

RENTAL MARKET REPORT

Saskatoon CMA

Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Highlights

- The average vacancy rate in Saskatoon's private apartment buildings with three or more units increased by 1.3 percentage points to 1.9 per cent in October 2008, up from 0.6 per cent in the 2007 survey.
- The average monthly rental rate for all types of suites surveyed in October 2008 saw a \$129 increase from the October 2007 figure, reaching \$761 monthly.
- Our forecast is for an increase in the average vacancy rate in 2009 to two per cent in October 2009. Expect an increase of \$19 in 2009 bringing the average rent for a two-bedroom suite to \$860.

Figure 1

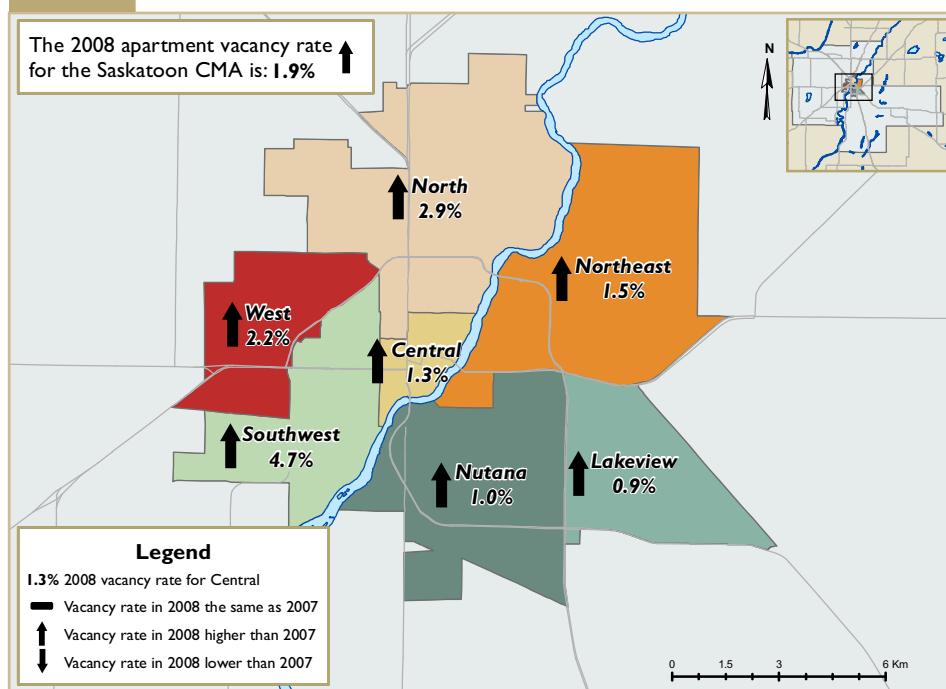


Table of contents

| | |
|----|--------------------------------|
| 2 | National Overview |
| 3 | Saskatoon Rental Market Survey |
| 5 | Rental Market Outlook |
| 7 | Survey Zone Map |
| 8 | Survey Zone Descriptions |
| 25 | Methodology |

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View print, download or subscribe to get market information e-mailed to you on the day it is released. New ! CMHC's electronic suite of national standardized products is now available for free.

NATIONAL VACANCY RATE DECREASED IN OCTOBER 2008

The average rental apartment vacancy rate in Canada's 34 major centres decreased to 2.2 per cent

| Apartment Vacancy Rates (%) by Major Centres | | |
|---|------------|------------|
| | Oct-07 | Oct-08 |
| Abbotsford | 2.1 | 2.6 |
| Barrie | 3.2 | 3.5 |
| Brantford | 2.9 | 2.4 |
| Calgary | 1.5 | 2.1 |
| Edmonton | 1.5 | 2.4 |
| Gatineau | 2.9 | 1.9 |
| Greater Sudbury | 0.6 | 0.7 |
| Guelph | 1.9 | 2.3 |
| Halifax | 3.1 | 3.4 |
| Hamilton | 3.5 | 3.2 |
| Kelowna | 0.0 | 0.3 |
| Kingston | 3.2 | 1.3 |
| Kitchener | 2.7 | 1.8 |
| London | 3.6 | 3.9 |
| Moncton | 4.3 | 2.4 |
| Montréal | 2.9 | 2.4 |
| Oshawa | 3.7 | 4.2 |
| Ottawa | 2.3 | 1.4 |
| Peterborough | 2.8 | 2.4 |
| Québec | 1.2 | 0.6 |
| Regina | 1.7 | 0.5 |
| Saguenay | 2.8 | 1.6 |
| Saint John | 5.2 | 3.1 |
| Saskatoon | 0.6 | 1.9 |
| Sherbrooke | 2.4 | 2.8 |
| St. Catharines-Niagara | 4.0 | 4.3 |
| St. John's | 2.6 | 0.8 |
| Thunder Bay | 3.8 | 2.2 |
| Toronto | 3.2 | 2.0 |
| Trois-Rivières | 1.5 | 1.7 |
| Vancouver | 0.7 | 0.5 |
| Victoria | 0.5 | 0.5 |
| Windsor | 12.8 | 14.6 |
| Winnipeg | 1.5 | 1.0 |
| Total | 2.6 | 2.2 |

(Footnotes)

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.

in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,148), Vancouver (\$1,123), Toronto (\$1,095), and Edmonton (\$1,034), followed by Ottawa (\$995), Kelowna (\$967), and Victoria (\$965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$505), Saguenay (\$518), and Sherbrooke (\$543).

Year-over-year comparison of rents in new and existing structures 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 most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded

in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,625), Vancouver (\$1,507), and Calgary (\$1,293). 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 2008.

SASKATOON RENTAL MARKET SURVEY

Average vacancy rate in Saskatoon edges higher

Canada Mortgage and Housing Corporation's rental market survey found the average vacancy rate in Saskatoon's private apartment buildings with three or more units increased by 1.3 percentage points to 1.9 per cent in October 2008, up from 0.6 per cent in the 2007 survey.

The increase in the average vacancy rate is attributable to the movement of first-time homebuyers to the new and resale ownership market. Increased selection in the resale and new construction markets has facilitated this move to home ownership. Prospective first-time buyers in 2007 had faced a lack of selection in the resale market due to sellers' or accelerating market conditions. Through much of 2007 there was less than three months of supply of listings in the resale market.

The number of active listings has increased throughout 2008. Newly constructed townhouses and other units purchased by investors for rental purposes have also provided additional competition for landlords. This has provided renters with alternatives to the primary rental stock, further contributing to the

rise in average vacancy in private apartments.

Lowest vacancy rate found in Lakeview

The average vacancy rate for all types of suites was as high as 4.7 per cent in the Southwest survey zone and as low as 0.9 per cent in the Lakeview survey zone.

Average vacancy was one per cent or less in the Nutana and Lakeview survey zones reflecting, primarily, the desirable locations of these areas. The neighbourhoods in these areas are close to the University of Saskatchewan and have easy access to major employers.

The largest increase in the average vacancy rate occurred in the Southwest and North survey zones. Historically, the Southwest zone has been the first to experience any general decline in rental demand. According to Census data, neighbourhoods within this zone have some of the oldest rental stock in the city and, though rents are lower than other survey zones,

renters are willing to pay a premium to move to other areas. Further, industry sources have advised that lower income individuals in this area are doubling-up in the face of rising rents.

The North is a desirable area for households finding employment in the many businesses in that sector of the city, yet the average vacancy rate increased by 2.8 percentage points since the 2007 survey. Industry contacts inform us that many renter households have moved into homeownership or moved to investor-owned rental accommodation.

Looking at average vacancy rate by suite type, the survey found that all suite types, except bachelor suites, experienced similar average vacancy rates ranging from 1.7 per cent in three-bedroom and larger suites to 1.8 per cent for one and two-bedroom suites. Bachelor suites saw an average vacancy rate of 2.3 per cent, 0.5 per percentage points higher than one and two-bedroom suites.

