

RENTAL MARKET REPORT

Yellowknife Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Figure 1

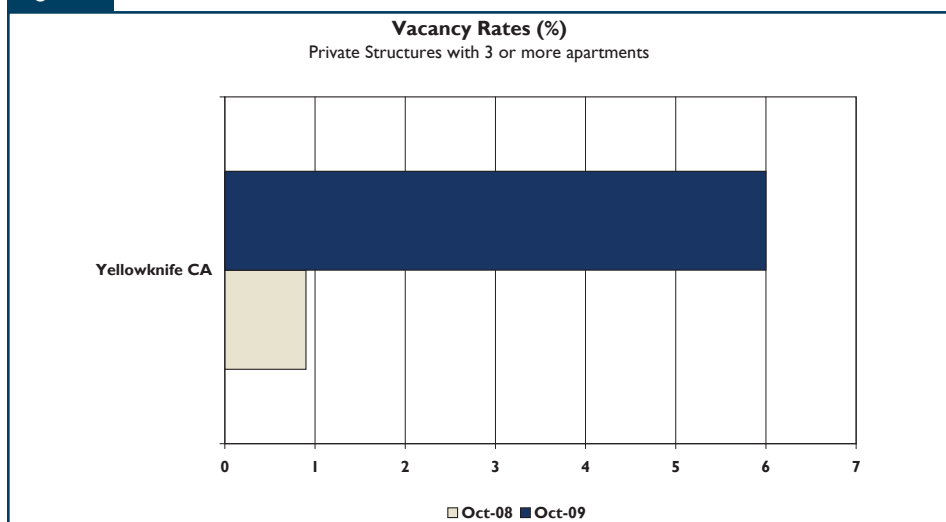
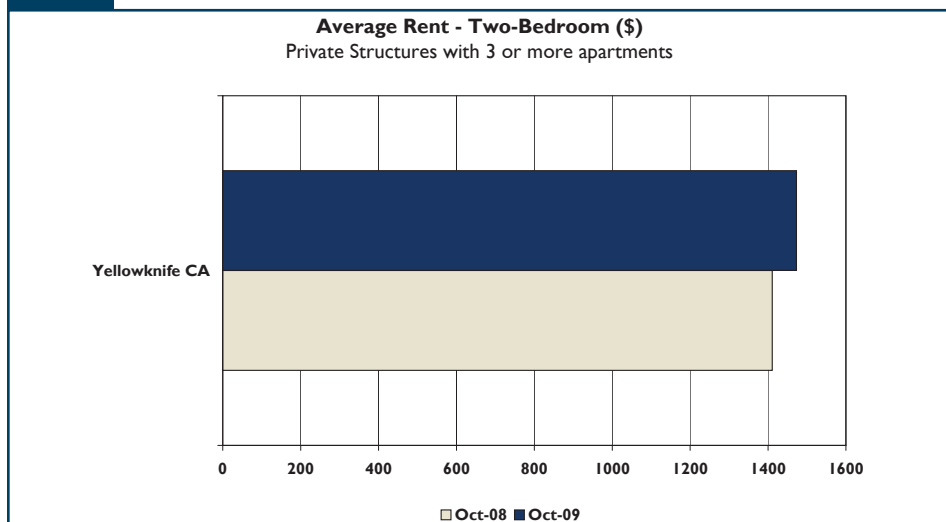


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- The apartment vacancy rate in Yellowknife was 6.0 per cent in October 2009, up from 0.9 per cent in October of last year.
- The vacancy rate for row/townhouse units increased from 0.2 per cent in October 2008 to 1.7 per cent this October.
- The average monthly rent for a two-bedroom apartment in Yellowknife was \$1,473, up from \$1,411 reported in October 2008.
- In rental structures common to both surveys, the average rent for a two-bedroom apartment unit increased by 4.9 per cent year-over-year.

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).

