RENTAL MARKET REPORT
Edmonton CMA

C A N A D A   M O R T G A G E   A N D   H O U S I N G   C O R P O R A T I O N

Date Released: Fall 2013

Highlights

- In the primary rental market, the apartment vacancy rate in the Edmonton Census Metropolitan Area (CMA) declined to 1.4 per cent in October 2013 from 1.7 per cent in October 2012.

- The average rent for a two-bedroom apartment in new and existing structures was $1,141 per month in October 2013.

- In rental structures common to both the October 2012 and 2013 surveys, the year-over-year change in the average rent for a two-bedroom apartment was 5.6 per cent.

- The vacancy rate for row (townhouse) rentals decreased to 0.9 per cent in October 2013 from 1.7 per cent in October 2012.
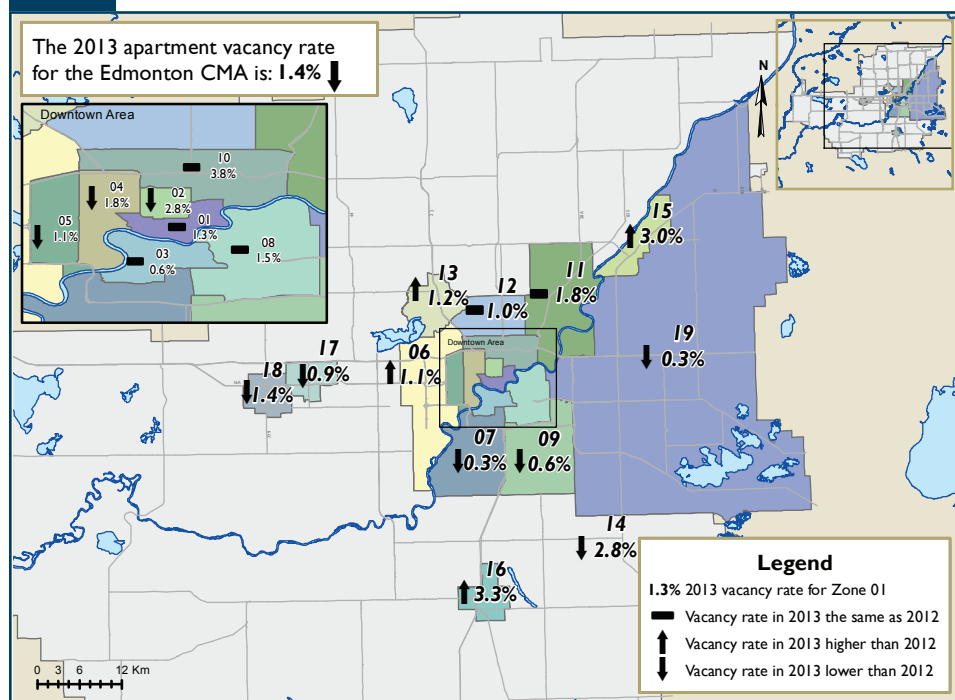
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Figure 1

The 2013 apartment vacancy rate for the Edmonton CMA is: **1.4%**

Legend

1.3% 2013 vacancy rate for Zone 01

▬ Vacancy rate in 2013 the same as 2012

↑ Vacancy rate in 2013 higher than 2012

↓ Vacancy rate in 2013 lower than 2012

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Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

# Primary Rental Market Survey

Vacancy rate declines in 2013

In the Edmonton CMA, the apartment vacancy rate[1] declined to 1.4 per cent in October 2013, down from 1.7 per cent a year prior. This represents the fourth consecutive year that the apartment vacancy rate declined in Edmonton. Although the rental universe increased since October 2012, stronger demand for rental units outpaced the growth in the purpose-built rental market. Employment growth and elevated levels of migration have supported increased rental demand in 2013, contributing to the decline in vacancy. Average employment is on pace to increase 2.8 per cent in 2013, helping to attract a record 27,000 net migrants.

The apartment vacancy rate declined or remained relatively stable year-over-year in most areas of the Edmonton CMA. The vacancy rate in the Edmonton CMA in October 2013 ranged from 0.3 per cent in Edmonton's South West and Strathcona County to 3.8 per cent in North Central Edmonton.

Stony Plain recorded the largest decline in the vacancy rate, down from 4.0 per cent in October 2012 to 1.4 per cent in October 2013.

The vacancy rate for one-bedroom apartments posted the largest decline across bedroom types, decreasing from 2.0 per cent last October to 1.6 per cent in October 2013. This coincided with a 53 unit reduction in the number of purpose-built one-bedroom apartments in the rental universe. Vacancy rates among all other bedroom types remained relatively stable from 2012 to 2013. The vacancy rate for apartments with three or more bedrooms was 1.2

Figure 2

Edmonton CMA – Apartment Vacancy Rate
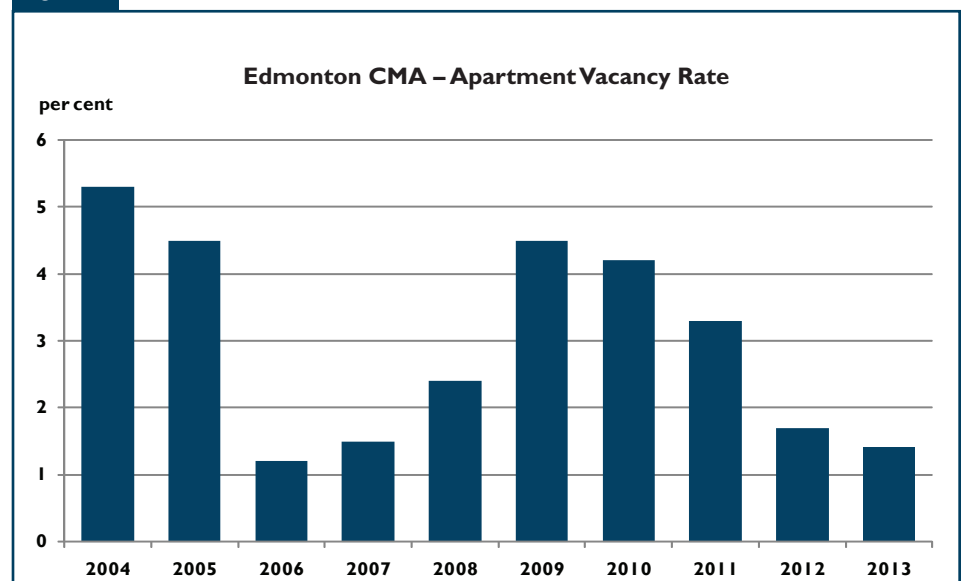
Source: CMHC, October Survey

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

per cent in October 2013. Bachelor apartments had a vacancy rate of 1.5 per cent, while the vacancy rate for two-bedroom apartments averaged 1.3 per cent.

In Canada Mortgage and Housing Corporation's (CMHC) October 2013 Rental Market Survey, larger structures had a lower vacancy rate relative to smaller buildings. The vacancy rate for apartments in structures with 100 or more units was 0.6 per cent, relatively unchanged from a year prior. In contrast, apartments in buildings with just 3 to 5 units recorded an average vacancy rate of 2.6 per cent, compared to 4.1 per cent from the October 2012 survey.

Apartments in structures built prior to 1960 had a vacancy rate of 1.9 per cent in October 2013, unchanged from a year prior. Structures built from 1990 to 1999 and those built in 2000 or later, both experienced an increase in the vacancy rate. The former saw vacancy rates increase from 1.0 per cent in October 2012 to 1.6 per cent in October 2013, while the latter saw vacancies rise to 1.5 per cent from 0.8 per cent a year prior. Apartments in structures built from 1975 to 1989 posted the lowest vacancy rate at 0.9 per cent, down from 1.2 per cent 12 months earlier.

