

SENIORS' HOUSING REPORT

Saskatchewan



Canada Mortgage and Housing Corporation

Date Released: 2008

Highlights

- The survey found the lowest average vacancy rate in the province occurred in the province's Census Agglomeration (CAs) areas, where the average vacancy rate in these areas was 2.7 per cent.
- The highest average rent was in Regina at \$2,259 monthly.
- Throughout Saskatchewan, the average monthly rent per square foot was \$5.49.
- Saskatchewan seniors' rental units experienced the highest average vacancy rate of 11.4 per cent in the lowest rent range.

Figure 1

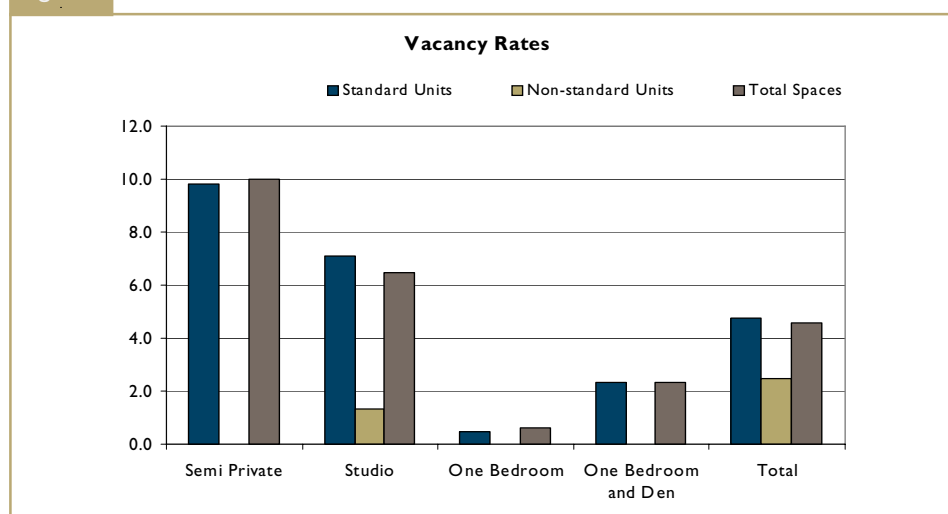


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Vacancy Rates

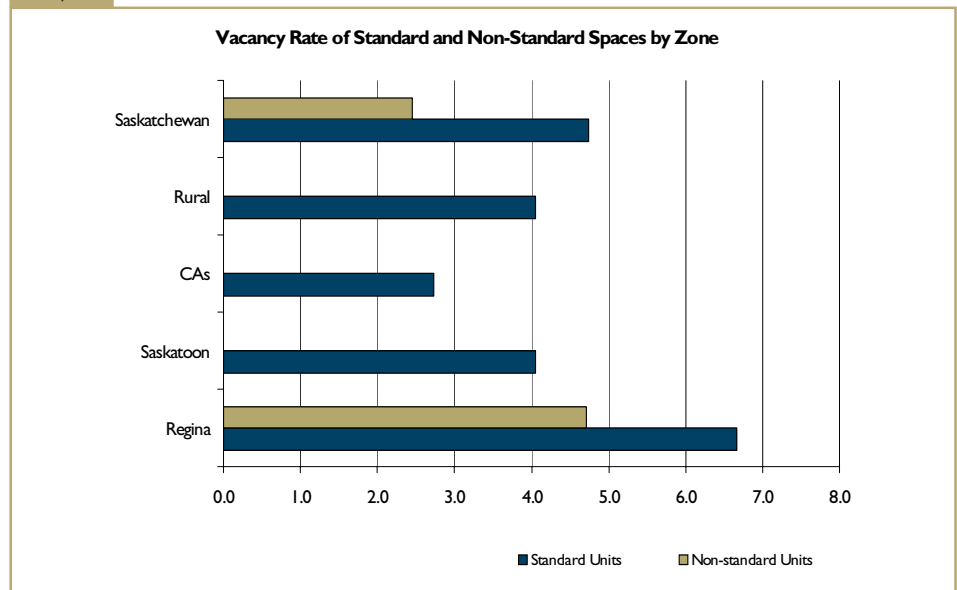
CMHC's survey of senior's rental market shows high demand

Canada Mortgage and Housing Corporation (CMHC) conducted a senior's housing survey in the spring and found that the vacancy rate in senior's rental apartments in Saskatchewan centres with a population of 10,000 or more stood at 4.7 per cent. In Regina, the average vacancy rate was 6.7 per cent while Saskatoon recorded an average vacancy rate of 4.0 per cent.