Figure 2

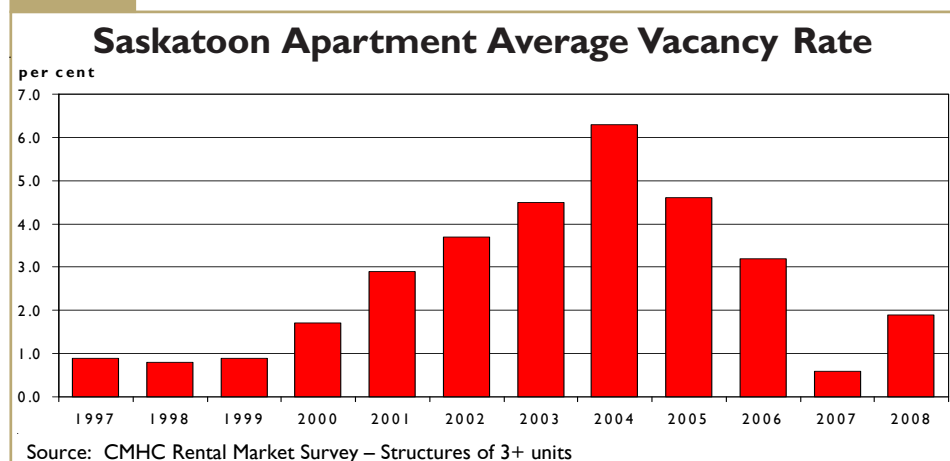
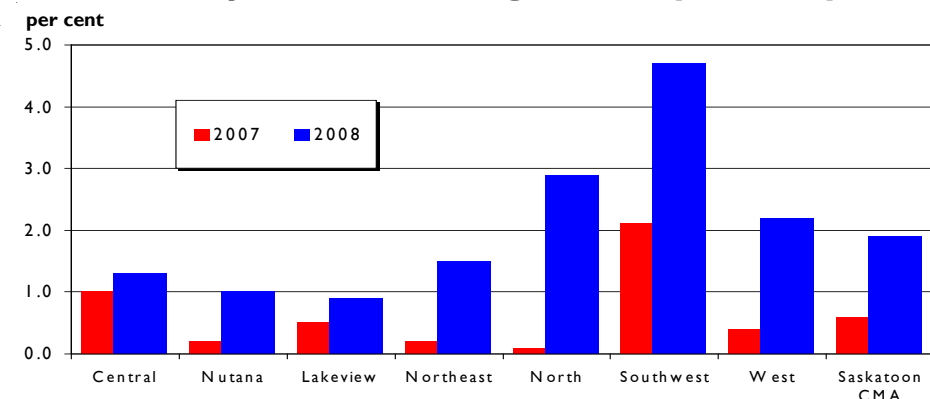


Figure 3

Saskatoon Apartment Average Vacancy Rate By Area

Source: CMHC Rental Market Survey – Structures of 3+ units

The average vacancy rate is traditionally higher in bachelor suites. Bachelor suites are less in demand due to their smaller size. Three-bedroom suites are more popular, on average, because they are larger and make it easier to double-up comfortably, thus reducing the rent paid by each household.

Availability rate increases 1.4 percentage points

The survey studied the availability of suites in the Saskatoon CMA in October. A rental unit is 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. Saskatoon rental apartments surveyed saw an increase in availability in this most recent survey. The availability rate in October 2008 was 3.2 per cent, up 1.4 percentage points from the 2007 survey.

Average rents increase \$129 monthly

The average monthly rental rate for all types of suites surveyed in

October 2008 saw a \$129 increase from the October 2007 figure, reaching \$761 monthly. These increases have occurred because of the historically low average vacancy in 2007. Record net in-migration was a key factor behind the low vacancy rate in 2007. The rising gap between the cost of home ownership and renting through 2007 and the early part of 2008 also kept demand strong for rental accommodation.

Bachelor suites experienced an increase of \$83 in the average monthly rent. One-bedroom suites in all zones saw their average monthly rent increase by \$111 bringing them to \$675 monthly. Two-bedroom average rent grew by \$148 to arrive at \$841 per month. The average rent for three-bedroom and larger suites in all zones jumped \$128 to \$860 monthly.

The largest increase of \$158 monthly for all types of suites took place in the Lakeview survey zone. The West and North zones experienced an increase of about \$150 monthly. The Southwest

survey zone saw the lowest rental increase of \$100 monthly.

The survey zones with the highest monthly average rent for all types of suites were Lakeview and Northeast Saskatoon with average rents of \$831 and \$824 respectively. Rental housing in these neighbourhoods are in high demand due to their close proximity to the University of Saskatchewan and major sources of employment.

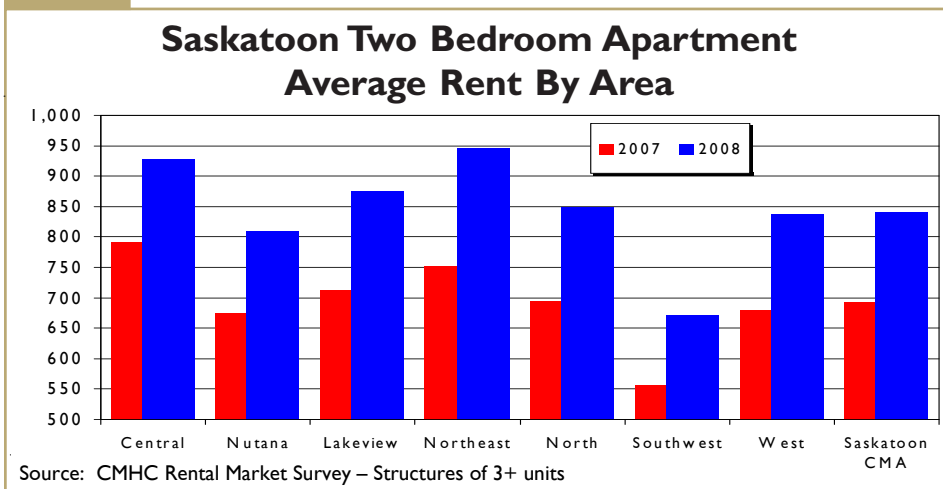
Highest one-bedroom rents found in Central zone apartments

At \$732 monthly, the mainly high-rise apartments of the Central zone featured the highest average rent for one-bedroom apartments. Two-bedroom average monthly rent was highest in the Northeast zone with rent of \$945 monthly. Average monthly rent of \$1,163 for three-bedroom suites in the Northeast zone was the highest rent found for this suite type.

The lowest overall average rent was in Southwest Saskatoon at \$630 monthly. One-bedroom, two-bedroom and three-bedroom average monthly rents were the lowest in Saskatoon. As stated previously, the Southwest zone rental housing stock experiences lower demand due to its condition. Tenants in these neighbourhoods are highly mobile and have lower incomes restricting rent increases, thus contributing to maintenance and quality issues.

The October survey included a measure that estimates the growth in rents for a fixed sample of structures and excludes newly built

Figure 4



properties. This measure considers structures that were common to the survey sample for both the 2007 and 2008 surveys. The aim is a better understanding of rent changes in existing structures by excluding from the calculation the rents of newly built apartment buildings. Detailed information is contained in the methodology section at the end of this report.

For the Saskatoon CMA, the percentage change of average rent within a fixed sample was close to 20 per cent for all types of suites in all survey zones. Two-bedroom apartment average rents in all areas of the Saskatoon CMA increased 20.3 per cent while the average rent for one-bedroom suites increased 19.4 per cent.

Private rental market supply declines

The attraction of homeownership relative to renting in recent years as well as other important factors have had the effect of reducing the size of Saskatoon rental market stock. According to Census data, rental

units declined as a proportion of total dwellings between 2001 and 2006. While the number of private dwellings increased by 2.5 per cent, the number of rental dwellings increased by 1.5 per cent.