Average rents rise

Heightened demand for rental accommodation coupled with a low vacancy rate led to rent increases in the Edmonton CMA in 2013. Fixed-sample rents[2] for all apartment units rose 5.5 per cent year-over-year in October, following a 3.7 per cent
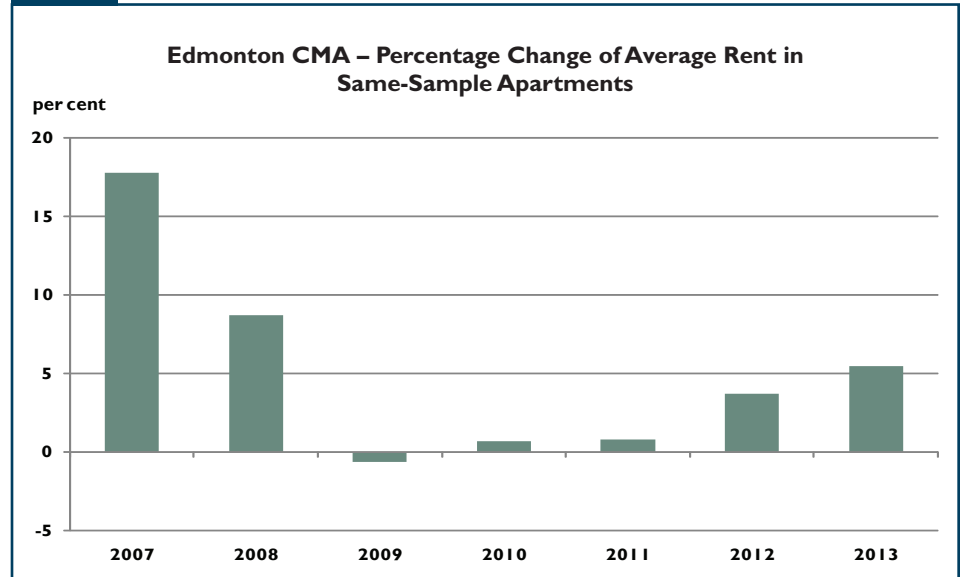
increase in 2012. Apartments with three or more bedrooms, which posted one of the lowest vacancy rates, recorded one of the largest increases in rents, up six per cent from October 2012. Bachelor apartments posted a 5.7 per cent

increase in fixed-sample rents, and two-bedroom apartment rents rose 5.6 per cent. Fixed-sample rents for one-bedroom apartments increased by 5.5 per cent from October 2012 to October 2013.

Figure 3

Edmonton CMA – Percentage Change of Average Rent in Same-Sample Apartments

Source: CMHC, October Survey

Figure 4

Edmonton CMA – Average Apartment Rent
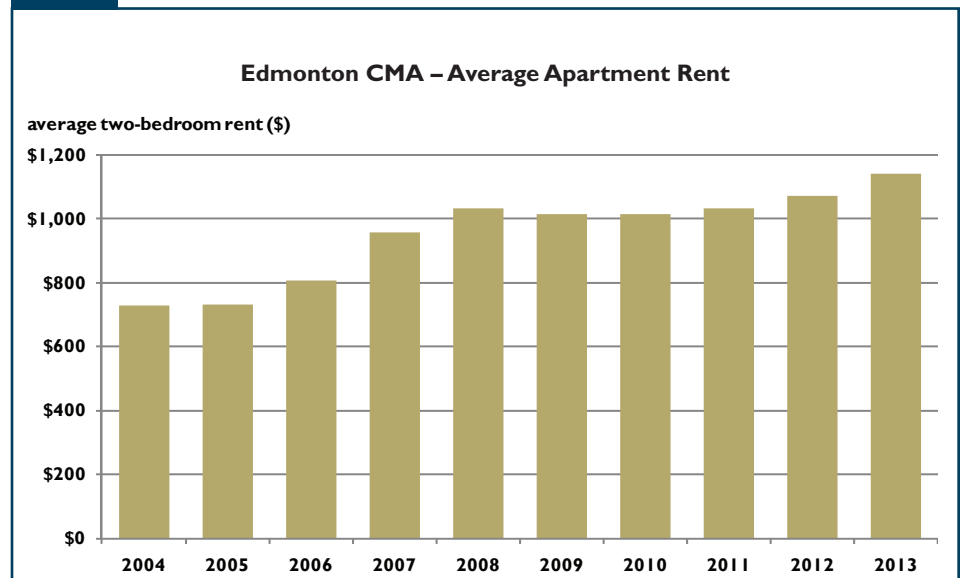
Source: CMHC, October Survey

[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 2012 and 2013 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

On a fixed-sample basis, the average rent increased across all zones in the Edmonton CMA. The growth rate for rent increases was also higher than a year prior in almost all zones. Millwoods, where the vacancy rate was among the lowest in the Edmonton CMA, posted one of the largest increases with the fixed-sample average rent for a two-bedroom apartment rising eight per cent. North East, with a 7.7 per cent increase, and Fort Saskatchewan at 7.1 per cent, also posted gains in fixed-sample rents above the CMA average. St. Albert, at 3.4 per cent, and East Central, with 3.5 per cent, posted two of the lowest fixed-sample increases for two-bedroom apartments.

Accounting for both new and existing structures, the average rent for a two-bedroom apartment in the Edmonton CMA was $1,141 in October 2013. The University and Downtown zones recorded above-average rents for a two-bedroom apartment at $1,265 and $1,252, respectively. Higher rents in these areas are typically supported by individuals working in the city centre, and by students looking for accommodation close to the university campus. Both of these zones recorded a vacancy rate below the average for the Edmonton CMA. In contrast, the lowest average rent for a two-bedroom apartment was in Edmonton's North Central area, which also recorded one of the highest vacancy rates in the CMA. Among communities outside city limits, Strathcona County had the highest average rent of $1,225 for a two-bedroom apartment.

Rental apartment universe expands

After seven consecutive years of declines, the apartment rental market universe in the Edmonton CMA increased from 57,588 units in October 2012 to 58,503 in October 2013. A low vacancy rate has prompted builders to initiate construction on new rental projects over the past two years. In the 12 months from July 2012 to June 2013, 981 market rental apartments were completed[3] and added to this year's universe.

Rental apartment construction remains elevated in 2013, with starts well above the preceding 10-year average. In the first ten months of 2013, there were 1,588 rental apartment starts, up 10 per cent from 1,441 recorded in the same period a year prior. By comparison, an average of 668 rental apartment starts were recorded annually from 2003 to 2012. As of October 2013, there were 2,314 rental apartments under construction. Once completed, these new units will result in further additions to supply in Edmonton's rental market.

The gains to the rental supply from new construction were partially off-set by condominium conversions. There were 214 apartment rental units converted to condominiums between the October 2012 and October 2013 surveys. Condominium conversions in Edmonton have been declining recently after peaking in 2007 at 2,889 units. Modest price gains for condominium apartments in the resale market, coupled with rising rents and an expanding secondary rental market, has moderated condominium conversions.

The area with the largest increase in the rental apartment universe was in Millwoods, where the number of apartments increased 27 per cent from 2,060 units in October 2012 to 2,616 in October 2013. Spruce Grove and St. Albert also recorded double digit gains in their apartment universe, up 13 and 14 per cent, respectively. Within the city of Edmonton, the rental apartment universe increased one per cent. Not all areas experienced growth in their rental market universe. The number of apartments in the universe declined eight per cent in Stony Plain from 401 last October to 367 this year.

Availability rate remains stable

The overall apartment availability rate[4] in the Edmonton CMA was 2.5 per cent in October 2013, compared to 2.3 per cent a year prior. The availability ranged from 1.1 per cent in South West to 5.4 per cent in Leduc. Notable increases include Leduc, where the rate rose from 2.5 per cent last year to 5.4 per cent in October 2013, and Castledowns, where the rate was 2.5 per cent, up from 1.6 per cent a year prior. Stony Plain recorded the largest decline in the availability rate, where it fell from 4.7 per cent in October 2012 to 2.5 per cent in October 2013.

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[3] In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

[4] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

Figure 5

Edmonton CMA – Row Vacancy Rate

per cent
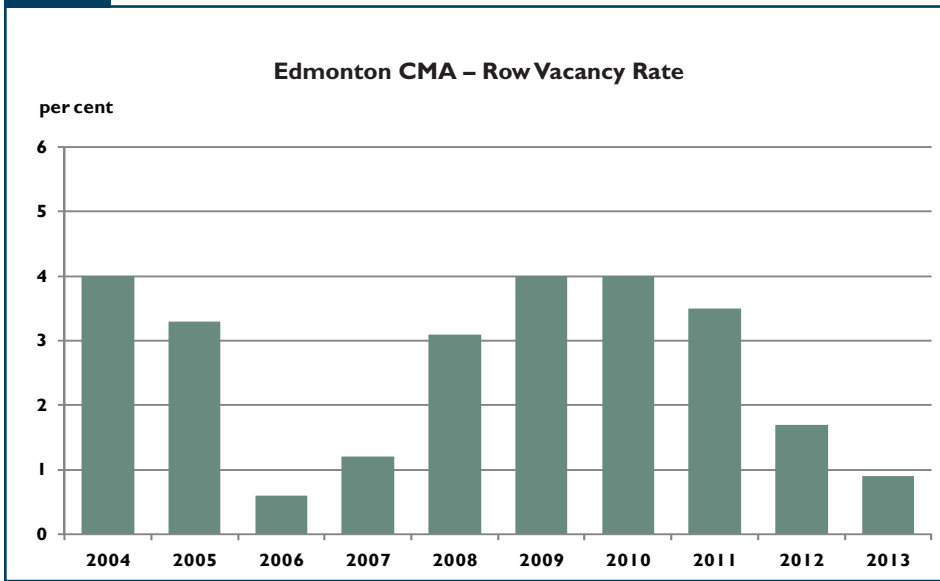
Source: CMHC, October Survey

Row (townhouse) vacancies and rents

As was the case for apartments, stronger demand led to a decline in the vacancy rate for purpose-built rental row units in October 2013. The overall vacancy rate for row units in the Edmonton CMA was 0.9 per cent in October 2013, down from 1.7 per cent a year prior. CMHC's survey indicated that there were no vacancies in rental townhouses in many zones including University, Millwoods, Jasper Place, Castledowns, and Stony Plain. Areas outside the city of Edmonton posted higher vacancy rates for their row units. Overall, the vacancy rate for row rental units outside the city was 2.3 per cent, compared to 0.7 per cent within city limits. Leduc, at 4.3 per cent, posted one of the highest vacancy rates for this unit type.

