

RENTAL MARKET REPORT

Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- The apartment vacancy rate across the Edmonton Census Metropolitan Area (CMA) decreased to 3.3 per cent in October 2011 from 4.2 per cent in October 2010.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Edmonton CMA was \$1,034 this October, up from \$1,015 in October 2010.
- In rental structures common to both surveys, the average rent for a two-bedroom apartment unit increased by 0.9 per cent year-over-year.
- The average vacancy rate in row (townhouse) rental units decreased to three per cent this fall from 3.5 per cent in October 2010.

Figure 1

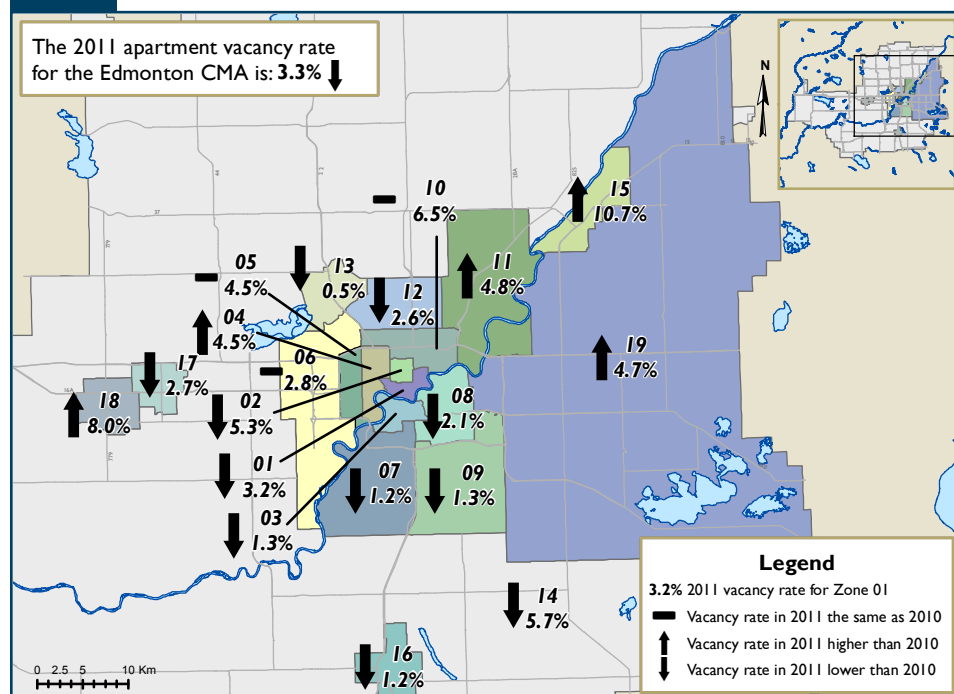


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Edmonton Rental Market Survey

Apartment Vacancies Continue Downward

Following a modest year-over-year reduction last fall, the apartment vacancy rate¹ across the Edmonton Census Metropolitan Area (CMA) decreased to 3.3 per cent in October from 4.2 per cent in October 2010. Increased net migration into Alberta and stronger job creation in Alberta's Capital region has contributed to the reductions in vacant rental apartments.

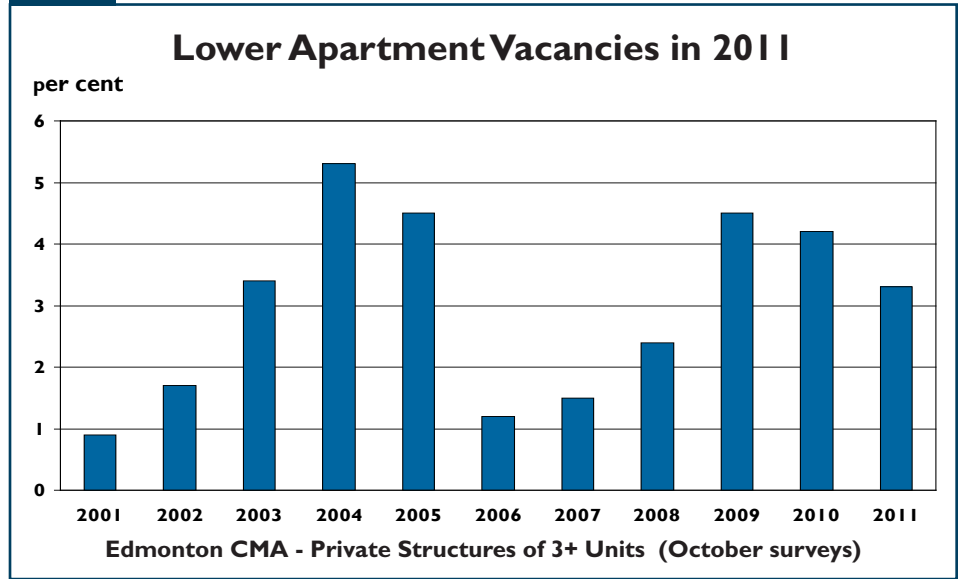
With apartment vacancies trending downward across Edmonton, some property managers and owners have been able to increase rents. In October 2011, an average two-bedroom apartment rented for \$1,034, representing a \$19 increase from October 2010. Between October 2009 and 2010, two-bedroom rents remained stable at \$1,015 per month.

On a same-sample basis², the average rent for a two-bedroom apartment increased by 0.9 per cent from October 2010 to October 2011. In last year's survey, the year-over-year per cent change in same-sample rents compared to 2009 was not statistically different than zero.

Survey Results

CMHC's October 2011 Rental Market Survey (RMS) of privately-owned rental structures in Greater

Figure 2



Source: CMHC

Edmonton found a vacancy rate of 3.3 per cent within a total universe of 57,941 rental apartments.

This compares with a vacancy rate of 4.2 per cent of 58,557 apartment units in the October 2010 survey. The universe of purpose-built rental apartments decreased by 616 units or 1.1 per cent between the two October surveys. This follows a decline of 483 units or 0.8 per cent between the October 2009 and 2010 surveys.

The change in the number of units in the universe is impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. For example, there were 400 rental apartments permanently removed from the CMHC universe between October 2010 and 2011 due to condominium conversion. Other

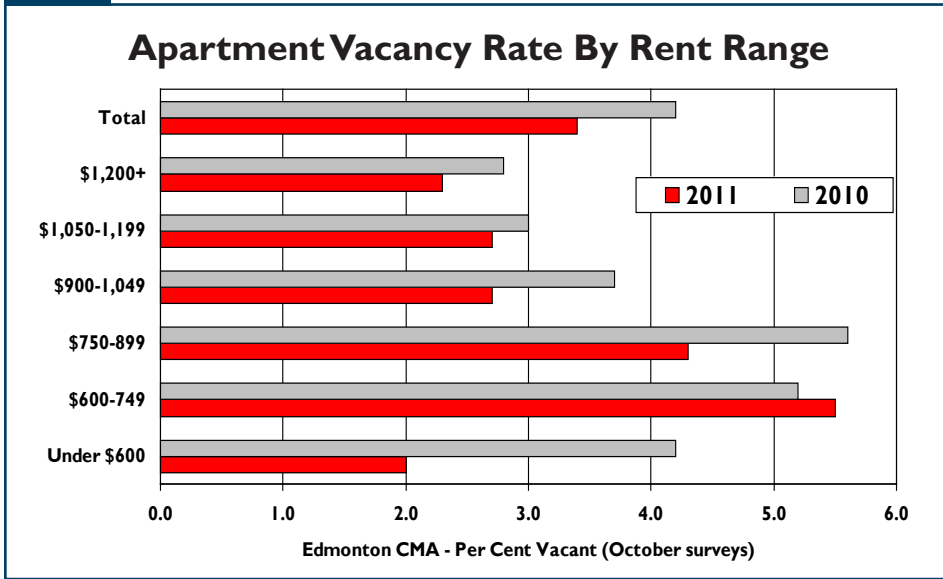
buildings removed from the survey were either vacant and for sale, demolished, boarded up, or converted to other uses. During the period October 2010 to September 2011, there were 83 rental apartment unit completions throughout the Edmonton CMA. Since the number of units removed from the universe exceeded the number of additions, Edmonton's apartment rental universe moved lower in the past year.

Table 1.1.1 shows vacancy rates by survey zone and unit type. Following a 0.3 percentage point decrease in the previous October survey, the apartment vacancy rate decreased by 0.9 percentage points from October 2010 to October 2011 to 3.3 per cent. Bachelor suites reported the lowest vacancy rate at 2.7 per cent. Vacancies among all other types were very close to the overall average for all apartments.

¹ Based on privately-initiated rental apartment structures of three or more units.

² When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2010 and 2011 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Figure 3



Source: CMHC

The area with the lowest vacancy rate this fall was St. Albert, at 0.5 per cent. Other relatively tight markets included the South West and Leduc, both at 1.2 per cent. The University and Millwoods zones were also showing a low vacancy rate of 1.3 per cent. Similar to the 2010 October survey, the highest vacancy rate was found in Fort Saskatchewan at 10.7 per cent compared with 10.2 per cent a year prior.

A breakdown of apartment vacancy rates by rent range is provided in Table 1.4 and illustrated in Figure 3. Vacancies in October 2011 were highest, at 5.6 per cent, for units renting between \$600 and \$749 per month. Units renting for less than \$600 displayed vacancy rates in 2011 of 2.0 per cent compared with 4.2 per cent a year prior. Units priced over \$1,200 per month reported a vacancy rate of 2.2 per cent this year compared with a rate of 2.8 per cent in 2010.

When comparing vacancy rates by size of structure, in general larger buildings had fewer vacancies than

smaller structures. Structures with 100+ units reported an average vacancy rate this fall of 1.6 per cent compared with two per cent a year prior. Buildings with fewer than 20 units displayed vacancy rates of over four per cent in October 2011 compared to over five per cent in 2010.

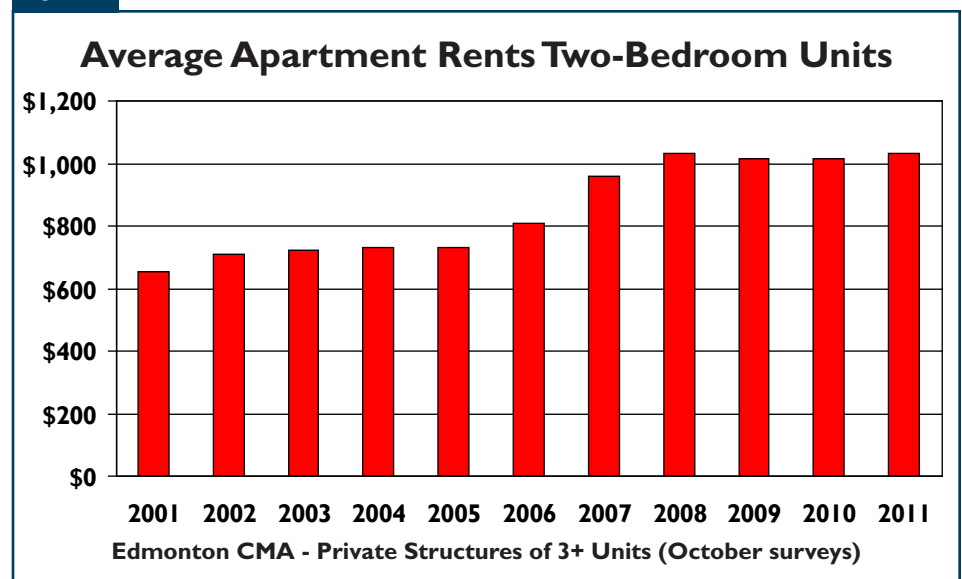
Availability Rates Trending Lower

The availability rate for apartments in Greater Edmonton continues to decrease. Following a 0.3 percentage point decline in the previous October survey, the availability rate declined to 4.3 per cent from 5.3 per cent a year prior. Similar to the 2010 survey, the availability rate was highest in Fort Saskatchewan at 12.2 per cent. The lowest availability rate, at two per cent, was located in St. Albert. A rental unit is considered available if the unit is vacant, or the existing tenant has given or received formal notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

Apartment Rents Increase

With vacancy rates declining across Metro Edmonton, rent levels have edged upward. The average rent for all apartment units rose \$17 per month to \$934 from an average value

Figure 4



Source: CMHC

of \$917 recorded in October 2010. This follows an average year-over-year increase of one dollar per month in the previous October survey. On a same-sample basis, rents in existing units increased by one per cent between October 2010 and October 2011. This compares with a 0.4 per cent increase for all units in the previous October survey.

