RENTAL MARKET REPORT
Calgary CMA
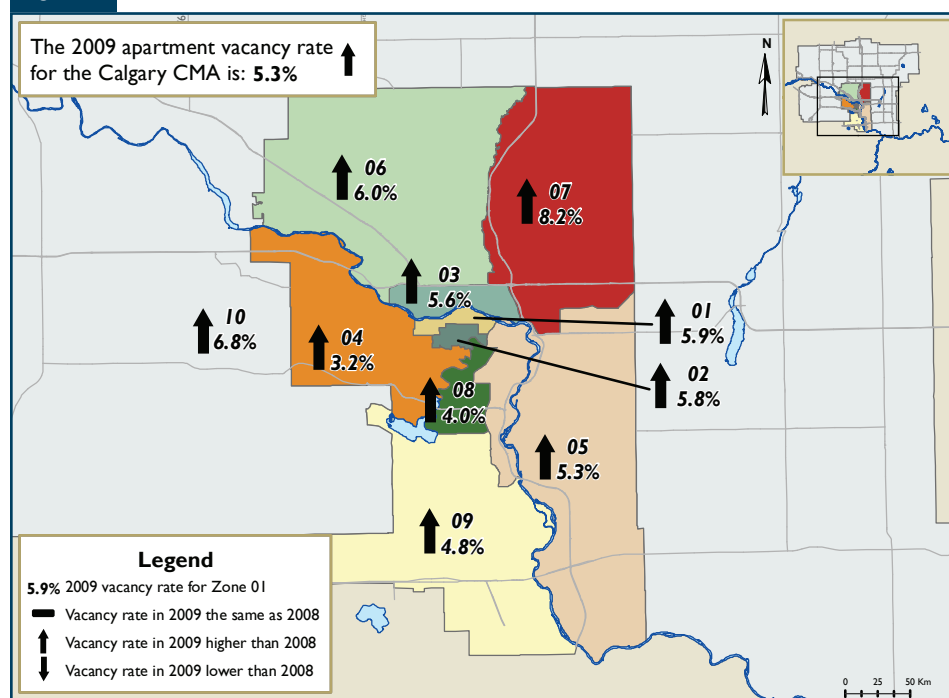
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- The apartment vacancy rate in the Calgary CMA rose 3.2 percentage points from 2.1 per cent in October 2008 to 5.3 per cent in October 2009.

- Average rent for a two-bedroom unit was $1,099 per month in October 2009, down from $1,148 in October 2008.

- The vacancy rate for row (townhouse) rentals was 4.7 per cent in 2009, representing an increase of two percentage points from the previous year.

- Calgary's 2009 purpose built rental stock had 684 fewer apartments and nine more row units than in 2008.

Figure 1

The 2009 apartment vacancy rate for the Calgary CMA is: **5.3%**

06 6.0%
07 8.2%
03 5.6%
01 5.9%
10 6.8%
04 3.2%
02 5.8%
08 4.0%
05 5.3%
09 4.8%

Legend

5.9% 2009 vacancy rate for Zone 01

Vacancy rate in 2009 the same as 2008

Vacancy rate in 2009 higher than 2008

Vacancy rate in 2009 lower than 2008

0 25 50 Km

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Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	2.2	2.8

NATIONAL VACANCY RATE INCREASED IN OCTOBER 2009

The average rental apartment vacancy rate in Canada's 35 major centres increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

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 Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,448), Calgary ($1,310), and Victoria ($1,223). 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 2009.

[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 and Charlottetown, which is a Census Agglomeration (CA).

CALGARY RENTAL MARKET SURVEY

Rental Vacancies Rise in 2009

Rental vacancies in the Calgary Census Metropolitan Area (CMA) continued to increase in 2009, with the vacancy rate increasing for the third consecutive year. In CMHC's October survey, vacancies rose from 2.1 per cent in 2008 to 5.3 per cent in 2009, representing the highest vacancy rate since October 1993. Job losses, lower migration, as well as improvements in homeownership affordability and competition from the secondary rental market, have contributed to the rise in vacancies this year.

CMHC's October 2009 survey found 1,935 vacant privately-owned apartment units in the Calgary CMA, an increase of 1,164 over the 771 vacant units reported in October 2007.

Vacancy rates in all zones across the Calgary CMA increased in 2009 compared to the survey in October 2008. The most notable increase was recorded in the Northeast (Zone 7), where the vacancy rate increased 5.4 percentage points to 8.2 per cent. The lowest vacancy rates were found in the Southwest (Zone 4), Chinook (Zone 8) and Fish Creek (Zone 9), at 3.2, 4.0, and 4.8 per cent, respectively. The districts with the highest vacancies were in the Northwest (Zone 6) at 6.0 per cent, Other Centres (Zone 10) at 6.8 per cent and Northeast (Zone 7) at 8.2 per cent.

The vacancy rate for each bedroom type also rose in 2009. Two- and three-bedroom apartment units experienced the largest change, increasing 3.6 and 3.5 percentage points from 2008 to 2009, respectively.

Figure 2

Calgary CMA - Apartment Vacancy Rate
Expected to decline in 2010
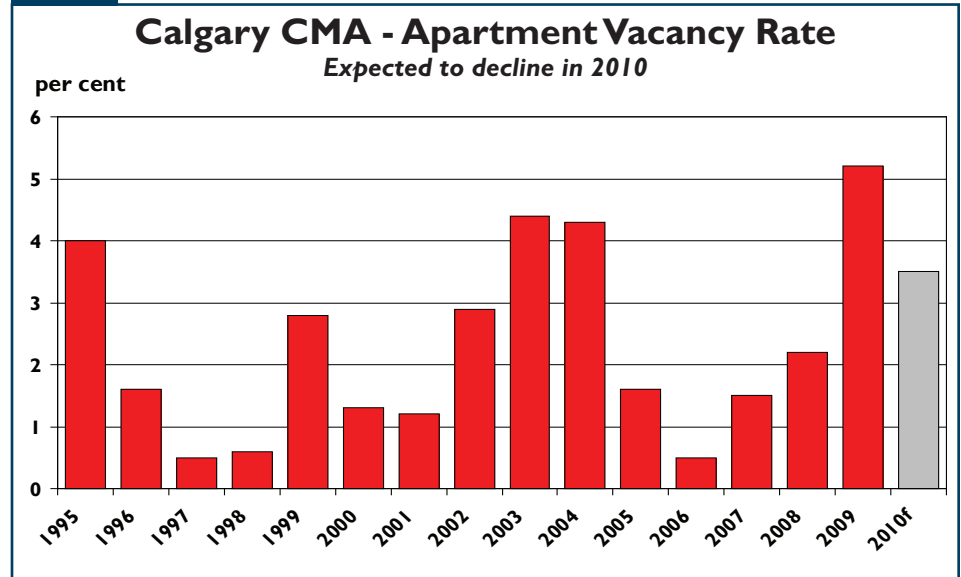
Source: CMHC, CMHC Forecast (f)

Bachelor units had the lowest vacancy rate at 4.6 per cent after having the highest vacancy rate among bedroom types in 2008. The highest vacancy rate was 6.2 per cent for three-bedroom units.

There was a decline in rental demand among all structure sizes. Structures of three to five units and those with 100+ units had the lowest vacancy at 4.7 per cent. The highest vacancy rate of 6.5 per cent was found in structures of 20 to 49 units. The largest increase in vacancies was in structures of 20 to 49 units, rising from 2.4 per cent in 2008 to 6.5 per cent in 2009.