The low and declining vacancy rate for row units in the Edmonton CMA has led to rising rents. Fixed-sample rents for row units grew at a faster

pace than apartments, according to CMHC's October survey. Fixed-sample rents rose 6.9 per cent year-over-year for row units, a sizeable increase from the 2.6 per cent gain posted a year prior. Within the city of Edmonton, fixed-sample rents

increased 6.6 per cent, while outside city limits the increase was 9.6 per cent.

The average rent for a two-bedroom row unit in the Edmonton CMA was $1,180 in October 2013. West Jasper Place posted the highest average rent for a two-bedroom row unit, at $1,336, followed by South West Edmonton, at $1,231. On average row units within city limits had higher average rents than those in outlying areas, with the former averaging $1,193 and the latter $1,094.

There were 7,836 purpose-built row rental units in the Edmonton CMA, a one per cent decline from October 2012. Unlike the apartment universe, construction of rental row units has been stagnant. Only 28 newly-completed row units were included in the October 2013 survey. Over one-quarter of all row units in the rental universe were in the city's South and nearly 32 per cent were in the Northern zones of Edmonton.

Figure 6

Rental Apartment and Condominium Apartment Vacancy Rates

per cent
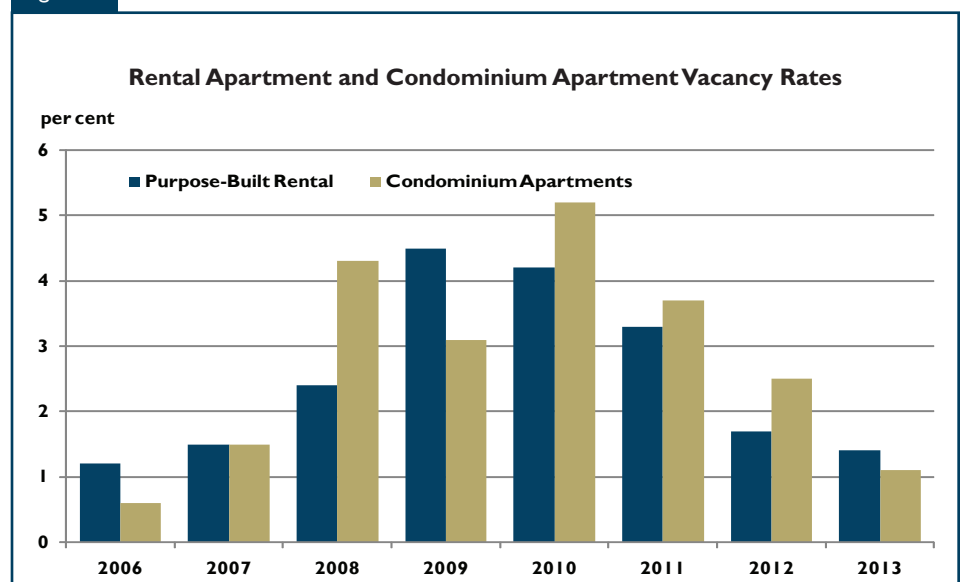
Source: CMHC, October Survey

Secondary Rental Market Survey[5]

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

Condominium vacancies decline in 2013

The vacancy rate for rental condominium apartments declined to 1.1 per cent in October 2013, down from 2.5 per cent in October 2012. Like the traditional rental market, demand for condominium apartments has been supported by an expanding economy and elevated migration. The condominium apartment vacancy rate was 1.9 per cent in Central Edmonton, while in the Suburban area it was 0.2 per cent.

The average rent for a two-bedroom condominium apartment was $1,292 in October 2013, compared to $1,286 recorded a year prior. Condominium apartments typically have higher rents than purpose-built rental apartments as they are often newer units with additional amenities in both the unit and building.
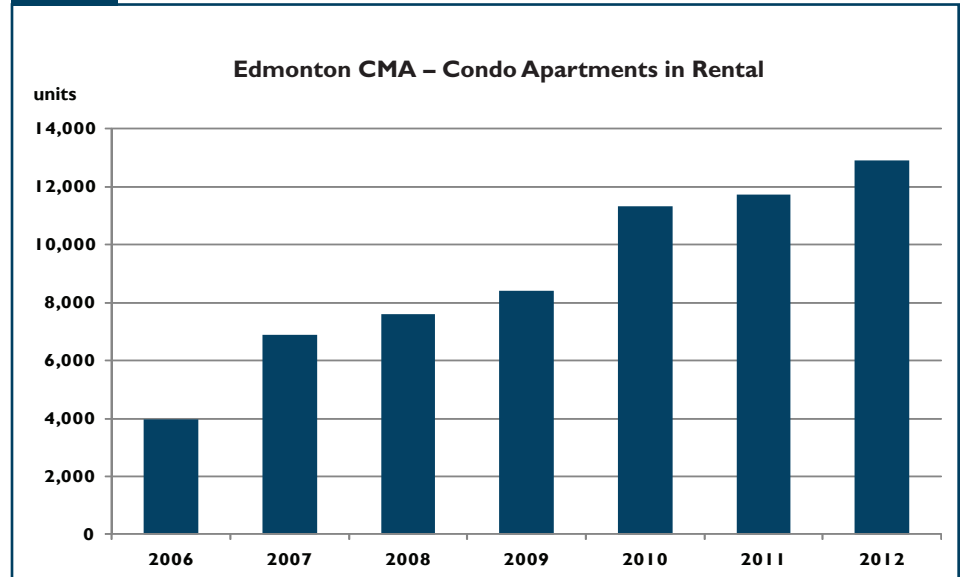
Edmonton CMA – Condo Apartments in Rental

Source: CMHC, October Survey

Condominium rental universe

The condominium rental universe has become an increasingly important segment of the rental market in Edmonton. There were 42,542 condominium apartments in the Edmonton CMA in October 2013, up from 40,597 a year prior. Of these, 13,670, or 32 per cent were identified as rentals. By comparison, 12,921 condominium apartments were in the October 2012 rental universe. Condominium apartments in Central Edmonton were the most likely to be identified as rental, with 37.5 per cent rented in October 2013.

Secondary Rental Market Survey: Other Dwellings

CMHC's Secondary Rental Market Survey also collects information on households living in single-detached houses, semi-detached houses, row/town home, duplex apartments, and accessory apartments, which include apartments in a residential dwelling, and those in a commercial or other structure, where there are only one or two dwelling units. The number of renter households living in this segment of the secondary rental market was an estimated 49,586 in the fall of 2013, compared to 48,873 a year prior. Renter households in single-detached dwellings accounted for 15,857 of these households, while those living in semi-detached, row or duplex units totalled 24,385.

The average rent paid by renter households in a single-detached unit was $1,343 in the fall of 2013, compared to $1,402 in the previous year. The average rent for semi-detached row and duplex dwellings was $1,171, relatively unchanged from a year prior.

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[5] 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.