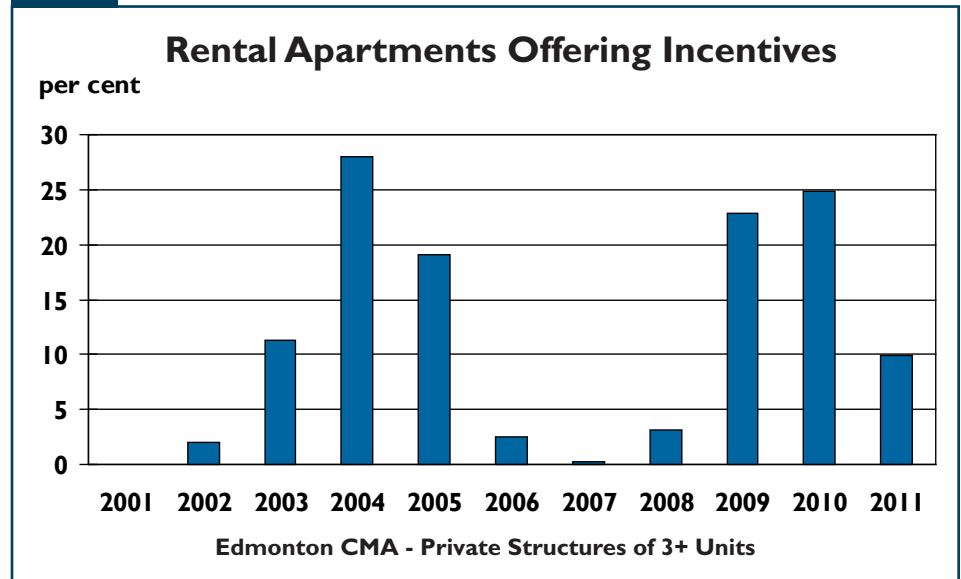
The average one-bedroom apartment rent increased from \$843 in October 2010 to \$857 in 2011's survey. On a same-sample basis, one-bedroom rents this year increased by 0.8 per cent compared with a 0.7 per cent rise in one-bedroom rents in existing units between October 2009 and 2010. A typical two-bedroom apartment rented for \$1,034 in October 2011, up from \$1,015 a year prior. When looking at units common to both surveys, two-bedroom rents increased by 0.9 per cent in the past year. In the previous survey, the change in two-bedroom rents was not statistically different from zero.

Table 1.1.2 shows average apartment rents by bedroom type and survey zone. Similar to last year's survey, the district showing the highest overall average rent was Strathcona County at \$1,067 per month. The lowest rent levels in our survey were recorded in North Central and Hudson Bay Reserve, at \$779 and \$794, respectively. These older inner-city areas also had the lowest rent levels in 2010 and are typically the least expensive places to rent in Edmonton.

Fewer Incentives Available

With vacancy rates moving lower across the Edmonton region, fewer landlords are offering incentives to lure new tenants and reduce turnovers. Typical incentives range from a month's free rent or two-year

Figure 5



Source: CMHC

leases (with locked in rents) to extra appliances, free cable TV, parking or high-speed internet. The proportion of rental apartment structures offering incentives decreased from 25 per cent last October to 10 per cent this October. This represents the lowest level since October 2008, when slightly more than three per cent of structures surveyed offered incentives. With vacancies expected to remain on the downward trend in 2012, the proportion of landlords offering incentives should also decrease.

Row Vacancy Rates Decrease

CMHC's October 2011 survey of privately-owned rental townhouse structures in Greater Edmonton found a vacancy rate of three per cent within a total universe of 7,932 rental row units. This compares with a vacancy rate of 3.5 per cent of 8,073 row units a year prior. The universe of purpose-built rental townhouses decreased by 141 units or 1.7 per cent between the two October surveys. This compares with a decrease of 93 units or 1.1 per cent

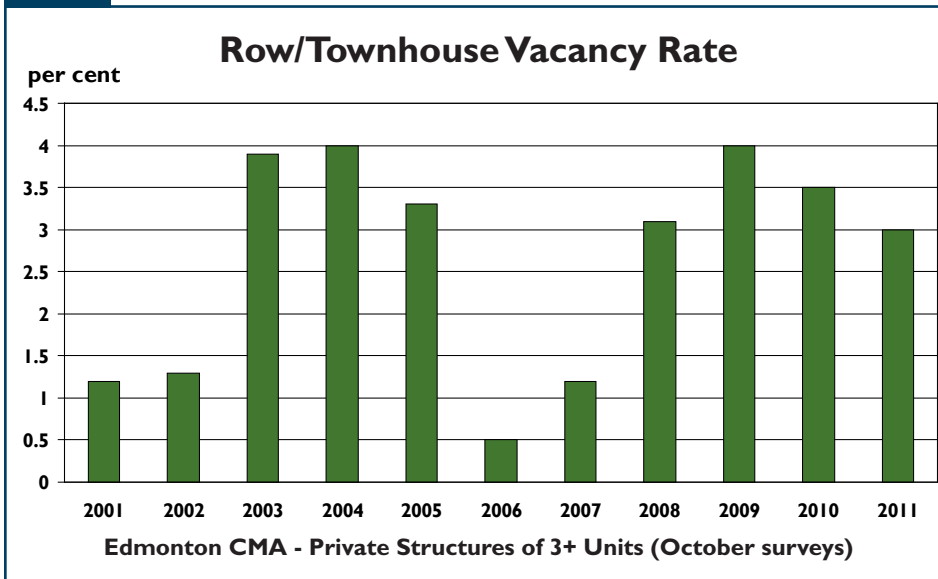
between the October 2009 and 2010 surveys. During the period October 2010 to September 2011, there were 54 row rental unit completions across the Capital region. Between the October surveys, however, 133 units were permanently removed from the universe due to condominium conversion.

At 17.3 per cent, the highest row vacancies across the Edmonton CMA were found in Fort Saskatchewan. In October 2010, row vacancies in Other Outlying Areas were also the highest at 15.8 per cent. The availability rate within Greater Edmonton's rental townhouse units decreased to four per cent on October 2011 compared with 4.6 per cent one year earlier.

Row Rents Relatively Stable

The average rent for all row units was \$1,135 per month this October 2010 compared with \$1,127 a year prior. This follows an increase of \$46 per month between the 2009 and 2010 October surveys. The majority of townhouses in the region contain

Figure 6



Source: CMHC

two-or-more bedrooms. Two-bedroom units rented for \$1,073 this year compared with \$1,065 last October. Units with three-or-more bedrooms rented for \$1,178 this fall, up \$13 from this time last year.

On a same-sample basis, townhouse rents rose year-over-year by 1.1 per cent. This follows a five per cent increase reported in the 2010 survey. The highest townhouse rents, at \$1,263 per month, were found in Castledowns. The lowest row unit rents were found in Other Outlying Areas at \$844 per month.

Rental Market Outlook

Elevated world oil prices have improved cash flow within the energy sector and the resulting capital spending will help maintain strong economic growth in the Alberta Capital region during the coming year. Apartment vacancy rates across Greater Edmonton decreased in 2011 thanks to improved demand

associated with the growing economy and further reductions are expected in the coming year as the economy continues to expand.

While rental completions should increase next year due to an uptick in starts in 2011, the new supply will not keep pace with the expected rise in demand. Improving employment, particularly among the younger-age groups, will encourage more newcomers to the region. Meanwhile, inventories in both the new and existing condominium homeowner market have remained elevated this year but are expected to decrease in 2012.

With apartment vacancies trending downward, rental rates will continue to rise in the months ahead. A typical two-bedroom unit will rent for close to \$1,060 by the fall of 2012, representing a \$26 per month average increase over the current year. As turnovers decrease and occupancy levels improve, we also look for fewer incentives on offer to prospective tenants in 2012.

Secondary Rental Market Survey

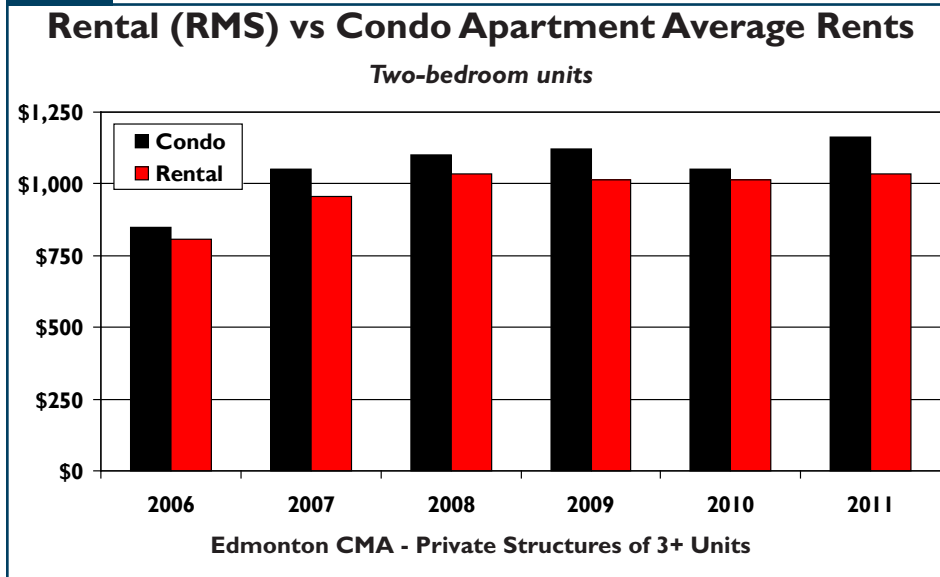
CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Secondary Rental Market Survey: Condominium Apartments

CMHC's survey found a total condominium universe of 41,183 units this October compared with 39,413 units last fall. The number of condominium apartments identified as rental totalled 11,733 units, not significantly different from the 11,312 rental condominiums tallied last year. This follows a 34 per cent increase in condominium rental units in the previous survey. The proportion of condominium units identified as investor-owned and rented rather than owner-occupied remained stable at 28.5 per cent of the total condominium universe, compared with 28.7 per cent in 2010. The vacancy rate in rental condominium apartments across the Edmonton CMA was 3.7 per cent in October 2011 compared to a vacancy rate of 5.2 per cent in October 2010.

The average monthly rent for a typical two-bedroom condominium apartment unit in Greater Edmonton in October 2011 was \$1,164 compared to \$1,050 in the

Figure 7



Source: CMHC

October 2010 survey. The change in condominium rental rates can be credited to increasing demand for condominium rentals and rental apartments as well as rising rents in the purpose-built rental stock. A comparison of monthly rental rates between rental condominiums and rental apartments in the October survey is provided in Table 4.1.2. As was found in previous surveys, rents in condominium apartments are typically higher than in purpose-built rental units. In general, condominium units would be expected to rent for more than a similar sized rental unit because new condos are designed and marketed as a premium product.

As such, condominium apartments are typically better appointed than rentals, with additional features such as in-suite washer and dryers, walk-in closets and en-suite bathrooms, as well as underground parking.

Secondary Rental Market Survey: Other Dwelling Types

The number of households renting in Edmonton's other secondary market in October 2011 was estimated at 47,756, compared to an estimated

47,073 in October 2010. The average rent in the other secondary market this year was \$1,166 compared with \$1,106 in October of previous year.

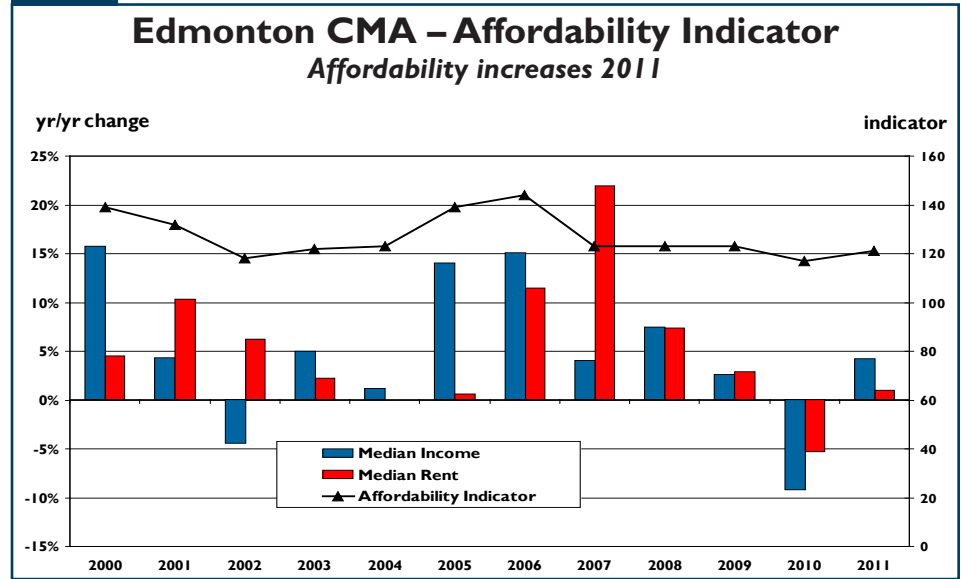
The 2011 secondary survey of other dwelling types reported 16,162 households renting single-detached units and paying an average rent of \$1,230 per month. This compares with an average single-detached rent of \$1,199 in October 2010. The October 2011 survey found 25,588 households renting either a semi-detached, row or duplex unit. These households paid an average rent of \$1,143 compared with \$1,056 a year prior. The 2011 survey reported an average rent for other unit types (primarily accessory suites) of \$1,091.

Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose-built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

Rental Affordability Indicator

CMHC's rental affordability indicator³ shows that affordability in Edmonton's rental market increased in the past year. The rental affordability indicator in Edmonton was 121 for 2011 compared with 117 in 2010. Affordability increased because renter income grew at a faster rate in the past year than the increase in the cost of renting a median-priced two-bedroom apartment. The estimated median income of renter households increased by 4.2 per cent from 2010 to 2011, while the median rent of a two-bedroom apartment increased one per cent during the same period.

Figure 8



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

³ Please refer to the methodology section for detailed information on the indicator.

Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	2.6	2.2

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres⁴ decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent) and Moncton (4.3 per cent).

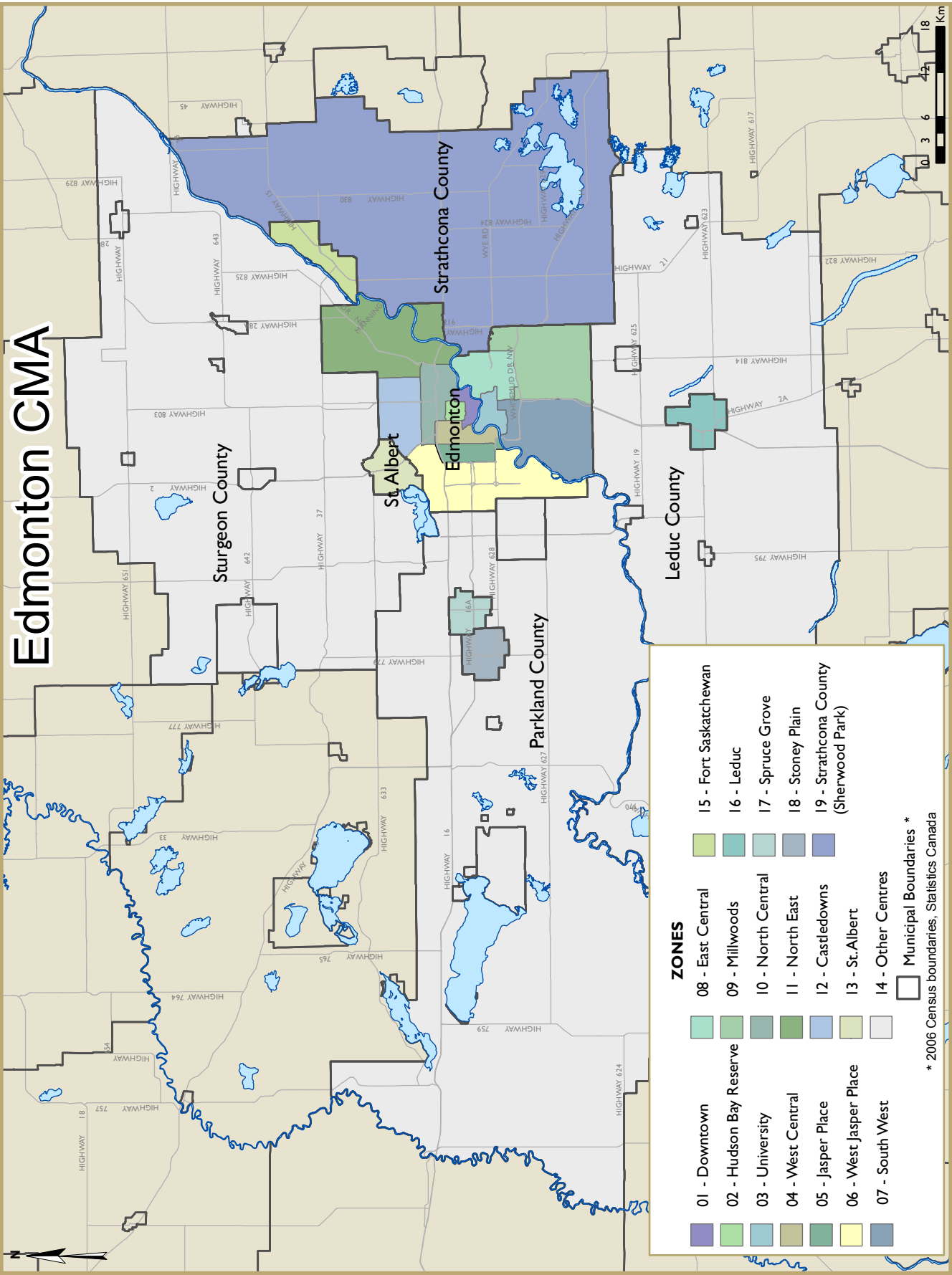
The Canadian average two-bedroom rent was up from \$860 in October 2010 to \$883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver (\$1,237), Toronto (\$1,149), Ottawa (\$1,086), Calgary (\$1,084), Victoria (\$1,045), Edmonton (\$1,034) and Barrie (\$1,001). The lowest average monthly

rents for two-bedroom apartments were in Trois-Rivières (\$547), Saguenay (\$557) and Sherbrooke (\$577).

Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent) and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent) and Montréal (2.8 per cent).

⁴ 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).



RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	Downtown - Census tracts: 0030.00, 0031.00, 0032.01-0032.02, 0033.00, 0034.00, 0044.00, 0045.00
Zone 2	Hudson Bay Reserve - Census tracts: 0046.00, 0047.00, 0054.00
Zone 3	University - Census tracts: 0010.00, 0011.00, 0013.00, 0014.00, 0021.00, 0022.00, 0023.00
Zone 4	West Central - Census tracts: 0009.00, 0024.01-0024.02, 0029.00, 0048.00, 0049.00, 0052.01-0052.02, 0053.00, 0063.00, 0064.01-0064.02
Zones 1-4	Edmonton Core
Zone 5	Jasper Place - Census tracts: 0007.01, 0008.01-0008.02, 0025.00, 0026.01-0026.02, 0027.00, 0028.00, 0050.00, 0051.01, 0051.02
Zone 6	West Jasper Place - Census tracts: 0006.01, 0006.03-0006.06, 0006.08-0006.09, 0006.11, 0006.13-0006.18, 0007.02, 0079.01-0079.02
Zones 5-6	West
Zone 7	South West - Census tracts: 0001.02, 0001.03-0001.07, 0002.01-0002.05, 0003.00, 0004.01-0004.02, 0005.01-0005.02, 0005.04-0005.05, 0005.07-0005.08, 0012.01-0012.02, 0104.08-104.09
Zone 8	East Central - Census tracts: 0015.01-0015.02, 0016.01-0016.02, 0017.00, 0018.00, 0019.01-0019.02, 0020.00, 0035.00, 0036.00, 0037.00, 0038.00, 0039.00, 0040.00, 0041.00
Zone 9	Millwoods - Census tracts: 0001.01, 0090.01-0090.09, 0090.11-0090.13, 0090.15-0090.22, 0104.10-0104.11
Zone 7-9	South
Zone 10	North Central - Census tracts: 0043.00, 0055.00, 0056.00, 0057.00, 0059.00, 0060.01-0060.02, 0061.00, 0062.00, 0065.01-0065.03, 0066.01-0066.02, 0067.01-0067.02, 0068.01-0068.02, 0069.00, 0070.00, 0071.00, 0072.00, 0073.00, 0074.00
Zone 11	North East - Census tracts: 0042.01-0042.02, 0058.00, 0075.01-0075.10, 0140.05-0140.06
Zone 12	Castledowns - Census tracts: 0076.01-0076.02, 0077.01-0077.02, 0078.01-0078.03, 0078.05-0078.09, 0078.11-0078.13, 0121.05
Zones 10-12	North
Zones 1-12	City of Edmonton
Zone 13	St. Albert - Census tracts: 0120.01-0120.03, 0120.05-0120.06, 0121.02-0121.04, 0121.06, 0140.03
Zone 14	Other Outlying Areas - Census tracts: 0140.04, 0141.00, 0142.01-0142.04, 0150.00, 0151.00, 0155.00, 0156.00, 0157.00, 0160.01-0160.02, 0164.00, 0165.01-0165.02, 0166.00, 0200.00
Zone 15	Fort Saskatchewan - Census tracts: 0110.01, 0110.02, 0111.00
Zone 16	Leduc - Census tracts: 0152.00, 0153.00, 0154.00
Zone 17	Spruce Grove - Census tracts: 0161.00, 0162.01, 0162.02
Zone 18	Stony Plain - Census tracts: 0163.03, 0163.04
Zone 19	Strathcona County (Sherwood Park) - Census tracts: 0100.00, 0101.01, 0101.02, 0102.00, 0103.00, 0104.02, 0104.05, 0104.12, 0104.13, 0104.14, 0105.01, 0105.03, 0105.04, 0106.00
Zone 14-19	All Outlying Areas
Zones 1-19	Edmonton CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	Central includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	Suburban includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	Other Metro includes RMS Zone 13 (St. Albert); and Zone 14 (Other Centres).
Sub Areas 1-3	Edmonton 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, Winnipeg, 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, Winnipeg, 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 Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	3.4 a	2.3 a	4.2 a	3.5 a	3.8 a	2.8 a	2.2 b	5.6 b	4.0 a	3.2 a
Hudson Bay Reserve (Zone 2)	11.0 d	5.7 d	6.3 b	5.8 b	6.6 c	4.5 b	**	0.0 c	6.8 b	5.3 b
University (Zone 3)	1.4 d	0.7 b	3.0 a	1.4 a	2.2 a	1.4 a	**	0.0 c	2.6 a	1.3 a
West Central (Zone 4)	2.1 b	5.6 a	3.8 b	4.5 a	3.6 b	4.1 a	**	2.6 c	3.6 b	4.5 a
Edmonton Core (Zones 1-4)	3.8 b	2.7 a	4.2 a	3.5 a	3.9 a	3.0 a	2.4 c	2.9 b	4.1 a	3.2 a
Jasper Place (Zone 5)	**	9.6 b	4.5 b	4.4 b	5.5 c	3.4 b	4.0 c	7.5 b	5.0 b	4.5 b
West Jasper Place (Zone 6)	5.0 a	2.5 c	1.0 a	2.3 a	4.0 b	3.2 a	1.6 a	2.7 a	2.8 a	2.8 a
West (Zones 5-6)	6.6 b	6.6 c	3.2 b	3.6 b	4.7 b	3.3 a	2.8 a	5.0 b	4.0 a	3.7 a
South West (Zone 7)	4.6 a	0.9 a	2.2 a	1.0 a	2.8 a	1.2 a	2.2 a	1.4 a	2.6 a	1.2 a
East Central (Zone 8)	7.4 a	1.3 d	4.5 a	1.4 a	4.7 a	3.0 a	2.8 a	1.4 a	4.7 a	2.1 a
Millwoods (Zone 9)	**	0.0 c	2.7 a	1.3 a	3.4 a	1.2 a	3.6 a	2.0 a	3.2 a	1.3 a
South (Zones 7-9)	5.6 b	1.0 a	2.8 a	1.1 a	3.2 a	1.5 a	2.5 a	1.5 a	3.1 a	1.4 a
North Central (Zone 10)	3.8 d	1.7 c	7.5 c	8.4 c	8.1 c	5.5 c	5.0 d	**	7.2 b	6.5 b
North East (Zone 11)	8.0 a	2.0 a	3.9 a	3.9 a	4.7 a	5.8 a	3.1 b	3.0 a	4.3 a	4.8 a
Castledowns (Zone 12)	**	0.0 c	4.1 a	2.8 b	5.2 a	2.6 a	6.3 a	2.8 a	5.1 a	2.6 a
North (Zones 10-12)	5.0 c	1.6 c	5.8 b	6.1 b	5.9 a	4.8 a	4.6 b	3.6 b	5.7 a	5.0 a
Edmonton City (Zones 1-12)	4.4 a	2.6 a	4.1 a	3.5 a	4.3 a	3.0 a	3.2 a	3.3 a	4.2 a	3.3 a
St. Albert (Zone 13)	n/u	n/u	1.5 a	0.0 c	2.4 a	0.3 a	2.9 a	1.5 a	2.3 a	0.5 a
Other Outlying Areas (Zone 14)	10.0 a	0.0 a	5.6 a	6.1 a	7.2 a	5.6 a	28.6 a	6.7 a	7.3 a	5.7 a
Fort Saskatchewan (Zone 15)	14.3 a	5.7 a	12.6 a	7.4 a	8.9 a	12.1 a	n/u	n/u	10.2 a	10.7 a
Leduc (Zone 16)	0.0 a	0.0 a	4.0 a	1.6 b	0.8 a	1.2 a	2.6 a	0.0 a	1.8 a	1.2 a
Spruce Grove (Zone 17)	**	**	2.4 a	2.9 a	2.8 a	1.9 a	19.2 a	11.5 a	3.2 a	2.7 a
Stony Plain (Zone 18)	**	**	4.6 a	**	4.1 a	7.2 b	20.8 a	**	6.2 a	8.0 b
Strathcona County (Zone 19)	**	**	0.0 a	2.3 b	1.5 a	5.3 a	0.0 a	9.1 a	1.0 a	4.7 a
All Outlying Areas (Zones 14-19)	10.8 a	4.6 a	4.7 a	4.3 a	3.8 a	5.1 a	13.5 a	7.2 b	4.7 a	4.9 a
Edmonton CMA	4.5 a	2.7 a	4.1 a	3.5 a	4.2 a	3.2 a	3.7 a	3.4 a	4.2 a	3.3 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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	729 a	739 a	890 a	909 a	1,135 a	1,159 a	1,302 b	1,316 a	938 a	963 a
Hudson Bay Reserve (Zone 2)	618 a	628 a	745 a	756 a	901 a	904 a	1,062 b	1,001 b	777 a	794 a
University (Zone 3)	781 a	799 a	886 a	910 a	1,126 a	1,178 a	1,240 b	1,276 b	947 a	972 a
West Central (Zone 4)	652 a	658 a	810 a	806 a	959 a	956 a	1,097 a	1,092 a	850 a	847 a
Edmonton Core (Zones 1-4)	718 a	734 a	854 a	871 a	1,070 a	1,090 a	1,223 a	1,230 a	902 a	923 a
Jasper Place (Zone 5)	648 a	652 a	778 a	783 a	920 a	943 a	1,122 a	1,160 a	851 a	869 a
West Jasper Place (Zone 6)	741 a	772 a	900 a	918 a	1,064 a	1,070 a	1,259 a	1,260 a	1,002 a	1,024 a
West (Zones 5-6)	701 a	702 a	824 a	834 a	994 a	1,010 a	1,194 a	1,213 a	921 a	940 a
South West (Zone 7)	792 a	770 a	913 a	926 a	1,056 a	1,068 a	1,200 a	1,256 a	1,004 a	1,017 a
East Central (Zone 8)	653 a	707 a	808 a	810 a	955 a	971 a	1,140 c	1,240 b	879 a	895 a
Millwoods (Zone 9)	690 b	693 b	846 a	866 a	1,037 a	1,064 a	1,280 a	1,271 a	978 a	1,005 a
South (Zones 7-9)	746 a	744 a	880 a	891 a	1,037 a	1,051 a	1,206 a	1,257 a	977 a	992 a
North Central (Zone 10)	625 a	617 a	742 a	743 a	856 a	874 a	1,077 a	1,054 a	787 a	779 a
North East (Zone 11)	640 a	648 a	836 a	838 a	975 a	1,000 a	1,086 a	1,111 a	931 a	946 a
Castledowns (Zone 12)	666 a	711 a	849 a	851 a	968 a	968 a	1,203 a	1,175 a	941 a	948 a
North (Zones 10-12)	630 a	625 a	790 a	792 a	934 a	953 a	1,117 a	1,121 a	872 a	877 a
Edmonton City (Zones 1-12)	708 a	713 a	844 a	858 a	1,017 a	1,036 a	1,177 a	1,199 a	915 a	931 a
St. Albert (Zone 13)	n/u	n/u	851 a	871 a	995 a	1,034 a	1,184 a	1,190 a	1,004 a	1,035 a
Other Outlying Areas (Zone 14)	501 a	506 a	716 a	756 a	849 a	884 a	870 a	907 a	789 a	826 a
Fort Saskatchewan (Zone 15)	763 a	685 a	795 a	791 a	957 a	974 a	n/u	n/u	902 a	916 a
Leduc (Zone 16)	639 a	684 a	865 a	871 a	1,040 a	1,086 a	1,144 a	1,174 a	991 a	1,031 a
Spruce Grove (Zone 17)	**	**	856 a	869 a	1,021 a	1,022 a	1,083 a	1,079 a	969 a	968 a
Stony Plain (Zone 18)	**	**	806 a	761 a	966 a	964 a	1,007 a	1,001 a	931 a	933 a
Strathcona County (Zone 19)	**	**	918 a	934 a	1,107 a	1,109 a	1,185 a	1,170 a	1,062 a	1,067 a
All Outlying Areas (Zones 14-19)	708 a	684 a	824 a	837 a	998 a	1,017 a	1,067 a	1,074 a	945 a	963 a
Edmonton CMA	708 a	713 a	843 a	857 a	1,015 a	1,034 a	1,171 a	1,191 a	917 a	934 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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	1,514	1,479	6,748	6,714	3,279	3,245	189	194	11,730	11,632
Hudson Bay Reserve (Zone 2)	363	326	2,582	2,530	1,258	1,217	64	65	4,267	4,138
University (Zone 3)	779	764	3,481	3,468	1,642	1,602	151	148	6,053	5,982
West Central (Zone 4)	307	299	1,609	1,609	1,049	1,020	51	43	3,016	2,971
Edmonton Core (Zones 1-4)	2,963	2,868	14,420	14,321	7,228	7,084	455	450	25,066	24,723
Jasper Place (Zone 5)	162	162	2,075	2,033	1,620	1,597	286	274	4,143	4,066
West Jasper Place (Zone 6)	172	177	1,214	1,202	1,719	1,704	306	303	3,411	3,386
West (Zones 5-6)	334	339	3,289	3,235	3,339	3,301	592	577	7,554	7,452
South West (Zone 7)	217	217	2,707	2,695	3,943	3,825	446	420	7,313	7,157
East Central (Zone 8)	104	103	968	966	993	986	74	75	2,139	2,130
Millwoods (Zone 9)	35	35	700	698	1,115	1,179	108	104	1,958	2,016
South (Zones 7-9)	356	355	4,375	4,359	6,051	5,990	628	599	11,410	11,303
North Central (Zone 10)	492	482	2,344	2,274	1,473	1,460	166	166	4,475	4,382
North East (Zone 11)	50	51	1,291	1,302	2,014	1,955	318	331	3,673	3,639
Castledowns (Zone 12)	48	47	777	765	1,295	1,254	222	216	2,342	2,282
North (Zones 10-12)	590	580	4,412	4,341	4,782	4,669	706	713	10,490	10,303
Edmonton City (Zones 1-12)	4,243	4,142	26,496	26,256	21,400	21,044	2,381	2,339	54,520	53,781
St. Albert (Zone 13)	0	0	163	163	368	351	135	137	666	651
Other Outlying Areas (Zone 14)	10	10	179	181	251	251	14	15	454	457
Fort Saskatchewan (Zone 15)	35	35	135	135	350	437	0	0	520	607
Leduc (Zone 16)	5	5	225	222	506	604	38	38	774	869
Spruce Grove (Zone 17)	9	9	252	256	498	499	26	26	785	790
Stony Plain (Zone 18)	2	2	109	83	296	268	48	48	455	401
Strathcona County (Zone 19)	4	4	91	98	266	262	22	21	383	385
All Outlying Areas (Zones 14-19)	65	65	991	975	2,167	2,321	148	148	3,371	3,509
Edmonton CMA	4,308	4,207	27,650	27,394	23,935	23,716	2,664	2,624	58,557	57,941

