	958 a	902 a	1,060 a	727 a	859 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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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	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Edmonton CMA										
3 to 5 Units	5.8 a	0.0 a	3.4 c	5.8 b	0.0 a	1.0 a	2.6 a	5.0 a	2.2 a	3.8 a
6 to 19 Units	**	0.7 b	1.3 a	1.0 a	1.4 a	1.3 a	1.2 a	3.3 c	1.4 a	1.2 a
20 to 49 Units	2.3 a	2.1 a	1.2 a	1.8 a	0.7 a	1.6 a	0.6 a	1.7 a	1.0 a	1.7 a
50 to 99 Units	0.6 a	2.3 a	0.8 a	1.5 a	1.1 a	0.9 a	1.3 a	1.2 a	0.9 a	1.3 a
100+ Units	0.9 a	4.3 c	1.5 a	1.5 a	1.5 a	0.9 a	2.4 a	3.4 a	1.4 a	1.7 a
Total	1.4 a	2.5 b	1.2 a	1.5 a	1.1 a	1.3 a	1.2 a	2.4 a	1.2 a	1.5 a

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

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1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Edmonton CMA										
3 to 5 Units	368 b	400 b	495 a	568 a	687 b	731 b	721 a	850 a	609 a	687 a
6 to 19 Units	457 a	519 a	574 a	659 a	696 a	821 a	854 a	977 a	622 a	724 a
20 to 49 Units	501 a	600 a	613 a	745 a	751 a	919 a	890 a	1,076 a	680 a	831 a
50 to 99 Units	581 a	720 a	735 a	858 a	847 a	999 a	912 a	1,085 a	786 a	927 a
100+ Units	681 a	770 a	845 a	965 a	1,014 a	1,157 a	1,052 a	1,225 a	897 a	1,019 a
Total	561 a	658 a	666 a	784 a	808 a	958 a	902 a	1,060 a	727 a	859 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

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

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1	3.7 a	0.0 a	0.9 d	1.3 d	0.9 a	1.5 a	0.5 a	1.3 a	1.2 a	1.5 a
Zone 2	**	**	1.2 d	0.5 b	2.8 a	1.9 a	**	**	n/u	n/u
Zone 3	0.0 a	0.0 a	0.0 c	0.1 b	0.2 a	0.8 a	0.5 a	0.2 a	0.6 a	0.5 a
Zone 4	**	5.0 a	2.6 c	1.5 a	2.8 a	2.0 a	n/u	n/u	**	**
Edmonton Core (Zones 1-4)	1.1 a	1.9 a	0.9 a	0.7 a	1.7 a	1.6 a	0.5 a	1.0 a	1.1 a	1.3 a
Zone 5	3.8 a	0.0 a	0.3 b	1.4 a	1.0 a	1.2 a	0.8 a	2.0 a	**	**
Zone 6	n/u	n/u	1.1 a	4.0 b	0.9 a	0.8 a	4.5 a	3.4 a	3.2 a	8.0 a
West (Zones 5-6)	3.8 a	0.0 a	0.7 a	2.5 b	0.9 a	1.1 a	3.4 a	3.1 a	2.7 a	6.0 a
Zone 7	**	**	0.0 a	2.1 a	0.1 a	1.1 a	0.7 a	0.8 a	0.4 a	0.9 a
Zone 8	0.0 a	1.2 a	0.5 a	0.7 a	0.3 a	2.0 a	0.0 a	2.4 a	**	**
Zone 9	**	**	1.9 a	3.2 a	0.6 a	1.7 a	0.3 a	0.3 a	**	**
South (Zones 7-9)	0.0 a	1.0 a	0.8 a	1.6 a	0.2 a	1.4 a	0.5 a	0.8 a	0.4 a	0.9 a
Zone 10	3.8 a	7.7 a	3.1 d	1.1 d	1.2 a	3.8 a	0.4 a	1.4 a	**	n/s
Zone 11	**	**	1.8 a	2.1 a	0.5 a	2.2 a	1.1 a	1.6 a	8.2 a	**
Zone 12	n/u	n/u	8.1 a	1.6 a	0.6 a	3.5 a	0.0 a	0.9 a	n/u	n/u
North (Zones 10-12)	3.6 a	7.2 a	3.1 d	1.3 a	0.8 a	3.4 a	0.7 a	1.4 a	6.2 a	**
Edmonton City (Zones 1-12)	1.5 a	2.6 a	1.4 a	1.3 a	1.1 a	1.8 a	1.0 a	1.4 a	1.4 a	1.6 a
Zone 13	n/u	n/u	0.0 a	0.0 a	0.2 a	0.2 a	**	**	**	**
Zone 14	5.9 a	11.1 a	0.6 a	0.4 a	0.3 a	0.9 a	0.1 a	0.0 a	**	**
Edmonton CMA	2.2 a	3.8 a	1.4 a	1.2 a	1.0 a	1.7 a	0.9 a	1.3 a	1.4 a	1.7 a