Edmonton CMA

Strathcona County

Sturgeon County

Edmonton

Leduc County

Parkland County

ZONES

01 - Downtown	08 - East Central
02 - Hudson Bay Reserve	09 - Millwoods
03 - University	10 - North Central
04 - West Central	11 - North East
05 - Jasper Place	12 - Castledowns
06 - West Jasper Place	13 - St. Albert
07 - South West	14 - Other Centres
	15 - Fort Saskatchewan
	16 - Leduc
	17 - Spruce Grove
	18 - Stoney Plain
	19 - Strathcona County (Sherwood Park)

Municipal Boundaries *

* 2011 Census boundaries, Statistics Canada

Km
18
12
6
3

HIGHWAY 45
HIGHWAY 829
HIGHWAY 825
HIGHWAY 28A
HIGHWAY 15
HIGHWAY 830
HIGHWAY 824
WYE RD
HIGHWAY 21
HIGHWAY 623
HIGHWAY 822
HIGHWAY 617
HIGHWAY 643
HIGHWAY 803
HIGHWAY 37
HIGHWAY 2
HIGHWAY 651
HIGHWAY 642
HIGHWAY 628
HIGHWAY 625
HIGHWAY 814
HIGHWAY 2A
HIGHWAY 19
HIGHWAY 795
HIGHWAY 779
HIGHWAY 16A
HIGHWAY 777
HIGHWAY 633
HIGHWAY 16
HIGHWAY 624
HIGHWAY 33
HIGHWAY 765
HIGHWAY 764
HIGHWAY 757
HIGHWAY 18

RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	**Downtown** - Census tracts: 0030.00, 0031.00, 0032.01, 0032.02, 0033.01, 0033.02, 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, 0006.03, 0006.04, 0006.05, 0006.06, 0006.08, 0006.09, 0006.11, 0006.13, 0006.14, 0006.15, 0006.16, 0006.17, 0006.18, 0007.02, 0079.02, 0079.03, 0079.04
Zones 5-6	**West**
Zone 7	**South West** - Census tracts: 0001.02, 0001.03, 0001.04, 0001.05, 0001.06, 0001.07, 0002.01, 0002.02, 0002.03, 0002.04, 0002.05, 0003.00, 0004.01, 0004.02, 0005.01, 0005.02, 0005.05, 0005.07, 0005.08, 0005.09, 0005.10, 0005.11, 0012.01, 0012.02, 0104.24, 0104.25, 0104.26, 0104.27
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, 0090.02, 0090.03, 0090.04, 0090.05, 0090.06, 0090.07, 0090.08, 0090.09, 0090.11, 0090.12, 0090.13, 0090.15, 0090.16, 0090.17, 0090.18, 0090.19, 0090.20, 0090.21, 0090.22, 0104.10, 0104.20, 0104.21, 0104.22, 0104.23
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, 0065.02, 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, 0075.02, 0075.03, 0075.04, 0075.05, 0075.07, 0075.08, 0075.09, 0075.10, 0075.11, 0075.12, 0140.05, 0140.06
Zone 12	**Castledowns** - Census tracts: 0076.01, 0076.02, 0077.01, 0077.02, 0078.01, 0078.02, 0078.03, 0078.05, 0078.06, 0078.07, 0078.08, 0078.09, 0078.12, 0078.14, 0078.15, 0078.16, 0078.17, 0121.07, 0121.08, 0121.09
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - Census tracts: 0120.01, 0120.02, 0120.03, 0120.05, 0120.06, 0121.02, 0121.03, 0121.04, 0121.06, 0140.03
Zone 14	**Other Outlying Areas** - Census tracts: 0140.04, 0141.00, 0142.01, 0142.02, 0142.03, 0142.04, 0150.00, 0151.01, 0151.02, 0155.00, 0156.00, 0157.00, 0160.01, 0160.02, 0164.02, 0165.01, 0165.02, 0166.00, 0200.00
Zone 15	**Fort Saskatchewan** - Census tracts: 0106.01, 0110.01, 0110.02, 0111.00
Zone 16	**Leduc** - Census tracts: 0152.00, 0153.00, 0154.00
Zone 17	**Spruce Grove** - Census tracts: 0161.01, 0161.02, 0162.01, 0162.02, 0164.01
Zone 18	**Stony Plain** - Census tracts: 0163.03, 0163.05, 0163.06
Zone 19	**Strathcona County (Sherwood Park)** - Census tracts: 0100.00, 0101.01, 0101.02, 0102.00, 0103.00, 0104.02, 0104.12, 0104.13, 0104.15, 0104.16, 0104.17, 0104.18, 0104.19, 0105.03, 0105.04, 0105.05, 0105.06, 0106.02
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

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Available in SELECTED Rental Market Reports

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3.1.4	Availability Rates (%) by Zone and Bedroom Type
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Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

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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 in Other 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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1.0 a	1.7 a	1.4 a	1.3 a	1.6 a	1.3 a	0.6 a	0.0 b	1.4 a	1.3 a
Hudson Bay Reserve (Zone 2)	3.5 c	3.7 c	4.3 b	3.2 c	2.3 a	1.7 a	3.4 d	**	3.6 b	2.8 a
University (Zone 3)	0.2 b	0.6 b	0.8 a	0.6 a	0.5 a	0.6 a	1.5 d	0.0 c	0.7 a	0.6 a
West Central (Zone 4)	4.9 b	2.6 a	3.6 a	2.2 a	1.6 a	0.9 a	4.3 a	3.9 a	2.9 a	1.8 a
Edmonton Core (Zones 1-4)	1.3 a	1.7 a	2.0 a	1.6 a	1.5 a	1.2 a	1.7 b	1.0 a	1.8 a	1.4 a
Jasper Place (Zone 5)	3.9 d	2.0 b	1.8 a	1.2 a	2.1 a	0.9 a	1.7 c	0.5 b	2.0 a	1.1 a
West Jasper Place (Zone 6)	3.0 a	1.2 a	0.6 a	0.8 a	0.5 a	1.4 a	0.3 a	0.3 b	0.6 a	1.1 a
West (Zones 5-6)	3.4 c	1.6 a	1.4 a	1.1 a	1.3 a	1.2 a	1.0 a	0.4 a	1.4 a	1.1 a
South West (Zone 7)	0.0 b	0.0 b	0.6 a	0.3 a	0.8 a	0.3 a	0.7 a	0.0 b	0.7 a	0.3 a
East Central (Zone 8)	1.0 a	1.9 c	1.2 a	1.5 a	1.8 a	1.5 a	1.3 a	0.0 c	1.5 a	1.5 a
Millwoods (Zone 9)	0.0 c	0.0 d	0.5 a	0.9 a	0.9 a	0.4 a	1.8 a	1.9 b	0.8 a	0.6 a
South (Zones 7-9)	0.3 a	0.7 a	0.7 a	0.7 a	1.0 a	0.5 a	1.0 a	0.3 a	0.9 a	0.6 a
North Central (Zone 10)	1.4 a	1.1 d	4.6 c	4.0 c	2.8 b	3.9 d	3.4 d	**	3.6 b	3.8 c
North East (Zone 11)	0.0 c	4.5 d	2.0 a	1.3 a	1.9 a	2.1 a	0.7 a	1.8 b	1.8 a	1.8 a
Castledowns (Zone 12)	0.0 a	**	1.4 a	1.2 a	0.8 a	1.0 a	0.0 b	0.0 b	0.9 a	1.0 a
North (Zones 10-12)	1.2 a	1.5 a	3.3 b	2.7 a	1.9 a	2.3 a	1.0 a	2.7 c	2.4 a	2.5 a
Edmonton City (Zones 1-12)	1.4 a	1.5 a	1.9 a	1.5 a	1.4 a	1.2 a	1.1 a	1.2 a	1.7 a	1.4 a
St. Albert (Zone 13)	-	-	3.0 a	1.2 a	0.3 a	1.3 a	0.0 a	0.7 a	0.9 a	1.2 a
Other Outlying Areas (Zone 14)	0.0 a	0.0 a	5.5 a	2.1 a	3.2 a	3.5 a	13.3 a	**	4.4 a	2.8 a
Fort Saskatchewan (Zone 15)	2.9 a	0.0 a	2.2 a	3.8 a	2.3 a	2.8 a	-	-	2.3 a	3.0 a
Leduc (Zone 16)	0.0 a	0.0 a	0.0 a	1.3 a	0.6 a	3.8 a	0.0 a	5.3 a	0.4 a	3.3 a
Spruce Grove (Zone 17)	**	**	2.3 a	1.1 a	1.3 a	0.7 a	0.0 a	3.8 a	1.6 b	0.9 a
Stony Plain (Zone 18)	**	**	4.8 a	1.3 a	4.1 a	1.3 a	2.1 a	2.1 a	4.0 a	1.4 a
Strathcona County (Zone 19)	**	**	1.0 a	0.0 a	1.2 a	0.4 a	0.0 a	0.0 a	1.0 a	0.3 a
All Outlying Areas (Zones 14-19)	1.5 a	0.0 a	2.4 a	1.8 a	1.8 a	2.3 a	1.9 a	2.7 a	2.0 a	2.1 a
Edmonton CMA	**1.4 a**	**1.5 a**	**2.0 a**	**1.6 a**	**1.4 a**	**1.3 a**	**1.1 a**	**1.2 a**	**1.7 a**	**1.4 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.
- No units exist in the universe 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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	768 a	808 a	929 a	994 a	1,190 a	1,252 a	1,382 a	1,472 a	985 a	1,045 a
Hudson Bay Reserve (Zone 2)	636 a	676 a	773 a	814 a	975 a	1,012 a	1,041 a	1,112 a	827 a	874 a
University (Zone 3)	824 a	897 b	940 a	986 a	1,216 a	1,265 a	1,179 a	1,331 b	1,003 a	1,059 a
West Central (Zone 4)	644 a	666 a	810 a	841 a	971 a	1,011 a	1,195 a	1,205 a	868 a	899 a
Edmonton Core (Zones 1-4)	759 a	806 a	890 a	944 a	1,122 a	1,172 a	1,253 a	1,352 a	948 a	1,002 a
Jasper Place (Zone 5)	678 a	720 a	818 a	855 a	981 a	1,040 a	1,185 a	1,212 a	903 a	944 a
West Jasper Place (Zone 6)	781 a	831 a	973 a	1,040 a	1,144 a	1,212 a	1,308 a	1,385 a	1,079 a	1,146 a
West (Zones 5-6)	730 a	773 a	877 a	925 a	1,065 a	1,130 a	1,248 a	1,299 a	984 a	1,036 a
South West (Zone 7)	831 a	875 a	962 a	1,023 a	1,112 a	1,184 a	1,263 a	1,369 a	1,057 a	1,128 a
East Central (Zone 8)	729 a	783 a	828 a	861 a	986 a	1,031 a	1,186 b	1,171 b	906 a	946 a
Millwoods (Zone 9)	705 b	820 a	876 a	942 a	1,091 a	1,228 a	1,285 a	1,378 a	1,030 a	1,157 a
South (Zones 7-9)	793 a	842 a	919 a	973 a	1,087 a	1,171 a	1,262 a	1,352 a	1,024 a	1,100 a
North Central (Zone 10)	640 a	653 b	781 a	814 a	903 a	949 a	1,078 a	1,139 a	819 a	859 a
North East (Zone 11)	649 a	662 a	871 a	917 a	1,026 a	1,100 a	1,161 a	1,234 a	976 a	1,039 a
Castledowns (Zone 12)	656 a	676 a	859 a	917 a	981 a	1,072 a	1,197 a	1,263 a	953 a	1,033 a
North (Zones 10-12)	643 a	655 a	822 a	865 a	974 a	1,045 a	1,152 a	1,217 a	903 a	963 a
Edmonton City (Zones 1-12)	743 a	785 a	882 a	934 a	1,071 a	1,137 a	1,223 a	1,298 a	961 a	1,021 a
St. Albert (Zone 13)	-	-	941 a	953 a	1,087 a	1,190 a	1,230 a	1,293 a	1,080 a	1,158 a
Other Outlying Areas (Zone 14)	532 a	532 a	762 a	878 a	906 a	1,035 a	985 a	1,072 b	843 a	960 a
Fort Saskatchewan (Zone 15)	723 a	742 a	905 a	983 a	1,046 a	1,144 a	-	-	986 a	1,083 a
Leduc (Zone 16)	756 a	804 a	909 a	928 a	1,145 a	1,209 a	1,196 a	1,238 a	1,084 a	1,145 a
Spruce Grove (Zone 17)	**	**	894 a	940 a	1,053 a	1,162 a	1,134 a	1,227 a	995 a	1,093 a
Stony Plain (Zone 18)	**	**	808 a	854 a	1,024 a	1,075 a	1,041 a	1,178 a	980 a	1,040 a
Strathcona County (Zone 19)	**	**	946 a	984 a	1,161 a	1,225 a	1,183 a	1,233 a	1,103 a	1,160 a
All Outlying Areas (Zones 14-19)	710 a	729 a	877 a	933 a	1,070 a	1,157 a	1,116 a	1,200 a	1,007 a	1,090 a
Edmonton CMA	**742 a**	**784 a**	**882 a**	**934 a**	**1,071 a**	**1,141 a**	**1,216 a**	**1,292 a**	**965 a**	**1,028 a**