The survey found the lowest average vacancy rate in the province occurred in the province's Census Agglomeration (CAs) areas, centres with a population between 10,000 and 99,999 persons, where the average vacancy rate in these areas was 2.7 per cent. The highest average vacancy rate of 6.7 per cent was in the Regina Census Metropolitan Area (CMA).

The survey also considered the average vacancy rate by unit type. Taking into consideration all of Saskatchewan's urban centres and rural areas, the highest vacancy rate occurred in semi-private and studio suites at 10 and 6.5 per cent,

Figure 2



respectively. In both the Regina and Saskatoon CMAs, the survey found the highest average vacancy rate in studio suites of 10.4 per cent and 5.9 per cent, respectively. The lowest vacancy rate in these two centres occurred in one-bedroom suites.

Highest vacancy rate in lower-priced suites

Saskatchewan seniors' rental units experienced the highest average vacancy rate of 11.4 per cent in the lowest rent range. This may be due to the fact that smaller, and therefore, less desirable, studio suites are in this group.

Regina's highest average vacancy rate occurred in the \$1,000-\$1,499 rent

range. The lowest average vacancy rate in Regina was in the \$2,600-\$2,999 rent range. Meanwhile in Saskatoon, the highest vacancy rate of 11.4 per cent occurred in the \$1,000-\$1,499 rent range, while a one per cent vacancy rate was found in suites within the \$2,000 to \$2,599 rent range. In the CAs, the highest vacancy rate (5.7%) was in the \$1,500-\$1,999 rent range and the lowest vacancy rate occurred in suites with rents ranging from \$1,000 and \$1,499. Saskatchewan's rural areas also followed this same trend, with the highest average vacancy rate (5.7%) between \$1,500 and \$1,999 while, the lowest vacancy rate of 3.1 per cent was in the \$1,000-\$1,499 rent range.

This report provides information collected in the pilot of CMHC's new national Seniors' Housing Survey. We would like hear from you to ensure that the information collected and reported on meets your needs. If you would like to provide feedback on the information in this report, or on the survey itself, please contact

Seniors_Housing_Survey@cmhc.ca

Average Rents

Highest monthly rent found in Regina senior's suites

The survey determined the average rent for various suite types in the province's major centres. Considering all centres and all unit types, the average rent was \$2,097 monthly. Two-thirds of the total survey universe had an average monthly rent falling in the range of \$1,500-\$2,599. The highest average rent was in Regina at \$2,259 monthly. The survey found an average rent of \$2,047 in Saskatoon and the CAs saw average rent of \$2,062 monthly.

Regina rents ranged from \$1,650 for a semi-private suite and \$2,513 for a one-bedroom suite. On average, Saskatoon semi-private suites rent for \$1,647 and one-bedroom suites rent for \$2,005. In the province's smaller centres, the survey determined the average rent for a studio suite was \$1,849 monthly and \$2,376 for a one-bedroom.

Saskatchewan seniors pay \$5.49 per square foot monthly

The survey also measured average monthly rent per square foot of accommodation. Throughout

