HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatchewan Highlights

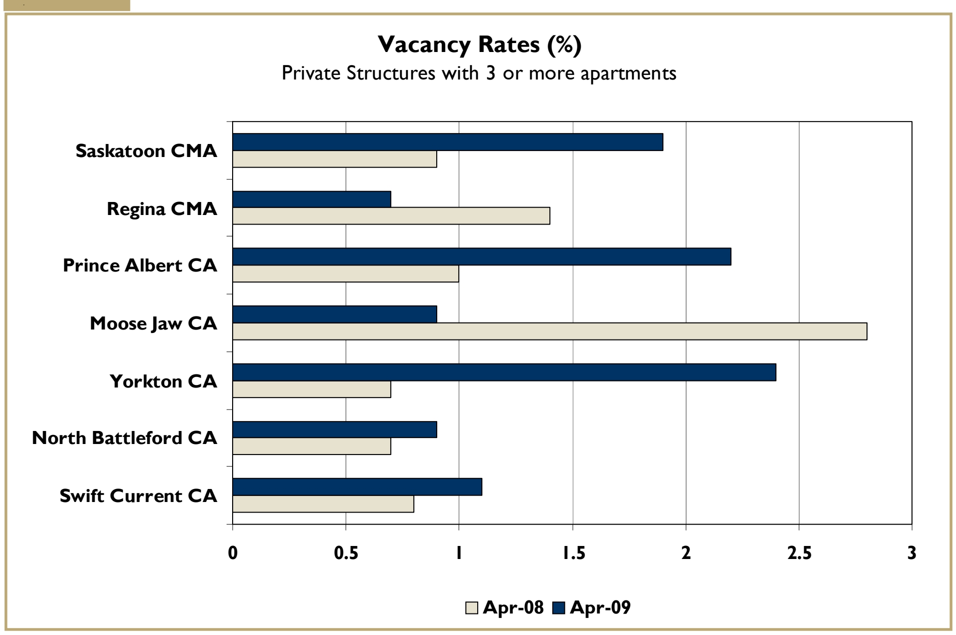
Canada Mortgage and Housing Corporation

Date Released: Spring 2009

Highlights

- The average vacancy rate for apartments in Saskatchewan's urban centres increased from 1.2 per cent to 1.7 per cent from April 2008 to April 2009.
- Regina and Saskatoon, the two largest urban centres, reported vacancy rates of 0.7 and 1.9 per cent, respectively.
- The 2009 average vacancy rates ranged from a low of 0.9 per cent in North Battleford and Moose Jaw to 6.6 per cent in Lloydminster.
- The provincial average rent for all unit types was $726 per month. The highest two-bedroom suite rent amongst CAs was found in Estevan at $854 monthly.