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

a - Excellent (0 ≤ cv ≤ 2.5), b- Very good (2.5 < cv ≤ 5), c - Good (5 < cv ≤ 7.5), d - Fair (Use with Caution) (7.5 < cv ≤ 10)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Zone	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1,470	1,487	6,648	6,626	3,061	3,050	194	188	11,373	11,351
Hudson Bay Reserve (Zone 2)	319	323	2,600	2,591	1,371	1,398	66	65	4,356	4,377
University (Zone 3)	771	769	3,395	3,334	1,584	1,562	146	135	5,896	5,800
West Central (Zone 4)	186	185	1,446	1,435	1,005	999	45	49	2,682	2,668
Edmonton Core (Zones 1-4)	2,746	2,764	14,089	13,986	7,021	7,009	451	437	24,307	24,196
Jasper Place (Zone 5)	164	163	2,027	1,999	1,568	1,585	291	289	4,050	4,036
West Jasper Place (Zone 6)	169	169	1,202	1,209	1,688	1,693	302	303	3,361	3,374
West (Zones 5-6)	333	332	3,229	3,208	3,256	3,278	593	592	7,411	7,410
South West (Zone 7)	209	208	2,634	2,632	3,796	3,804	442	443	7,081	7,087
East Central (Zone 8)	104	128	964	1,021	987	1,021	75	75	2,130	2,245
Millwoods (Zone 9)	35	35	680	721	1,237	1,755	108	105	2,060	2,616
South (Zones 7-9)	348	371	4,278	4,374	6,020	6,580	625	623	11,271	11,948
North Central (Zone 10)	474	477	2,291	2,267	1,436	1,430	165	164	4,366	4,338
North East (Zone 11)	48	48	1,240	1,221	1,798	1,900	320	334	3,406	3,503
Castledowns (Zone 12)	48	48	776	769	1,264	1,362	216	232	2,304	2,411
North (Zones 10-12)	570	573	4,307	4,257	4,498	4,692	701	730	10,076	10,252
Edmonton City (Zones 1-12)	3,997	4,040	25,903	25,825	20,795	21,559	2,370	2,382	53,065	53,806
St. Albert (Zone 13)	0	0	165	167	369	463	137	137	671	767
Other Outlying Areas (Zone 14)	10	10	181	188	251	252	15	15	457	465
Fort Saskatchewan (Zone 15)	35	35	224	224	568	568	0	0	827	827
Leduc (Zone 16)	5	5	224	223	727	730	38	38	994	996
Spruce Grove (Zone 17)	9	9	256	278	499	577	26	26	790	890
Stony Plain (Zone 18)	2	2	83	78	268	239	48	48	401	367
Strathcona County (Zone 19)	4	4	97	97	260	262	22	22	383	385
All Outlying Areas (Zones 14-19)	65	65	1,065	1,088	2,573	2,628	149	149	3,852	3,930
Edmonton CMA	**4,062**	**4,105**	**27,133**	**27,080**	**23,737**	**24,650**	**2,656**	**2,668**	**57,588**	**58,503**