The highest vacancy rate by rent range was found in two-bedroom apartments renting from $900-$1,049, $1,050-$1,199 and $1,200+ per month, at 7.3, 6.1, and 6.7 per cent, respectively. The lowest vacancy rate was 2.8 per cent, up 0.1 percentage points from 2008, for one-bedroom units renting in the $1,200+ range. Two-bedroom units in the $900-$1,049 rent range had the largest change in vacancies increasing from 1.0 per cent in 2008 to 7.3 per cent in 2009.

Rental Rates Ease Due to Higher Vacancies

Rising vacancies in the Calgary CMA have moderated monthly rental rates in 2009. Following several consecutive years of rental rate increases, the average two-bedroom rent in the Calgary CMA declined for the first time since 1995, from $1,148 in October 2008 to $1,099 in October 2009. Demand for purpose-built rental accommodations has been easing as tenants have had more options in both the purpose built and secondary rental markets. As a result, some property owners have offered incentives and rental rate reductions in an attempt to attract new tenants and keep existing ones.

The monthly average rent for all units varied across the different zones in the Calgary CMA, ranging from $883 per month in North Hill (Zone 3) to $1,055 in Downtown (Zone 1). Overall average rents were highest in Downtown (Zone 1) and Fish Creek (Zone 9) for the second consecutive year, sitting at $1,055 and $1,050 per month, respectively. The Southwest

was the only zone to report an increase in the overall average rent, moving from $950 in October 2008 to $957 per month this year. Other Centres (Zone 10) and North Hill (Zone 3) recorded the lowest overall rents in the CMA at under $900 per month.

To better compare the change in rents from one year to another, the rents in structures common in both the 2008 and 2009 surveys were reviewed. On a same sample basis, the total average rent remained relatively unchanged from October 2008. This year, property managers and landlords made modest changes to the monthly rent to reflect the change to rental demand and vacancies. By comparison, the same sample rent increased 15.4 and 4.7 per cent for all unit types in 2007 and 2008, respectively.

Rental Apartment Universe Continues to Move Lower

This October's survey included 36,174 apartment units in its rental universe, a decline of 684 units from the survey conducted in 2008. Calgary's rental market universe reached its peak in 1994 with 49,428 apartment units, and has declined every year since then except for 2003 when it modestly increased before continuing downward. Changes to the apartment rental universe can be attributed to a combination of condominium conversions, newly completed rental buildings, and units that were not available for rent for reasons such as renovation or demolition.

In 2009, condominium apartment conversions continued to outpace the number of new rental apartments reaching completion. This has been the trend in the last several years. From

Figure 3

Condominium Conversions from Rental
Apartment rental conversions continue to decline

conversions from apartment rental to condominium
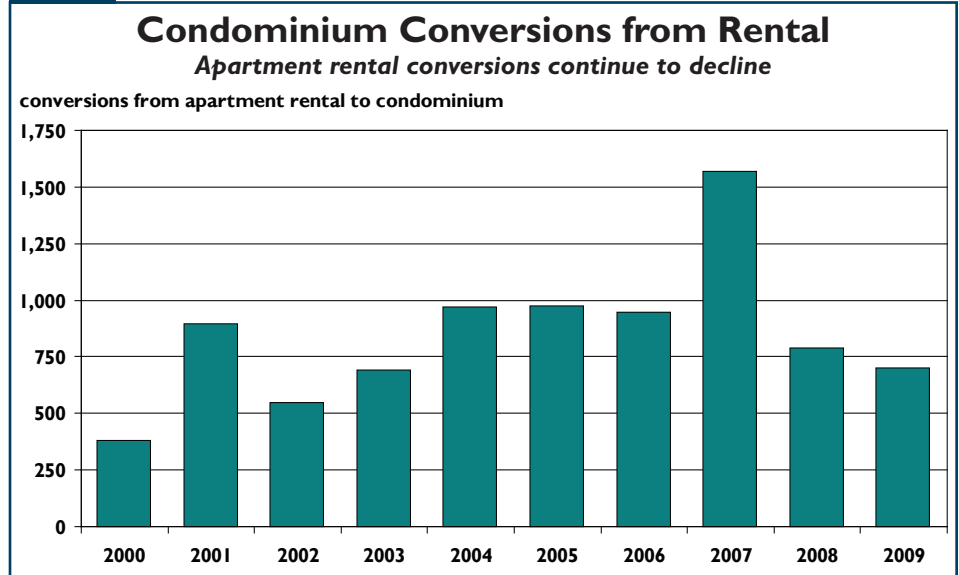
Source: CMHC

2000 to 2008, there has been an average of 634 more condominium conversions compared to completions per year. Furthermore, many of the apartment units that have reached completion have been for assisted housing and would not be added to the purpose-built rental market. In the first ten months of 2009, there were 146 rental units completed, with only 32 of those units available at market rents. With a majority of rental units in the construction phase set aside for assisted housing, it is not anticipated that the purpose-built rental market will see any large increase to its universe in 2010. As of October 2009, 332 of the 337 rental units under construction were targeted for assisted housing.

Apartment Availability Rate Increases

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. As the definition of availability includes vacancy, the

availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short term basis.

Overall availability rates in the Calgary CMA increased 3.6 percentage points from 3.9 per cent in October 2008 to 7.5 per cent in 2009. The highest availability rate was reported in Downtown (Zone 1), Beltline (Zone 2) and Northeast (Zone 7) at 8.3, 8.1, and 10.4 per cent respectively. The lowest availability rate was reported in Chinook (Zone 8) at 5.9 per cent.

Row (Townhouse) Vacancies Increase

Along with the apartment rental market, vacancies among row units have also increased this year. In October 2009, the overall vacancy rate increased to 4.7 per cent from 2.7 per cent in 2008. The rise in the row vacancy rate was less pronounced compared to the overall change in the vacancy rate for apartment units.

Calgary CMA- Average Apartment Rent
Rent to stabilize in 2010

average 2-bedroom rent ($)
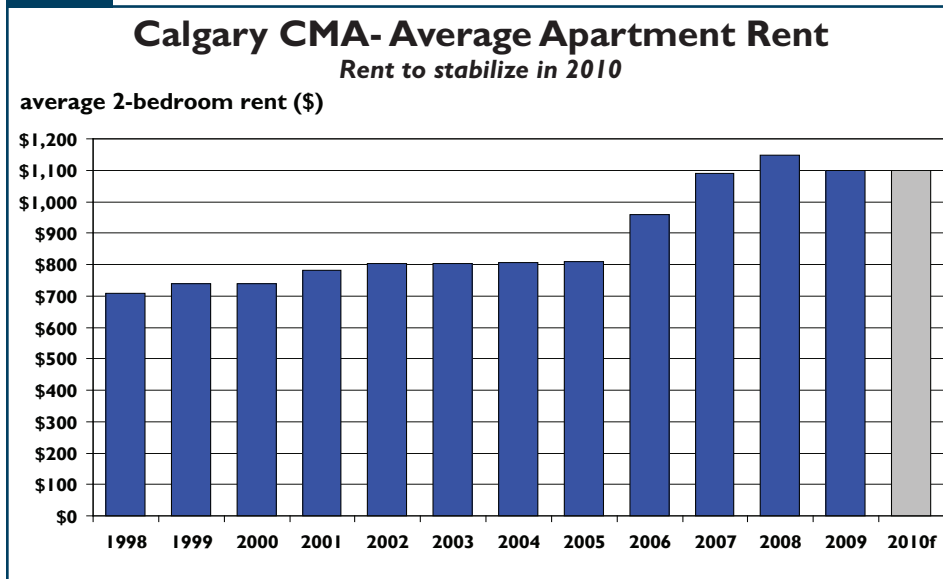
Source: CMHC, CMHC Forecast (f)

Overall vacancy rates varied across different zones with the highest vacancy rate in North Hill (Zone 3) at 9.8 per cent. However, due to the small universe size in North Hill (Zone 3), a marginal increase in the number of vacant units can produce a pronounced change in the vacancy rate. The Northwest (Zone 6) had the lowest overall vacancy rate of 3.2 per cent. The largest change in vacancies was in Fish Creek (Zone 9), increasing from 0.7 per cent in 2008 to 4.8 per cent in 2009. Vacancies in the Northeast saw very little change, increasing 0.1 percentage points from the previous year reaching 4.3 per cent in 2009.