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

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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Edmonton CMA										
LT \$600	1.3 a	1.6 b	1.5 a	0.8 a	0.7 b	**	0.0 d	**	1.4 a	1.0 a
\$600 - \$699	2.1 a	2.4 c	0.6 a	1.1 a	1.0 a	0.8 a	0.5 b	**	0.9 a	1.2 a
\$700 - \$799	1.1 a	3.1 d	1.4 a	1.4 a	1.0 a	0.4 a	0.4 b	0.0 c	1.1 a	1.2 a
\$800 - \$899	3.4 a	2.1 b	0.7 a	1.8 a	0.9 a	0.5 a	0.1 b	1.8 c	0.8 a	1.3 a
\$900 - \$999	n/s	**	1.9 a	2.2 a	1.0 a	0.9 a	0.6 a	0.7 a	1.2 a	1.6 a
\$1000+	**	27.7 d	2.1 a	3.5 a	2.4 a	2.4 a	3.7 a	3.9 b	2.6 a	2.8 a
Total	1.4 a	2.5 b	1.2 a	1.5 a	1.1 a	1.3 a	1.2 a	2.4 a	1.2 a	1.5 a

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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	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
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	**	**	0.0 a	0.0 a	0.3 a	0.7 b	2.2 a	0.0 c	1.2 a	0.4 b
Edmonton Core (Zones 1-4)	**	**	0.0 a	0.0 a	0.8 a	0.9 d	2.1 a	0.7 a	1.4 a	0.7 a
Zone 5	**	n/u	n/u	n/u	0.0 a	**	**	**	0.0 a	**
Zone 6	n/u	n/u	3.6 a	3.6 a	0.2 a	3.8 a	1.2 a	3.1 a	0.9 a	3.4 a
West (Zones 5-6)	**	n/u	3.6 a	3.6 a	0.2 a	3.7 a	1.0 a	2.5 a	0.7 a	3.0 a
Zone 7	n/u	n/u	**	**	0.0 a	0.9 a	0.0 a	0.6 a	0.0 a	0.7 a
Zone 8	**	**	**	**	0.3 a	0.4 a	0.0 a	0.9 a	0.1 a	0.8 a
Zone 9	n/u	n/u	0.0 a	7.7 a	0.5 a	3.4 a	0.9 a	0.5 a	0.7 a	1.5 a
South (Zones 7-9)	**	**	0.0 a	1.1 a	0.2 a	1.4 a	0.2 a	0.6 a	0.2 a	0.9 a
Zone 10	n/u	n/u	11.1 a	6.6 a	0.3 a	0.7 a	1.3 a	1.1 a	1.2 a	1.1 a
Zone 11	**	**	**	**	0.6 a	2.2 c	0.0 a	1.2 a	0.1 a	1.4 a
Zone 12	n/u	n/u	n/u	n/u	0.0 a	2.1 a	0.3 a	0.4 a	0.3 a	0.5 a
North (Zones 10-12)	**	**	8.3 a	5.8 a	0.4 a	1.6 b	0.4 a	1.0 a	0.5 a	1.1 a
Edmonton City (Zones 1-12)	0.0 a	2.8 a	1.6 a	1.6 a	0.3 a	1.9 a	0.6 a	1.1 a	0.5 a	1.4 a
Zone 13	n/u	n/u	n/u	n/u	**	**	0.0 a	0.0 a	0.0 a	0.0 a
Zone 14	**	**	0.0 a	0.0 a	1.2 a	0.0 a	0.2 a	0.7 a	0.5 a	0.4 a
Edmonton CMA	0.0 a	2.7 a	1.4 a	1.4 a	0.4 a	1.6 a	0.5 a	1.1 a	0.5 a	1.2 a