Figure 3

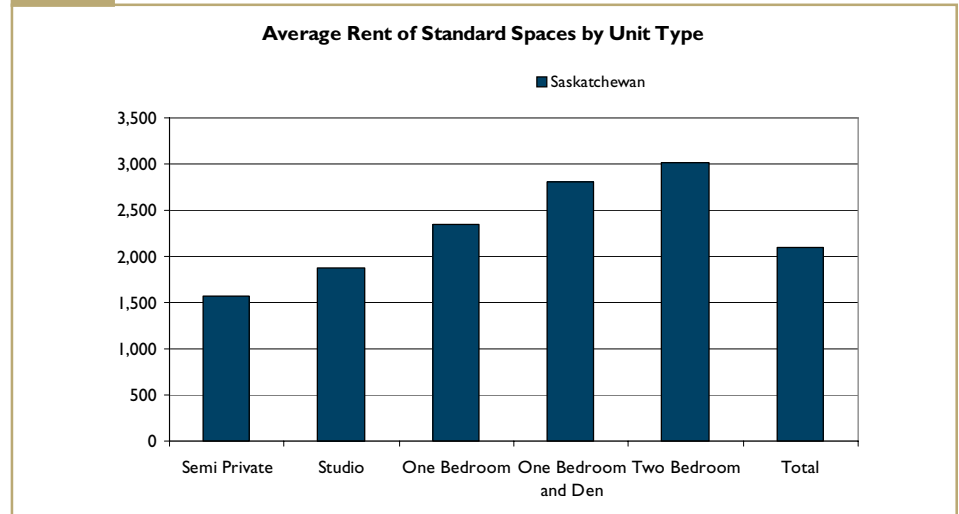
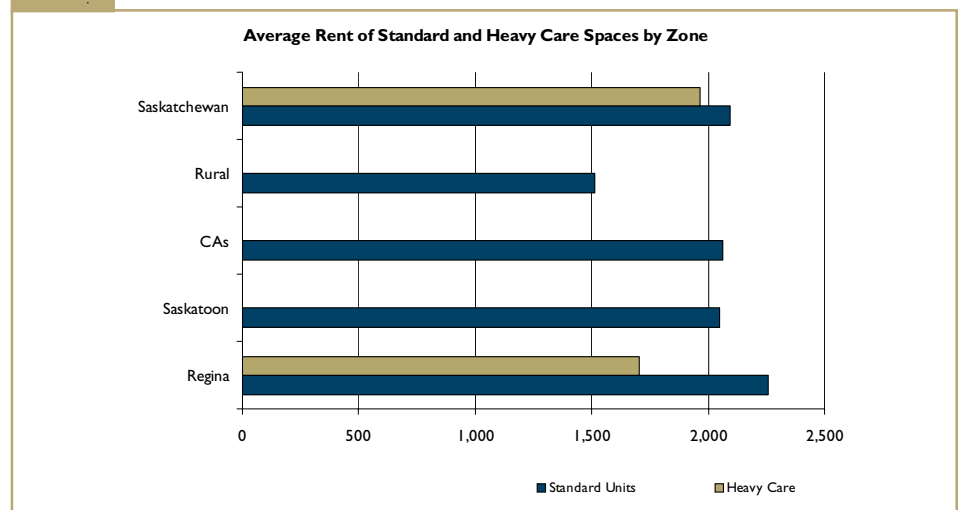


Figure 4



Saskatchewan, the average monthly rent per square foot was \$5.49. The highest average rent by suite area was in rural Saskatchewan at \$8.70 per square foot while Saskatoon had the lowest at \$4.81 per square foot. The survey found that the rent in Saskatchewan for accommodation with less than 120 square feet tends

to have a higher average rent than the 120 to 399 square foot range. Smaller suite types such as studios commonly offer heavy care resulting in higher average rent per square foot for these suites.

Universe

Most senior's accommodation less than 30 years old

Over 40 per cent or 1,008 units in the survey universe are in newer buildings built more recently than the year 2000. The majority of buildings in the survey were less than 30 years old. Building constructed pre-1979 had the highest average vacancy rate. Projects built since 2000 had an average vacancy rate of less than one per cent.

Over 2,300 standard retirement senior's spaces were surveyed. About 40 per cent of the units surveyed were in Regina and just over 23 per cent in Saskatoon. Almost 29 per cent were located in Saskatchewan's smaller centres and 7.4 per cent in rural areas. The majority of Saskatchewan senior's units surveyed were studio types (54.8 per cent) while 28.8 per cent were one-bedroom. The remaining types accounted for 16.4 per cent.