CMHC's annual Rental Market Survey shows that the Saskatoon privately initiated rental universe declined by 601 units between 2007 and 2008 because of rental unit conversion to condominiums, closure for renovations or demolition. In addition, there were a number of projects converted to

public housing. There have been no additions to the private rental stock in the form of housing starts over the last year although there have been some new public housing and senior's units added.

Rental Affordability Indicator

CMHC's rental affordability indicator shows a decline in affordability of Saskatoon's rental apartments. The cost of renting a median priced two-bedroom apartment increased 26 per cent in 2008, while the median income of renter households grew at 5.7 per cent. The rental affordability indicator in Saskatoon stands at 92 for 2008.

RENTAL MARKET OUTLOOK

Vacancy rate forecast to increase in 2009

CMHC is forecasting an increase in the average vacancy rate to two per cent in October 2009.

Figure 5

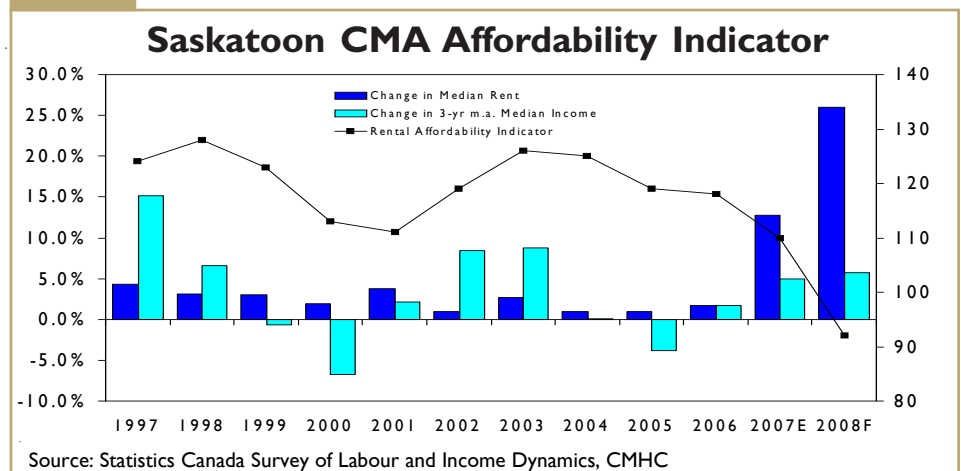
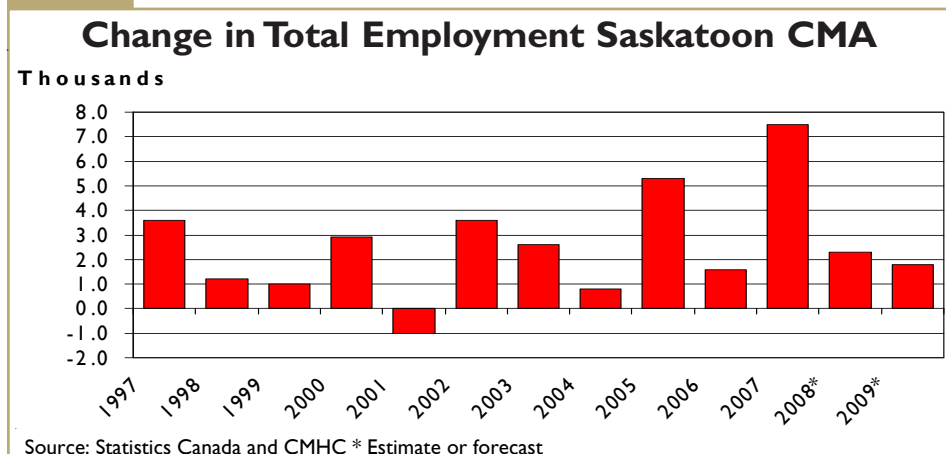


Figure 6



Renters are doubling-up in order to compensate for rising rents thus contributing to the slight increase in vacancy. In addition, newer investor-owned condominiums are drawing off demand from existing rental projects. Saskatoon's resale market is softening and price increases have slowed. This should lead to more rental households moving to homeownership.

Notwithstanding the influence of the above factors that will reduce demand, Saskatoon's employment continues to grow encouraging in-migration and supporting rental demand. CMHC is forecasting employment gains of 2,300 jobs in 2008 followed by 1,800 in 2009. These increases are considerably more subdued than the surge in employment seen in 2007 that saw 7,500 jobs created but the rental market will nonetheless benefit from this growth.

Rents rise at a slower pace in 2009

Competition from the home ownership market and condominium

rental units will slow the pace of increase in average rents over the forecast period. Our forecast calls for an increase of \$19 monthly in 2009, bringing the average rent for a two-bedroom suite to \$860 by October 2009. The need to compensate for operating and maintenance cost increases experienced in previous years will be a factor behind the increase in average rents.

Condominium and other secondary rental units - Survey Results

The Saskatoon version of CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, now includes information on the secondary rental market. The additional information should help to provide a more complete overview of all rental markets in the Saskatoon CMA.

The survey considers the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented

freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments that 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 information on the Secondary Rental Market Survey.

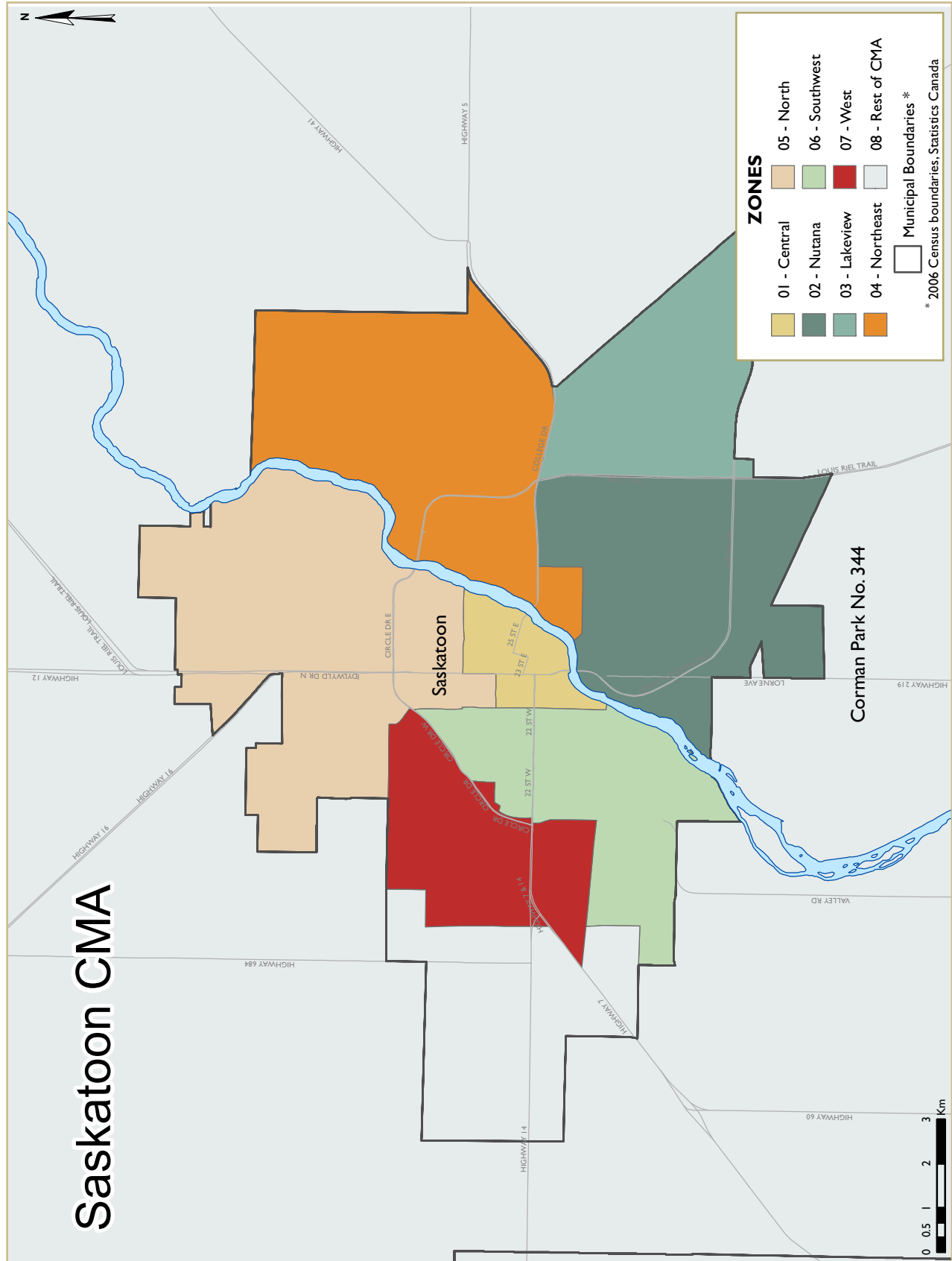
The Province of Saskatchewan has recently initiated a program to encourage the creation of these types of units in private households.