The townhouse rental market universe in 2009 has remained relatively unchanged from 2008, slightly increasing from 4,008 to 4,017 units. There were 190 vacant units reported in the 2009 October survey compared to 110 in 2008. Over 30 per cent of the townhouse units surveyed in 2009 were in the Northwest (Zone 6) with 1,217 units. The least number of townhouse units were in North Hill (Zone 3) at 41 units.

Row (Townhouse) Rents Moderate

CMHC's 2009 October survey reported that the overall average rent for townhouses was $1,082 per month, down from $1,134 in 2008. This follows an increase of $64 per month between the 2007 and 2008 surveys. With vacancy rates increasing in 2009,

townhouse rents have also moderated as property owners make adjustments to lower demand conditions. The Northeast (Zone 7) reported the highest overall rent at $1,135 per month, while the Southwest (Zone 4) recorded the lowest at $957. North Hill (Zone 3) and the Southwest (Zone 4), which had the highest vacancy rates compared to other zones, also experienced the largest decline in overall rents, falling by an average of $262 and $87 per month, respectively. However, these changes do not take into account that the buildings included in the 2008 and 2009 survey may be different. On a same sample basis, the overall rent in the Calgary CMA decreased 3.7 per cent in 2009, following a 6.3 per cent increase in 2008.

RENTAL MARKET OUTLOOK

Vacancy Rate Expected to Move Lower in 2010

The economic slowdown which began

Calgary CMA - Employment Growth
Growth to rebound in 2010

annual job gains
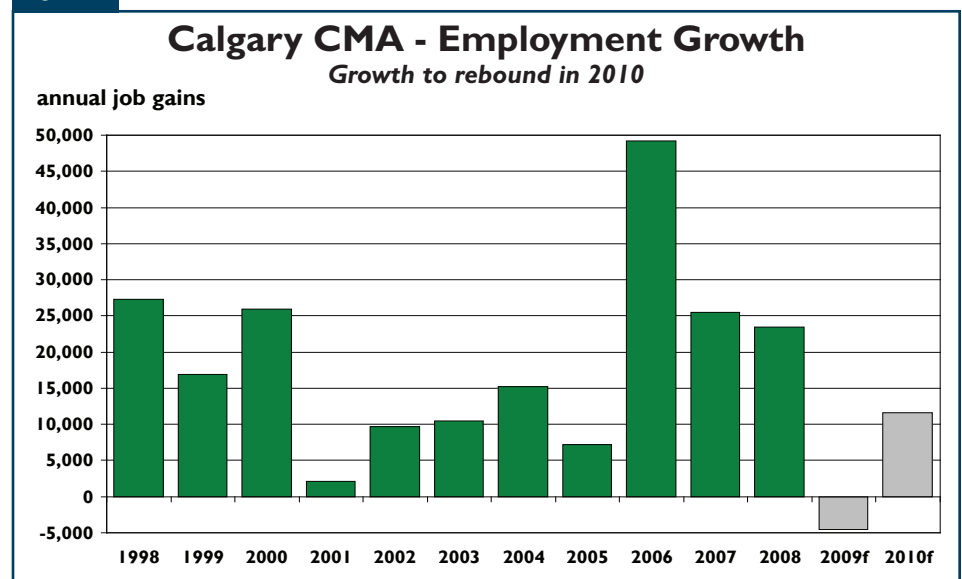
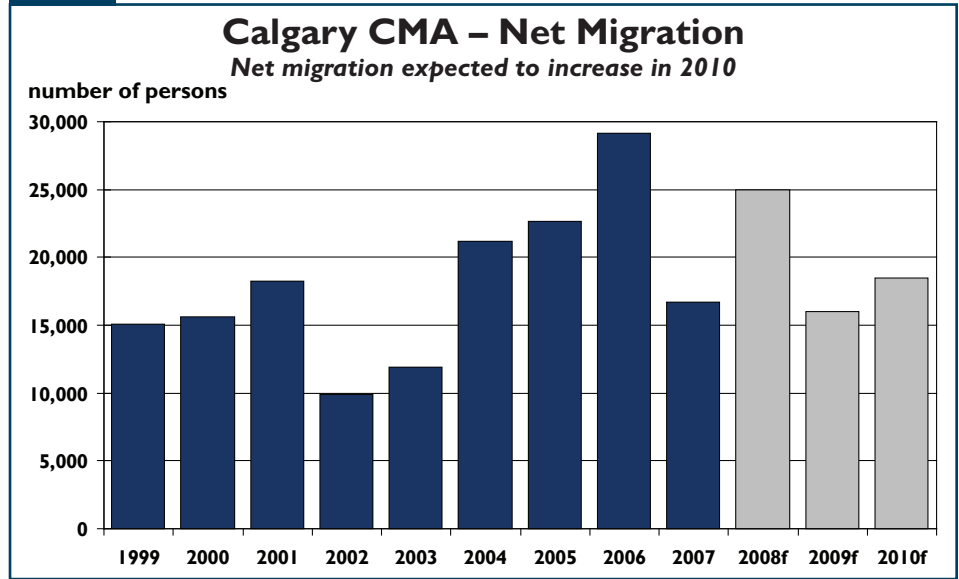Source: Statistics Canada, CMHC Forecast (f)

in the latter half of 2008 and continued into the beginning of 2009 has constrained job growth. Annual employment in 2009 is expected to end the year down 0.7 per cent from the previous year. The weaker employment prospects have resulted in lower levels of net migration, contributing to the rise in vacancies this year. However, economic conditions have started to improve in the second half of 2009. With the prospect of stronger labour markets in 2010 and higher levels of net migration, demand for rental accommodations is expected to pick-up. As a result, the vacancy rate is forecast to decline to 3.5 per cent in 2010.

As demand for rental accommodations is expected to improve into 2010, the elevated vacancy rate, although declining, will prevent the average rent from rising. Rather than increasing rental rates, landlords and property owners will look to reduce the incentives that were offered in 2009 once conditions improve. Accordingly, the average rent for a two-bedroom apartment in October 2010 is forecast to be around $1,100 per month.

SECONDARY RENTAL MARKET SURVEY

Augmenting CMHC's traditional October Rental Market Survey, which covers private row and apartment structures with three or more units, is information on the secondary rental market in some select centres. More specifically, CMHC provides information on apartment condominiums offered for rent, as well as the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory

Figure 6

Calgary CMA – Net Migration
Net migration expected to increase in 2010

Source: Statistics Canada, CMHC Forecast (f)

apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

CONDOMINIUM RENTAL MARKET SURVEY

Condominium Vacancy Rate Decreased in 2009

Despite an increase in the number of condominium apartments identified as rental units, vacancy rates in investor-owned and rented condominiums moved lower in 2009. The overall rental condominium vacancy rate declined two percentage points from 3.5 per cent in October 2008 to 1.5 per cent in 2009. The condominium vacancy rate was the lowest in the Core and the East area with both at 0.9 per cent. In the West area, the

vacancy rate was cut in half falling to 1.9 per cent. By building size, structures with 20 to 49 units and 100+ units had a vacancy rate of 0.7 and 1.2 per cent, respectively.