Figure 5

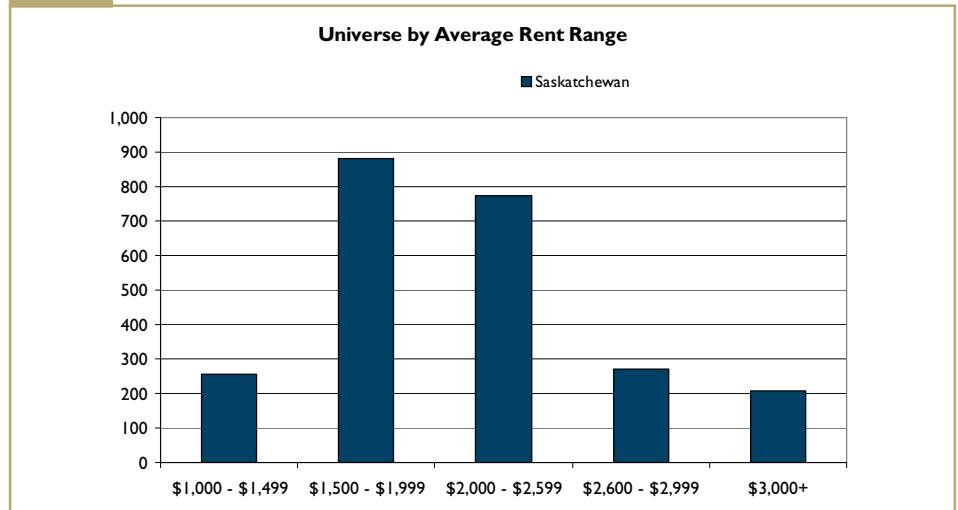


Figure 6

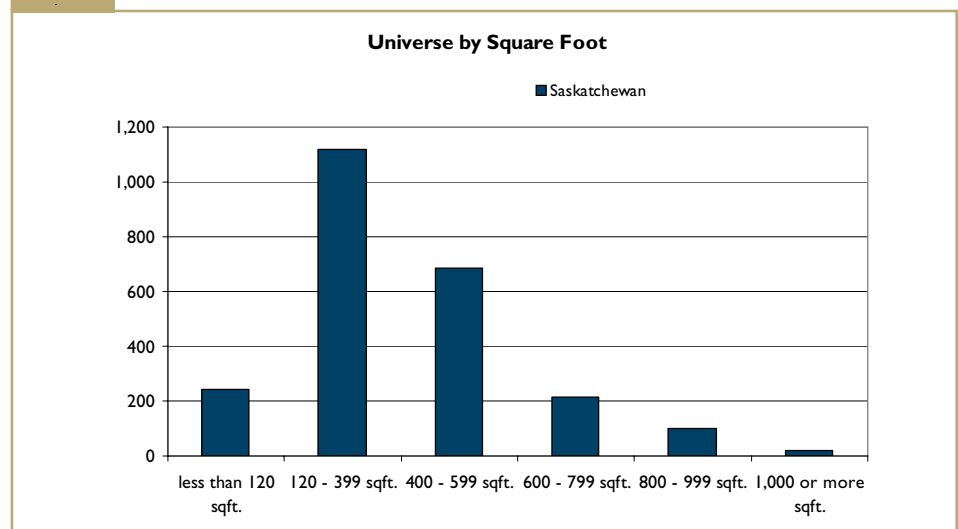
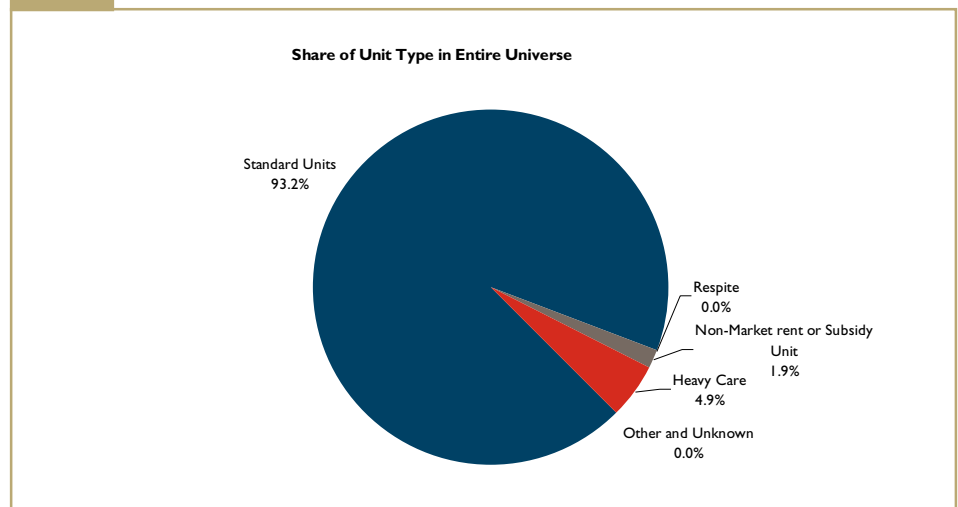