Figure 1

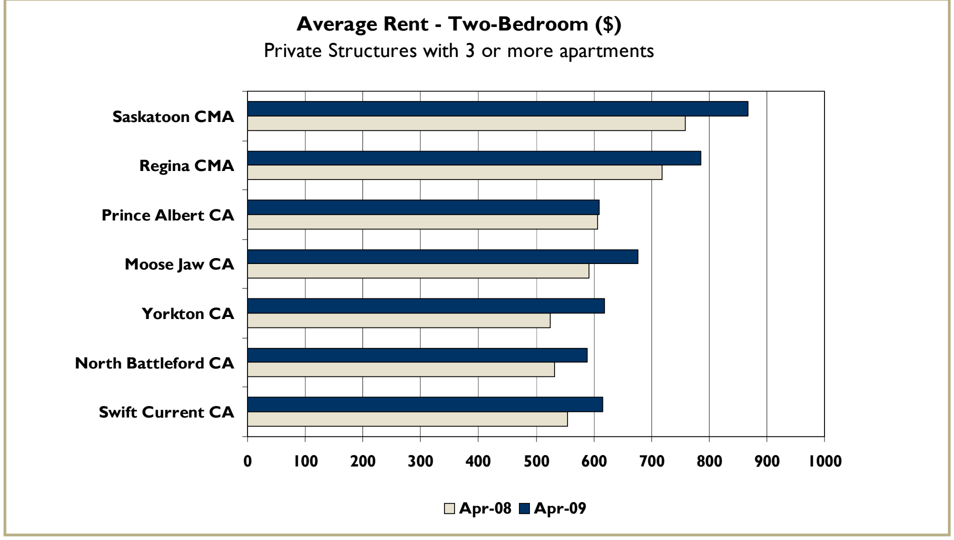


According to the results of Canada Mortgage and Housing Corporation's Spring Rental Market Survey, the average vacancy rate for privately-initiated rental apartments in Saskatchewan's centres with a population of 10,000 or more increased from 1.2 per cent in April 2008 to 1.7 per cent in April 2009.

The average apartment vacancy rate in Saskatoon increased from 0.9 per cent in April 2008 to 1.9 per cent in April 2009 while Regina saw a decrease from 1.4 per cent to 0.7 per cent in the same time period.

In Saskatoon, a number of factors contributed to the rise in vacancy. Increased selection in the new construction and resale market coupled with slower price growth has made home ownership more attractive. Investor-owned condominiums in the secondary rental market have become an alternative to traditional purpose-built apartments. Recent increases in rent have encouraged some renters to double up to reduce costs, exerting upward pressure on the vacancy rate.

Figure 2



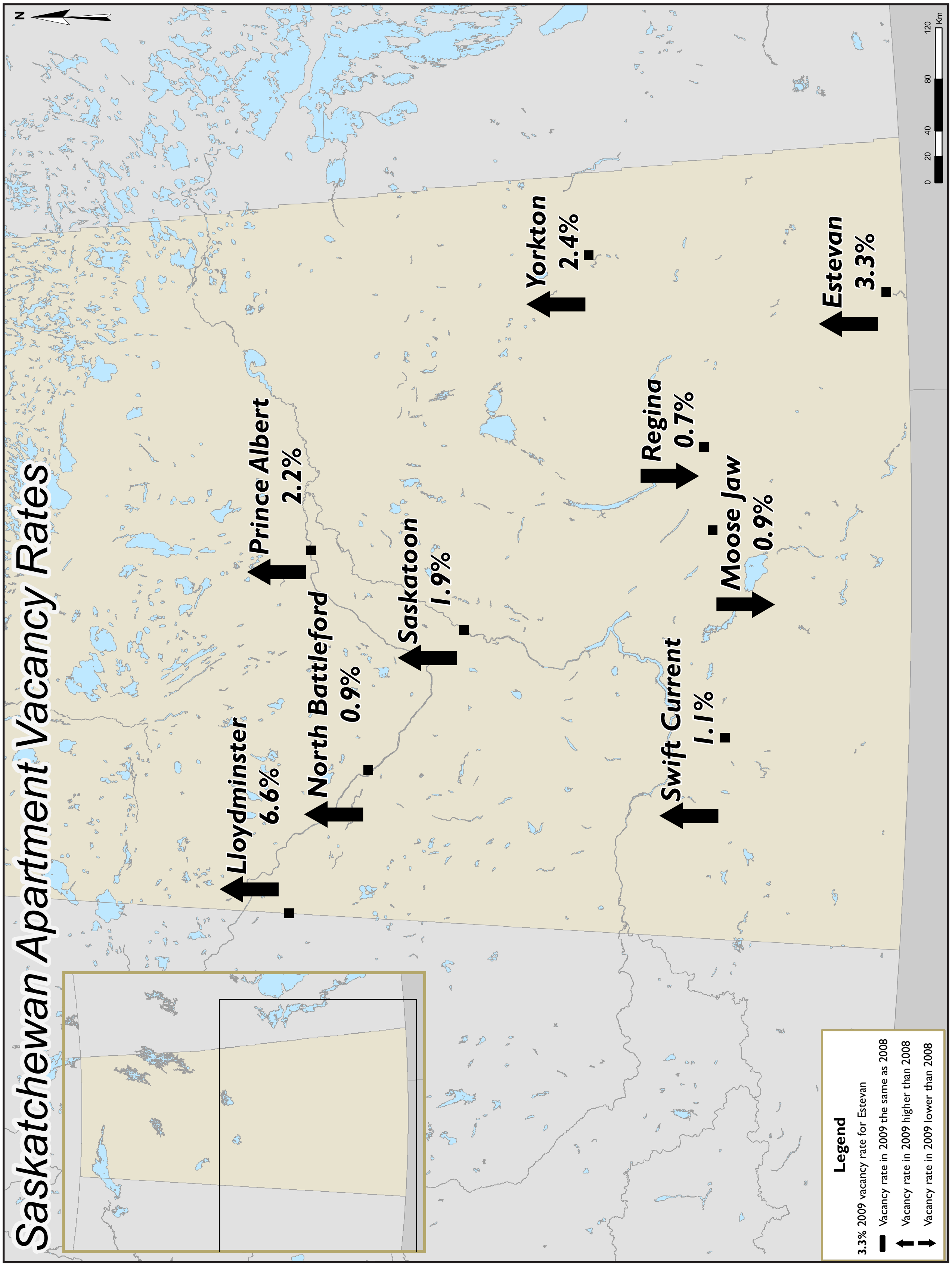
In Regina, a strong labour market has supported the demand for rental housing in the city. Solid employment growth in the construction sector as well as a low unemployment rate have drawn people into the city and increased the demand for rental housing.