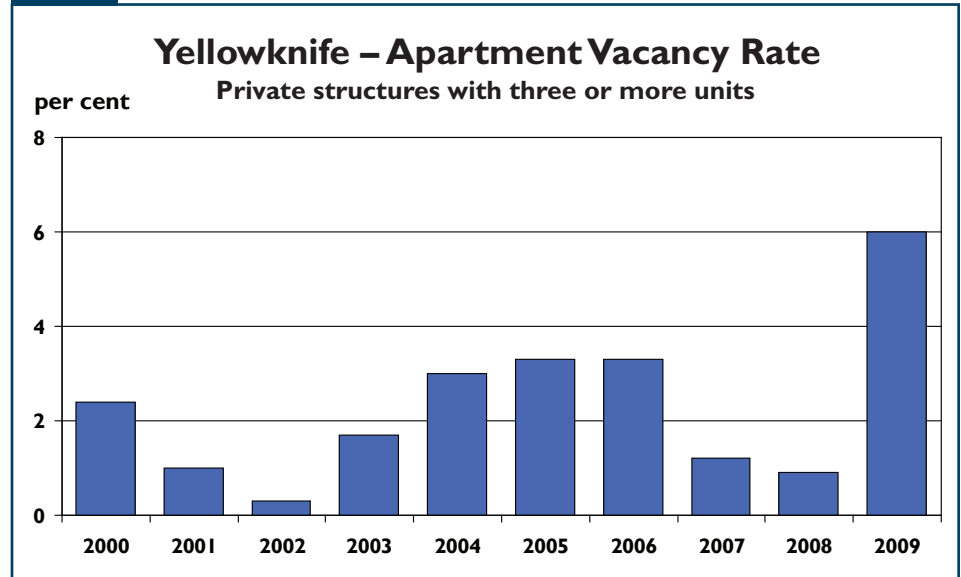
YELLOWKNIFE RENTAL MARKET SURVEY

Apartment vacancies up from last October

According to results of Canada Mortgage and Housing Corporation's (CMHC) Fall Rental Market Survey, the apartment vacancy rate in Yellowknife rose from 0.9 per cent in October 2008 to 6.0 per cent this year. A number of factors have impacted the demand for rental units across the NWT and in Yellowknife. The unemployment rate in the Northwest Territories (NWT) increased in 2009 due to slower activity in the commodities sector, in particular oil and natural gas, a significant driver of the territory's economy. Meanwhile, net migration remains negative following four consecutive quarters of migration losses in 2008, mainly to other provinces.

Vacancy rates across all bedroom types increased from October 2008. The latest survey found 108 units were vacant out of the universe of 1,782 privately-owned apartments, compared to 18 apartments that were vacant in a universe of 2,005 units a year ago. The one-bedroom vacancy rate recorded the largest increase, from 1.4 per cent last October to 9.7 per cent this year. The vacancy rate for bachelor units also moved higher to 5.6 per cent from zero vacancy last year. However, it must be noted that the universe of bachelor units consists only of 61 apartments, thus a marginal increase in the number of vacant units will result in a pronounced increase in the vacancy rate. Vacancies in two-bedroom and three-or-more bedroom units increased to 3.8 and 2.8 per cent, respectively.