Figure 7



I.1 – Vacancy Rate (%) of Standard Spaces by Zone and Unit Type**Saskatchewan**

Centre	Semi Private	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Regina	4.3 b	11.6 a	0.7 a	**	**	6.7 a
Saskatoon	2.3 a	7.4 a	0.6 a	**	**	4.0 a
CAs	**	1.8 b	**	**	**	2.7 a
Rural	**	4.1 a	**	n/u	n/u	4.0 a
Saskatchewan	9.8 a	7.1 a	0.5 a	2.3 b	**	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

1.2 – Vacancy Rate (%) by Zone and Unit Type

Saskatchewan

Centre	Semi Private	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Regina	6.0 ^b	10.4 ^a	1.0 ^a	**	**	6.5 ^a
Standard Units	4.3 ^b	11.6 ^a	0.7 ^a	**	**	6.7 ^a
Non-standard Units	**	2.7 ^a	**	n/u	n/u	4.7 ^b
Saskatoon	2.1 ^a	5.9 ^a	0.6 ^a	**	**	3.6 ^a
Standard Units	2.3 ^a	7.4 ^a	0.6 ^a	**	**	4.0 ^a
Non-standard Units	**	**	n/u	n/u	n/u	**
CAs	**	1.8 ^b	**	**	**	2.7 ^a
Standard Units	**	1.8 ^b	**	**	**	2.7 ^a
Non-standard Units	n/u	**	**	**	n/u	**
Rural	**	4.1 ^a	**	n/u	n/u	4.0 ^a
Standard Units	**	4.1 ^a	**	n/u	n/u	4.0 ^a
Non-standard Units	n/u	n/u	n/u	n/u	n/u	n/u
Saskatchewan	10.0^a	6.5^a	0.6^a	2.3^b	**	4.6^a
Standard Units	9.8 ^a	7.1 ^a	0.5 ^a	2.3 ^b	**	4.7 ^a
Non-standard Units	**	1.4 ^a	**	**	n/u	2.5 ^a

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1.3 – Total Vacancy Rate (%) by Zone and Rent Range (\$)¹

Saskatchewan

Centre	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,599	\$2,600 - \$2,999	\$3,000+	Total
Regina	15.6 a	8.4 a	5.0 a	2.5 a	2.9 a	6.5 a
Saskatoon	11.4 a	5.1 a	1.0 a	**	**	3.6 a
CAs	4.5 d	5.7 b	**	**	**	2.7 a
Rural	3.1 a	5.7 a	**	n/u	**	4.0 a
Saskatchewan	11.4 a	6.2 a	2.6 a	1.2 a	3.0 a	4.6 a

¹ Figures, excluding totals, include only those units where the rent of the unit is known.