Vacancy rate of rental condo apartments similar to purpose built rental

Table 4.3.1 provides information on the size of Saskatoon's condominium rental apartment market. Of the 7,260 units condominium units sampled, 834 or 11.5 per cent were rental units.

The average vacancy rate of 1.8 per cent in Saskatoon's rental condominium apartments was similar to the vacancy rate of 1.9 per cent for purpose built rental apartments. At this time the size of the rental condominium apartment universe does not allow CMHC to determine the average rental rates for such units.

The survey found 11,766 households in other secondary rental units of various forms including single and semi-detached, row and other accessory suites. Average rent for all of these types was \$888. Average rents varied from \$869 for accessory suites and \$895 for row and semi-detached units. Average rent for single-detached units was \$890.



| RMS ZONE DESCRIPTIONS - SASKATOON CMA | |
|---------------------------------------|---|
| Zone 1 | Central - Census tracts: 0000.00, 0007.00, 0008.00, 0015.00, 0016.00. |
| Zone 2 | Nutana - Census tracts: 0000.00, 0001.00, 0002.01, 0002.02, 0003.00, 0004.00, 0009.00, 0010.00, 0011.01, 0011.02, 0011.03. |
| Zone 3 | Lakeview - Census tracts: 0000.00, 0012.01, 0012.02, 0012.03, 0012.04, 0012.06, 0012.07. |
| Zone 4 | Northeast - Census tracts: 0000.00, 0013.01, 0013.02, 0013.03, 0013.04, 0014.00. |
| Zone 5 | North - Census tracts: 0000.00, 0020.00, 0021.01, 0021.02, 0021.03, 0021.04, 0021.05, 0022.00. |
| Zone 6 | Southwest - Census tracts: 0000.00, 0005.00, 0006.01, 0006.02, 0017.00, 0019.00. |
| Zone 7 | West - Census tracts: 0000.00, 0006.03, 0006.04, 0018.01, 0018.02, 0018.03, 0018.04, 0018.05. |
| Zones 1-7 | Saskatoon City |
| Zone 8 | Outlying Areas - Census tracts: 0000.00, 0100.01, 0100.02, 0101.00, 0102.01, 0102.02, 0103.00, 0104.00, 0105.00, 0110.00. |
| Zones 1-8 | Saskatoon CMA |

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, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria 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, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria 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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | 2.3 a | 2.1 a | 0.6 a | 0.9 a | 1.0 a | 1.7 b | 0.0 a | ** | 1.0 a | 1.3 a |
| Zone 2 - Nutana | 0.5 a | 2.2 a | 0.3 a | 1.1 a | 0.1 a | 0.8 a | 0.0 a | 0.0 a | 0.2 a | 1.0 a |
| Zone 3 - Lakeview | 0.0 a | 0.0 a | 0.5 a | 0.5 a | 0.4 a | 1.0 a | 2.0 a | 4.1 a | 0.5 a | 0.9 a |
| Zone 4 - Northeast | 0.0 a | 3.7 a | 0.5 a | 1.0 a | 0.1 a | 1.4 a | 0.0 a | 2.8 a | 0.2 a | 1.5 a |
| Zone 5 - North | 0.0 a | 4.8 a | 0.2 a | 4.2 a | 0.0 a | 2.1 a | 0.0 a | 0.0 a | 0.1 a | 2.9 a |
| Zone 6 - Southwest | 3.4 a | 4.1 c | 1.8 a | 5.7 a | 2.8 a | 5.0 a | 0.0 a | 0.5 a | 2.1 a | 4.7 a |
| Zone 7 - West | 0.0 a | 0.0 a | 0.6 a | 2.4 a | 0.2 a | 2.1 a | 0.9 a | 2.9 a | 0.4 a | 2.2 a |
| Saskatoon City (Zones 1-7) | 1.2 a | 2.3 a | 0.6 a | 1.8 a | 0.6 a | 1.9 a | 0.5 a | 1.8 a | 0.6 a | 1.9 a |
| Zone 8 - Outlying Areas | ** | ** | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a |
| Saskatoon CMA | 1.2 a | 2.3 a | 0.6 a | 1.8 a | 0.6 a | 1.8 a | 0.5 a | 1.7 a | 0.6 a | 1.9 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 Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | 450 a | 523 a | 630 a | 732 a | 793 a | 929 a | 906 b | 859 d | 675 a | 790 a |
| Zone 2 - Nutana | 410 a | 506 a | 532 a | 638 a | 675 a | 810 a | 851 b | 995 a | 590 a | 705 a |
| Zone 3 - Lakeview | 455 a | 550 a | 571 a | 724 a | 713 a | 876 a | 772 a | 917 a | 673 a | 831 a |
| Zone 4 - Northeast | 446 a | 499 a | 570 a | 670 a | 753 a | 945 a | 931 a | 1,163 a | 675 a | 824 a |
| Zone 5 - North | 501 a | 635 a | 580 a | 711 a | 694 a | 850 a | 732 a | 848 a | 647 a | 795 a |
| Zone 6 - Southwest | 348 a | 458 a | 460 a | 546 a | 556 a | 667 a | 634 a | 727 a | 530 a | 630 a |
| Zone 7 - West | 486 a | 591 a | 591 a | 722 a | 680 a | 838 a | 738 a | 866 a | 660 a | 808 a |
| Saskatoon City (Zones 1-7) | 436 a | 518 a | 565 a | 676 a | 694 a | 843 a | 731 a | 857 a | 633 a | 762 a |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | 459 a | 548 a | 742 b | 935 b | 484 a | 613 a |
| Saskatoon CMA | 435 a | 518 a | 564 a | 675 a | 693 a | 841 a | 732 a | 860 a | 632 a | 761 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

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|-------------|------------|-------------|--------------|--------------|--------------|-------------|------------|--------------|---------------|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 - Central | 4 a | 205 | 12 a | 1,251 | 15 b | 898 | ** | 10 | 31 a | 2,364 |
| Zone 2 - Nutana | 5 a | 230 | 17 a | 1,579 | 11 a | 1,348 | 0 a | 57 | 33 a | 3,214 |
| Zone 3 - Lakeview | 0 a | 23 | 2 a | 435 | 11 a | 1,111 | 2 a | 49 | 15 a | 1,618 |
| Zone 4 - Northeast | 3 a | 82 | 4 a | 417 | 9 a | 664 | 1 a | 36 | 18 a | 1,199 |
| Zone 5 - North | 1 a | 21 | 17 a | 405 | 14 a | 670 | 0 a | 17 | 32 a | 1,113 |
| Zone 6 - Southwest | 1 c | 29 | 29 a | 499 | 38 a | 761 | 1 a | 189 | 69 a | 1,479 |
| Zone 7 - West | 0 a | 30 | 12 a | 497 | 24 a | 1,148 | 6 a | 210 | 42 a | 1,886 |
| Saskatoon City (Zones 1-7) | 15 a | 621 | 93 a | 5,083 | 122 a | 6,601 | 10 a | 568 | 240 a | 12,873 |
| Zone 8 - Outlying Areas | ** | ** | 0 a | 19 | 0 a | 36 | 0 a | 20 | 0 a | 76 |
| Saskatoon CMA | 15 a | 622 | 93 a | 5,102 | 122 a | 6,637 | 10 a | 588 | 240 a | 12,949 |