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	4.5 a	3.3 a	5.0 a	4.2 a	5.1 a	3.6 a	2.2 b	7.1 b	4.9 a	4.0 a
Hudson Bay Reserve (Zone 2)	11.5 d	5.7 d	8.4 b	6.2 b	8.1 b	5.1 b	**	0.0 c	8.6 a	5.8 b
University (Zone 3)	2.3 c	1.0 a	4.3 b	3.0 b	3.6 b	3.1 c	**	0.0 c	3.8 b	2.8 a
West Central (Zone 4)	2.1 b	5.9 a	4.4 b	4.9 a	3.8 b	4.5 a	5.0 d	2.6 c	4.0 b	4.8 a
Edmonton Core (Zones 1-4)	4.7 b	3.3 b	5.3 a	4.4 a	5.1 a	3.9 a	3.2 c	3.6 d	5.1 a	4.1 a
Jasper Place (Zone 5)	**	10.2 c	6.4 b	5.5 b	6.8 b	4.2 b	10.7 d	8.9 b	7.0 b	5.4 b
West Jasper Place (Zone 6)	6.0 a	5.7 d	2.9 a	3.5 a	6.8 a	5.1 a	6.0 a	3.8 b	5.3 a	4.5 a
West (Zones 5-6)	7.8 b	8.3 b	5.1 a	4.8 a	6.8 b	4.7 a	8.2 b	6.3 b	6.2 a	5.0 a
South West (Zone 7)	5.1 a	2.3 a	2.9 a	2.4 a	4.0 a	2.9 a	2.7 a	3.3 a	3.5 a	2.7 a
East Central (Zone 8)	9.3 a	2.5 c	5.7 a	2.0 a	5.4 a	3.5 b	2.8 a	5.6 c	5.6 a	2.9 a
Millwoods (Zone 9)	**	0.0 c	4.6 b	3.3 c	4.9 a	2.4 a	6.5 a	2.0 a	4.9 a	2.6 a
South (Zones 7-9)	6.4 b	2.2 a	3.8 a	2.5 a	4.4 a	2.9 a	3.4 a	3.4 a	4.2 a	2.7 a
North Central (Zone 10)	3.8 d	1.9 c	7.9 c	8.5 c	8.6 c	6.0 c	5.6 d	**	7.7 b	6.7 b
North East (Zone 11)	8.0 a	2.0 a	4.6 a	4.5 a	5.4 a	6.5 a	3.8 b	4.5 a	5.0 a	5.6 a
Castledowns (Zone 12)	**	0.0 c	4.7 a	3.4 c	6.5 a	3.2 b	6.3 a	4.7 a	6.0 a	3.4 b
North (Zones 10-12)	5.0 c	1.8 c	6.3 b	6.4 b	6.7 a	5.5 a	5.0 b	4.9 a	6.4 a	5.6 a
Edmonton City (Zones 1-12)	5.1 a	3.3 a	5.2 a	4.4 a	5.5 a	4.1 a	5.1 a	4.6 a	5.3 a	4.2 a
St. Albert (Zone 13)	n/u	n/u	2.2 a	1.2 a	2.9 a	2.2 a	3.6 a	2.2 a	2.9 a	2.0 a
Other Outlying Areas (Zone 14)	10.0 a	0.0 a	6.1 a	6.6 a	7.2 a	6.4 a	28.6 a	13.3 a	7.5 a	6.6 a
Fort Saskatchewan (Zone 15)	14.3 a	5.7 a	13.3 a	8.9 a	10.0 a	13.7 a	n/u	n/u	11.2 a	12.2 a
Leduc (Zone 16)	0.0 a	0.0 a	4.9 a	2.4 b	1.0 a	3.6 a	2.6 a	0.0 a	2.2 a	3.1 a
Spruce Grove (Zone 17)	**	**	3.2 a	3.2 a	3.8 a	3.2 b	19.2 a	11.5 a	4.1 a	3.6 a
Stony Plain (Zone 18)	**	**	7.3 a	**	5.7 a	10.0 a	25.0 a	**	8.4 a	10.0 c
Strathcona County (Zone 19)	**	**	0.0 a	4.6 c	6.0 a	9.0 a	0.0 a	9.1 a	4.2 a	7.9 a
All Outlying Areas (Zones 14-19)	10.8 a	4.6 a	5.7 a	5.1 a	5.1 a	7.1 a	14.9 a	7.9 b	5.8 a	6.5 a
Edmonton CMA	5.2 a	3.3 a	5.2 a	4.4 a	5.4 a	4.3 a	5.6 a	4.7 a	5.3 a	4.3 a