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type — Edmonton CMA

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA										
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1.7 a	3.4 a	2.0 a	2.5 a	2.0 a	2.1 a	0.6 a	0.6 a	2.0 a	2.5 a
Hudson Bay Reserve (Zone 2)	3.5 c	4.5 c	4.5 b	4.0 c	3.2 b	2.1 a	3.4 d	**	4.1 b	3.4 b
University (Zone 3)	0.7 a	1.6 c	1.3 a	1.5 b	0.9 a	1.3 a	2.2 c	**	1.2 a	1.5 a
West Central (Zone 4)	5.6 b	3.1 b	3.7 a	3.1 b	1.7 a	1.3 a	4.3 a	3.9 a	3.1 a	2.4 a
Edmonton Core (Zones 1-4)	1.9 a	3.1 a	2.5 a	2.6 a	1.9 a	1.8 a	1.9 b	1.5 c	2.3 a	2.4 a
Jasper Place (Zone 5)	3.9 d	3.7 c	2.9 a	3.1 b	2.7 a	2.1 a	2.8 b	1.9 c	2.9 a	2.7 a
West Jasper Place (Zone 6)	3.0 a	2.3 a	2.2 a	1.3 a	1.9 a	2.8 a	1.3 a	1.5 c	2.0 a	2.2 a
West (Zones 5-6)	3.4 c	3.1 b	2.7 a	2.4 a	2.3 a	2.5 a	2.1 a	1.7 b	2.5 a	2.4 a
South West (Zone 7)	1.0 a	0.5 a	0.9 a	1.2 a	1.2 a	1.2 a	0.9 a	0.2 a	1.0 a	1.1 a
East Central (Zone 8)	1.0 a	2.7 b	2.1 a	2.1 a	2.6 a	2.3 a	2.7 a	**	2.3 a	2.3 a
Millwoods (Zone 9)	0.0 c	0.0 d	1.1 a	1.9 b	2.4 a	2.6 a	2.7 a	1.9 b	2.0 a	2.4 a
South (Zones 7-9)	0.9 a	1.3 a	1.2 a	1.5 a	1.6 a	1.7 a	1.5 a	0.9 a	1.4 a	1.6 a
North Central (Zone 10)	1.4 a	4.3 d	5.1 c	5.0 c	3.2 c	5.0 d	3.4 d	**	4.0 b	5.2 c
North East (Zone 11)	0.0 c	4.5 d	2.3 a	2.4 a	2.5 a	3.1 b	3.8 a	2.1 b	2.5 a	2.8 a
Castledowns (Zone 12)	0.0 a	4.9 d	1.9 a	2.1 a	1.6 a	2.8 a	0.9 a	1.9 b	1.6 a	2.5 a
North (Zones 10-12)	1.2 a	4.3 c	3.8 b	3.7 b	2.5 a	3.6 b	2.8 a	4.1 c	3.0 a	3.7 a
Edmonton City (Zones 1-12)	1.8 a	3.1 a	2.5 a	2.6 a	2.0 a	2.3 a	2.1 a	2.1 a	2.3 a	2.5 a
St. Albert (Zone 13)	-	-	3.0 a	1.2 a	0.5 a	2.6 a	0.7 a	0.7 a	1.2 a	2.0 a
Other Outlying Areas (Zone 14)	0.0 a	0.0 a	6.1 a	2.7 a	3.2 a	4.7 a	13.3 a	**	4.6 a	3.9 a
Fort Saskatchewan (Zone 15)	2.9 a	0.0 a	2.2 a	3.8 a	4.4 a	4.4 a	-	-	3.7 a	4.0 a
Leduc (Zone 16)	0.0 a	0.0 a	0.4 a	2.2 a	3.3 a	6.3 a	0.0 a	7.9 a	2.5 a	5.4 a
Spruce Grove (Zone 17)	**	**	2.3 a	1.4 a	1.6 b	1.8 a	4.6 a	3.8 a	1.9 a	1.8 a
Stony Plain (Zone 18)	**	**	8.4 a	2.6 a	4.1 a	2.5 a	2.1 a	2.1 a	4.7 a	2.5 a
Strathcona County (Zone 19)	**	**	2.1 a	5.2 a	2.7 a	0.4 a	0.0 a	0.0 a	2.3 a	1.8 a
All Outlying Areas (Zones 14-19)	1.5 a	1.5 a	3.0 a	2.7 a	3.2 a	3.8 a	2.9 a	4.2 b	3.1 a	3.5 a
Edmonton CMA	**1.8 a**	**3.1 a**	**2.5 a**	**2.6 a**	**2.1 a**	**2.5 a**	**2.1 a**	**2.2 a**	**2.3 a**	**2.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Edmonton CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Centre	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown (Zone 1)	3.0 a	5.9 a	3.6 b	5.0 a	4.4 a	4.1 b	5.9 d	5.1 b	3.9 b	4.8 a
Hudson Bay Reserve (Zone 2)	++	5.0 c	1.7 c	4.8 b	1.7 c	4.4 b	11.8 d	++	1.7 b	4.4 b
University (Zone 3)	4.7 d	7.6 b	3.8 c	6.3 a	4.0 c	6.4 b	**	7.4 b	4.0 c	6.2 b
West Central (Zone 4)	**	3.8 c	2.9 a	3.9 b	3.0 b	4.6 a	4.7 c	5.3 d	2.9 a	4.0 a
Edmonton Core (Zones 1-4)	3.0 c	6.0 a	3.2 b	5.1 a	3.7 a	4.8 a	**	5.3 b	3.4 a	5.0 a
Jasper Place (Zone 5)	4.7 d	5.5 d	4.6 b	5.7 b	4.0 b	6.4 b	4.1 b	5.5 c	3.9 b	6.0 b
West Jasper Place (Zone 6)	3.6 b	8.2 a	6.2 a	6.4 a	6.5 a	6.1 a	4.5 a	6.1 a	6.2 a	6.3 a
West (Zones 5-6)	4.2 c	6.7 b	5.3 a	6.0 a	5.2 a	6.3 a	4.3 a	5.8 b	5.0 a	6.1 a
South West (Zone 7)	4.7 c	5.7 a	4.8 a	6.7 a	4.2 a	6.6 a	3.1 c	7.4 a	4.3 a	6.7 a
East Central (Zone 8)	3.7 d	5.1 b	2.9 a	3.4 b	2.6 a	3.5 b	2.2 c	++	2.7 a	3.6 b
Millwoods (Zone 9)	++	**	1.1 a	7.2 b	1.4 a	8.0 b	2.1 a	6.6 b	1.5 a	7.3 b
South (Zones 7-9)	4.1 b	5.7 b	3.8 a	6.1 a	3.4 a	6.3 a	2.9 b	6.6 b	3.5 a	6.2 a
North Central (Zone 10)	**	3.1 d	4.9 c	4.3 c	3.7 d	4.9 c	4.0 d	8.9 c	4.7 c	4.8 c
North East (Zone 11)	2.6 b	1.1 a	2.4 a	5.1 a	3.7 b	7.7 b	4.1 a	5.9 b	3.3 b	6.3 a
Castledowns (Zone 12)	++	5.4 c	2.4 a	6.8 a	2.7 a	6.9 a	2.4 a	5.5 a	2.4 a	6.7 a
North (Zones 10-12)	4.6 d	3.2 d	3.4 b	5.2 a	3.5 b	6.4 a	3.5 b	6.4 a	3.6 b	5.8 a
Edmonton City (Zones 1-12)	3.5 b	5.7 a	3.7 a	5.5 a	3.8 a	5.7 a	5.8 b	6.0 a	3.7 a	5.6 a
St. Albert (Zone 13)	-	-	3.5 b	4.2 b	4.6 c	3.4 b	3.3 a	4.6 a	4.4 c	3.2 b
Other Outlying Areas (Zone 14)	5.5 a	-1.1 a	1.0 a	5.8 b	2.5 a	6.5 b	6.1 a	++	2.1 a	6.0 b
Fort Saskatchewan (Zone 15)	6.7 b	6.0 a	2.6 c	6.8 a	5.3 c	7.1 b	-	-	4.8 c	7.6 b
Leduc (Zone 16)	9.0 a	5.8 a	4.7 a	8.2 a	3.2 d	4.8 a	2.5 a	3.5 a	3.1 c	4.6 a
Spruce Grove (Zone 17)	**	**	4.5 a	3.9 b	4.2 c	5.0 a	2.0 a	9.3 a	4.3 b	4.7 a
Stony Plain (Zone 18)	**	**	5.6 c	8.0 a	6.1 a	6.7 a	3.9 d	10.1 a	6.0 b	7.2 a
Strathcona County (Zone 19)	**	**	2.1 a	4.3 a	3.5 a	5.5 a	1.1 a	4.3 a	3.4 a	5.1 a
All Outlying Areas (Zones 14-19)	3.7 a	4.6 a	3.6 a	6.2 a	4.0 b	5.8 a	2.8 a	6.7 a	3.9 a	5.7 a
Edmonton CMA	3.5 b	5.7 a	3.7 a	5.5 a	3.8 a	5.6 a	5.7 b	6.0 a	3.7 a	5.5 a