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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | 3.8 a | 2.1 a | 1.9 a | 2.2 a | 1.9 a | 3.1 b | 0.0 a | ** | 2.1 a | 2.5 a |
| Zone 2 - Nutana | 4.2 b | 3.9 a | 1.0 a | 2.0 a | 1.1 a | 2.4 a | 0.0 a | 1.7 a | 1.2 a | 2.3 a |
| Zone 3 - Lakeview | 0.0 a | 0.0 a | 1.6 a | 3.4 a | 1.8 a | 2.7 a | 3.9 a | 8.2 a | 1.8 a | 3.0 a |
| Zone 4 - Northeast | 3.7 a | 3.7 a | 2.3 a | 1.5 a | 1.0 a | 2.9 a | 2.9 a | 8.3 a | 1.7 a | 2.6 a |
| Zone 5 - North | 0.0 a | 9.5 a | 1.3 a | 5.2 a | 1.5 a | 3.9 a | 0.0 a | 0.0 a | 1.4 a | 4.4 a |
| Zone 6 - Southwest | 6.9 a | 4.1 c | 3.3 a | 5.7 a | 3.6 a | 5.3 a | 0.5 a | 1.6 a | 3.2 a | 4.9 a |
| Zone 7 - West | 0.0 a | 0.0 a | 1.6 a | 4.9 a | 1.9 a | 3.9 a | 3.2 a | 4.3 a | 1.9 a | 4.2 a |
| Saskatoon City (Zones 1-7) | 3.6 a | 3.2 a | 1.7 a | 3.0 a | 1.8 a | 3.3 a | 1.8 a | 3.5 a | 1.8 a | 3.2 a |
| Zone 8 - Outlying Areas | ** | ** | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 0.0 a | 5.0 a | 0.0 a | 1.3 a |
| Saskatoon CMA | 3.6 a | 3.1 a | 1.7 a | 3.0 a | 1.8 a | 3.3 a | 1.8 a | 3.6 a | 1.8 a | 3.2 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

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Saskatoon CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 |
| | | | | | | | | | | |
| Zone 1 - Central | 11.8 a | 13.8 a | 15.8 a | 17.7 a | 10.9 a | 19.1 a | ** | ** | 12.2 a | 17.6 a |
| Zone 2 - Nutana | 10.2 c | 19.6 a | 11.5 a | 18.8 a | 10.6 a | 18.2 a | ** | 16.3 a | 11.7 a | 18.2 a |
| Zone 3 - Lakeview | 14.5 a | 19.7 a | 13.7 a | 24.8 a | 13.0 a | 23.2 a | 8.6 a | 18.6 a | 13.3 a | 23.4 a |
| Zone 4 - Northeast | 9.4 a | 10.9 a | 13.4 a | 18.5 a | 12.0 a | 21.1 a | 16.3 a | 25.1 a | 11.7 a | 20.9 a |
| Zone 5 - North | 15.0 a | 23.1 a | 15.1 a | 19.2 a | 13.8 a | 21.8 a | 12.6 a | 8.0 a | 14.0 a | 21.3 a |
| Zone 6 - Southwest | 11.5 a | ** | 16.5 a | 16.6 a | 18.3 a | 19.7 a | 17.5 a | 15.2 a | 17.8 a | 18.0 a |
| Zone 7 - West | 22.9 a | ** | 21.5 a | 21.1 a | 17.5 a | 21.0 a | 23.0 a | 15.7 a | 18.1 a | 20.5 a |
| Saskatoon City (Zones 1-7) | 13.2 a | 18.5 a | 15.0 a | 19.4 a | 13.5 a | 20.3 a | 16.0 a | 17.6 a | 13.8 a | 19.5 a |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon CMA | 13.0 a | 18.4 a | 15.0 a | 19.4 a | 13.5 a | 20.3 a | 16.1 a | 17.6 a | 13.8 a | 19.6 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.

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

++ 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 Saskatoon CMA

| Year of Construction | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | | Total | | | | | | | | | | | | | | |
|----------------------|----------|--------|--|-----------|--------|--|-----------|--------|--|-------------|--------|--|--------|--------|--|-----|---|--|-----|---|-----|---|-----|-----|-----|-----|---|
| | Oct-07 | Oct-08 | | Oct-07 | Oct-08 | | Oct-07 | Oct-08 | | Oct-07 | Oct-08 | | Oct-07 | Oct-08 | | | | | | | | | | | | | |
| Saskatoon CMA | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1940 | 2.7 | a | | 3.3 | a | | 1.6 | a | | 1.2 | a | | 0.9 | a | | 1.7 | a | | 1.7 | a | | | | | | | |
| 1940 - 1959 | 0.0 | a | | 5.0 | a | | 1.0 | a | | 1.1 | a | | 0.0 | a | | 0.0 | a | | 0.5 | a | 1.0 | a | | | | | |
| 1960 - 1974 | 1.4 | a | | 2.2 | a | | 0.4 | a | | 1.0 | a | | 1.0 | a | | 1.5 | a | | 0.0 | a | 5.3 | c | 0.7 | a | 1.3 | a | |
| 1975 - 1989 | 0.0 | a | | 1.7 | a | | 0.6 | a | | 2.7 | a | | 0.4 | a | | 2.1 | a | | 0.6 | a | 1.3 | a | | 0.5 | a | 2.2 | a |
| 1990 - 1999 | n/u | | | n/u | | | 0.0 | a | | 7.1 | a | | 0.0 | a | | 0.0 | a | | 0.0 | a | 0.0 | a | | 0.0 | a | 1.9 | a |
| 2000+ | n/u | | | n/u | | | 0.0 | a | | 0.0 | a | | 0.3 | a | | 1.4 | a | | ** | | ** | | | 0.3 | a | 1.2 | a |
| Total | 1.2 | a | | 2.3 | a | | 0.6 | a | | 1.8 | a | | 0.6 | a | | 1.8 | a | | 0.5 | a | 1.7 | a | | 0.6 | a | 1.9 | 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

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

| Year of Construction | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | | Total | | | | | | | |
|----------------------|----------|--------|-----|-----------|--------|---|-----------|--------|-----|-------------|--------|---|--------|--------|-------|---|-----|---|-------|---|
| | Oct-07 | Oct-08 | | Oct-07 | Oct-08 | | Oct-07 | Oct-08 | | Oct-07 | Oct-08 | | Oct-07 | Oct-08 | | | | | | |
| Saskatoon CMA | | | | | | | | | | | | | | | | | | | | |
| Pre 1940 | 416 | a | 479 | a | 523 | a | 589 | a | 624 | a | 715 | a | 986 | a | 1,148 | a | 530 | a | 607 | a |
| 1940 - 1959 | 416 | a | 429 | a | 485 | a | 544 | a | 615 | a | 662 | a | 777 | a | 855 | b | 519 | a | 587 | a |
| 1960 - 1974 | 416 | a | 497 | a | 535 | a | 630 | a | 674 | a | 802 | a | 802 | b | 917 | a | 588 | a | 691 | a |
| 1975 - 1989 | 518 | a | 610 | a | 599 | a | 728 | a | 693 | a | 844 | a | 719 | a | 845 | a | 661 | a | 801 | a |
| 1990 - 1999 | n/u | | n/u | | ** | | ** | | ** | | ** | | ** | | 949 | c | 745 | b | 805 | a |
| 2000+ | n/u | | n/u | | 757 | a | 893 | a | 865 | a | 1,142 | a | ** | | ** | | 852 | a | 1,112 | a |
| Total | 435 | a | 518 | a | 564 | a | 675 | a | 693 | a | 841 | a | 732 | a | 860 | a | 632 | a | 761 | 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