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Downtown (Zone 1)	++	1.4 a	0.9 a	0.7 b	++	1.4 a	**	++	++	1.1 a
Hudson Bay Reserve (Zone 2)	++	++	-1.0 d	0.7 b	-0.8 d	++	++	++	-1.0 a	++
University (Zone 3)	++	++	-1.1 d	1.9 c	-1.4 a	++	++	++	-0.8 d	1.3 d
West Central (Zone 4)	1.6 c	1.6 c	1.6 b	-1.5 b	2.2 a	++	-4.1 c	1.7 c	2.5 c	-0.9 a
Edmonton Core (Zones 1-4)	0.7 b	1.1 a	++	0.7 a	++	0.7 a	++	**	++	0.8 a
Jasper Place (Zone 5)	++	1.5 d	++	1.5 a	++	1.7 b	0.9 d	++	++	1.6 b
West Jasper Place (Zone 6)	-0.5 a	1.3 a	++	1.2 a	-0.8 a	1.5 a	++	1.5 a	-0.7 a	1.3 a
West (Zones 5-6)	++	1.4 a	++	1.4 a	-0.7 a	1.6 a	0.5 b	1.0 a	-0.6 a	1.5 a
South West (Zone 7)	5.0 d	++	3.5 d	0.9 a	3.3 d	1.2 a	**	2.0 b	3.1 d	1.3 a
East Central (Zone 8)	++	**	-1.1 a	++	-1.2 a	1.1 a	2.7 c	1.2 a	-1.2 a	0.8 a
Millwoods (Zone 9)	++	++	-1.7 c	2.1 b	++	1.8 b	0.9 a	0.7 a	++	2.0 b
South (Zones 7-9)	3.3 d	1.5 d	1.7 c	0.9 a	1.9 c	1.3 a	1.6 c	1.7 c	1.6 c	1.4 a
North Central (Zone 10)	++	++	++	++	++	++	**	++	**	++
North East (Zone 11)	-0.8 a	0.5 a	3.4 b	++	-0.6 b	0.6 a	++	1.1 a	0.6 b	0.8 a
Castledowns (Zone 12)	++	**	-1.2 a	0.2 b	-1.9 b	-0.2 b	1.0 a	-1.1 a	-1.3 a	0.3 a
North (Zones 10-12)	++	++	1.6 c	++	++	++	1.7 c	++	0.7 b	0.5 b
Edmonton City (Zones 1-12)	1.0 a	1.1 a	0.7 a	0.8 a	++	0.9 a	++	++	0.4 a	0.9 a
St. Albert (Zone 13)	n/u	n/u	-5.8 c	2.6 b	-3.5 a	2.4 b	-2.0 a	0.5 a	-3.0 b	2.3 b
Other Outlying Areas (Zone 14)	4.4 a	0.8 a	1.4 a	5.5 a	1.5 a	4.4 a	2.1 a	3.6 d	1.2 a	4.4 a
Fort Saskatchewan (Zone 15)	6.7 b	++	1.2 a	0.0 a	1.3 a	++	n/u	n/u	1.4 a	++
Leduc (Zone 16)	-1.2 a	9.2 a	1.8 a	1.1 d	3.6 c	1.9 b	-2.5 a	4.5 a	3.2 b	2.0 a
Spruce Grove (Zone 17)	**	**	-1.5 a	3.2 b	++	0.7 a	-3.0 d	-0.3 b	++	1.0 a
Stony Plain (Zone 18)	**	**	3.3 a	**	0.7 a	++	-0.3 a	++	1.2 a	++
Strathcona County (Zone 19)	**	**	0.1 a	1.5 a	-1.5 a	0.6 a	-4.4 a	-1.1 a	-1.2 a	0.3 a
All Outlying Areas (Zones 14-19)	3.6 a	2.3 b	0.9 a	1.8 b	1.1 a	1.3 a	-1.8 a	1.7 c	1.1 a	1.3 a
Edmonton CMA	1.0 a	1.1 a	0.7 a	0.8 a	++	0.9 a	++	++	0.4 a	1.0 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 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 the 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](#) link for more details

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Edmonton CMA										
Pre 1960	2.4	**	3.3	2.9	3.0	3.0	1.9	2.1	3.1	2.9
1960 - 1974	4.5	2.6	4.8	4.0	5.0	3.2	3.8	3.9	4.8	3.6
1975 - 1989	5.0	3.5	3.2	3.1	4.1	3.4	3.5	3.1	3.7	3.3
1990+	2.7	0.5	2.6	1.6	2.2	2.8	**	0.0	2.5	2.3
Total	4.5	2.7	4.1	3.5	4.2	3.2	3.7	3.4	4.2	3.3

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 the 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](#) link for more details

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Edmonton CMA										
Pre 1960	520	546	762	754	953	967	1,242	1,243	852	860
1960 - 1974	693	701	824	841	980	1,005	1,134	1,143	878	896
1975 - 1989	735	748	857	872	1,010	1,026	1,204	1,236	937	956
1990+	894	889	1,037	1,026	1,171	1,173	**	1,325	1,118	1,122
Total	708	713	843	857	1,015	1,034	1,171	1,191	917	934

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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

I.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total							
	Oct-10	Oct-11		Oct-10	Oct-11		Oct-10	Oct-11		Oct-10	Oct-11		Oct-10	Oct-11						
Edmonton CMA																				
3 to 5 Units	16.4	a	**	9.2	c	5.6	b	5.5	b	4.8	c	6.5	c	2.2	b	7.5	b	4.9	b	
6 to 19 Units	5.3	c	2.0	c	5.5	b	5.0	b	6.0	b	4.0	b	2.7	b	2.8	b	5.5	b	4.3	b
20 to 49 Units	8.0	a	4.1	b	4.5	a	4.0	a	4.6	a	3.6	a	4.5	a	3.9	a	4.7	a	3.9	a
50 to 99 Units	2.4	a	2.5	a	3.2	a	2.1	a	3.4	a	3.0	a	4.0	a	4.1	a	3.3	a	2.7	a
100+ Units	1.7	a	2.1	a	2.0	a	1.7	a	2.1	a	1.4	a	2.1	a	2.7	a	2.0	a	1.6	a
Total	4.5	a	2.7	a	4.1	a	3.5	a	4.2	a	3.2	a	3.7	a	3.4	a	4.2	a	3.3	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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11										
Edmonton CMA																				
3 to 5 Units	449	a	583	a	640	a	651	b	886	a	913	a	1,016	d	1,145	c	817	b	863	b
6 to 19 Units	615	a	640	a	747	a	766	a	898	a	925	a	1,131	a	1,121	a	809	a	829	a
20 to 49 Units	656	a	665	a	807	a	813	a	965	a	984	a	1,157	a	1,179	a	882	a	896	a
50 to 99 Units	739	a	732	a	900	a	906	a	1,061	a	1,078	a	1,217	a	1,216	a	978	a	990	a
100+ Units	811	a	821	a	1,007	a	1,029	a	1,208	a	1,224	a	1,279	a	1,339	a	1,068	a	1,091	a
Total	708	a	713	a	843	a	857	a	1,015	a	1,034	a	1,171	a	1,191	a	917	a	934	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 not statistically reliable.

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

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	10.3 d	**	6.8 c	5.3 c	4.9 a	5.0 a	3.4 b	2.6 a	2.8 a	1.8 a
Hudson Bay Reserve (Zone 2)	**	**	6.1 c	4.7 c	7.3 b	6.1 b	**	**	n/u	n/u
University (Zone 3)	**	**	3.2 d	1.5 a	4.2 a	1.9 a	0.7 a	0.4 a	0.8 a	0.7 a
West Central (Zone 4)	**	17.9 a	5.4 d	4.1 b	3.4 b	4.0 a	n/u	n/u	**	**
Edmonton Core (Zones 1-4)	4.0 c	8.1 c	5.2 b	3.6 b	5.2 a	4.5 a	3.2 a	2.2 a	2.1 a	1.8 a
Jasper Place (Zone 5)	**	5.9 a	**	6.2 c	4.7 b	4.1 a	4.0 a	4.2 a	**	**
West Jasper Place (Zone 6)	n/u	n/u	1.0 a	1.6 a	6.1 c	5.0 c	3.8 a	3.9 a	1.1 a	1.1 a
West (Zones 5-6)	**	5.9 a	4.0 c	4.2 c	5.0 b	4.3 a	3.8 a	4.0 a	1.6 a	0.8 a
South West (Zone 7)	**	**	3.5 b	0.3 a	2.6 a	0.8 a	3.1 a	2.0 a	1.9 a	1.2 a
East Central (Zone 8)	4.0 d	1.2 a	6.4 a	2.8 a	3.7 a	2.5 b	2.4 a	0.3 a	**	**
Millwoods (Zone 9)	**	n/u	3.0 b	2.2 b	2.7 a	2.0 c	4.2 a	0.3 a	**	**
South (Zones 7-9)	3.3 d	1.1 a	5.0 a	2.2 a	2.8 a	1.2 a	3.3 a	1.3 a	1.9 a	1.0 a
North Central (Zone 10)	**	2.1 a	8.2 c	**	5.9 b	6.7 a	3.4 a	**	n/u	n/u
North East (Zone 11)	**	**	7.0 a	5.9 a	6.3 a	4.8 a	3.1 a	4.4 a	**	**
Castledowns (Zone 12)	n/u	n/u	2.5 a	0.0 a	5.3 a	3.1 b	5.1 a	1.3 a	n/u	n/u
North (Zones 10-12)	**	1.8 a	7.8 c	6.3 c	5.7 a	4.7 a	3.5 a	3.9 a	**	**
Edmonton City (Zones 1-12)	6.4 c	4.4 b	5.6 b	4.3 b	4.7 a	3.7 a	3.4 a	2.7 a	2.0 a	1.7 a
St. Albert (Zone 13)	n/u	n/u	2.8 c	1.2 a	2.0 a	0.0 c	n/u	n/u	**	**
Other Outlying Areas (Zone 14)	15.6 a	5.7 a	5.3 a	6.3 a	7.9 a	5.1 a	n/u	n/u	n/u	n/u
Fort Saskatchewan (Zone 15)	**	**	7.1 a	10.8 a	11.1 a	11.4 a	n/u	**	n/u	n/u
Leduc (Zone 16)	n/u	n/u	5.6 a	2.2 a	0.8 a	1.7 b	0.6 a	0.3 a	n/u	n/u
Spruce Grove (Zone 17)	**	**	3.9 a	3.6 d	3.7 a	3.7 a	3.0 a	2.2 a	**	**
Stony Plain (Zone 18)	n/u	n/u	**	**	6.5 a	8.4 b	n/u	n/u	n/u	n/u
Strathcona County (Zone 19)	n/u	n/u	0.0 a	1.7 c	0.8 a	4.2 a	**	**	n/u	n/u
All Outlying Areas (Zones 14-19)	13.7 a	7.4 c	4.5 a	5.0 b	5.9 a	6.1 a	1.7 a	2.7 a	**	**
Edmonton CMA	7.5 b	4.9 b	5.5 b	4.3 b	4.7 a	3.9 a	3.3 a	2.7 a	2.0 a	1.6 a

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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Edmonton CMA										
LT \$600	6.0 c	2.7 b	**	1.0 d	**	**	n/s	n/s	4.2 c	2.0 b
\$600 - \$749	6.1 b	4.4 b	5.4 b	6.4 c	1.9 c	3.0 b	**	**	5.2 b	5.6 b
\$750 - \$899	3.6 b	1.3 a	5.2 a	4.3 a	7.4 b	5.2 b	6.0 d	3.5 d	5.6 a	4.2 a
\$900 - \$1049	1.0 a	0.9 a	2.3 a	1.5 a	4.5 a	3.5 a	4.3 c	3.8 d	3.7 a	2.7 a
\$1050 - \$1199	**	**	1.3 a	1.3 a	3.3 a	2.9 a	4.6 b	4.3 b	3.0 a	2.7 a
\$1200+	**	**	2.2 b	3.9 b	2.5 a	1.7 a	3.9 a	2.8 a	2.8 a	2.2 a
Total	4.5 a	2.7 a	4.1 a	3.5 a	4.2 a	3.2 a	3.7 a	3.4 a	4.2 a	3.3 a