Figure 3



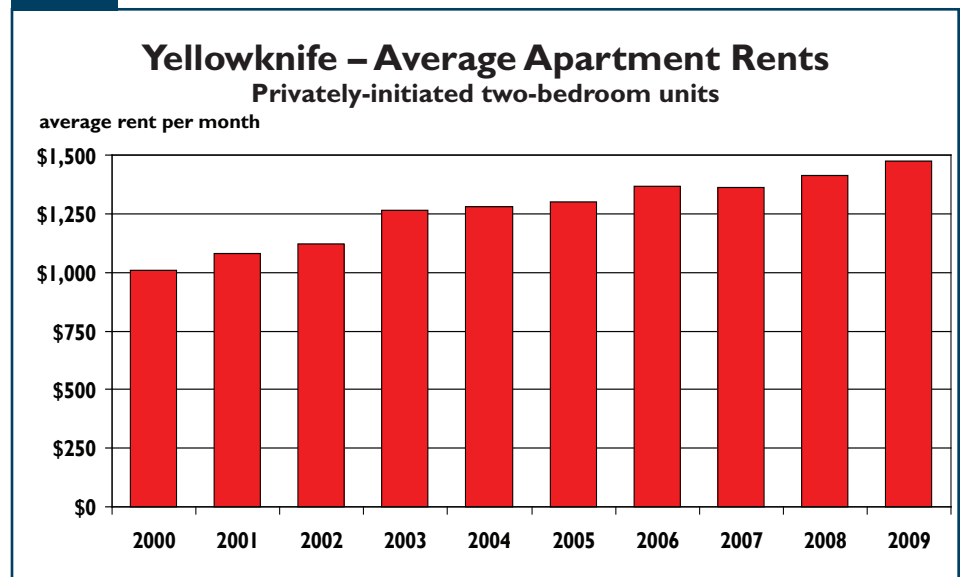
Source: CMHC

The apartment availability rate also increased this fall to 6.1 per cent compared with 1.1 per cent a year ago. The availability rate for two-bedroom units was 3.8 per cent while one-bedroom units had the highest availability rate at 9.8 per cent.

Apartment rents increase

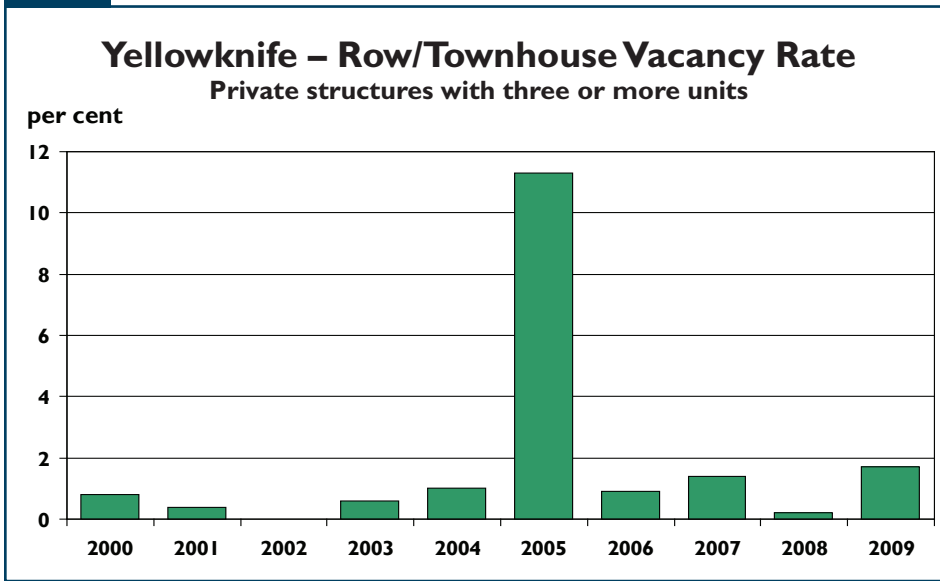
Despite higher vacancy rates, the average monthly rent in Yellowknife for all bedroom types increased from \$1,320 last October to \$1,381 this year. For a two-bedroom apartment, the average monthly rent rose to \$1,473 from \$1,411 in October 2008. One-bedroom apartment average rent experienced the largest year-over-year

Figure 4



Source: CMHC

Figure 5



Source: CMHC

increase, from \$1,178 to \$1,255 per month this year. Bachelor units also recorded higher rents at \$953 this fall, compared to \$902 a year ago. Average rent for apartments with three-or-more bedrooms moved slightly higher to \$1,587 per month this October.