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

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1	n/u	n/u	**	**	**	**	**	**	939 ^a	1,174 ^a
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 3	n/u	n/u	n/u	n/u	**	n/s	**	n/s	**	n/s
Zone 4	**	**	557 ^b	677 ^b	759 ^a	831 ^b	839 ^a	920 ^b	782 ^a	844 ^b
Edmonton Core (Zones 1-4)	**	**	608 ^c	711 ^b	783 ^a	895 ^b	868 ^a	991 ^b	810 ^a	910 ^a
Zone 5	n/s	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6	n/u	n/u	856 ^a	1,042 ^a	938 ^a	1,134 ^a	1,028 ^a	1,202 ^a	990 ^a	1,170 ^a
West (Zones 5-6)	n/s	n/u	856 ^a	1,042 ^a	936 ^a	1,137 ^a	1,022 ^a	1,225 ^a	989 ^a	1,188 ^a
Zone 7	n/u	n/u	**	**	840 ^a	1,137 ^a	948 ^a	1,286 ^a	913 ^a	1,238 ^a
Zone 8	**	**	**	**	832 ^a	1,149 ^a	916 ^a	1,209 ^a	851 ^a	1,133 ^a
Zone 9	n/u	n/u	**	**	769 ^a	933 ^a	856 ^a	1,046 ^a	824 ^a	1,001 ^a
South (Zones 7-9)	**	**	677 ^a	770 ^a	822 ^a	1,085 ^a	917 ^a	1,206 ^a	873 ^a	1,149 ^a
Zone 10	n/u	n/u	442 ^b	**	776 ^a	948 ^b	853 ^a	1,051 ^b	819 ^a	1,012 ^b
Zone 11	**	**	**	**	853 ^a	1,016 ^a	887 ^a	1,082 ^a	876 ^a	1,064 ^a
Zone 12	n/u	n/u	n/u	n/u	876 ^a	1,125 ^a	892 ^a	1,127 ^a	890 ^a	1,127 ^a
North (Zones 10-12)	**	**	446 ^b	527 ^c	825 ^a	995 ^a	880 ^a	1,086 ^a	864 ^a	1,063 ^a
Edmonton City (Zones 1-12)	**	**	667 ^a	787 ^a	840 ^a	1,047 ^a	917 ^a	1,147 ^a	885 ^a	1,105 ^a
Zone 13	n/u	n/u	n/u	n/u	**	**	882 ^a	1,060 ^a	871 ^a	1,032 ^a
Zone 14	**	**	532 ^a	560 ^a	741 ^a	862 ^a	795 ^a	968 ^a	770 ^a	920 ^a
Edmonton CMA	668^c	811^a	655^a	768^a	828^a	1,022^a	904^a	1,128^a	873^a	1,084^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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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 2007 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	50	2 b	311	0 c	235	2 b	598
Edmonton Core (Zones 1-4)	**	**	0 a	57	3 d	380	2 a	296	5 a	735
Zone 5	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6	n/u	n/u	1 a	28	18 a	470	22 a	715	41 a	1,213
West (Zones 5-6)	n/u	n/u	1 a	28	19 a	515	22 a	878	42 a	1,421
Zone 7	n/u	n/u	**	**	3 a	352	5 a	849	8 a	1,211
Zone 8	**	**	**	**	1 a	235	3 a	337	5 a	662
Zone 9	n/u	n/u	1 a	13	7 a	208	2 a	442	10 a	663
South (Zones 7-9)	**	**	1 a	89	11 a	795	10 a	1,628	23 a	2,536
Zone 10	n/u	n/u	1 a	15	2 a	276	6 a	540	9 a	831
Zone 11	**	**	**	**	7 c	306	13 a	1,044	19 a	1,361
Zone 12	n/u	n/u	n/u	n/u	1 a	48	2 a	547	3 a	595
North (Zones 10-12)	**	**	1 a	17	10 b	630	21 a	2,130	31 a	2,787
Edmonton City (Zones 1-12)	1 a	35	3 a	191	43 a	2,320	55 a	4,932	102 a	7,479
Zone 13	n/u	n/u	n/u	n/u	**	**	0 a	75	0 a	82
Zone 14	**	**	0 a	19	0 a	339	4 a	550	4 a	909
Edmonton CMA	1 a	36	3 a	210	43 a	2,666	59 a	5,557	106 a	8,470