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	1.7 a	4.2 a
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
University (Zone 3)	**	n/u	**	**	**	**	**	**	**	**
West Central (Zone 4)	**	**	**	7.0 a	3.3 c	3.2 a	4.8 b	3.0 a	4.4 c	3.4 a
Edmonton Core (Zones 1-4)	**	**	**	5.3 a	3.6 b	2.9 a	4.4 b	3.7 a	4.6 b	3.4 a
Jasper Place (Zone 5)	n/s	n/u	n/s	**	**	**	**	**	**	6.9 a
West Jasper Place (Zone 6)	n/u	n/u	0.0 a	0.0 a	1.5 a	2.8 a	1.9 a	3.1 a	1.7 a	2.9 a
West (Zones 5-6)	n/s	n/u	**	0.0 a	1.4 a	3.7 a	2.0 a	3.6 a	1.7 a	3.5 a
South West (Zone 7)	n/u	n/u	n/u	n/u	6.2 a	0.4 a	1.9 a	0.8 a	2.9 a	0.7 a
East Central (Zone 8)	**	**	**	**	6.1 a	2.1 a	3.3 a	2.1 b	3.8 a	2.1 a
Millwoods (Zone 9)	n/u	n/u	0.0 a	0.0 a	2.4 a	0.5 a	2.8 a	0.9 a	2.6 a	0.7 a
South (Zones 7-9)	**	**	0.0 a	2.6 a	5.0 a	1.0 a	2.4 a	1.1 a	3.1 a	1.1 a
North Central (Zone 10)	n/u	n/u	6.7 a	6.7 a	1.1 a	4.6 a	3.2 a	4.2 a	2.5 a	4.4 a
North East (Zone 11)	**	**	**	**	4.3 a	3.0 a	2.9 a	3.5 a	3.2 a	3.3 a
Castledowns (Zone 12)	n/u	n/u	n/u	n/u	**	**	4.8 a	0.6 a	4.5 a	0.6 a
North (Zones 10-12)	**	**	5.9 a	5.9 a	2.6 a	3.6 a	3.5 a	2.9 a	3.3 a	3.1 a
Edmonton City (Zones 1-12)	**	0.0 a	4.6 d	3.2 a	3.2 a	2.7 a	2.9 a	2.5 a	3.1 a	2.6 a
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	0.0 a	0.0 a	0.0 a	0.0 a
Other Outlying Areas (Zone 14)	**	**	0.0 a	0.0 a	9.3 a	10.3 a	21.1 a	0.0 a	11.3 a	5.4 a
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	10.3 a	11.8 a	17.8 a	19.7 a	15.8 a	17.3 a
Leduc (Zone 16)	n/u	n/u	**	**	1.2 a	1.2 a	0.0 a	**	0.6 a	**
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	2.4 a	3.3 a	6.3 a	8.8 a
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	5.3 a	0.0 a	7.0 a	5.5 c	7.7 a	7.6 c	7.4 a	6.7 c
Edmonton CMA	**	0.0 a	4.7 d	2.9 a	3.7 a	3.0 a	3.4 a	3.0 a	3.5 a	3.0 a

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2.1.2 Private Row (Townhouse) Average Rents (\$)

by Zone and Bedroom Type

Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	**	1,148 a
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
University (Zone 3)	n/s	n/u	n/s	**	**	n/s	**	n/s	**	**
West Central (Zone 4)	**	**	732 d	798 a	964 a	1,015 a	1,076 a	1,131 a	1,004 b	1,049 a
Edmonton Core (Zones 1-4)	**	**	737 d	805 a	986 a	1,027 a	1,110 a	1,150 a	1,033 a	1,059 a
Jasper Place (Zone 5)	n/s	n/u	n/s	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	n/u	n/u	1,151 a	1,160 a	1,194 a	1,210 a	1,259 a	1,275 a	1,231 a	1,247 a
West (Zones 5-6)	n/s	n/u	1,151 a	899 a	1,180 a	1,194 a	1,230 a	1,246 a	1,211 a	1,217 a
South West (Zone 7)	n/u	n/u	n/u	n/u	1,087 a	1,106 a	1,244 a	1,288 a	1,207 a	1,244 a
East Central (Zone 8)	**	**	**	**	1,160 a	1,146 a	1,238 a	1,199 a	1,162 a	1,135 a
Millwoods (Zone 9)	n/u	n/u	841 a	**	1,042 a	1,064 a	1,130 a	1,159 a	1,096 a	1,121 a
South (Zones 7-9)	**	**	895 a	904 a	1,097 a	1,107 a	1,213 a	1,239 a	1,165 a	1,184 a
North Central (Zone 10)	n/u	n/u	**	668 c	972 b	941 a	1,060 a	1,061 a	1,028 a	1,013 a
North East (Zone 11)	**	**	**	**	1,049 a	1,047 a	1,103 a	1,106 a	1,087 a	1,088 a
Castledowns (Zone 12)	n/u	n/u	n/u	n/u	**	**	1,236 a	1,255 a	1,243 a	1,263 a
North (Zones 10-12)	**	**	663 c	662 b	1,035 a	1,016 a	1,126 a	1,133 a	1,102 a	1,100 a
Edmonton City (Zones 1-12)	**	**	901 c	853 a	1,081 a	1,089 a	1,174 a	1,191 a	1,138 a	1,148 a
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	1,159 a	1,227 a	1,149 a	1,215 a
Other Outlying Areas (Zone 14)	**	**	656 a	700 b	863 a	841 a	886 b	942 b	836 a	844 a
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	**	**	1,063 a	1,022 a	1,024 a	998 a
Leduc (Zone 16)	n/u	n/u	**	**	937 a	956 a	1,068 a	1,057 b	1,002 a	982 a
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	1,304 a	1,148 a	1,296 a	1,134 a
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	726 a	758 b	960 a	950 a	1,091 a	1,075 a	1,036 a	1,028 a
Edmonton CMA	796 b	791 a	879 b	844 a	1,065 a	1,073 a	1,165 a	1,178 a	1,127 a	1,135 a

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

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2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	0	0	7	9	60	59	51	50	118	118
Hudson Bay Reserve (Zone 2)	0	0	0	0	0	0	4	4	4	4
University (Zone 3)	6	0	3	3	6	6	6	6	21	15
West Central (Zone 4)	1	1	43	43	282	282	269	266	595	592
Edmonton Core (Zones 1-4)	7	1	53	55	348	347	330	326	738	729
Jasper Place (Zone 5)	4	0	4	8	45	45	163	163	216	216
West Jasper Place (Zone 6)	0	0	26	26	472	469	705	708	1,203	1,203
West (Zones 5-6)	4	0	30	34	517	514	868	871	1,419	1,419
South West (Zone 7)	0	0	0	0	259	258	832	830	1,091	1,088
East Central (Zone 8)	23	25	65	65	231	235	337	337	656	662
Millwoods (Zone 9)	0	0	13	13	208	196	426	350	647	559
South (Zones 7-9)	23	25	78	78	698	689	1,595	1,517	2,394	2,309
North Central (Zone 10)	0	0	15	15	281	281	528	527	824	823
North East (Zone 11)	8	8	2	2	304	305	857	860	1,171	1,175
Castledowns (Zone 12)	0	0	0	0	36	30	516	488	552	518
North (Zones 10-12)	8	8	17	17	621	616	1,901	1,875	2,547	2,516
Edmonton City (Zones 1-12)	42	34	178	184	2,184	2,166	4,694	4,589	7,098	6,973
St. Albert (Zone 13)	0	0	0	0	7	8	76	75	83	83
Other Outlying Areas (Zone 14)	1	1	8	10	43	39	19	24	71	74
Fort Saskatchewan (Zone 15)	0	0	8	8	68	68	208	208	284	284
Leduc (Zone 16)	0	0	3	3	82	85	94	92	179	180
Spruce Grove (Zone 17)	0	0	0	0	66	66	4	4	70	70
Stony Plain (Zone 18)	0	0	0	0	6	4	42	30	48	34
Strathcona County (Zone 19)	0	0	0	0	48	48	192	186	240	234
All Outlying Areas (Zones 14-19)	1	1	19	21	313	310	559	544	892	876
Edmonton CMA	43	35	197	205	2,504	2,484	5,329	5,208	8,073	7,932