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

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------|----------|--------|-----------|--------|-----------|--------|-------------|--------|--------|--------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Saskatoon CMA | | | | | | | | | | |
| 3 to 5 Units | 7.7 a | 13.3 a | 2.4 a | 1.8 a | 0.8 a | 1.8 a | 0.0 a | 2.1 a | 1.6 a | 2.4 a |
| 6 to 19 Units | 1.1 a | 2.4 a | 0.5 a | 1.1 a | 1.2 a | 2.8 a | 0.0 a | 1.2 a | 0.8 a | 1.9 a |
| 20 to 49 Units | 1.7 a | 1.1 a | 0.6 a | 2.4 a | 0.5 a | 1.9 a | 0.5 a | 0.6 a | 0.6 a | 1.9 a |
| 50 to 99 Units | 0.0 a | 3.0 a | 0.6 a | 2.7 a | 0.2 a | 1.3 a | 1.1 a | 6.8 a | 0.4 a | 2.1 a |
| 100+ Units | ** | ** | 0.2 a | 0.6 a | 0.4 a | 0.7 a | ** | ** | 0.3 a | 0.7 a |
| Total | 1.2 a | 2.3 a | 0.6 a | 1.8 a | 0.6 a | 1.8 a | 0.5 a | 1.7 a | 0.6 a | 1.9 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

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

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | | | | | | | |
|----------------|----------|--------|-----------|--------|-----------|--------|-------------|--------|--------|--------|-------|---|-----|---|-----|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | | | | | | |
| Saskatoon CMA | | | | | | | | | | | | | | | | |
| 3 to 5 Units | 385 | b | 490 | a | 462 | a | 523 | a | 630 | a | 716 | a | 749 | a | 873 | a |
| 6 to 19 Units | 390 | a | 468 | a | 500 | a | 591 | a | 610 | a | 728 | a | 693 | a | 843 | a |
| 20 to 49 Units | 441 | a | 498 | a | 547 | a | 658 | a | 662 | a | 799 | a | 719 | a | 825 | a |
| 50 to 99 Units | 470 | a | 581 | a | 639 | a | 800 | a | 766 | a | 966 | a | 807 | a | 966 | a |
| 100+ Units | ** | | ** | | 805 | a | 875 | a | 922 | a | 1,100 | a | ** | | ** | |
| Total | 435 | a | 518 | a | 564 | a | 675 | a | 693 | a | 841 | a | 732 | a | 860 | 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

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

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | 0.0 a | 0.0 a | 1.6 a | 2.9 a | 1.1 a | 1.0 a | 0.8 a | 0.8 a | 0.5 a | ** |
| Zone 2 - Nutana | 0.0 a | 3.2 a | 0.3 a | 1.0 a | 0.3 a | 0.9 a | 0.0 a | 1.7 a | ** | ** |
| Zone 3 - Lakeview | ** | ** | 0.4 a | 1.8 a | 0.7 a | 0.6 a | 0.4 a | 0.7 a | ** | ** |
| Zone 4 - Northeast | 1.8 a | 5.6 a | 0.0 a | 0.7 a | 0.0 a | 2.0 c | 0.5 a | 1.2 a | n/u | n/u |
| Zone 5 - North | 0.0 a | 0.0 a | 0.0 a | 0.7 a | 0.1 a | 1.7 a | ** | 7.9 a | n/u | n/u |
| Zone 6 - Southwest | 7.8 a | 4.5 a | 2.8 a | 5.6 b | 1.4 a | 4.1 a | n/u | n/u | n/u | n/u |
| Zone 7 - West | ** | ** | 0.3 a | 1.4 a | 0.4 a | 2.6 a | 0.7 a | 3.5 a | ** | ** |
| Saskatoon City (Zones 1-7) | 1.8 a | 2.7 a | 0.8 a | 1.9 a | 0.6 a | 1.9 a | 0.4 a | 2.1 a | 0.3 a | 0.7 a |
| Zone 8 - Outlying Areas | 0.0 a | 0.0 a | ** | ** | ** | ** | n/u | n/u | n/u | n/u |
| Saskatoon CMA | 1.6 a | 2.4 a | 0.8 a | 1.9 a | 0.6 a | 1.9 a | 0.4 a | 2.1 a | 0.3 a | 0.7 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

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

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------|----------|--------|-----------|--------|-----------|--------|-------------|--------|--------|--------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Saskatoon CMA | | | | | | | | | | |
| LT \$400 | 1.8 b | 4.8 c | 1.5 a | ** | ** | ** | n/s | n/s | 1.5 a | 5.7 c |
| \$400 - \$499 | 1.3 a | 1.1 a | 0.5 a | 2.6 b | 0.3 a | 4.3 d | ** | ** | 0.6 a | 2.3 a |
| \$500 - \$599 | 0.0 c | 3.6 b | 0.6 a | 0.8 a | 1.2 a | 5.0 c | 0.0 c | ** | 0.8 a | 2.0 a |
| \$600 - \$699 | ** | 2.1 c | 0.5 a | 1.5 a | 0.7 a | 2.3 b | 0.0 b | ** | 0.6 a | 1.8 a |
| \$700 - \$799 | ** | ** | 0.2 a | 1.6 a | 0.3 a | 0.9 a | 0.0 b | 2.4 c | 0.2 a | 1.2 a |
| \$800+ | n/s | ** | 1.2 a | 3.2 b | 0.5 a | 1.8 a | 2.2 a | 1.8 a | 0.7 a | 2.1 a |
| Total | 1.2 a | 2.3 a | 0.6 a | 1.8 a | 0.6 a | 1.8 a | 0.5 a | 1.7 a | 0.6 a | 1.9 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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|----------|--------|-----------|--------|-----------|--------|-------------|--------|--------|--------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | n/u | n/u | ** | ** | 0.0 | a | 4.3 | a | ** | ** |
| Zone 2 - Nutana | ** | ** | ** | ** | 2.3 | a | 4.7 | a | ** | ** |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | 1.7 | a | 5.5 | a |
| Zone 5 - North | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | ** | ** | ** | ** | 1.8 | a |
| Zone 7 - West | n/u | n/u | ** | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | 4.0 | a | 0.0 | a | 3.5 | a | 3.5 | a |
| Zone 8 - Outlying Areas | n/u | n/u | n/u | n/u | 1.5 | a | ** | 11.1 | a | 0.0 |
| Saskatoon CMA | ** | ** | 4.0 | a | 0.0 | a | 3.1 | a | 3.1 | b |

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

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

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

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

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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|----------|--------|-----------|--------|-----------|--------|-------------|--------|--------|--------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | n/u | n/u | ** | ** | 555 | a | ** | ** | 522 | a |
| Zone 2 - Nutana | ** | ** | ** | ** | 816 | a | 1,048 | a | 855 | a |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | 937 | a | 1,132 | a |
| Zone 5 - North | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | ** | ** | ** | ** | 621 | a |
| Zone 7 - West | n/u | n/u | ** | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | 483 | a | 579 | d | 747 | a | 927 | a |
| Zone 8 - Outlying Areas | n/u | n/u | n/u | n/u | 594 | a | 658 | a | 797 | a |
| Saskatoon CMA | ** | ** | 483 | a | 579 | d | 719 | a | 874 | 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 2008 by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|-----------|-----------|------------|-----------|-------------|------------|-------------|------------|-------------|------------|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 - Central | n/u | n/u | ** | ** | 1 a | 23 | ** | ** | 1 a | 35 |
| Zone 2 - Nutana | ** | ** | ** | ** | 8 a | 170 | ** | ** | 18 a | 333 |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | 3 a | 55 | 3 a | 63 |
| Zone 5 - North | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Zone 7 - West | n/u | n/u | ** | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | 0 a | 26 | 9 a | 257 | 18 a | 482 | 27 a | 766 |
| Zone 8 - Outlying Areas | n/u | n/u | n/u | n/u | ** | 66 | 0 a | 9 | 1 d | 75 |
| Saskatoon CMA | ** | ** | 0 a | 26 | 10 b | 323 | 18 a | 491 | 28 a | 841 |