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1	n/u	n/u	**	**	**	**	**	**	4.1	4.2
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	**	**	0.0	5.2	0.3	0.7	2.2	0.6	1.2	**
Edmonton Core (Zones 1-4)	**	**	2.0	4.6	0.8	1.4	2.4	**	1.6	1.5
Zone 5	**	n/u	n/u	n/u	0.0	**	**	**	0.0	**
Zone 6	n/u	n/u	3.6	3.6	1.5	6.0	2.7	7.0	2.3	6.5
West (Zones 5-6)	**	n/u	3.6	3.6	1.3	5.8	2.3	5.7	2.0	5.7
Zone 7	n/u	n/u	**	**	0.3	0.9	0.0	0.7	0.1	0.7
Zone 8	**	**	**	**	0.3	0.4	0.6	0.9	0.4	1.4
Zone 9	n/u	n/u	0.0	7.7	0.5	4.3	0.9	1.4	0.7	2.4
South (Zones 7-9)	**	**	0.0	5.6	0.3	1.6	0.4	0.9	0.3	1.3
Zone 10	n/u	n/u	11.1	6.6	0.3	0.7	1.3	1.9	1.2	1.6
Zone 11	**	**	**	**	1.1	3.0	0.0	1.5	0.3	1.8
Zone 12	n/u	n/u	n/u	n/u	0.0	2.1	0.3	1.3	0.3	1.3
North (Zones 10-12)	**	**	8.3	5.8	0.7	1.9	0.4	1.5	0.5	1.7
Edmonton City (Zones 1-12)	0.0	2.8	2.1	5.0	0.7	2.6	0.9	2.1	0.8	2.3
Zone 13	n/u	n/u	n/u	n/u	**	**	0.0	0.0	0.0	0.0
Zone 14	**	**	0.0	0.0	2.4	0.6	0.2	1.1	1.0	0.9
Edmonton CMA	0.0	2.7	1.9	4.6	0.9	2.3	0.8	1.9	0.8	2.1

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

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Zone 1	n/u	n/u	**	**	**	**	**	**	17.8 ^a	**
Zone 2	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**	n/u
Zone 4	**	**	**	**	**	**	**	**	**	**
Edmonton Core (Zones 1-4)	**	**	**	**	**	**	**	**	**	**
Zone 5	**	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6	n/u	n/u	11.6 ^a	25.1 ^a	14.3 ^a	23.0 ^a	14.5 ^a	18.5 ^a	14.5 ^a	19.5 ^a
West (Zones 5-6)	**	n/u	11.6 ^a	25.1 ^a	18.0 ^a	24.2 ^a	18.2 ^a	21.3 ^a	17.9 ^a	21.7 ^a
Zone 7	n/u	n/u	**	**	16.2 ^a	37.0 ^a	14.6 ^a	36.6 ^a	13.9 ^a	35.2 ^a
Zone 8	**	**	**	**	**	**	15.2 ^d	33.3 ^a	12.6 ^a	30.0 ^a
Zone 9	n/u	n/u	**	**	21.7 ^d	**	7.6 ^a	**	9.7 ^a	**
South (Zones 7-9)	**	**	**	**	16.6 ^a	31.1 ^a	12.8 ^a	31.3 ^a	12.5 ^a	30.1 ^a
Zone 10	n/u	n/u	**	**	18.4 ^a	**	19.8 ^a	24.3 ^d	18.6 ^a	23.9 ^d
Zone 11	**	**	**	**	16.4 ^a	23.3 ^d	14.5 ^a	23.4 ^d	14.1 ^a	22.9 ^d
Zone 12	n/u	n/u	n/u	n/u	18.7 ^a	22.9 ^a	11.6 ^a	25.5 ^a	10.5 ^a	26.0 ^a
North (Zones 10-12)	**	**	**	**	17.6 ^a	21.5 ^a	15.9 ^a	24.1 ^a	15.1 ^a	23.9 ^a
Edmonton City (Zones 1-12)	**	**	6.4 ^b	19.4 ^a	17.0 ^a	24.3 ^a	15.5 ^a	25.2 ^a	14.7 ^a	24.4 ^a
Zone 13	n/u	n/u	n/u	n/u	**	**	4.9 ^a	14.1 ^a	5.0 ^a	13.8 ^a
Zone 14	**	**	6.8 ^a	++	8.4 ^a	19.8 ^a	8.8 ^a	21.9 ^a	8.1 ^a	19.4 ^a
Edmonton CMA	**	**	6.4 ^b	18.6 ^a	16.2 ^a	23.7 ^a	14.9 ^a	24.9 ^a	14.1 ^a	23.9 ^a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