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2.1 – Average Rent (\$) of Standard Spaces by Zone and Unit Type

Saskatchewan

Centre	Semi Private	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Regina	1,650 a	2,008 a	2,513 a	**	**	2,259 a
Saskatoon	1,647 a	1,922 a	2,005 a	**	**	2,047 a
CAs	**	1,849 a	2,376 a	**	**	2,062 a
Rural	**	1,510 a	**	n/u	n/u	1,512 a
Saskatchewan	1,576 a	1,879 a	2,343 a	2,806 a	3,010 a	2,097 a

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

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

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

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

2.2 – Average Rent (\$) by Zone and Unit Type

Saskatchewan

Centre	Semi Private	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Regina						
Heavy Care	n/u	1,702 ^a	n/u	n/u	n/u	1,702 ^a
Standard Units	1,650 ^a	2,008 ^a	2,513 ^a	**	**	2,259 ^a
Saskatoon						
Heavy Care	n/u	**	n/u	n/u	n/u	**
Standard Units	1,647 ^a	1,922 ^a	2,005 ^a	**	**	2,047 ^a
CAs						
Heavy Care	n/u	**	n/u	n/u	n/u	**
Standard Units	**	1,849 ^a	2,376 ^a	**	**	2,062 ^a
Rural						
Heavy Care	n/u	n/u	n/u	n/u	n/u	n/u
Standard Units	**	1,510 ^a	**	n/u	n/u	1,512 ^a
Saskatchewan						
Heavy Care	n/u	1,967 ^a	n/u	n/u	n/u	1,967 ^a
Standard Units	1,576 ^a	1,879 ^a	2,343 ^a	2,806 ^a	3,010 ^a	2,097 ^a

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

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2.3 – Average Rent (\$) of Standard Spaces by Zone and Unit Size¹

Saskatchewan

Centre	less than 120 sqft.	120 - 399 sqft.	400 - 599 sqft.	600 - 799 sqft.	800 - 999 sqft.	1,000 or more sqft.	Total	Avg. Price / Sqft.
Regina	2,399 ^a	1,860 ^a	2,403 ^a	2,866 ^a	3,048 ^a	**	2,259 ^a	5.78 ^a
Saskatoon	2,013 ^a	1,804 ^a	1,914 ^a	**	**	**	2,047 ^a	4.81 ^a
CAs	**	1,837 ^a	2,286 ^a	2,845 ^a	**	**	2,062 ^a	5.28 ^a
Rural	**	1,487 ^a	**	n/u	n/u	n/u	1,512 ^a	8.70 ^a
Saskatchewan	2,124^a	1,794^a	2,229^a	2,673^a	2,971^a	3,240^a	2,097^a	5.49^a

¹ Figures, excluding totals, include only those units where the size of the unit is known.

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3.1 – Universe of Standard Spaces Zone and Unit Type

Saskatchewan

Centre	Semi Private	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Regina	49 ^a	492 ^a	291 ^a	**	**	935 ^a
Saskatoon	44 ^a	242 ^a	166 ^a	**	**	544 ^a
CAs	**	371 ^a	211 ^a	**	**	672 ^a
Rural	**	169 ^a	**	n/u	n/u	173 ^a
Saskatchewan	145^a	1,274^a	670^a	136^a	99^a	2,324^a

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

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3.2 – Total Universe by Zone and Unit Type

Saskatchewan

Centre	Semi Private	Studio	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Regina	52 ^a	567 ^a	297 ^a	**	**	1,020 ^a
Standard Units	49 ^a	492 ^a	291 ^a	**	**	935 ^a
Respite	**	n/u	n/u	n/u	n/u	**
Non-Market rent or Subsidy Unit	**	**	**	n/u	n/u	28 ^a
Heavy Care	n/u	56 ^a	n/u	n/u	n/u	56 ^a
Other and Unknown	n/u	n/u	n/u	n/u	n/u	n/u
Saskatoon	48 ^a	307 ^a	166 ^a	**	**	613 ^a
Standard Units	44 ^a	242 ^a	166 ^a	**	**	544 ^a
Respite	n/u	**	n/u	n/u	n/u	**
Non-Market rent or Subsidy Unit	**	**	n/u	n/u	n/u	**
Heavy Care	n/u	**	n/u	n/u	n/u	**
Other and Unknown	n/u	n/u	n/u	n/u	n/u	n/u
CAs	**	381 ^a	223 ^a	**	**	695 ^a
Standard Units	**	371 ^a	211 ^a	**	**	672 ^a
Respite	n/u	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	n/u	n/u	**	**	n/u	**
Heavy Care	n/u	**	n/u	n/u	n/u	**
Other and Unknown	n/u	n/u	n/u	n/u	n/u	n/u
Rural	**	169 ^a	**	n/u	n/u	173 ^a
Standard Units	**	169 ^a	**	n/u	n/u	173 ^a
Respite	n/u	n/u	n/u	n/u	n/u	n/u
Non-Market rent or Subsidy Unit	n/u	n/u	n/u	n/u	n/u	n/u
Heavy Care	n/u	n/u	n/u	n/u	n/u	n/u
Other and Unknown	n/u	n/u	n/u	n/u	n/u	n/u
Saskatchewan	152 ^a	1,424 ^a	688 ^a	137 ^a	99 ^a	2,501 ^a
Standard Units	145 ^a	1,274 ^a	670 ^a	136 ^a	99 ^a	2,324 ^a
Respite	**	**	n/u	n/u	n/u	**
Non-Market rent or Subsidy Unit	**	**	**	**	n/u	47 ^a
Heavy Care	n/u	122 ^a	n/u	n/u	n/u	122 ^a
Other and Unknown	n/u	n/u	n/u	n/u	n/u	n/u