The average monthly rent for a two-bedroom apartment in new and existing structures in Saskatoon reached $868 in April 2009 compared to $759 in the April 2008 survey. Regina also saw an increase in two-bedroom apartment average rent in new and existing structures to $786 per month, up from $718 a year ago. Within structures common to both surveys, two-bedroom average rent grew by 15.5 per cent and 11.4 per cent in Saskatoon and Regina, respectively.

The average vacancy rate increased in all Saskatchewan Census Agglomerations (CAs) with the exception of Moose Jaw. The increase was most pronounced in Lloydminster where the vacancy rate rose by 4.3 percentage points to 6.6 per cent and in Estevan where vacancy rates reached 3.3 per cent. Slower activity in the energy and natural resources sectors has softened the demand for rental accommodation in both centres where these industries are a significant part of the local economy.

Among Saskatchewan's CAs, Moose Jaw was the only centre to experience a decline in the vacancy rate to 0.9 per cent, down 1.9 percentage points from April 2008. Growth in the construction, manufacturing and agriculture sectors has insulated the city from the impact of reduced economic activity in the resource sector experienced by other centres around the province. At the same time, the higher cost of home ownership has continued to contribute to the demand for rental units in Moose Jaw.

Two-bedroom average rent across all CAs in Saskatchewan increased from April 2008 to April 2009, despite the higher vacancy rate in most centres. Estevan recorded the highest monthly rental rate among the CAs at $854 per month. A record low vacancy rate in the city last year was the major factor behind this increase. North Battleford had the lowest average rent for two-bedroom apartments in new and existing structures at $588 per month. In Prince Albert the average monthly rent for a two-bedroom suite reached $610.


Saskatchewan Apartment Vacancy Rates
Lloydminster
6.6%
North Battleford
0.9%
Prince Albert
2.2%
Saskatoon
1.9%
Yorkton
2.4%
Regina
0.7%
Moose Jaw
0.9%
Swift Current
1.1%
Estevan
3.3%
Legend
3.3% 2009 vacancy rate for Estevan
Vacancy rate in 2009 the same as 2008
Vacancy rate in 2009 higher than 2008
Vacancy rate in 2009 lower than 2008
N
0 20 40 80 120
Km