CMHC provides a measure estimating the growth in rents for a fixed sample of structures that are common to

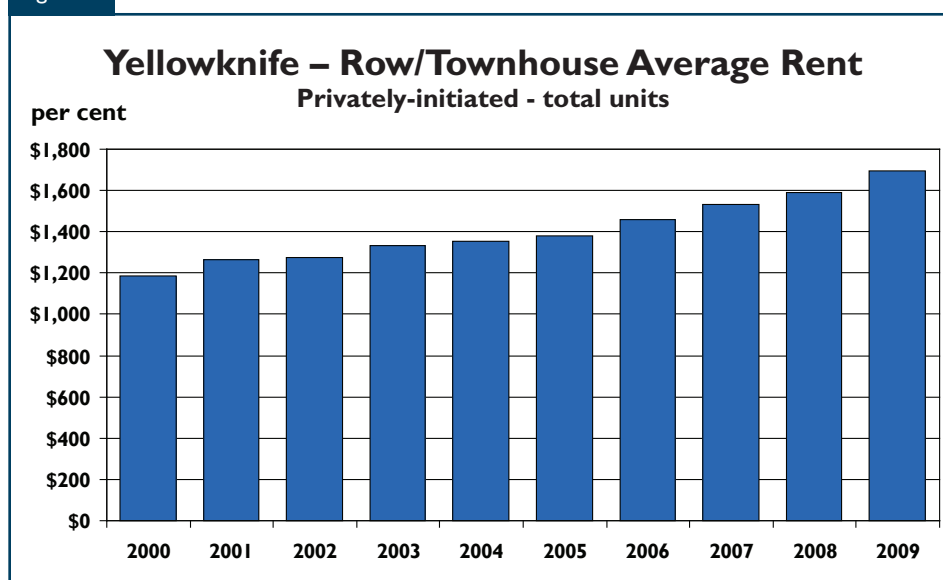
both the 2008 and 2009 surveys. The measure aims at better understanding rent changes in existing structures by comparing the same sample. The same-sample average rent for all bedroom types increased by 5.1 per cent between October 2008 and October 2009, slightly lower than the 6.6 per cent gain recorded between October 2007 and October 2008.

Row rents rise along with vacancy rates

CMHC's Fall 2009 Rental Market Survey also provides results on row (townhouse) rental units. The vacancy rate for townhouse rental units was 1.7 per cent this October, up from 0.2 per cent last year. This represents six units vacant out of 356 units in the townhouse rental universe compared to one vacant unit out of 412 townhouse units last year. The vacancy rate for three-or-more bedroom units, which account for 88 per cent of the townhouse rental stock, increased to 1.9 per cent from 0.3 per cent in October 2008.

The average rent for all bedroom types of townhouse units increased from \$1,590 last year to \$1,696 in October 2009. The average monthly rent for three-or-more bedroom townhouse units rose to \$1,745 this October from \$1,632 recorded one year earlier. On a same-sample basis, average rents for three-or-more bedroom townhouse units increased by 6.3 per cent between the October 2008 and October 2009 surveys.

Figure 6



Source: CMHC

Note: Average rent is for private structures with three or more units

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 Yellowknife CA

Centre	Yellowknife CA																			
	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										
Yellowknife CA	0.0	a	5.6	a	1.4	a	9.7	b	0.6	a	3.8	b	0.6	b	2.8	a	0.9	a	6.0	b

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

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

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

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

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

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Yellowknife CA

Centre	Yellowknife CA									
	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
Yellowknife CA	902 ^a	953 ^a	1,178 ^a	1,255 ^a	1,411 ^a	1,473 ^a	1,568 ^a	1,587 ^a	1,320 ^a	1,381 ^a

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

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1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Yellowknife CA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Yellowknife CA	3 a	61	68 b	704	31 b	813	6 a	204	108 b	1,782

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Yellowknife CA

Centre	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										
Yellowknife CA	0.0	a	5.6	a	1.4	a	9.8	b	0.8	a	3.8	b	1.1	a	2.8	a	1.1	a	6.1	b

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Yellowknife CA

Centre	Yellowknife CA																			
	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										
Yellowknife CA	9.0	a	3.2	a	6.4	b	7.6	b	6.2	b	4.9	c	9.8	b	0.5	b	6.6	b	5.1	b

¹The 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.