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

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe 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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
Pre 1960	**	**	2.3 a	1.8 b	1.6 a	2.0 a	2.4 a	**	1.9 a	1.9 a
1960 - 1974	1.6 a	1.6 a	2.4 a	2.0 a	1.9 a	1.4 a	1.4 a	1.7 b	2.1 a	1.7 a
1975 - 1989	0.9 a	1.4 a	1.5 a	0.8 a	1.1 a	1.0 a	0.8 a	0.8 a	1.2 a	0.9 a
1990 - 1999	**	**	2.7 a	1.8 a	0.4 a	1.7 a	0.0 a	0.0 a	1.0 a	1.6 a
2000+	0.0 a	1.6 a	0.3 a	1.4 a	1.0 a	1.6 a	**	**	0.8 a	1.5 a
Total	1.4 a	1.5 a	2.0 a	1.6 a	1.4 a	1.3 a	1.1 a	1.2 a	1.7 a	1.4 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.
- No units exist in the universe 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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
Pre 1960	557 a	589 a	781 a	818 a	987 a	1,029 a	1,260 a	1,380 a	881 a	919 a
1960 - 1974	722 a	756 a	863 a	906 a	1,035 a	1,089 a	1,181 a	1,247 a	923 a	972 a
1975 - 1989	783 a	844 a	895 a	958 a	1,060 a	1,132 a	1,250 a	1,342 a	985 a	1,053 a
1990 - 1999	**	**	967 a	966 a	1,124 a	1,148 a	**	1,218 a	1,064 a	1,085 a
2000+	954 a	1,048 a	1,101 a	1,161 a	1,256 a	1,317 a	**	1,414 a	1,197 a	1,270 a
Total	742 a	784 a	882 a	934 a	1,071 a	1,141 a	1,216 a	1,292 a	965 a	1,028 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.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA										
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
3 to 5 Units	**	**	4.7 d	5.0 d	3.8 c	1.2 d	4.5 c	1.2 a	4.1 b	2.6 b
6 to 19 Units	1.6 c	1.4 a	2.8 a	2.9 b	2.1 a	2.2 b	0.3 a	2.5 c	2.3 a	2.5 a
20 to 49 Units	2.7 a	2.5 a	2.4 a	1.3 a	1.6 a	1.2 a	1.9 a	0.9 a	2.0 a	1.3 a
50 to 99 Units	0.9 a	1.0 a	0.8 a	1.2 a	1.0 a	1.4 a	0.9 a	0.9 a	0.9 a	1.2 a
100+ Units	0.2 a	1.1 a	0.9 a	0.5 a	0.8 a	0.6 a	0.0 a	0.0 b	0.7 a	0.6 a
Total	1.4 a	1.5 a	2.0 a	1.6 a	1.4 a	1.3 a	1.1 a	1.2 a	1.7 a	1.4 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.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Edmonton CMA										
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
3 to 5 Units	583 b	**	696 a	707 b	907 a	962 a	1,040 a	1,095 b	827 a	882 a
6 to 19 Units	647 a	670 a	780 a	814 a	950 a	1,006 a	1,150 a	1,234 a	851 a	899 a
20 to 49 Units	682 a	717 a	837 a	880 a	1,010 a	1,077 a	1,202 a	1,272 a	919 a	974 a
50 to 99 Units	758 a	772 a	942 a	1,002 a	1,121 a	1,209 a	1,270 a	1,337 a	1,032 a	1,108 a
100+ Units	873 a	945 a	1,072 a	1,144 a	1,280 a	1,348 a	1,360 a	1,478 a	1,142 a	1,212 a
Total	742 a	784 a	882 a	934 a	1,071 a	1,141 a	1,216 a	1,292 a	965 a	1,028 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.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	**	**	2.8 a	1.9 b	1.8 a	1.5 a	0.9 a	1.9 a	1.0 a	0.8 a
Hudson Bay Reserve (Zone 2)	**	**	3.3 d	3.1 d	4.3 a	3.0 a	**	**	**	**
University (Zone 3)	**	**	0.7 a	1.1 d	1.0 a	0.2 a	0.0 a	0.0 a	0.5 a	0.5 a
West Central (Zone 4)	4.2 d	3.3 a	4.7 b	3.7 c	2.2 a	1.0 a	-	-	**	**
Edmonton Core (Zones 1-4)	4.6 d	0.7 b	2.5 a	2.2 b	2.5 a	1.6 a	0.7 a	1.5 a	0.8 a	0.7 a
Jasper Place (Zone 5)	5.9 a	0.0 a	2.1 c	1.3 a	2.3 a	1.2 a	1.2 a	0.3 a	**	**
West Jasper Place (Zone 6)	-	-	0.1 a	1.8 c	0.7 a	0.8 a	0.8 a	1.3 a	1.0 a	0.0 a
West (Zones 5-6)	5.9 a	0.0 a	1.2 a	1.6 c	2.0 a	1.1 a	0.9 a	1.0 a	0.8 a	0.2 a
South West (Zone 7)	**	**	1.0 a	0.0 c	0.8 a	0.3 a	0.5 a	0.4 a	0.8 a	0.2 a
East Central (Zone 8)	0.0 a	**	2.5 a	2.3 a	1.2 a	1.0 a	0.0 a	0.7 a	**	**
Millwoods (Zone 9)	**	**	1.0 a	1.6 b	1.2 a	0.0 b	0.1 a	0.5 a	**	**
South (Zones 7-9)	1.0 a	4.1 d	1.8 a	1.7 a	0.9 a	0.4 a	0.3 a	0.5 a	0.8 a	0.2 a
North Central (Zone 10)	8.0 a	4.0 a	3.4 d	4.9 d	3.8 a	1.5 a	3.8 a	**	-	-
North East (Zone 11)	**	**	2.0 a	2.0 a	2.7 a	1.8 a	1.6 a	1.8 a	**	**
Castledowns (Zone 12)	-	-	**	**	1.2 a	1.3 a	0.0 a	**	-	-
North (Zones 10-12)	6.9 a	3.4 a	3.0 c	4.2 c	2.4 a	1.5 a	1.6 a	1.7 a	**	**
Edmonton City (Zones 1-12)	3.9 c	2.2 c	2.3 a	2.5 a	2.0 a	1.2 a	0.8 a	1.1 a	0.8 a	0.6 a
St. Albert (Zone 13)	-	-	0.0 a	2.4 a	1.9 a	1.7 a	-	-	**	**
Other Outlying Areas (Zone 14)	8.6 a	3.2 d	1.4 a	2.9 a	6.5 a	2.6 a	-	-	-	-
Fort Saskatchewan (Zone 15)	**	**	4.6 a	3.3 a	2.2 a	3.3 a	**	**	**	**
Leduc (Zone 16)	-	-	0.6 a	2.8 a	0.0 a	1.4 a	0.6 a	4.9 a	-	-
Spruce Grove (Zone 17)	**	**	4.5 a	1.1 d	1.1 d	1.2 a	1.9 a	0.8 a	**	**
Stony Plain (Zone 18)	-	-	**	**	3.9 a	1.4 a	-	-	-	-
Strathcona County (Zone 19)	-	-	0.0 a	0.8 a	0.8 a	0.0 a	**	**	-	-
All Outlying Areas (Zones 14-19)	5.7 a	4.8 d	2.1 a	2.3 a	2.4 a	1.8 a	1.5 a	2.3 a	**	**
Edmonton CMA	**4.1** b	**2.6** b	**2.3** a	**2.5** a	**2.0** a	**1.3** a	**0.9** a	**1.2** a	**0.7** a	**0.6** a

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

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
LT $600	2.6 c	1.0 d	2.1 c	**	**	**	**	**	2.3 b	**
$600 - $749	2.5 a	2.6 b	3.9 b	2.3 b	2.0 c	0.6 b	**	**	3.3 a	2.3 a
$750 - $899	0.6 a	1.1 a	2.6 a	2.0 a	2.1 a	2.1 c	0.0 c	0.0 d	2.3 a	1.9 a
$900 - $1049	0.2 a	1.1 a	0.8 a	1.6 a	2.1 a	1.4 a	2.9 b	0.9 a	1.5 a	1.5 a
$1050 - $1199	0.0 a	2.4 b	0.7 a	0.8 a	0.8 a	1.2 a	1.0 a	1.3 a	0.8 a	1.1 a
$1200+	**	**	2.5 a	1.0 a	0.9 a	1.4 a	0.9 a	1.5 b	1.1 a	1.4 a
Total	1.4 a	1.5 a	2.0 a	1.6 a	1.4 a	1.3 a	1.1 a	1.2 a	1.7 a	1.4 a