Condominium Average Rent Inches Upward

The average rent for a two-bedroom condominium unit increased $17 per month from $1,293 in October 2008 to $1,310 in 2009. Condominium rents tend to be higher compared to rents in the purpose built rental market as they are typically newer and come with more amenities such as underground parking. The average two-bedroom rent in a condominium was $211 higher than the average two-bedroom rent in the purpose built rental market. The Core area had the highest two-bedroom average rent at $1,323 per month.

Condominium Rental Units Increase

There have been an increasing number of condominium units being added to

the market throughout 2009 as more units in the construction phase reach completion. With inventory of complete and unabsorbed units at elevated levels, the number of condominium units being put up for rent has also increased. In 2009, there were 9,425 condominium units that were identified as rentals, up 59 per cent from a year earlier. In CMHC's survey, the proportion of condominium rental units increased from 18 per cent in 2008 to 25.6 per cent in 2009.

OTHER SECONDARY RENTAL MARKET SURVEY

CMHC's Secondary Rental Market Survey also collects information on rented single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. Tables 5.1 and 5.2 provide details on this survey for 2009. The number of units in the secondary rental market was estimated at 47,893 in October 2009, relatively unchanged from October 2008 when there were 47,764 units. Rental units from the secondary market were the largest contributor to the estimated total rental stock. In October 2009, the rental universe of the purpose built rental apartments was 36,174, the row rental universe was 4,017, and the rental condominium units totalled to 9,425. The total number of rental units surveyed in the Calgary CMA was 97,509 in 2009.

Rental of single-detached dwellings increased from 20,540 units in 2008 to 22,895 in 2009, while all the other dwelling types in the secondary rental

market declined. The number of rented semi-detached, row and duplex units experienced the largest year-over-year decline of 11 per cent, falling to 17,408 units. Accessory suites, which include suites and basement apartments accounted for 7,589 units, down from 7,685 units in 2008. Rented single-detached units continue to make up the largest proportion, representing nearly 50 per cent of all secondary rental units.

Secondary Average Rents Rise

The average rent for all secondary rental unit types increased from $1,125 to $1,155 per month from 2008 to 2009. The average rent ranged from $824 per month for a two-bedroom accessory suite to $1,392 for a three-bedroom single-detached house. Two-bedroom accessory units experienced the largest change in the average rent, decreasing from $924 in 2008 to $824 in 2009. While the average rent for a three-bedroom single-detached home increased $42 per month to $1,392 in 2009, the

average rent for a three-bedroom semi-detached, row and duplex unit declined $35 per month to $1,130.

RENTAL AFFORDABILITY INDICATOR

Affordability Continues to Improve

For the second consecutive year, rental affordability in the Calgary CMA improved as the affordability indicator* increased from 106 to 118. This was a result of rising income levels coupled with declining average rents. In 2009, the growth of the estimated three-year moving average of median income of renter households increased by four per cent, while the median price of a two-bedroom rental apartment in Calgary decreased from $1,149 to $1,080 per month.

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

Figure 7

Calgary CMA – Affordability Indicator
Affordability improves in 2009
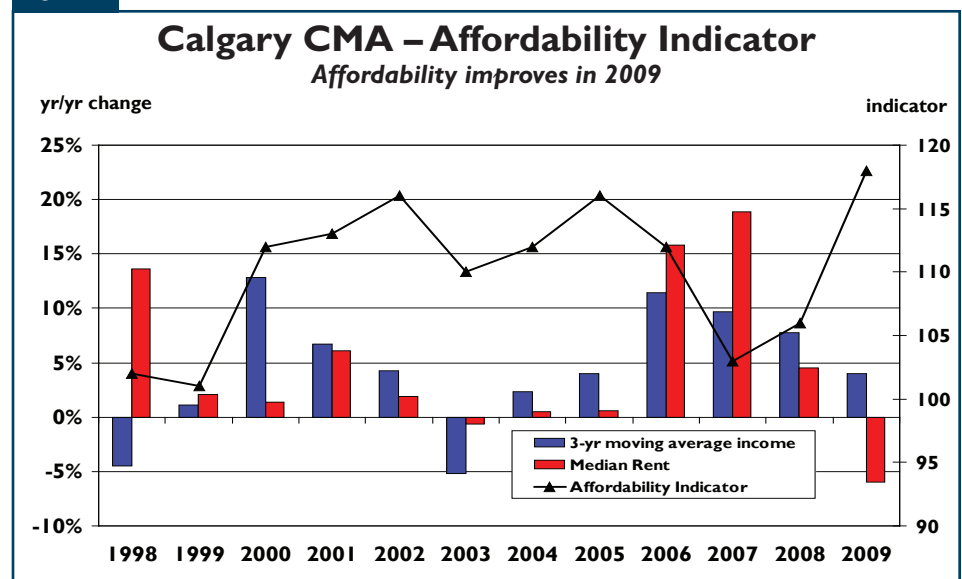
Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

Calgary CMA

N

Rocky View
No. 44

Calgary

Tsuu T'ina Nation
145 (Sarcee 145)

Foothills No. 31

ZONES

01 - Downtown		06 - Northwest	
02 - Beltline/Lower Mount Royal		07 - Northeast	
03 - North Hill		08 - Chinook	
04 - Southwest		09 - Fish Creek	
05 - Southeast		10 - Other Centres	

Municipal Boundaries*

* 2006 Census boundaries, Statistics Canada

0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1	Vacancy Rates (%) by Zone and Bedroom Type
1.1.2	Average Rents ($) by Zone and Bedroom Type
1.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4	Availability Rates (%) by Zone and Bedroom Type
1.1.5	Estimate of Percentage Change (%) of Average Rent
1.2.1	Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2	Average Rents ($) by Year of Construction and Bedroom Type
1.3.1	Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2	Average Rents ($) by Structure Size and Bedroom Type
1.4	Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3	Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1	Vacancy Rates (%) by Zone and Bedroom Type
2.1.2	Average Rents ($) by Zone and Bedroom Type
2.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4	Availability Rates (%) by Zone and Bedroom Type
2.1.5	Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1	Vacancy Rates (%) by Zone and Bedroom Type
3.1.2	Average Rents ($) by Zone and Bedroom Type
3.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4	Availability Rates (%) by Zone and Bedroom Type
3.1.5	Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, 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
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Downtown	1.7 a	5.4 a	1.6 a	5.0 a	1.3 a	7.7 a	0.0 a	0.0 a	1.5 a	5.9 a
Zone 2 - Beltline	1.3 a	3.8 c	1.7 a	6.5 b	2.5 a	4.9 a	4.5 d	8.1 c	2.0 a	5.8 b
Zone 3 - North Hill	**	**	1.5 b	5.2 b	0.8 a	6.2 c	0.0 d	**	1.6 b	5.6 b
Zone 4 - Southwest	**	**	3.1 c	3.2 c	2.5 b	2.9 b	**	**	2.6 b	3.2 b
Zone 5 - Southeast	**	0.0 c	4.0 a	4.5 a	3.1 a	6.2 a	5.8 d	6.3 c	3.7 a	5.3 a
Zone 6 - Northwest	**	4.0 d	2.0 b	3.3 c	2.8 a	7.4 b	**	**	2.5 a	6.0 b
Zone 7 - Northeast	**	**	2.0 a	6.3 a	3.1 a	9.3 a	4.1 a	8.5 a	2.8 a	8.2 a
Zone 8 - Chinook	10.3 a	2.1 c	1.2 a	2.6 b	1.6 a	5.8 b	0.0 a	0.0 c	1.4 a	4.0 b
Zone 9 - Fish Creek	4.4 a	**	1.1 a	4.8 b	1.8 a	5.1 b	3.2 a	3.5 c	1.7 a	4.8 b
Calgary City (Zones 1-9)	2.9 b	4.5 b	1.9 a	4.9 a	2.2 a	5.8 a	2.7 b	6.2 c	2.1 a	5.3 a
Zone 10 - Other Centres	0.0 a	13.0 a	3.5 a	6.2 a	2.0 a	6.7 a	2.7 a	5.3 a	2.3 a	6.8 a
Calgary CMA	**2.9** b	**4.6** b	**1.9** a	**4.9** a	**2.2** a	**5.8** a	**2.7** b	**6.2** c	**2.1** a	**5.3** 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