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

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Yellowknife CA

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
Yellowknife CA										
Pre 1960	**	**	**	**	**	**	n/u	n/u	**	**
1960 - 1974	0.0 ^a	0.0 ^a	1.9 ^b	11.7 ^a	1.8 ^b	6.2 ^a	**	0.0 ^a	1.6 ^b	7.6 ^a
1975 - 1989	0.0 ^a	3.6 ^a	2.1 ^a	10.1 ^c	0.4 ^a	4.9 ^d	0.0 ^a	3.8 ^b	1.1 ^a	7.0 ^c
1990+	0.0 ^a	22.2 ^a	0.0 ^a	4.3 ^d	0.0 ^c	0.8 ^a	3.4 ^d	7.4 ^a	0.2 ^a	2.6 ^c
Total	0.0 ^a	5.6 ^a	1.4 ^a	9.7 ^b	0.6 ^a	3.8 ^b	0.6 ^b	2.8 ^a	0.9 ^a	6.0 ^b

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

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
Yellowknife CA										
Pre 1960	**	**	**	**	**	**	n/u	n/u	**	**
1960 - 1974	833 ^a	883 ^a	1,126 ^a	1,208 ^a	1,306 ^a	1,368 ^a	1,532 ^a	1,565 ^a	1,240 ^a	1,311 ^a
1975 - 1989	933 ^a	947 ^a	1,162 ^a	1,230 ^a	1,381 ^a	1,422 ^a	1,579 ^a	1,565 ^a	1,291 ^a	1,332 ^a
1990+	955 ^a	1,093 ^a	1,315 ^a	1,428 ^a	1,528 ^a	1,609 ^a	1,615 ^a	1,728 ^a	1,464 ^a	1,554 ^a
Total	902 ^a	953 ^a	1,178 ^a	1,255 ^a	1,411 ^a	1,473 ^a	1,568 ^a	1,587 ^a	1,320 ^a	1,381 ^a

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Yellowknife CA

Size	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
Yellowknife CA										
3 to 5 Units	**	**	n/u	n/u	0.0 ^a	0.0 ^a	**	**	0.0 ^a	3.4 ^a
6 to 19 Units	0.0 ^a	16.7 ^a	1.7 ^a	7.5 ^a	0.0 ^c	0.9 ^a	2.1 ^c	8.7 ^a	0.9 ^a	4.8 ^a
20 to 49 Units	0.0 ^a	4.3 ^a	1.2 ^a	11.1 ^a	1.6 ^a	4.0 ^a	0.0 ^a	0.0 ^a	1.3 ^a	6.8 ^a
50 to 99 Units	0.0 ^a	5.9 ^a	1.9 ^a	9.0 ^b	0.2 ^a	4.7 ^c	0.0 ^a	**	0.8 ^a	5.9 ^c
100+ Units	n/u	n/u	**	n/s	**	n/s	n/s	n/u	**	n/s
Total	0.0 ^a	5.6 ^a	1.4 ^a	9.7 ^b	0.6 ^a	3.8 ^b	0.6 ^b	2.8 ^a	0.9 ^a	6.0 ^b

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1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Yellowknife CA