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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|-----------|-----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | n/u | n/u | ** | ** | 0.0 a | 8.7 a | ** | ** | 2.9 a | 5.7 a |
| Zone 2 - Nutana | ** | ** | ** | ** | 3.5 a | 11.8 a | ** | ** | 3.6 a | 11.7 a |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | 3.3 a | 7.3 a | 4.3 a | 6.3 a |
| Zone 5 - North | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | ** | ** | ** | ** | 1.8 a | ** |
| Zone 7 - West | n/u | n/u | ** | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | 8.0 a | 0.0 a | 4.5 a | 8.9 a | 2.1 a | 5.8 a | 3.1 a | 6.7 a |
| Zone 8 - Outlying Areas | n/u | n/u | n/u | n/u | 3.0 a | 3.0 d | 11.1 a | 0.0 a | 4.0 a | 2.7 c |
| Saskatoon CMA | ** | ** | 8.0 a | 0.0 a | 4.2 a | 7.7 a | 2.2 a | 5.7 a | 3.2 a | 6.3 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

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

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 |
| | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 |
| Zone 1 - Central | n/u | n/u | ** | ** | 12.7 ^a | ** | ** | ** | 10.6 ^a | ** |
| Zone 2 - Nutana | ** | ** | ** | ** | 19.2 ^a | 28.7 ^a | ** | ** | 17.5 ^a | 27.7 ^a |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | 15.6 ^a | 20.5 ^a | 17.7 ^a | 23.3 ^a |
| Zone 5 - North | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | ** | ** | ** | ** | 3.4 ^a | ** |
| Zone 7 - West | n/u | n/u | ** | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | 2.4 ^a | ** | 18.3 ^a | 20.8 ^a | 14.7 ^a | 16.5 ^a | 15.5 ^a | 17.8 ^a |
| Zone 8 - Outlying Areas | n/u | n/u | n/u | n/u | ** | ** | 9.8 ^a | 6.0 ^a | 11.9 ^d | 9.8 ^b |
| Saskatoon CMA | ** | ** | 2.4^a | ** | 17.9^a | 19.6^a | 14.6^a | 16.3^a | 15.3^a | 17.1^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.

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

++ 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

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | 2.3 a | 2.1 a | 0.6 a | 0.9 a | 1.0 a | 1.8 b | 0.0 a | ** | 0.9 a | 1.3 a |
| Zone 2 - Nutana | 0.5 a | 2.2 a | 0.3 a | 1.1 a | 0.4 a | 1.3 a | 0.9 a | 4.7 a | 0.4 a | 1.4 a |
| Zone 3 - Lakeview | 0.0 a | 0.0 a | 0.5 a | 0.5 a | 0.4 a | 1.0 a | 2.0 a | 3.0 a | 0.5 a | 1.0 a |
| Zone 4 - Northeast | 0.0 a | 3.7 a | 0.5 a | 1.0 a | 0.1 a | 1.4 a | 1.1 a | 4.4 a | 0.3 a | 1.6 a |
| Zone 5 - North | 0.0 a | 4.8 a | 0.2 a | 4.2 a | 0.5 a | 2.0 a | 0.0 a | 0.0 a | 0.4 a | 2.7 a |
| Zone 6 - Southwest | 3.4 a | 4.1 c | 1.8 a | 5.7 a | 3.0 a | 5.0 a | 0.0 a | 1.7 b | 2.1 a | 4.6 a |
| Zone 7 - West | 0.0 a | 0.0 a | 0.8 a | 2.4 a | 0.2 a | 2.0 a | 0.7 a | 2.3 a | 0.4 a | 2.1 a |
| Saskatoon City (Zones 1-7) | 1.2 a | 2.3 a | 0.6 a | 1.8 a | 0.7 a | 1.9 a | 0.6 a | 2.7 a | 0.7 a | 2.0 a |
| Zone 8 - Outlying Areas | ** | ** | 0.0 a | 0.0 a | 1.0 a | 1.0 a | 3.7 a | 0.0 a | 1.3 a | 0.7 a |
| Saskatoon CMA | 1.2 a | 2.3 a | 0.6 a | 1.8 a | 0.7 a | 1.9 a | 0.7 a | 2.6 a | 0.7 a | 1.9 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

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | 450 a | 523 a | 629 a | 731 a | 787 a | 924 a | 867 b | 808 d | 673 a | 788 a |
| Zone 2 - Nutana | 410 a | 505 a | 532 a | 638 a | 690 a | 838 a | 898 a | 1,114 a | 615 a | 742 a |
| Zone 3 - Lakeview | 455 a | 550 a | 571 a | 724 a | 713 a | 876 a | 819 a | 914 a | 678 a | 834 a |
| Zone 4 - Northeast | 446 a | 499 a | 570 a | 670 a | 754 a | 946 a | 935 a | 1,144 a | 687 a | 840 a |
| Zone 5 - North | 501 a | 635 a | 580 a | 711 a | 697 a | 847 a | 753 a | 752 a | 656 a | 790 a |
| Zone 6 - Southwest | 348 a | 458 a | 460 a | 546 a | 556 a | 668 a | 629 a | 718 a | 536 a | 636 a |
| Zone 7 - West | 486 a | 591 a | 589 a | 718 a | 676 a | 830 a | 718 a | 827 a | 657 a | 798 a |
| Saskatoon City (Zones 1-7) | 436 a | 518 a | 565 a | 676 a | 696 a | 846 a | 760 a | 885 a | 640 a | 770 a |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | 542 a | 617 a | 765 a | 898 a | 555 a | 648 a |
| Saskatoon CMA | 435 a | 517 a | 564 a | 675 a | 694 a | 843 a | 760 a | 886 a | 639 a | 769 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

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|-------------|------------|-------------|--------------|--------------|--------------|-------------|--------------|--------------|---------------|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 - Central | 4 a | 205 | 12 a | 1,261 | 16 b | 921 | ** | 12 | 32 a | 2,399 |
| Zone 2 - Nutana | 5 a | 231 | 17 a | 1,586 | 19 a | 1,518 | 10 a | 212 | 51 a | 3,547 |
| Zone 3 - Lakeview | 0 a | 23 | 2 a | 435 | 11 a | 1,111 | 3 a | 99 | 16 a | 1,668 |
| Zone 4 - Northeast | 3 a | 82 | 4 a | 418 | 9 a | 671 | 4 a | 91 | 21 a | 1,262 |
| Zone 5 - North | 1 a | 21 | 17 a | 405 | 14 a | 689 | 0 a | 81 | 32 a | 1,196 |
| Zone 6 - Southwest | 1 c | 29 | 29 a | 499 | 38 a | 765 | 5 b | 293 | 73 a | 1,587 |
| Zone 7 - West | 0 a | 30 | 12 a | 505 | 24 a | 1,182 | 6 a | 262 | 42 a | 1,980 |
| Saskatoon City (Zones 1-7) | 15 a | 622 | 93 a | 5,109 | 131 a | 6,858 | 28 a | 1,050 | 267 a | 13,639 |
| Zone 8 - Outlying Areas | ** | ** | 0 a | 19 | 1 a | 102 | 0 a | 29 | 1 a | 151 |
| Saskatoon CMA | 15 a | 623 | 93 a | 5,128 | 132 a | 6,960 | 28 a | 1,079 | 268 a | 13,790 |