1.1.2 Private Apartment Average Rents ($)
by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Downtown	865 b	688 d	1,028 a	973 a	1,272 a	1,237 a	1,373 d	1,422 a	1,103 a	1,055 a
Zone 2 - Beltline	794 a	733 a	947 a	903 a	1,200 a	1,142 a	1,570 a	1,623 a	1,024 a	975 a
Zone 3 - North Hill	742 b	655 a	871 a	814 a	1,080 a	1,005 a	1,333 b	1,047 b	959 a	883 a
Zone 4 - Southwest	678 b	648 b	851 a	873 a	1,080 a	1,038 a	965 b	1,064 b	950 a	957 a
Zone 5 - Southeast	641 b	606 b	948 a	888 a	976 a	975 a	855 a	884 a	940 a	920 a
Zone 6 - Northwest	645 b	662 b	962 a	949 a	1,139 a	1,101 a	1,077 b	1,060 b	1,048 a	1,025 a
Zone 7 - Northeast	**	n/s	947 a	938 a	1,125 a	1,072 a	1,110 a	1,043 b	1,061 a	1,022 a
Zone 8 - Chinook	838 a	822 a	970 a	920 a	1,161 a	1,115 a	1,293 b	1,480 c	1,060 a	1,017 a
Zone 9 - Fish Creek	849 a	771 a	1,033 a	959 a	1,169 a	1,109 a	1,191 a	1,113 a	1,119 a	1,050 a
Calgary City (Zones 1-9)	778 a	707 a	952 a	914 a	1,151 a	1,102 a	1,066 a	1,078 a	1,033 a	993 a
Zone 10 - Other Centres	614 a	618 a	845 a	833 a	967 a	936 a	919 a	908 a	910 a	888 a
Calgary CMA	**775** a	**705** a	**951** a	**913** a	**1,148** a	**1,099** a	**1,063** a	**1,074** a	**1,031** a	**991** 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 2009 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	9 a	172	150 a	3,017	119 a	1,541	0 a	20	278 a	4,749
Zone 2 - Beltline	28 c	724	342 b	5,286	150 a	3,049	4 c	54	524 b	9,114
Zone 3 - North Hill	**	104	98 b	1,880	72 c	1,172	**	88	181 b	3,244
Zone 4 - Southwest	**	181	63 c	1,946	68 b	2,305	**	330	154 b	4,761
Zone 5 - Southeast	0 c	49	25 a	559	43 a	688	11 c	176	79 a	1,472
Zone 6 - Northwest	4 d	94	57 c	1,754	149 b	2,027	**	519	262 b	4,394
Zone 7 - Northeast	**	**	41 a	646	103 a	1,108	9 a	100	153 a	1,862
Zone 8 - Chinook	1 c	49	34 b	1,330	72 b	1,251	0 c	40	108 b	2,670
Zone 9 - Fish Creek	**	42	59 b	1,233	98 b	1,924	9 c	272	168 b	3,471
Calgary City (Zones 1-9)	64 b	1,423	869 a	17,653	874 a	15,064	99 c	1,597	1,906 a	35,737
Zone 10 - Other Centres	3 a	23	8 a	120	17 a	254	2 a	40	30 a	437
Calgary CMA	**67** b	**1,446**	**876** a	**17,773**	**891** a	**15,318**	**101** c	**1,638**	**1,935** a	**36,174**

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
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Downtown	1.7 a	8.9 a	2.4 a	7.7 a	2.4 a	9.6 a	0.0 a	5.0 a	2.4 a	8.3 a
Zone 2 - Beltline	3.2 c	4.6 c	3.4 b	9.1 b	4.9 a	7.1 a	10.3 c	8.1 c	3.9 a	8.1 a
Zone 3 - North Hill	**	**	6.2 b	7.8 b	5.8 b	7.9 b	0.0 d	**	6.2 b	7.9 b
Zone 4 - Southwest	**	**	4.7 c	4.8 c	4.1 b	7.4 c	**	**	4.1 b	6.3 b
Zone 5 - Southeast	**	0.0 c	4.1 a	5.8 a	3.6 a	6.8 a	8.2 c	6.3 c	4.3 a	6.1 a
Zone 6 - Northwest	**	4.0 d	3.2 b	4.6 b	4.4 b	9.5 b	4.0 d	**	3.8 b	7.6 b
Zone 7 - Northeast	**	**	2.6 a	7.3 a	4.2 a	12.2 a	6.2 a	11.8 a	3.7 a	10.4 a
Zone 8 - Chinook	12.9 a	4.7 d	2.1 a	4.0 b	3.7 a	8.0 b	3.3 a	**	3.0 a	5.9 a
Zone 9 - Fish Creek	4.4 a	**	3.4 a	6.3 b	4.1 a	6.7 b	3.9 a	3.9 c	3.8 a	6.3 a
Calgary City (Zones 1-9)	4.3 c	5.6 b	3.5 a	7.1 a	4.2 a	8.2 a	3.7 c	7.7 c	3.9 a	7.5 a
Zone 10 - Other Centres	0.0 a	13.0 a	5.2 a	9.6 a	4.0 a	9.1 a	13.5 a	5.3 a	4.9 a	9.1 a
Calgary CMA	**4.3** c	**5.7** b	**3.5** a	**7.1** a	**4.2** a	**8.2** a	**3.9** b	**7.6** b	**3.9** a	**7.5** 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 Rent [1] by Bedroom Type Calgary CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Centre	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Downtown	**	**	4.6 d	++	6.0 c	++	**	1.8 a	5.9 c	++
Zone 2 - Beltline	**	++	4.0 d	++	3.5 d	++	++	**	3.7 d	++
Zone 3 - North Hill	**	++	10.5 d	++	9.4 c	++	**	**	10.4 d	++
Zone 4 - Southwest	**	**	5.7 c	++	2.6 c	++	**	++	3.8 d	++
Zone 5 - Southeast	**	**	++	++	++	++	**	++	++	++
Zone 6 - Northwest	**	**	2.3 b	++	4.1 b	++	++	++	3.0 b	++
Zone 7 - Northeast	**	**	10.3 a	++	8.8 a	++	18.4 a	++	9.6 a	++
Zone 8 - Chinook	**	**	3.6 d	++	++	++	**	**	++	++
Zone 9 - Fish Creek	4.4 b	++	4.9 b	++	4.1 b	++	**	++	4.8 b	++
Calgary City (Zones 1-9)	8.7 c	++	4.9 b	**	4.4 b	**	4.2 d	++	4.6 b	**
Zone 10 - Other Centres	17.7 a	1.3 a	9.7 a	-1.2 a	8.7 a	++	5.4 a	-0.6 a	8.8 a	++
Calgary CMA	8.8 c	++	4.9 b	**	4.4 b	**	4.2 d	++	4.7 b	**