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Regina CMA	1.6 c	0.7 b	1.4 a	1.1 a	1.3 a	0.4 a	0.9 a	0.9 a	1.4 a	0.7 a
Saskatoon CMA	0.6 a	3.1 c	0.9 a	2.2 a	0.9 a	1.6 a	1.0 a	1.7 c	0.9 a	1.9 a
Estevan CA	8.0 a	7.7 a	0.0 a	6.8 a	0.8 a	0.9 a	0.0 a	0.0 a	0.9 a	3.3 a
Lloydminster CA (Incl. Sask and Alta)	3.7 a	0.0 a	2.2 a	4.0 b	2.5 a	8.8 a	1.1 a	2.9 c	2.3 a	6.6 a
Moose Jaw CA	14.2 a	**	4.3 b	1.2 a	0.5 a	0.4 a	0.0 a	**	2.8 a	0.9 a
North Battleford CA	0.0 c	2.8 c	0.8 d	1.7 b	0.5 b	0.3 a	3.2 d	**	0.7 a	0.9 a
Prince Albert CA	1.4 d	1.0 a	0.8 a	2.2 b	1.1 a	2.7 a	0.9 a	0.4 a	1.0 a	2.2 a
Swift Current CA	8.3 a	2.5 a	0.7 a	1.4 a	0.0 a	0.2 a	1.5 a	4.7 b	0.8 a	1.1 a
Yorkton CA	0.0 a	0.0 a	1.0 a	4.2 a	0.8 a	1.9 a	0.0 a	0.0 a	0.7 a	2.4 a
Saskatchewan 10,000+	**1.9 b**	**1.9 b**	**1.3 a**	**1.9 a**	**1.1 a**	**1.6 a**	**0.9 a**	**1.3 a**	**1.2 a**	**1.7 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

1.1.2 Private Apartment Average Rents ($) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Regina CMA	404 a	468 a	593 a	659 a	718 a	786 a	849 a	919 a	643 a	713 a
Saskatoon CMA	475 a	534 a	608 a	702 a	759 a	868 a	808 a	822 b	689 a	790 a
Estevan CA	431 a	508 b	570 a	783 a	639 a	854 a	751 a	893 a	611 a	813 a
Lloydminster CA (Incl. Sask and Alta)	558 a	540 a	655 a	672 a	832 a	847 a	879 a	909 a	760 a	780 a
Moose Jaw CA	324 a	385 d	463 a	506 b	591 a	677 b	521 a	**	522 a	598 b
North Battleford CA	319 b	388 a	421 a	477 a	532 a	588 a	589 a	**	486 a	543 a
Prince Albert CA	408 b	434 b	529 a	557 a	607 a	610 a	644 a	657 a	582 a	592 a
Swift Current CA	328 a	397 a	435 a	494 a	555 a	616 a	648 a	681 a	508 a	571 a
Yorkton CA	347 a	410 a	445 a	511 a	525 a	619 a	595 a	727 a	484 a	568 a
Saskatchewan 10,000+	**427 a**	**486 a**	**581 a**	**655 a**	**712 a**	**796 a**	**763 a**	**799 a**	**646 a**	**726 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \le cv \le 2.5$), b – Very good ($2.5 < cv \le 5$), c – Good ($5 < cv \le 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \le 10$)
** 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 April 2009 by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Regina CMA	5 b	687	52 a	4,965	22 a	5,317	2 a	235	81 a	11,203
Saskatoon CMA	21 c	665	109 a	5,006	113 a	6,886	9 c	541	252 a	13,098
Estevan CA	2 a	26	11 a	161	2 a	234	0 a	36	15 a	457
Lloydminster CA (Incl. Sask and Alta)	0 a	55	22 b	559	82 a	933	2 c	79	107 a	1,626
Moose Jaw CA	**	53	6 a	467	3 a	677	**	**	11 a	1,214
North Battleford CA	1 c	36	4 b	238	1 a	424	**	18	6 a	715
Prince Albert CA	1 a	101	15 b	685	31 a	1,155	1 a	235	48 a	2,176
Swift Current CA	1 a	41	4 a	279	1 a	445	3 b	64	9 a	828
Yorkton CA	0 a	81	13 a	308	7 a	376	0 a	68	20 a	833
Saskatchewan 10,000+	**33** b	**1,744**	**236** a	**12,667**	**262** a	**16,446**	**17** a	**1,293**	**549** a	**32,150**