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

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 1 - Central | 3.8 a | 2.1 a | 1.9 a | 2.1 a | 1.8 a | 3.2 b | 0.0 a | ** | 2.1 a | 2.5 a |
| Zone 2 - Nutana | 4.2 b | 3.9 a | 1.0 a | 2.0 a | 1.3 a | 3.4 a | 2.8 a | 9.4 a | 1.4 a | 3.2 a |
| Zone 3 - Lakeview | 0.0 a | 0.0 a | 1.6 a | 3.4 a | 1.8 a | 2.7 a | 4.0 a | 5.1 a | 1.8 a | 3.0 a |
| Zone 4 - Northeast | 3.7 a | 3.7 a | 2.3 a | 1.5 a | 1.2 a | 2.9 a | 3.2 a | 7.7 a | 1.9 a | 2.8 a |
| Zone 5 - North | 0.0 a | 9.5 a | 1.3 a | 5.2 a | 2.0 a | 3.8 a | 0.0 a | 0.0 a | 1.6 a | 4.1 a |
| Zone 6 - Southwest | 6.9 a | 4.1 c | 3.3 a | 5.7 a | 3.8 a | 5.4 a | 0.3 a | 2.4 a | 3.1 a | 4.9 a |
| Zone 7 - West | 0.0 a | 0.0 a | 1.8 a | 4.8 a | 1.8 a | 3.8 a | 2.6 a | 3.5 a | 1.9 a | 4.0 a |
| Saskatoon City (Zones 1-7) | 3.6 a | 3.1 a | 1.7 a | 3.0 a | 1.9 a | 3.5 a | 1.9 a | 4.6 a | 1.9 a | 3.4 a |
| Zone 8 - Outlying Areas | ** | ** | 0.0 a | 0.0 a | 1.9 a | 2.0 c | 3.7 a | 3.4 a | 2.0 a | 2.0 b |
| Saskatoon CMA | 3.6 a | 3.1 a | 1.7 a | 3.0 a | 1.9 a | 3.5 a | 2.0 a | 4.6 a | 1.9 a | 3.4 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)

** 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

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Saskatoon CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 |
| | | | | | | | | | | |
| Zone 1 - Central | 11.8 a | 13.8 a | 15.7 a | 17.6 a | 10.9 a | 19.2 a | ** | ** | 12.2 a | 17.6 a |
| Zone 2 - Nutana | 10.1 c | 19.7 a | 11.4 a | 18.9 a | 11.8 a | 19.6 a | 15.5 a | 22.9 a | 12.4 a | 19.2 a |
| Zone 3 - Lakeview | 14.5 a | 19.7 a | 13.7 a | 24.8 a | 13.0 a | 23.2 a | 10.1 a | 16.8 a | 13.5 a | 22.8 a |
| Zone 4 - Northeast | 9.4 a | 10.9 a | 13.3 a | 19.1 a | 12.1 a | 21.2 a | 16.1 a | 24.1 a | 12.0 a | 21.0 a |
| Zone 5 - North | 15.0 a | 23.1 a | 15.1 a | 19.2 a | 14.7 a | 20.3 a | 20.0 a | 1.0 a | 14.8 a | 19.6 a |
| Zone 6 - Southwest | 11.5 a | ** | 16.5 a | 16.6 a | 18.4 a | 19.7 a | 14.8 a | 14.6 a | 16.8 a | 17.6 a |
| Zone 7 - West | 22.9 a | ** | 20.3 a | 20.2 a | 16.9 a | 20.2 a | 21.7 a | 14.4 a | 17.7 a | 19.7 a |
| Saskatoon City (Zones 1-7) | 13.1 a | 18.5 a | 14.8 a | 19.3 a | 13.7 a | 20.3 a | 15.6 a | 17.4 a | 13.9 a | 19.4 a |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | 13.8 c | 13.6 a | ** | ** | 13.0 c | 15.6 d |
| Saskatoon CMA | 13.0 a | 18.4 a | 14.8 a | 19.4 a | 13.7 a | 20.3 a | 15.7 a | 17.3 a | 13.9 a | 19.4 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.

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

++ 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 (%) Saskatoon CMA - October 2008

| Condo Sub Area | Rental Condominium Apartments | | Apartments in the RMS ¹ | |
|----------------|-------------------------------|--------|------------------------------------|--------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Saskatoon CMA | n/a | 1.8 b | 0.6 a | 1.9 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)

** 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 Saskatoon CMA - October 2008

| Size | Rental Condominium Apartments | | Apartments in the RMS ¹ | |
|----------------|-------------------------------|--------|------------------------------------|--------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Saskatoon CMA | | | | |
| 3 to 24 Units | n/a | 0.0 b | 0.8 a | 1.9 a |
| 25 to 49 Units | n/a | 0.9 a | 0.6 a | 2.0 a |
| 50+ Units | n/a | 2.3 b | 0.4 a | 1.6 a |
| Total | n/a | 1.8 b | 0.6 a | 1.9 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)

** 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

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Saskatoon CMA - October 2008

| Condo Sub Area | Condominium Universe | | Rental Units ¹ | | Percentage of Units in Rental | | Vacancy Rate | |
|----------------|----------------------|--------|---------------------------|------------------|-------------------------------|-------------------|--------------|------------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Saskatoon CMA | n/a | 7,260 | n/a | 834 ^a | n/a | 11.5 ^a | n/a | 1.8 ^b |

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

²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

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

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Saskatoon CMA - October 2008

| Condo Sub Area | Condominium Universe | | Rental Units ¹ | | Percentage of Units in Rental | | Vacancy Rate | |
|----------------|----------------------|--------|---------------------------|------------------|-------------------------------|-------------------|--------------|------------------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Saskatoon CMA | | | | | | | | |
| 3 to 24 Units | n/a | 995 | n/a | 88 ^b | n/a | 8.9 ^b | n/a | 0.0 ^b |
| 25 to 49 Units | n/a | 1,531 | n/a | 119 ^a | n/a | 7.8 ^a | n/a | 0.9 ^a |
| 50+ Units | n/a | 4,734 | n/a | 629 ^a | n/a | 13.3 ^a | n/a | 2.3 ^b |
| Total | n/a | 7,260 | n/a | 834 ^a | n/a | 11.5 ^a | n/a | 1.8 ^b |

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

²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

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

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Saskatoon CMA - October 2008

| | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|----------|--------|-----------|--------|-----------|--------|-------------|---------|--------|--------|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Saskatoon CMA | | | | | | | | | | |
| Single Detached | n/a | n/s | n/a | ** | n/a | 694 c | n/a | 1,003 b | n/a | 890 b |
| Semi detached, Row and Duplex | n/a | n/s | n/a | ** | n/a | 777 c | n/a | 917 a | n/a | 895 b |
| Other-Primarily Accessory Suites | n/a | n/s | n/a | ** | n/a | 745 d | n/a | ** | n/a | 869 d |
| Total | n/a | n/s | n/a | ** | n/a | 736 b | n/a | 958 a | n/a | 888 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.

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

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Saskatoon CMA - October 2008

| | Estimated Number of Households in Other Secondary Rented Units ¹ | |
|----------------------------------|--|----------|
| | Oct-07 | Oct-08 |
| Saskatoon CMA | | |
| Single Detached | n/a | 4,338 a |
| Semi detached, Row and Duplex | n/a | 5,459 a |
| Other-Primarily Accessory Suites | n/a | 1,970 b |
| Total | n/a | 11,766 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.

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

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 from 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 has 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 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

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 and 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 income for 2006, 2007 and 2008.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

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.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2008 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

EQuilibrium™: Healthy Housing for a Healthy Environment.

Find out how CMHC's EQuilibrium™ housing initiative is helping enhance the quality of life of Canadians through healthier, more efficient and more comfortable homes.