[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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Calgary CMA										
Pre 1960	0.0 d	**	2.0 c	3.7 d	1.4 a	5.0 d	**	**	1.6 c	4.0 d
1960 - 1974	3.9 c	4.1 c	1.9 a	5.5 a	1.9 a	5.7 b	2.2 b	3.6 c	2.0 a	5.4 a
1975 - 1989	3.0 d	6.8 b	1.9 a	4.3 b	2.4 a	5.9 a	3.6 d	**	2.3 a	5.5 a
1990 - 1999	**	n/u	1.0 a	12.0 d	5.9 c	**	**	**	4.3 c	**
2000+	n/s	n/s	1.6 a	3.5 a	2.8 a	4.7 b	**	**	2.2 a	4.1 a
Total	2.9 b	4.6 b	1.9 a	4.9 a	2.2 a	5.8 a	2.7 b	6.2 c	2.1 a	5.3 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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Calgary CMA										
Pre 1960	690 d	601 b	854 a	846 a	1,065 a	1,030 a	**	**	908 a	883 a
1960 - 1974	808 a	746 a	960 a	910 a	1,151 a	1,095 a	1,056 a	1,095 a	1,026 a	978 a
1975 - 1989	756 a	693 a	938 a	915 a	1,129 a	1,082 a	1,075 a	1,047 a	1,034 a	1,002 a
1990 - 1999	n/u	n/u	1,079 a	975 a	1,296 a	1,221 b	**	**	1,236 a	1,152 b
2000+	n/s	n/s	1,273 a	1,175 a	1,524 a	1,486 b	n/s	n/s	1,401 a	1,342 b
Total	775 a	705 a	951 a	913 a	1,148 a	1,099 a	1,063 a	1,074 a	1,031 a	991 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 Calgary CMA

Size	Bachelor Oct-08		Bachelor Oct-09		1 Bedroom Oct-08		1 Bedroom Oct-09		2 Bedroom Oct-08		2 Bedroom Oct-09		3 Bedroom + Oct-08		3 Bedroom + Oct-09		Total Oct-08		Total Oct-09	
Calgary CMA																				
3 to 5 Units	0.0	d	**		**		5.8	d	0.9	a	3.4	c	2.6	c	**		1.8	b	4.7	c
6 to 19 Units	**		**		1.5	b	5.1	b	2.3	c	5.9	b	**		**		1.9	b	5.2	b
20 to 49 Units	2.5	c	5.8	b	2.3	a	5.7	a	2.4	a	7.2	a	3.6	a	10.1	c	2.4	a	6.5	a
50 to 99 Units	6.9	a	6.1	a	2.2	a	4.4	a	2.1	a	5.9	a	0.0	a	2.0	c	2.2	a	5.0	a
100+ Units	2.3	a	3.9	c	1.6	a	4.2	a	2.4	a	5.3	a	2.1	a	**		2.0	a	4.7	a
Total	2.9	b	4.6	b	1.9	a	4.9	a	2.2	a	5.8	a	2.7	b	6.2	c	2.1	a	5.3	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

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

Size	Bachelor Oct-08		Bachelor Oct-09		1 Bedroom Oct-08		1 Bedroom Oct-09		2 Bedroom Oct-08		2 Bedroom Oct-09		3 Bedroom + Oct-08		3 Bedroom + Oct-09		Total Oct-08		Total Oct-09	
Calgary CMA																				
3 to 5 Units	594	b	612	b	718	b	735	a	903	a	904	a	922	a	959	a	882	a	891	a
6 to 19 Units	723	b	610	b	811	a	796	a	1,016	a	944	a	1,193	b	981	b	870	a	834	a
20 to 49 Units	753	a	726	a	938	a	896	a	1,115	a	1,076	a	1,258	a	1,232	a	1,016	a	979	a
50 to 99 Units	825	a	797	a	995	a	940	a	1,190	a	1,132	a	1,439	a	1,361	a	1,085	a	1,028	a
100+ Units	895	a	813	b	1,099	a	1,033	a	1,298	a	1,243	a	1,407	a	1,432	d	1,189	a	1,128	a
Total	775	a	705	a	951	a	913	a	1,148	a	1,099	a	1,063	a	1,074	a	1,031	a	991	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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Calgary CMA										
LT $600	**	**	**	**	**	**	**	**	0.9 d	**
$600 - $749	2.4 c	3.7 d	1.3 d	5.7 c	**	**	**	**	2.2 c	4.7 c
$750 - $899	**	5.3 c	1.5 b	5.7 b	**	4.0 c	**	**	1.7 b	5.6 b
$900 - $1049	10.0 c	**	1.7 a	5.4 b	1.0 a	7.3 b	1.7 c	**	1.6 a	6.3 a
$1050 - $1199	**	**	3.1 a	3.7 b	2.2 a	6.1 a	0.4 b	**	2.5 a	5.8 a
$1200+	**	**	2.7 a	2.8 a	3.4 a	6.7 b	2.9 b	4.6 c	3.2 a	6.1 a
Total	2.9 b	4.6 b	1.9 a	4.9 a	2.2 a	5.8 a	2.7 b	6.2 c	2.1 a	5.3 a

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

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 Calgary CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	13.3 a	**	**	**	9.8 a
Zone 4 - Southwest	**	**	6.9 a	**	4.0 a	7.0 a	3.4 a	7.1 a	4.0 a	7.3 b
Zone 5 - Southeast	n/u	n/u	**	**	5.3 a	1.3 a	1.5 a	9.6 a	3.8 b	5.7 a
Zone 6 - Northwest	n/u	n/u	1.8 a	3.6 a	3.1 a	1.9 a	1.5 a	4.8 a	2.4 a	3.2 a
Zone 7 - Northeast	n/u	n/u	**	n/u	5.7 b	5.0 a	2.8 a	3.8 a	4.2 a	4.3 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	**
Zone 9 - Fish Creek	**	**	**	**	0.4 a	4.9 a	1.9 c	2.9 a	0.7 a	4.8 a
Calgary City (Zones 1-9)	0.0 a	**	2.6 a	7.4 b	3.2 b	4.0 a	2.1 a	5.5 a	2.7 a	4.7 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0.0** a	**	**2.6** a	**7.4** b	**3.2** b	**4.0** a	**2.1** a	**5.5** a	**2.7** a	**4.7** 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

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	1,222 b	960 c
Zone 4 - Southwest	**	**	758 b	754 b	980 b	903 b	1,159 a	1,092 a	1,044 a	957 b
Zone 5 - Southeast	n/u	n/u	**	**	1,131 a	1,089 a	1,201 b	1,190 a	1,142 b	1,129 a
Zone 6 - Northwest	n/u	n/u	797 b	781 a	1,132 a	1,023 a	1,251 a	1,200 a	1,162 a	1,086 a
Zone 7 - Northeast	n/u	n/u	**	n/u	1,109 a	1,070 a	1,255 a	1,191 a	1,185 a	1,135 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	1,039 b	1,011 a	1,140 a	1,128 a	1,066 b	1,039 a
Calgary City (Zones 1-9)	**	**	868 b	839 b	1,087 a	1,025 a	1,226 a	1,181 a	1,134 a	1,082 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	**868** b	**839** b	**1,086** a	**1,025** a	**1,226** a	**1,181** a	**1,134** a	**1,082** 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 2009 by Zone and Bedroom Type Calgary CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Vacant	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	2 a	15	**	**	4 a	41
Zone 4 - Southwest	**	**	**	20	16 a	224	10 a	134	28 b	379
Zone 5 - Southeast	n/u	n/u	**	**	3 a	233	28 a	293	31 a	540
Zone 6 - Northwest	n/u	n/u	2 a	56	12 a	639	25 a	522	39 a	1,217
Zone 7 - Northeast	n/u	n/u	n/u	n/u	21 a	423	19 a	498	40 a	921
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	31 a	631	5 a	172	40 a	841
Calgary City (Zones 1-9)	**	**	10 b	141	88 a	2,205	91 a	1,659	190 a	4,007
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	10 b	141	88 a	2,215	91 a	1,659	190 a	4,017