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	1.7 a	4.2 a
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
University (Zone 3)	**	n/u	**	**	**	**	**	**	**	**
West Central (Zone 4)	**	**	**	7.0 a	4.4 b	3.2 a	5.6 b	3.4 a	5.3 b	3.5 a
Edmonton Core (Zones 1-4)	**	**	**	5.3 a	4.5 b	2.9 a	5.1 b	4.0 a	5.4 b	3.6 a
Jasper Place (Zone 5)	n/s	n/u	n/s	**	**	**	**	**	**	6.9 a
West Jasper Place (Zone 6)	n/u	n/u	7.7 a	0.0 a	3.9 a	5.8 a	4.3 a	5.1 a	4.2 a	5.2 a
West (Zones 5-6)	n/s	n/u	7.7 c	0.0 a	3.5 a	6.4 a	4.0 a	5.2 a	3.9 a	5.5 a
South West (Zone 7)	n/u	n/u	n/u	n/u	8.1 a	0.8 a	2.8 a	2.5 a	4.0 a	2.1 a
East Central (Zone 8)	**	**	**	**	6.9 a	3.4 a	3.6 a	2.4 a	4.4 a	2.9 a
Millwoods (Zone 9)	n/u	n/u	0.0 a	0.0 a	3.4 a	2.6 a	2.8 a	1.4 a	2.9 a	1.8 a
South (Zones 7-9)	**	**	1.3 a	3.8 a	6.3 a	2.2 a	2.9 a	2.2 a	3.8 a	2.3 a
North Central (Zone 10)	n/u	n/u	6.7 a	6.7 a	1.4 a	4.6 a	4.4 a	4.4 a	3.4 a	4.5 a
North East (Zone 11)	**	**	**	**	5.6 a	3.3 a	3.6 a	4.4 a	4.1 a	4.1 a
Castledowns (Zone 12)	n/u	n/u	n/u	n/u	**	**	6.2 a	1.6 a	5.8 a	1.5 a
North (Zones 10-12)	**	**	5.9 a	5.9 a	3.4 a	3.8 a	4.5 a	3.7 a	4.2 a	3.7 a
Edmonton City (Zones 1-12)	**	0.0 a	**	3.8 a	4.5 a	3.7 a	3.9 a	3.5 a	4.1 a	3.6 a
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	1.3 a	1.3 a	1.2 a	1.2 a
Other Outlying Areas (Zone 14)	**	**	0.0 a	0.0 a	9.3 a	10.3 a	21.1 a	0.0 a	11.3 a	5.4 a
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	10.3 a	14.7 a	20.2 a	20.7 a	17.6 a	18.7 a
Leduc (Zone 16)	n/u	n/u	**	**	4.9 a	2.4 a	0.0 a	**	2.2 a	**
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	2.4 a	3.3 a	6.3 a	8.8 a
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	5.3 a	0.0 a	8.0 a	6.7 c	8.6 a	7.9 c	8.3 a	7.3 c
Edmonton CMA	**	0.0 a	**	3.4 a	4.9 a	4.1 a	4.4 a	4.0 a	4.6 a	4.0 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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
University (Zone 3)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West Central (Zone 4)	**	**	++	++	**	5.3 ^b	**	6.0 ^d	**	5.3 ^c
Edmonton Core (Zones 1-4)	**	**	++	++	**	4.3 ^c	++	5.0 ^d	**	4.3 ^c
Jasper Place (Zone 5)	n/s	n/u	n/s	n/s	**	**	**	**	**	**
West Jasper Place (Zone 6)	n/u	n/u	-5.6 ^a	11.3 ^a	0.1 ^b	1.0 ^a	0.7 ^a	1.0 ^a	++	1.3 ^a
West (Zones 5-6)	n/s	n/u	-5.6 ^d	**	6.5 ^a	0.6 ^a	4.9 ^a	0.9 ^a	4.4 ^a	1.1 ^a
South West (Zone 7)	n/u	n/u	n/u	n/u	9.9 ^a	2.3 ^a	5.8 ^c	3.4 ^a	6.0 ^c	3.1 ^a
East Central (Zone 8)	**	**	**	**	**	**	**	**	**	-2.4 ^c
Millwoods (Zone 9)	n/u	n/u	10.5 ^a	**	2.3 ^c	1.9 ^b	++	2.1 ^a	++	2.0 ^a
South (Zones 7-9)	**	**	2.7 ^a	**	9.9 ^c	0.5 ^b	**	1.4 ^a	**	1.3 ^a
North Central (Zone 10)	n/u	n/u	**	**	**	++	**	0.8 ^d	**	++
North East (Zone 11)	**	**	**	**	**	++	++	0.6 ^a	++	0.2 ^a
Castledowns (Zone 12)	n/u	n/u	n/u	n/u	**	**	**	1.2 ^a	1.7 ^c	1.2 ^a
North (Zones 10-12)	**	**	++	++	**	++	4.1 ^d	0.8 ^a	4.5 ^d	0.5 ^a
Edmonton City (Zones 1-12)	**	**	++	**	8.4 ^c	0.8 ^a	5.5 ^c	1.4 ^a	5.4 ^c	1.2 ^a
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	1.2 ^a	6.3 ^a	1.4 ^a	6.1 ^a
Other Outlying Areas (Zone 14)	**	**	11.6 ^a	2.4 ^c	8.1 ^c	++	++	**	4.8 ^d	0.9 ^d
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	**	**	4.4 ^b	-3.7 ^c	3.8 ^b	-2.6 ^c
Leduc (Zone 16)	n/u	n/u	**	**	++	2.1 ^b	**	++	**	3.0 ^c
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	++	-5.3 ^a	++	-6.4 ^a
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	10.4 ^a	3.6 ^d	1.3 ^a	++	0.9 ^a	-1.1 ^d	1.3 ^a	++
Edmonton CMA	++	-0.6^a	++	5.5^d	7.7^c	0.8^a	5.1^c	1.3^a	5.0^c	1.1^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 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 the 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](#) link for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	3.4 a	2.3 a	4.2 a	3.5 a	3.8 a	2.8 a	1.7 b	6.1 a	3.9 a	3.2 a
Hudson Bay Reserve (Zone 2)	11.0 d	5.7 d	6.3 b	5.8 b	6.6 c	4.5 b	**	0.0 c	6.8 b	5.3 b
University (Zone 3)	1.4 d	0.7 b	3.1 b	1.4 a	2.3 a	1.4 a	**	0.0 c	2.7 a	1.3 a
West Central (Zone 4)	2.1 b	5.6 a	4.0 b	4.6 a	3.5 b	3.9 a	4.5 c	3.0 a	3.7 b	4.3 a
Edmonton Core (Zones 1-4)	3.8 b	2.7 a	4.3 a	3.5 a	3.9 a	3.0 a	3.3 b	3.2 b	4.1 a	3.2 a
Jasper Place (Zone 5)	**	9.6 b	4.5 b	4.4 b	5.3 c	3.7 b	3.4 b	6.8 b	4.9 b	4.6 b
West Jasper Place (Zone 6)	5.0 a	2.5 c	1.0 a	2.2 a	3.4 b	3.1 a	1.8 a	3.0 a	2.5 a	2.8 a
West (Zones 5-6)	6.6 b	6.6 c	3.2 b	3.6 b	4.3 b	3.4 a	2.3 a	4.2 a	3.6 a	3.7 a
South West (Zone 7)	4.6 a	0.9 a	2.2 a	1.0 a	3.0 a	1.2 a	2.0 a	1.0 a	2.6 a	1.1 a
East Central (Zone 8)	6.1 a	1.0 d	4.2 a	1.5 a	4.9 a	2.8 a	3.2 a	2.0 b	4.5 a	2.1 a
Millwoods (Zone 9)	**	0.0 c	2.7 a	1.2 a	3.3 a	1.1 a	3.0 a	1.1 a	3.1 a	1.2 a
South (Zones 7-9)	5.2 b	0.9 a	2.7 a	1.2 a	3.4 a	1.5 a	2.5 a	1.2 a	3.1 a	1.3 a
North Central (Zone 10)	3.8 d	1.7 c	7.5 c	8.4 c	7.0 c	5.3 c	3.7 b	4.6 b	6.5 b	6.1 b
North East (Zone 11)	6.9 a	1.7 a	3.9 a	3.9 a	4.6 a	5.5 a	3.0 a	3.4 a	4.1 a	4.5 a
Castledowns (Zone 12)	**	0.0 c	4.1 a	2.8 b	5.0 a	2.5 a	5.3 a	1.4 a	5.0 a	2.2 a
North (Zones 10-12)	5.0 c	1.6 c	5.8 b	6.1 b	5.5 a	4.7 a	3.8 a	3.1 a	5.3 a	4.7 a
Edmonton City (Zones 1-12)	4.3 a	2.6 a	4.1 a	3.5 a	4.2 a	3.0 a	3.0 a	2.8 a	4.0 a	3.2 a
St. Albert (Zone 13)	n/u	n/u	1.5 a	0.0 c	2.4 a	0.3 a	1.9 a	1.0 a	2.1 a	0.4 a
Other Outlying Areas (Zone 14)	9.1 a	0.0 a	5.3 a	5.8 a	7.5 a	6.2 a	24.2 a	2.6 a	7.8 a	5.6 a
Fort Saskatchewan (Zone 15)	14.3 a	5.7 a	12.6 a	7.0 a	9.1 a	12.1 a	17.8 a	19.7 a	12.2 a	12.8 a
Leduc (Zone 16)	0.0 a	0.0 a	3.9 a	1.5 b	0.9 a	1.2 a	0.8 a	**	1.6 a	1.3 a
Spruce Grove (Zone 17)	**	**	2.4 a	2.9 a	3.9 a	1.9 b	16.7 a	3.1 a	3.9 a	2.4 a
Stony Plain (Zone 18)	**	**	4.6 a	**	4.6 a	7.8 b	12.2 a	**	6.2 a	8.1 b
Strathcona County (Zone 19)	**	**	0.0 a	2.3 b	1.3 a	4.5 a	0.5 a	1.0 a	0.8 a	2.9 a
All Outlying Areas (Zones 14-19)	10.6 a	4.5 a	4.8 a	4.2 a	4.2 a	5.1 a	8.9 a	7.5 c	5.2 a	5.3 a
Edmonton CMA	4.4 a	2.6 a	4.1 a	3.5 a	4.2 a	3.2 a	3.5 a	3.2 a	4.1 a	3.3 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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	729 ^a	739 ^a	890 ^a	909 ^a	1,134 ^a	1,158 ^a	1,281 ^a	1,300 ^a	940 ^a	965 ^a
Hudson Bay Reserve (Zone 2)	618 ^a	628 ^a	745 ^a	756 ^a	901 ^a	904 ^a	1,077 ^a	1,018 ^b	778 ^a	795 ^a
University (Zone 3)	781 ^a	799 ^a	886 ^a	909 ^a	1,125 ^a	1,178 ^a	1,247 ^b	1,276 ^b	947 ^a	971 ^a
West Central (Zone 4)	651 ^a	657 ^a	809 ^a	806 ^a	961 ^a	969 ^a	1,079 ^a	1,125 ^a	876 ^a	881 ^a
Edmonton Core (Zones 1-4)	718 ^a	734 ^a	854 ^a	871 ^a	1,066 ^a	1,087 ^a	1,162 ^a	1,193 ^a	906 ^a	927 ^a
Jasper Place (Zone 5)	648 ^a	652 ^a	778 ^a	781 ^a	923 ^a	945 ^a	1,119 ^a	1,144 ^a	864 ^a	878 ^a
West Jasper Place (Zone 6)	741 ^a	772 ^a	906 ^a	923 ^a	1,093 ^a	1,099 ^a	1,259 ^a	1,271 ^a	1,062 ^a	1,082 ^a
West (Zones 5-6)	701 ^a	702 ^a	827 ^a	835 ^a	1,020 ^a	1,034 ^a	1,216 ^a	1,233 ^a	967 ^a	985 ^a
South West (Zone 7)	792 ^a	770 ^a	913 ^a	926 ^a	1,058 ^a	1,071 ^a	1,229 ^a	1,277 ^a	1,031 ^a	1,047 ^a
East Central (Zone 8)	687 ^a	728 ^a	814 ^a	816 ^a	994 ^a	1,003 ^a	1,224 ^a	1,206 ^a	948 ^a	951 ^a
Millwoods (Zone 9)	690 ^b	693 ^b	846 ^a	866 ^a	1,038 ^a	1,064 ^a	1,157 ^a	1,186 ^a	1,007 ^a	1,030 ^a
South (Zones 7-9)	750 ^a	749 ^a	880 ^a	891 ^a	1,043 ^a	1,057 ^a	1,211 ^a	1,244 ^a	1,010 ^a	1,024 ^a
North Central (Zone 10)	625 ^a	617 ^a	742 ^a	743 ^a	872 ^a	885 ^a	1,064 ^a	1,059 ^a	824 ^a	816 ^a
North East (Zone 11)	665 ^a	670 ^a	836 ^a	838 ^a	985 ^a	1,006 ^a	1,098 ^a	1,108 ^a	969 ^a	981 ^a
Castledowns (Zone 12)	666 ^a	711 ^a	849 ^a	851 ^a	978 ^a	977 ^a	1,227 ^a	1,229 ^a	998 ^a	1,006 ^a
North (Zones 10-12)	634 ^a	628 ^a	790 ^a	792 ^a	945 ^a	960 ^a	1,124 ^a	1,130 ^a	917 ^a	921 ^a
Edmonton City (Zones 1-12)	709 ^a	714 ^a	844 ^a	858 ^a	1,023 ^a	1,041 ^a	1,175 ^a	1,193 ^a	941 ^a	956 ^a
St. Albert (Zone 13)	n/u	n/u	851 ^a	871 ^a	995 ^a	1,034 ^a	1,177 ^a	1,200 ^a	1,017 ^a	1,051 ^a
Other Outlying Areas (Zone 14)	511 ^a	510 ^a	713 ^a	753 ^a	851 ^a	878 ^a	878 ^a	927 ^a	795 ^a	828 ^a
Fort Saskatchewan (Zone 15)	763 ^a	685 ^a	795 ^a	794 ^a	953 ^a	968 ^a	1,063 ^a	1,022 ^a	945 ^a	943 ^a
Leduc (Zone 16)	639 ^a	684 ^a	863 ^a	869 ^a	1,025 ^a	1,064 ^a	1,088 ^a	1,103 ^a	993 ^a	1,023 ^a
Spruce Grove (Zone 17)	**	**	856 ^a	869 ^a	1,019 ^a	1,022 ^a	1,099 ^a	1,167 ^a	972 ^a	987 ^a
Stony Plain (Zone 18)	**	**	806 ^a	761 ^a	972 ^a	965 ^a	1,146 ^a	1,060 ^a	966 ^a	949 ^a
Strathcona County (Zone 19)	**	**	918 ^a	934 ^a	1,098 ^a	1,099 ^a	1,108 ^a	1,105 ^a	1,072 ^a	1,075 ^a
All Outlying Areas (Zones 14-19)	706 ^a	681 ^a	822 ^a	835 ^a	994 ^a	1,010 ^a	1,086 ^a	1,075 ^a	964 ^a	976 ^a
Edmonton CMA	709^a	714^a	844^a	857^a	1,020^a	1,037^a	1,167^a	1,183^a	943^a	958^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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	1,514	1,479	6,755	6,723	3,339	3,304	240	244	11,848	11,750
Hudson Bay Reserve (Zone 2)	363	326	2,582	2,530	1,258	1,217	68	69	4,271	4,142
University (Zone 3)	785	764	3,484	3,471	1,648	1,608	157	154	6,074	5,997
West Central (Zone 4)	308	300	1,652	1,652	1,331	1,302	320	309	3,611	3,563
Edmonton Core (Zones 1-4)	2,970	2,869	14,473	14,376	7,576	7,431	785	776	25,804	25,452
Jasper Place (Zone 5)	166	162	2,079	2,041	1,665	1,642	449	437	4,359	4,282
West Jasper Place (Zone 6)	172	177	1,240	1,228	2,191	2,173	1,011	1,011	4,614	4,589
West (Zones 5-6)	338	339	3,319	3,269	3,856	3,815	1,460	1,448	8,973	8,871
South West (Zone 7)	217	217	2,707	2,695	4,202	4,083	1,278	1,250	8,404	8,245
East Central (Zone 8)	127	128	1,033	1,031	1,224	1,221	411	412	2,795	2,792
Millwoods (Zone 9)	35	35	713	711	1,323	1,375	534	454	2,605	2,575
South (Zones 7-9)	379	380	4,453	4,437	6,749	6,679	2,223	2,116	13,804	13,612
North Central (Zone 10)	492	482	2,359	2,289	1,754	1,741	694	693	5,299	5,205
North East (Zone 11)	58	59	1,293	1,304	2,318	2,260	1,175	1,191	4,844	4,814
Castledowns (Zone 12)	48	47	777	765	1,331	1,284	738	704	2,894	2,800
North (Zones 10-12)	598	588	4,429	4,358	5,403	5,285	2,607	2,588	13,037	12,819
Edmonton City (Zones 1-12)	4,285	4,176	26,674	26,440	23,584	23,210	7,075	6,928	61,618	60,754
St. Albert (Zone 13)	0	0	163	163	375	359	211	212	749	734
Other Outlying Areas (Zone 14)	11	11	187	191	294	290	33	39	525	531
Fort Saskatchewan (Zone 15)	35	35	143	143	418	505	208	208	804	891
Leduc (Zone 16)	5	5	228	225	588	689	132	130	953	1,049
Spruce Grove (Zone 17)	9	9	252	256	564	565	30	30	855	860
Stony Plain (Zone 18)	2	2	109	83	302	272	90	78	503	435
Strathcona County (Zone 19)	4	4	91	98	314	310	214	207	623	619
All Outlying Areas (Zones 14-19)	66	66	1,010	996	2,480	2,631	707	692	4,263	4,385
Edmonton CMA	4,351	4,242	27,847	27,599	26,439	26,200	7,993	7,832	66,630	65,873