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

4.1.1* Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Edmonton CMA - October 2007

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07
Central	0.9 a	1.4 a	1.3 a	1.3 a
Suburban	0.2 b	1.7 c	1.1 a	1.9 a
Other Metro	0.7 a	**	0.5 a	0.9 a
Edmonton CMA	0.6 a	1.5 a	1.2 a	1.5 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.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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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 Edmonton CMA - October 2007

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
Central	**	653 a	860 a	759 a	1,091 b	946 a	**	1,006 a
Suburban	n/s	692 a	**	848 a	967 c	973 a	n/s	1,099 a
Other Metro	n/s	635 a	**	755 a	1,012 c	936 a	n/s	1,023 a
Edmonton CMA	**	658 a	849 b	784 a	1,052 b	958 a	**	1,060 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.

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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

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

4.1.3* Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Edmonton CMA - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Central	**	**	709 c	860 a	894 c	1,091 b	**	**	812 b	969 b
Suburban	**	n/s	**	**	**	967 c	**	n/s	**	**
Other Metro	n/s	n/s	n/s	**	**	1,012 c	n/s	n/s	**	1,114 d
Edmonton CMA	**	**	694 c	849 b	890 c	1,052 b	**	**	773 c	953 b

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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

4.2.1* Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Edmonton CMA - October 2007

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07
Edmonton CMA				
3 to 9 Units	**	**	1.6 c	1.3 a
10 to 19 Units	2.7 c	**	1.3 a	1.2 a
20 to 49 Units	1.2 a	2.2 c	1.0 a	1.7 a
50 to 99 Units	0.8 a	0.9 a	0.9 a	1.3 a
100+ Units	0.0 c	1.5 c	1.4 a	1.7 a
Total	0.6 a	1.5 a	1.2 a	1.5 a

¹Apartments 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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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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4.3.1* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Edmonton CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Central	11,956	16,667	2,635 ^a	4,237 ^d	22.0 ^a	25.4 ^d	0.9 ^a	1.4 ^a
Suburban	8,673	9,593	1,222 ^a	**	14.1 ^a	**	0.2 ^b	1.7 ^c
Other Metro	1,690	1,844	148 ^a	183 ^c	8.8 ^a	9.9 ^c	0.7 ^a	**
Edmonton CMA	22,319	28,104	3,984 ^a	6,888 ^d	17.8 ^a	24.5 ^d	0.6 ^a	1.5 ^a

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

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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

4.3.2* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Edmonton CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Edmonton CMA								
3 to 9 Units	57	138	**	**	**	**	**	**
10 to 19 Units	894	1,207	170 ^d	**	19.1 ^d	**	2.7 ^c	**
20 to 49 Units	4,640	5,876	792 ^a	1,115 ^d	17.1 ^a	19.0 ^d	1.2 ^a	2.2 ^c
50 to 99 Units	8,037	9,351	1,291 ^d	1,919 ^d	16.1 ^d	20.5 ^d	0.8 ^a	0.9 ^a
100+ Units	8,691	11,532	1,735 ^d	**	20.0 ^d	**	0.0 ^c	1.5 ^c
Total	22,319	28,104	3,984 ^a	6,888 ^d	17.8 ^a	24.5 ^d	0.6 ^a	1.5 ^a

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

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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

5.1* Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Edmonton CMA - October 2007

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Edmonton CMA										
Single Detached	n/a	n/s	n/a	**	n/a	742 ^b	n/a	1,138 ^b	n/a	987 ^b
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	858 ^c	n/a	926 ^b	n/a	895 ^b
Other-Primarily Accessory Suites	n/a	n/s	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	**	n/a	819 ^b	n/a	996 ^a	n/a	925 ^b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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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** 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

5.2* Estimated Number of Households in Secondary Rented Units¹ by Dwelling Type Edmonton CMA - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units ¹	
	Oct-06	Oct-07
Edmonton CMA		
Single Detached	n/a	16,903 ^b
Semi detached, Row and Duplex	n/a	23,686 ^b
Other-Primarily Accessory Suites	n/a	3,267 ^d
Total	n/a	43,856 ^a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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

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 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. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the 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, Provincial Highlights, and 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 and October 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 October, 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 2007, 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 Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

DEFINITIONS

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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.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 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.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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