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Calgary CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	13.3 a	**	**	**	9.8 a
Zone 4 - Southwest	**	**	10.3 a	**	4.5 a	9.4 a	4.1 a	7.1 a	4.8 a	9.0 a
Zone 5 - Southeast	n/u	n/u	**	**	7.2 a	1.3 a	1.5 a	9.9 a	4.8 b	5.9 a
Zone 6 - Northwest	n/u	n/u	1.8 a	3.6 a	5.1 a	4.1 a	2.8 b	6.3 a	4.0 b	5.0 a
Zone 7 - Northeast	n/u	n/u	**	n/u	6.7 b	7.3 a	3.6 a	5.2 a	5.0 a	6.2 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	**
Zone 9 - Fish Creek	**	**	**	**	3.7 d	7.8 a	2.5 b	4.7 a	3.6 c	7.6 a
Calgary City (Zones 1-9)	0.0 a	**	5.3 a	10.3 c	5.2 a	6.2 a	2.9 a	6.7 a	4.3 a	6.6 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	0.0 a	**	5.3 a	10.3 c	5.3 a	6.2 a	2.9 a	6.7 a	4.4 a	6.5 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 Rent [1] by Bedroom Type Calgary CMA										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-07 to Oct-08	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	**	**
Zone 4 - Southwest	**	**	**	**	9.0 b	++	**	**	11.4 c	++
Zone 5 - Southeast	n/u	n/u	**	**	10.5 a	-2.3 a	**	1.0 a	9.9 b	-0.5 a
Zone 6 - Northwest	n/u	n/u	**	++	++	++	**	++	++	++
Zone 7 - Northeast	n/u	n/u	**	n/u	4.7 c	-3.3 a	**	**	5.4 b	-3.5 d
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	6.2 c	++	4.5 d	2.7 a	5.6 b	++
Calgary City (Zones 1-9)	**	**	6.2 c	++	5.6 b	++	8.3 b	**	6.3 b	-3.7 d
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	6.2 c	++	5.7 b	++	8.3 b	**	6.3 b	-3.7 d

[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

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Zone 1 - Downtown	1.7 a	5.4 a	1.6 a	5.0 a	1.3 a	7.7 a	0.0 a	0.0 a	1.5 a	5.9 a
Zone 2 - Beltline	1.3 a	3.8 c	1.7 a	6.5 b	2.5 a	5.0 a	5.4 c	7.1 c	2.0 a	5.8 b
Zone 3 - North Hill	**	**	1.5 a	5.3 b	0.8 a	6.2 b	0.0 d	**	1.6 b	5.6 b
Zone 4 - Southwest	**	**	3.1 c	3.3 c	2.6 b	3.3 b	1.5 d	4.8 d	2.7 a	3.5 b
Zone 5 - Southeast	**	0.0 c	4.0 a	4.4 a	3.8 a	4.9 a	3.4 c	8.3 b	3.7 a	5.4 a
Zone 6 - Northwest	**	4.0 d	2.0 a	3.3 c	2.9 a	6.0 b	2.4 c	7.4 c	2.5 a	5.4 b
Zone 7 - Northeast	**	**	2.0 a	6.3 a	3.8 a	8.1 a	3.0 a	4.6 a	3.2 a	6.9 a
Zone 8 - Chinook	10.3 a	2.1 c	1.2 a	2.6 b	1.6 a	5.8 b	0.0 a	**	1.4 a	4.2 b
Zone 9 - Fish Creek	4.2 a	**	1.0 a	5.0 b	1.5 a	5.0 a	2.7 a	3.3 b	1.5 a	4.8 a
Calgary City (Zones 1-9)	2.9 b	4.5 b	1.9 a	4.9 a	2.3 a	5.6 a	2.4 a	5.8 b	2.2 a	5.3 a
Zone 10 - Other Centres	0.0 a	13.0 a	3.5 a	6.2 a	1.9 a	6.4 a	2.7 a	5.3 a	2.3 a	6.6 a
Calgary CMA	**2.9** b	**4.6** b	**1.9** a	**4.9** a	**2.3** a	**5.6** a	**2.4** a	**5.8** b	**2.2** a	**5.3** 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

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Zone 1 - Downtown	865 b	688 d	1,028 a	973 a	1,272 a	1,237 a	1,373 d	1,422 a	1,103 a	1,055 a
Zone 2 - Beltline	794 a	733 a	947 a	903 a	1,201 a	1,142 a	1,601 a	1,620 a	1,025 a	976 a
Zone 3 - North Hill	742 b	655 a	871 a	814 a	1,080 a	1,005 a	1,348 b	1,061 b	961 a	884 a
Zone 4 - Southwest	675 b	646 b	850 a	872 a	1,071 a	1,027 a	1,005 b	1,073 a	957 a	957 a
Zone 5 - Southeast	641 b	606 b	936 a	879 a	1,023 a	1,004 a	1,051 b	1,075 a	994 a	976 a
Zone 6 - Northwest	645 b	662 b	956 a	944 a	1,137 a	1,082 a	1,171 a	1,131 a	1,073 a	1,038 a
Zone 7 - Northeast	**	n/s	946 a	938 a	1,121 a	1,071 a	1,231 a	1,173 a	1,102 a	1,059 a
Zone 8 - Chinook	838 a	822 a	970 a	920 a	1,153 a	1,111 a	1,297 a	1,304 c	1,060 a	1,017 a
Zone 9 - Fish Creek	839 a	770 a	1,036 a	964 a	1,139 a	1,084 a	1,169 a	1,119 a	1,108 a	1,048 a
Calgary City (Zones 1-9)	777 a	707 a	951 a	913 a	1,143 a	1,092 a	1,143 a	1,132 a	1,043 a	1,002 a
Zone 10 - Other Centres	614 a	618 a	845 a	833 a	966 a	936 a	919 a	908 a	911 a	889 a
Calgary CMA	**774** a	**705** a	**950** a	**913** a	**1,140** a	**1,089** a	**1,140** a	**1,129** a	**1,041** a	**1,000** 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 2009 by Zone and Bedroom Type Calgary CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Vacant	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**
Zone 1 - Downtown	9 a	172	150 a	3,017	119 a	1,541	0 a	20	278 a	4,749
Zone 2 - Beltline	28 c	724	342 b	5,287	151 a	3,055	4 c	61	525 b	9,128
Zone 3 - North Hill	**	104	100 b	1,894	74 b	1,187	**	100	185 b	3,285
Zone 4 - Southwest	**	182	65 c	1,966	84 b	2,529	22 d	464	182 b	5,140
Zone 5 - Southeast	0 c	49	25 a	573	46 a	921	39 b	469	110 a	2,012
Zone 6 - Northwest	4 d	94	59 c	1,810	161 b	2,666	77 c	1,041	301 b	5,611
Zone 7 - Northeast	**	**	41 a	646	124 a	1,531	28 a	598	193 a	2,783
Zone 8 - Chinook	1 c	49	34 b	1,330	75 b	1,284	**	60	115 b	2,724
Zone 9 - Fish Creek	**	44	63 b	1,269	129 a	2,555	14 b	444	208 a	4,312
Calgary City (Zones 1-9)	64 b	1,426	879 a	17,793	962 a	17,269	190 b	3,256	2,096 a	39,744
Zone 10 - Other Centres	3 a	23	8 a	120	17 a	264	2 a	40	30 a	447
Calgary CMA	**67** b	**1,449**	**887** a	**17,913**	**979** a	**17,533**	**193** b	**3,296**	**2,125** a	**40,191**