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 Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Regina CMA	3.0 b	1.5 a	2.4 a	2.3 a	2.6 a	1.4 a	2.0 b	1.3 a	2.5 a	1.8 a
Saskatoon CMA	3.8 c	6.6 b	2.6 a	5.0 a	2.4 a	4.1 b	2.9 a	3.0 c	2.6 a	4.5 a
Estevan CA	8.0 a	7.7 a	0.0 a	6.8 a	0.8 a	0.9 a	0.0 a	0.0 a	0.9 a	3.3 a
Lloydminster CA (Incl. Sask and Alta)	3.7 a	0.0 a	2.4 a	4.0 b	2.5 a	9.3 a	2.1 a	4.2 d	2.5 a	6.9 a
Moose Jaw CA	18.9 a	**	6.7 b	1.2 a	2.4 a	0.4 a	3.6 a	**	5.1 a	0.9 a
North Battleford CA	**	**	0.8 d	2.5 b	0.5 b	1.4 a	3.2 d	**	0.9 a	2.0 b
Prince Albert CA	1.4 d	1.0 a	0.8 a	2.5 b	1.1 a	3.2 b	0.9 a	0.9 a	1.0 a	2.6 a
Swift Current CA	8.3 a	2.5 a	0.7 a	1.4 a	0.2 a	0.2 a	1.5 a	4.7 b	0.9 a	1.1 a
Yorkton CA	0.0 a	0.0 a	1.0 a	4.2 a	0.8 a	1.9 a	0.0 a	0.0 a	0.7 a	2.4 a
Saskatchewan 10,000+	**3.9** b	**3.6** b	**2.5** a	**3.5** a	**2.2** a	**3.0** a	**2.2** a	**2.1** a	**2.4** 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

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Regina CMA	12.1 a	9.2 b	10.4 a	12.8 a	10.4 a	11.4 a	11.9 c	9.2 a	10.6 a	11.7 a
Saskatoon CMA	18.6 a	16.0 d	21.7 a	16.2 a	21.3 a	15.5 a	26.4 a	11.5 a	20.6 a	15.9 a
Estevan CA	23.0 a	**	8.9 a	34.6 a	7.2 b	**	**	**	8.3 a	32.8 a
Lloydminster CA (Incl. Sask and Alta)	13.5 d	++	9.0 a	2.8 b	10.6 a	2.3 b	7.7 a	**	10.8 a	2.2 b
Moose Jaw CA	5.9 b	**	4.4 b	7.0 b	4.6 a	8.4 b	2.9 a	**	4.6 a	8.3 b
North Battleford CA	**	5.7 c	4.5 c	8.2 b	7.0 c	8.9 b	**	**	6.1 c	8.1 a
Prince Albert CA	**	**	7.5 b	8.0 b	10.8 c	6.8 c	8.3 b	8.2 b	9.9 b	7.4 b
Swift Current CA	11.0 c	15.8 d	8.2 a	13.5 a	10.1 a	10.3 a	5.8 a	5.9 b	9.0 a	11.7 a
Yorkton CA	5.4 a	19.8 a	4.4 a	16.1 a	3.4 a	17.5 a	4.8 a	23.0 a	3.9 a	17.3 a
Saskatchewan 10,000+	**13.9 a**	**12.6 a**	**14.1 a**	**13.5 a**	**14.3 a**	**12.5 a**	**15.8 a**	**10.4 a**	**14.0 a**	**12.8 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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

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 2008 vs. $550 in 2009 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 2008 and 2009 Spring 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.

METHODOLOGY FOR RENTAL MARKET SURVEY

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

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

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the April 2008 and April 2009 Rental Market Surveys. 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 all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). 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.

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 2006 Census area definitions.

Acknowledgement

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

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.

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