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

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

n/u: No units exist in the 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](#) link for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown (Zone 1)	4.5 a	3.3 a	5.0 a	4.2 a	5.1 a	3.6 a	1.7 b	7.3 b	4.9 a	4.0 a
Hudson Bay Reserve (Zone 2)	11.5 d	5.7 d	8.4 b	6.2 b	8.1 b	5.1 b	**	0.0 c	8.6 a	5.8 b
University (Zone 3)	2.3 c	1.0 a	4.3 b	3.0 b	3.6 b	3.1 c	3.8 d	0.0 c	3.9 b	2.8 a
West Central (Zone 4)	2.1 b	5.9 a	4.5 b	5.0 a	3.9 b	4.2 a	5.6 b	3.3 a	4.2 b	4.6 a
Edmonton Core (Zones 1-4)	4.7 b	3.3 b	5.4 a	4.4 a	5.0 a	3.8 a	4.1 b	3.8 b	5.2 a	4.1 a
Jasper Place (Zone 5)	**	10.2 c	6.4 b	5.4 b	6.6 b	4.4 b	7.7 b	7.7 a	6.7 b	5.5 a
West Jasper Place (Zone 6)	6.0 a	5.7 d	3.0 a	3.5 a	6.2 a	5.2 a	4.9 a	4.7 a	5.0 a	4.7 a
West (Zones 5-6)	7.8 b	8.3 b	5.1 a	4.7 a	6.4 a	4.9 a	5.7 a	5.6 a	5.8 a	5.1 a
South West (Zone 7)	5.1 a	2.3 a	2.9 a	2.4 a	4.2 a	2.8 a	2.7 a	2.8 a	3.6 a	2.6 a
East Central (Zone 8)	7.7 a	2.0 c	5.5 a	2.2 a	5.7 a	3.5 b	3.4 a	3.0 a	5.4 a	2.9 a
Millwoods (Zone 9)	**	0.0 c	4.5 a	3.2 c	4.6 a	2.4 a	3.6 a	1.6 a	4.4 a	2.4 a
South (Zones 7-9)	6.0 b	2.1 a	3.7 a	2.5 a	4.6 a	2.8 a	3.1 a	2.6 a	4.1 a	2.6 a
North Central (Zone 10)	3.8 d	1.9 c	7.9 c	8.5 c	7.5 c	5.8 b	4.7 b	4.8 b	7.0 b	6.4 b
North East (Zone 11)	6.9 a	1.7 a	4.6 a	4.5 a	5.5 a	6.1 a	3.7 a	4.4 a	4.8 a	5.2 a
Castledowns (Zone 12)	**	0.0 c	4.7 a	3.4 c	6.3 a	3.1 b	6.2 a	2.7 a	6.0 a	3.0 a
North (Zones 10-12)	5.0 c	1.8 c	6.3 b	6.4 b	6.4 a	5.3 a	4.7 a	4.0 a	6.0 a	5.2 a
Edmonton City (Zones 1-12)	5.1 a	3.3 a	5.2 a	4.4 a	5.4 a	4.0 a	4.3 a	3.9 a	5.2 a	4.1 a
St. Albert (Zone 13)	n/u	n/u	2.2 a	1.2 a	2.9 a	2.2 a	2.8 a	1.9 a	2.7 a	1.9 a
Other Outlying Areas (Zone 14)	9.1 a	0.0 a	5.9 a	6.3 a	7.5 a	6.9 a	24.2 a	5.1 a	8.0 a	6.4 a
Fort Saskatchewan (Zone 15)	14.3 a	5.7 a	13.3 a	8.4 a	10.0 a	13.9 a	20.2 a	20.7 a	13.4 a	14.3 a
Leduc (Zone 16)	0.0 a	0.0 a	4.8 a	2.4 b	1.5 a	3.4 a	0.8 a	**	2.2 a	3.0 a
Spruce Grove (Zone 17)	**	**	3.2 a	3.2 a	4.8 a	3.2 b	16.7 a	3.1 a	4.7 a	3.3 b
Stony Plain (Zone 18)	**	**	7.3 a	**	6.3 a	10.5 a	14.4 a	**	8.2 a	10.0 b
Strathcona County (Zone 19)	**	**	0.0 a	4.6 c	5.1 a	7.6 a	0.5 a	1.0 a	2.7 a	4.9 a
All Outlying Areas (Zones 14-19)	10.6 a	4.5 a	5.6 a	5.0 a	5.4 a	7.1 a	9.9 a	7.9 c	6.3 a	6.7 a
Edmonton CMA	5.2 a	3.3 a	5.2 a	4.4 a	5.4 a	4.3 a	4.8 a	4.2 a	5.2 a	4.3 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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Downtown (Zone 1)	++	1.4 a	0.9 a	0.7 b	++	1.4 a	++	++	0.7 b	1.0 a
Hudson Bay Reserve (Zone 2)	++	++	-1.0 d	0.7 b	-0.8 d	++	++	++	-1.0 a	++
University (Zone 3)	++	++	-1.1 d	1.9 c	-1.4 a	++	++	++	-0.8 d	1.3 d
West Central (Zone 4)	1.5 a	1.6 c	1.5 b	-1.4 a	2.1 a	0.7 b	++	4.5 d	2.4 c	++
Edmonton Core (Zones 1-4)	0.6 b	1.1 a	++	0.7 a	++	0.9 a	++	++	++	0.9 a
Jasper Place (Zone 5)	++	1.5 d	++	1.5 a	1.7 b	1.5 a	3.7 b	0.6 b	1.1 a	1.5 b
West Jasper Place (Zone 6)	-0.5 a	1.3 a	-0.4 b	2.3 b	-0.6 a	1.4 a	0.4 a	1.3 a	-0.5 a	1.3 a
West (Zones 5-6)	++	1.4 a	++	1.8 b	0.5 a	1.4 a	1.9 a	1.0 a	0.3 b	1.4 a
South West (Zone 7)	5.0 d	++	3.5 d	0.9 a	4.0 c	1.3 a	3.3 d	2.5 a	3.6 c	1.6 a
East Central (Zone 8)	++	5.9 d	-1.3 a	++	++	++	**	++	++	++
Millwoods (Zone 9)	++	++	++	2.3 b	++	1.8 b	++	1.5 a	++	2.0 a
South (Zones 7-9)	2.9 c	1.4 d	1.7 c	0.9 a	3.2 c	1.2 a	4.1 d	1.6 b	2.6 c	1.3 a
North Central (Zone 10)	++	++	++	++	**	++	**	++	**	++
North East (Zone 11)	-0.7 a	0.4 a	3.4 b	++	++	0.5 a	++	0.9 a	++	0.6 a
Castledowns (Zone 12)	++	**	-1.2 a	0.2 b	-1.7 c	-0.2 b	1.2 a	-0.4 b	-0.7 b	0.5 a
North (Zones 10-12)	++	++	1.5 c	++	**	++	2.7 c	0.3 a	1.7 c	0.5 b
Edmonton City (Zones 1-12)	0.9 a	1.1 a	0.7 a	0.8 a	1.1 a	0.9 a	1.6 c	0.4 a	1.1 a	1.0 a
St. Albert (Zone 13)	n/u	n/u	-5.8 c	2.6 b	-2.7 a	2.7 a	-1.4 a	1.7 a	-2.4 b	2.8 a
Other Outlying Areas (Zone 14)	7.3 a	-0.1 a	2.1 a	5.4 a	2.2 a	3.9 a	++	**	1.7 a	4.0 a
Fort Saskatchewan (Zone 15)	6.7 b	++	1.4 a	++	0.9 a	++	4.4 b	-3.7 c	2.2 a	-1.1 d
Leduc (Zone 16)	-1.2 a	9.2 a	1.9 a	1.2 a	3.5 c	1.9 a	-3.4 d	4.5 d	2.1 c	2.1 a
Spruce Grove (Zone 17)	**	**	-1.5 a	3.2 b	0.3 a	0.7 a	-2.9 c	-0.3 b	++	1.0 a
Stony Plain (Zone 18)	**	**	3.3 a	**	0.8 a	++	++	-1.0 d	1.2 a	++
Strathcona County (Zone 19)	**	**	0.1 a	1.5 a	-0.9 a	0.3 a	-1.1 a	-0.3 a	-0.7 a	0.2 a
All Outlying Areas (Zones 14-19)	4.0 a	2.1 b	1.0 a	1.8 b	1.2 a	1.1 a	-0.4 b	++	1.1 a	0.9 a
Edmonton CMA	1.0 a	1.1 a	0.6 a	0.9 a	1.1 a	0.9 a	1.5 a	0.4 a	1.1 a	1.0 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 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 the 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](#) link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Edmonton CMA - October 2011

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-10	Oct-11	Oct-10	Oct-11
Central	5.0 b	3.7 d	4.6 a	3.8 a
Suburban	4.6 c	2.7 c	3.5 a	2.4 a
Other Metro	**	**	4.3 a	4.2 a
Edmonton CMA	5.2 b	3.7 c	4.2 a	3.3 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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Edmonton CMA - October 2011

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
Central	n/u	710 a	928 b	848 a	1,195 d	1,036 a	**	1,174 a
Suburban	n/u	737 a	961 d	882 a	1,172 b	1,036 a	**	1,212 a
Other Metro	n/u	684 a	**	841 a	1,057 d	1,020 a	n/u	1,134 a
Edmonton CMA	n/u	713 a	950 b	857 a	1,164 b	1,034 a	1,108 c	1,191 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 ($0 \leq cv \leq 2.5$), 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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Edmonton CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Central	n/u	n/u	928 b	928 b	1,058 c	1,195 d	**	**	993 b	1,073 c
Suburban	n/u	n/u	**	961 d	1,032 d	1,172 b	**	**	992 c	1,129 b
Other Metro	n/u	n/u	**	**	**	1,057 d	n/u	n/u	1,067 d	1,050 c
Edmonton CMA	n/u	n/u	928 b	950 b	1,050 b	1,164 b	1,091 c	1,108 c	1,001 b	1,084 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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Edmonton CMA - October 2011

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-10	Oct-11	Oct-10	Oct-11
Edmonton CMA				
3 to 9 Units	**	**	5.2 b	4.1 b
10 to 19 Units	6.1 c	**	5.7 b	4.3 b
20 to 49 Units	7.4 c	**	4.7 a	3.9 a
50 to 99 Units	4.6 c	4.9 d	3.3 a	2.7 a
100+ Units	4.7 c	1.3 a	2.0 a	1.6 a
Total	5.2 b	3.7 c	4.2 a	3.3 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 not statistically reliable.

n/u: No units exist in the 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](#) link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments² Edmonton CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Central	19,187	19,878	6,617 a	6,795 a	34.5 a	34.2 a	5.0 b	3.7 d
Suburban	16,033	16,872	3,871 a	3,915 d	24.1 a	23.2 d	4.6 c	2.7 c
Other Metro	4,193	4,433	**	**	**	**	**	**
Edmonton CMA	39,413	41,183	11,312 a	11,733 a	28.7 a	28.5 a	5.2 b	3.7 c

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

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

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

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

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

n/u: No units exist in the 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](#) link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments² By Building Size Edmonton CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Edmonton CMA								
3 to 9 Units	176	179	**	**	**	**	**	**
10 to 19 Units	1,345	1,468	458 a	**	34.0 a	**	6.1 c	**
20 to 49 Units	6,986	7,054	2,090 a	**	29.9 a	**	7.4 c	**
50 to 99 Units	11,047	11,243	2,784 a	2,705 d	25.2 a	24.1 d	4.6 c	4.9 d
100+ Units	19,859	21,239	5,941 a	6,175 a	29.9 a	29.1 a	4.7 c	1.3 a
Total	39,413	41,183	11,312 a	11,733 a	28.7 a	28.5 a	5.2 b	3.7 c

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

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

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

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n/u: No units exist in the 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](#) link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Edmonton CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Edmonton CMA										
Single Detached	n/s	n/s	**	**	903 c	932 c	1,290 b	1,300 b	1,199 b	1,230 b
Semi detached, Row and Duplex	n/s	n/s	**	n/s	896 c	1,099 b	1,167 a	1,105 b	1,056 b	1,143 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	**	**	n/s	1,119 d	**	1,091 d
Total	n/s	n/s	**	**	925 c	1,040 b	1,218 a	1,184 a	1,106 a	1,166 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

n/u: No units exist in the 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](#) link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Edmonton CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-10	Oct-11
Edmonton CMA		
Single Detached	17,572 a	16,162 a
Semi detached, Row and Duplex	27,354 b	25,588 b
Other-Primarily Accessory Suites	2,147 c	**
Total	47,073	47,756

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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

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

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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 the previous year vs. \$550 in current survey 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 previous year and the current 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 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. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, 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, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, 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 rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. 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. For years for which the median income is not available, CMHC has developed forecasts.

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 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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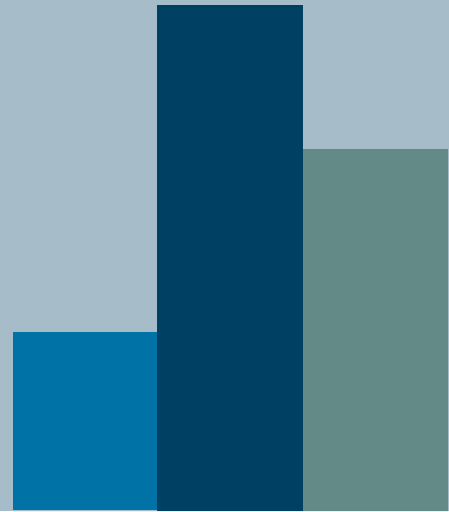
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