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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Zone 1 - Downtown	1.7 a	8.9 a	2.4 a	7.7 a	2.4 a	9.6 a	0.0 a	5.0 a	2.4 a	8.3 a
Zone 2 - Beltline	3.2 c	4.6 c	3.4 b	9.1 b	4.8 a	7.1 a	10.7 c	7.1 c	3.9 a	8.1 a
Zone 3 - North Hill	**	**	6.2 b	7.8 b	5.9 b	8.0 b	0.0 d	**	6.2 b	7.9 b
Zone 4 - Southwest	**	**	4.8 c	4.9 c	4.2 b	7.6 b	1.7 c	**	4.1 b	6.5 b
Zone 5 - Southeast	**	0.0 c	4.2 a	5.7 a	4.7 a	5.4 a	4.4 c	8.5 b	4.4 a	6.1 a
Zone 6 - Northwest	**	4.0 d	3.2 b	4.5 b	4.6 a	8.2 b	3.4 d	8.6 c	3.9 a	7.0 a
Zone 7 - Northeast	**	**	2.6 a	7.3 a	4.9 a	10.9 a	4.1 a	6.3 a	4.2 a	9.0 a
Zone 8 - Chinook	12.9 a	4.7 d	2.1 a	4.0 b	3.6 a	8.1 b	2.5 a	**	3.0 a	6.2 a
Zone 9 - Fish Creek	4.2 a	**	3.5 a	6.7 b	4.0 b	7.0 a	3.4 a	4.2 b	3.8 a	6.6 a
Calgary City (Zones 1-9)	4.3 c	5.6 b	3.5 a	7.1 a	4.4 a	7.9 a	3.4 b	7.2 b	3.9 a	7.4 a
Zone 10 - Other Centres	0.0 a	13.0 a	5.2 a	9.6 a	4.6 a	8.7 a	13.5 a	5.3 a	5.3 a	8.9 a
Calgary CMA	**4.2** c	**5.7** b	**3.5** a	**7.1** a	**4.4** a	**7.9** a	**3.5** b	**7.2** a	**3.9** a	**7.4** a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Calgary CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Centre	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Downtown	**	**	4.6 d	++	6.0 c	++	**	1.8 a	5.9 c	++
Zone 2 - Beltline	**	++	4.0 d	++	3.6 d	++	++	**	3.7 d	++
Zone 3 - North Hill	**	++	10.6 d	++	9.5 c	++	**	**	10.5 d	++
Zone 4 - Southwest	**	**	5.8 c	++	3.5 d	++	**	++	4.7 c	++
Zone 5 - Southeast	**	**	++	++	++	++	8.0 c	++	2.6 c	++
Zone 6 - Northwest	**	**	2.2 b	++	3.6 c	++	**	++	3.0 b	++
Zone 7 - Northeast	**	**	10.3 a	++	7.6 a	++	7.3 a	++	8.2 a	**
Zone 8 - Chinook	**	**	3.6 d	++	++	++	**	**	++	++
Zone 9 - Fish Creek	4.5 b	++	5.3 b	++	4.5 b	++	3.4 d	++	4.9 b	**
Calgary City (Zones 1-9)	8.6 c	++	4.9 b	**	4.5 b	**	5.8 b	++	4.8 b	-3.7 d
Zone 10 - Other Centres	17.7 a	1.3 a	9.7 a	-1.2 a	8.7 a	++	5.4 a	-0.6 a	8.9 a	++
Calgary CMA	8.7 c	++	5.0 b	**	4.6 b	**	5.8 b	++	4.9 b	-3.7 d

[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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Calgary CMA - October 2009				
Condo Sub Area	**Rental Condominium Apartments**		**Apartments in the RMS[1]**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**
Core	2.6 b	0.9 a	1.8 a	5.7 a
West	3.8 c	1.9 c	2.2 a	4.5 a
East	**	0.9 d	3.1 a	6.9 a
Calgary CMA	**3.5** b	**1.5** a	**2.1** a	**5.3** 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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Calgary CMA - October 2009								
Condo Sub Area	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**	
	Rental Condo Apts.	**Apts. in the RMS[1]**	**Rental Condo Apts.**	**Apts. in the RMS[1]**	**Rental Condo Apts.**	**Apts. in the RMS[1]**	**Rental Condo Apts.**	**Apts. in the RMS[1]**
Core	n/u	718 a	**	908 a	1,323 b	1,142 a	**	1,274 b
West	n/u	693 a	**	923 a	1,321 b	1,087 a	n/u	1,084 a
East	n/u	610 a	**	909 a	**	1,023 a	n/u	926 a
Calgary CMA	**n/u**	**705** a	****	**913** a	**1,310** a	**1,099** a	****	**1,074** a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent $(0 \le cv \le 2.5)$, 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

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Calgary CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Core	n/u	n/u	**	**	1,407 c	1,323 b	**	**	1,302 c	1,322 c
West	n/u	n/u	1,152 c	**	1,243 c	1,321 b	n/u	n/u	1,221 b	1,196 c
East	n/u	n/u	**	**	1,047 c	**	n/u	n/u	1,075 c	**
Calgary CMA	**n/u**	**n/u**	**1,106** c	**	**1,293** b	**1,310** a	**	**	**1,244** b	**1,256** b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

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

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

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Calgary CMA - October 2009

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Calgary CMA				
3 to 9 Units	**	**	2.1 b	4.4 b
10 to 19 Units	5.4 d	**	1.6 c	5.7 b
20 to 49 Units	4.6 c	0.7 b	2.4 a	6.5 a
50 to 99 Units	5.1 d	**	2.2 a	5.0 a
100+ Units	2.2 b	1.2 a	2.0 a	4.7 a
Total	3.5 b	1.5 a	2.1 a	5.3 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 Calgary CMA - October 2009								
Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Core	13,155	14,185	2,695 a	4,154 a	20.5 a	29.3 a	2.6 b	0.9 a
West	16,063	18,648	2,688 d	4,466 d	16.7 d	23.9 d	3.8 c	1.9 c
East	3,837	3,991	551 c	**	14.4 c	**	**	0.9 d
Calgary CMA	33,055	36,824	5,939 a	9,425 a	18.0 a	25.6 a	3.5 b	1.5 a

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

[2]Only 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 Calgary CMA - October 2009								
Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Calgary CMA								
3 to 9 Units	391	413	**	**	**	**	**	**
10 to 19 Units	1,529	1,579	243 d	**	15.9 d	**	5.4 d	**
20 to 49 Units	7,165	7,157	1,419 a	1,803 d	19.8 a	25.2 d	4.6 c	0.7 b
50 to 99 Units	6,495	6,514	1,119 d	1,672 d	17.2 d	25.7 d	5.1 d	**
100+ Units	17,475	21,161	3,114 d	5,399 a	17.8 d	25.5 a	2.2 b	1.2 a
Total	33,055	36,824	5,939 a	9,425 a	18.0 a	25.6 a	3.5 b	1.5 a

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

[2]Only 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 Unit[1] Average Rents ($) by Dwelling Type Calgary CMA - October 2009										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Calgary CMA										
Single Detached	n/s	n/s	**	**	1,092 d	1,076 d	1,350 b	1,392 b	1,262 b	1,315 b
Semi detached, Row and Duplex	n/s	n/s	**	n/s	1,016 c	1,023 b	1,165 b	1,130 b	1,108 b	1,090 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	924 b	824 d	**	1,310 c	855 c	817 d
Total	n/s	n/s	674 d	**	1,014 b	987 b	1,244 a	1,289 b	1,125 a	1,155 b

[1]Statistics 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 Units [1] by Dwelling Type Calgary CMA - October 2009		
	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-08	Oct-09
Calgary CMA		
Single Detached	20,540 b	22,895 b
Semi detached, Row and Duplex	19,539 b	17,408 b
Other-Primarily Accessory Suites	7,685 c	7,589 c
Total	47,764 a	47,893 b

[1]Statistics 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

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 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

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 2009, 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, 2008 and 2009.

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