Size	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
Yellowknife CA										
3 to 5 Units	**	**	n/u	n/u	1,300 ^a	1,418 ^a	**	**	1,276 ^a	1,352 ^a
6 to 19 Units	808 ^a	995 ^a	1,203 ^a	1,210 ^a	1,469 ^a	1,456 ^a	1,513 ^a	1,536 ^a	1,368 ^a	1,385 ^a
20 to 49 Units	909 ^a	896 ^a	1,124 ^a	1,207 ^a	1,349 ^a	1,410 ^a	1,432 ^a	1,506 ^a	1,240 ^a	1,311 ^a
50 to 99 Units	971 ^a	1,011 ^a	1,208 ^a	1,303 ^a	1,446 ^a	1,534 ^a	1,626 ^a	1,638 ^a	1,361 ^a	1,435 ^a
100+ Units	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/u	n/s	n/s
Total	902 ^a	953 ^a	1,178 ^a	1,255 ^a	1,411 ^a	1,473 ^a	1,568 ^a	1,587 ^a	1,320 ^a	1,381 ^a

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Yellowknife CA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Yellowknife CA	0.0 a	3.4 a	0.9 a	4.8 a	1.3 a	6.8 a	0.8 a	5.9 c	**	n/s

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Yellowknife CA

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
Yellowknife CA										
LT \$1000	0.0 c	**	**	**	n/s	n/s	n/s	n/s	0.0 c	**
\$1000 - \$1099	**	**	3.1 d	3.2 d	**	n/s	n/s	n/s	2.9 c	**
\$1100 - \$1199	n/s	**	1.9 c	12.9 c	**	**	n/s	n/s	1.5 c	11.8 c
\$1200 - \$1299	**	**	**	9.0 b	0.8 a	1.9 c	**	n/s	1.4 a	7.6 b
\$1300 - \$1399	n/s	**	0.0 c	**	1.7 c	7.8 b	**	**	1.3 a	7.4 b
\$1400+	n/s	n/s	**	**	0.5 a	2.1 c	0.6 b	3.1 c	0.5 a	4.0 c
Total	0.0 a	5.6 a	1.4 a	9.7 b	0.6 a	3.8 b	0.6 b	2.8 a	0.9 a	6.0 b

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

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Yellowknife CA

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
Yellowknife CA	n/u	n/u	**	**	0.0 a	0.0 a	0.3 a	1.9 a	0.2 a	1.7 a

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

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

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

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

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

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Yellowknife CA

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
Yellowknife CA	n/u	n/u	**	**	1,279 a	1,358 a	1,632 a	1,745 a	1,590 a	1,696 a

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

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

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

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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Yellowknife CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Yellowknife CA	n/u	n/u	**	**	0 a	40	6 a	313	6 a	356

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

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Yellowknife CA

Zone	Following City											
	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		
Yellowknife CA	n/u	n/u	**	**	0.0	a	0.0	a	0.3	a	1.9	a

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

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

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

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

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent ¹ by Bedroom Type Yellowknife CA

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		
Yellowknife CA	n/u	n/u	**	**	0.7	a	4.2	a	5.7	a	6.3	a

¹The 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 Yellowknife CA

Zone	Yellowknife CA																			
	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										
Yellowknife CA	0.0	a	5.6	a	1.4	a	9.6	b	0.6	a	3.6	b	0.4	a	2.3	a	0.8	a	5.3	b

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

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

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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

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 Yellowknife CA

Zone	Yellowknife CA																			
	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										
Yellowknife CA	902	a	953	a	1,177	a	1,255	a	1,406	a	1,468	a	1,606	a	1,674	a	1,362	a	1,426	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

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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Yellowknife CA

Zone	Yellowknife CA									
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Yellowknife CA	3 a	61	68 b	707	31 b	853	12 a	517	114 b	2,138

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

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

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

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

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

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Yellowknife CA

Zone	Yellowknife CA																			
	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										
Yellowknife CA	0.0	a	5.6	a	1.4	a	9.8	b	0.8	a	3.6	b	0.6	a	2.3	a	0.9	a	5.4	b

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

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

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

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

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

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Bedroom Type Yellowknife CA

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										
Yellowknife CA	9.0	a	3.2	a	6.2	b	7.7	b	5.9	b	4.8	b	8.1	b	2.8	a	6.4	b	5.3	b

¹The 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

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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