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

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3.3 – Total Universe By Zone and Rent Range¹

Saskatchewan

Centre	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,599	\$2,600 - \$2,999	\$3,000+	Total
Regina	137 a	226 a	339 a	131 a	148 a	1,020 a
Saskatoon	35 a	292 a	205 a	**	**	613 a
CAs	50 a	295 a	212 a	84 a	39 a	695 a
Rural	32 a	70 a	**	n/u	**	173 a
Saskatchewan	254 a	883 a	773 a	270 a	208 a	2,501 a

¹ Figures, excluding totals, include only those units where the rent of the unit is known.

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

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

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

3.4 – Number of Structures included in Survey Results

Saskatchewan

Centre	Number of Structures
Regina	41
Saskatoon	27
CAs	15
Rural	9
Saskatchewan	92

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

3.5 – Number of Residents

Saskatchewan

Centre	Number of Residents
Regina	1,042
Saskatoon	636
CAs	740
Rural	170
Saskatchewan	2,588

** 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

Methodology

Canada Mortgage and Housing Corporation conducted a pilot of the Seniors' Housing Survey in May and June. The survey was conducted in all centres in British Columbia, Alberta, Saskatchewan, Manitoba, Nova Scotia, New Brunswick, Newfoundland and Labrador, and Prince Edward Island. All eligible residences were included in the survey. As this was a pilot survey, work to ensure that all applicable structures are included in the survey universe is still ongoing.

The survey targeted only private or non-profit residences where the majority of residents are over the age of 65 and have access to additional services not offered in traditional rental structures. Examples of such services include meal service, housekeeping and laundry. However, the survey excluded seniors' residences which provide high levels of care (defined as more than 1.5 hours of care per day) to the majority of their residences. Nursing homes and long-term care facilities are examples of facilities that were not included in the survey.

The survey was conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or residence administrator. The survey was conducted during May and June and results reflect market conditions at that time.

All statistics published, excluding information on new market supply, include only those facilities that have been in operation for at least one year. Results of the pilot survey are based on responding structures only.

Definitions

Standard Unit: A unit occupied by a resident who receives the standard level of care provided by the residence.

Non-standard Unit: A unit occupied by a resident who does not receive the standard level of care or who is temporarily occupying the unit. Types of Non-standard units include:

Designated Heavy Care – A unit which is designated for those individuals who require additional care. Heavy care is defined as more than 1.5 hours of care per day. Examples include Alzheimer, Dementia and mobility support patients.

Non-designated Heavy Care - A unit which is currently occupied by a person requiring heavy care but is usually used as a standard retirement unit.

Designated Respite Unit – A unit used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-Designated Respite Unit – A unit which is currently occupied by a temporary resident but is usually used as a standard retirement unit.

Non-market or Subsidy Unit – A unit where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: For occupied units this is the amount the owner would ask for the unit if it were vacant. For vacant units, this is the amount the owner is asking for the unit. It includes the cost of all mandatory services. Charges for additional non-mandatory services are excluded from the rent.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Acknowledgement

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

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

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