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	0.0 a	0.0 a
West Central (Zone 4)	**	**	0.0 a	**	1.1 a	1.4 a	1.5 a	0.4 a	1.2 a	1.2 a
Edmonton Core (Zones 1-4)	**	**	0.0 a	1.9 c	1.2 a	1.2 a	1.5 a	1.2 a	1.2 a	1.4 a
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	5.2 a	0.0 a
West Jasper Place (Zone 6)	-	-	0.0 a	0.0 a	1.7 a	2.0 a	2.1 a	0.3 a	1.9 a	1.0 a
West (Zones 5-6)	-	-	0.0 a	0.0 a	1.6 a	1.8 a	3.0 a	0.2 a	2.4 a	0.8 a
South West (Zone 7)	-	-	-	-	**	0.4 a	0.4 a	0.0 a	0.3 a	0.1 a
East Central (Zone 8)	**	-	**	**	1.3 a	0.0 a	2.1 b	0.6 a	1.5 a	0.4 a
Millwoods (Zone 9)	-	-	7.7 a	**	0.5 a	0.0 c	1.7 a	0.0 c	1.4 a	0.0 b
South (Zones 7-9)	**	-	1.3 a	**	0.6 a	0.1 a	1.1 a	0.1 a	0.9 a	0.1 a
North Central (Zone 10)	-	-	0.0 a	**	3.6 a	2.6 a	3.2 a	1.2 a	3.3 a	1.6 a
North East (Zone 11)	**	**	**	**	3.2 a	1.9 a	1.7 a	0.6 a	2.0 a	1.0 a
Castledowns (Zone 12)	-	-	-	-	**	**	0.8 a	0.0 c	0.8 a	0.0 c
North (Zones 10-12)	**	**	0.0 a	0.0 d	3.2 a	2.2 a	1.9 a	0.6 a	2.2 a	1.0 a
Edmonton City (Zones 1-12)	0.0 a	**	0.5 a	0.8 d	1.7 a	1.3 a	1.8 a	0.4 a	1.7 a	0.7 a
St. Albert (Zone 13)	-	-	-	-	**	**	1.3 a	1.3 a	1.2 a	1.2 a
Other Outlying Areas (Zone 14)	**	**	12.5 a	12.5 a	7.7 a	1.9 a	0.0 a	7.3 a	5.6 a	5.4 a
Fort Saskatchewan (Zone 15)	-	-	**	**	2.9 a	1.5 a	2.9 a	1.9 a	2.8 a	1.8 a
Leduc (Zone 16)	-	-	**	**	2.4 a	1.2 a	1.1 a	6.1 a	1.7 a	4.3 a
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	3.3 a	0.0 a	2.9 a	0.0 a
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	5.3 a	11.1 a	2.6 a	1.5 a	1.5 a	2.3 a	1.9 a	2.3 a
Edmonton CMA	0.0 a	**	1.0 a	2.7 c	1.8 a	1.3 a	1.7 a	0.6 a	1.7 a	0.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	**	**
West Central (Zone 4)	**	**	738 b	785 b	1,010 a	1,074 a	1,136 a	1,180 a	1,058 a	1,108 a
Edmonton Core (Zones 1-4)	**	**	815 c	845 b	1,038 a	1,114 a	1,168 a	1,221 a	1,086 a	1,141 a
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	1,117 a	**
West Jasper Place (Zone 6)	-	-	1,184 a	1,232 a	1,255 a	1,336 a	1,338 a	1,426 a	1,302 a	1,386 a
West (Zones 5-6)	-	-	1,012 a	1,232 a	1,235 a	1,326 a	1,307 a	1,417 a	1,274 a	1,379 a
South West (Zone 7)	-	-	-	-	1,144 a	1,231 a	1,294 a	1,389 a	1,263 a	1,352 a
East Central (Zone 8)	**	-	**	**	1,164 a	**	1,244 a	1,291 a	1,165 a	1,249 a
Millwoods (Zone 9)	-	-	**	**	1,089 a	1,186 a	1,199 a	1,305 a	1,156 a	1,256 a
South (Zones 7-9)	**	-	922 a	865 b	1,135 a	1,207 a	1,262 a	1,348 a	1,209 a	1,301 a
North Central (Zone 10)	-	-	688 b	754 b	998 a	1,070 a	1,094 a	1,176 a	1,056 a	1,133 a
North East (Zone 11)	**	**	**	**	1,054 a	1,137 a	1,134 a	1,203 a	1,109 a	1,182 a
Castledowns (Zone 12)	-	-	-	-	**	**	1,252 a	1,206 a	1,258 a	1,206 a
North (Zones 10-12)	**	**	678 b	747 a	1,044 a	1,106 a	1,154 a	1,196 a	1,123 a	1,171 a
Edmonton City (Zones 1-12)	**	**	901 b	931 b	1,116 a	1,193 a	1,220 a	1,289 a	1,179 a	1,253 a
St. Albert (Zone 13)	-	-	-	-	**	**	1,253 a	1,292 a	1,239 a	1,282 a
Other Outlying Areas (Zone 14)	**	**	674 a	869 a	859 a	965 a	988 a	1,323 b	867 a	1,067 a
Fort Saskatchewan (Zone 15)	-	-	**	**	949 a	1,024 a	995 a	1,107 a	978 a	1,079 a
Leduc (Zone 16)	-	-	**	**	990 a	1,043 a	1,208 a	1,322 a	1,097 a	1,189 a
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	1,217 a	1,279 a	1,194 a	1,257 a
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	736 a	850 a	1,010 a	1,094 a	1,122 a	1,257 a	1,072 a	1,186 a
Edmonton CMA	812 a	**	883 b	915 a	1,103 a	1,180 a	1,210 a	1,286 a	1,167 a	1,245 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent (0 ≤ cv ≤ 2.5), b- Very good (2.5 < cv ≤ 5), c - Good (5 < cv ≤ 7.5), d - Fair (Use with Caution) (7.5 < cv ≤ 10)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

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-12	**Oct-13**	**Oct-12**	**Oct-13**	**Oct-12**	**Oct-13**	**Oct-12**	**Oct-13**	**Oct-12**	**Oct-13**
Downtown (Zone 1)	0	0	9	9	1	1	13	14	23	24
Hudson Bay Reserve (Zone 2)	0	0	0	0	58	57	40	40	98	97
University (Zone 3)	0	0	3	3	5	5	7	7	15	15
West Central (Zone 4)	1	1	43	42	282	282	266	266	592	591
Edmonton Core (Zones 1-4)	1	1	55	54	346	345	326	327	728	727
Jasper Place (Zone 5)	0	0	8	8	44	44	160	159	212	211
West Jasper Place (Zone 6)	0	0	26	26	471	460	705	696	1,202	1,182
West (Zones 5-6)	0	0	34	34	515	504	865	855	1,414	1,393
South West (Zone 7)	0	0	0	0	257	256	831	828	1,088	1,084
East Central (Zone 8)	25	0	66	7	235	202	335	335	661	544
Millwoods (Zone 9)	0	0	13	13	198	220	350	360	561	593
South (Zones 7-9)	25	0	79	20	690	678	1,516	1,523	2,310	2,221
North Central (Zone 10)	0	0	15	17	281	278	527	515	823	810
North East (Zone 11)	8	8	2	2	316	319	846	845	1,172	1,174
Castledowns (Zone 12)	0	0	0	0	30	30	489	488	519	518
North (Zones 10-12)	8	8	17	19	627	627	1,862	1,848	2,514	2,502
Edmonton City (Zones 1-12)	34	9	185	127	2,178	2,154	4,569	4,553	6,966	6,843
St. Albert (Zone 13)	0	0	0	0	8	8	75	75	83	83
Other Outlying Areas (Zone 14)	1	1	8	16	39	53	23	29	71	99
Fort Saskatchewan (Zone 15)	0	0	8	8	68	68	208	208	284	284
Leduc (Zone 16)	0	0	3	3	85	85	92	99	180	187
Spruce Grove (Zone 17)	0	0	0	0	66	69	4	4	70	73
Stony Plain (Zone 18)	0	0	0	0	4	4	30	29	34	33
Strathcona County (Zone 19)	0	0	0	0	48	48	186	186	234	234
All Outlying Areas (Zones 14-19)	1	1	19	27	310	327	543	555	873	910
Edmonton CMA	**35**	**10**	**204**	**154**	**2,496**	**2,489**	**5,187**	**5,183**	**7,922**	**7,836**

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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.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	0.0 a	0.0 a
West Central (Zone 4)	**	**	0.0 a	**	1.4 a	1.4 a	1.5 a	0.4 a	1.4 a	1.2 a
Edmonton Core (Zones 1-4)	**	**	0.0 a	1.9 c	1.4 a	1.2 a	1.5 a	1.2 a	1.4 a	1.4 a
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	5.2 a	0.5 a
West Jasper Place (Zone 6)	-	-	3.8 a	0.0 a	2.3 a	2.4 a	4.3 a	1.8 a	3.5 a	2.0 a
West (Zones 5-6)	-	-	2.9 a	0.0 a	2.1 a	2.4 a	4.7 a	1.5 a	3.7 a	1.8 a
South West (Zone 7)	-	-	-	-	**	0.4 a	0.5 a	1.3 a	0.4 a	1.1 a
East Central (Zone 8)	**	-	**	**	1.3 a	1.0 a	2.1 b	0.6 a	1.5 a	0.7 a
Millwoods (Zone 9)	-	-	7.7 a	**	0.5 a	0.0 c	1.7 a	0.6 a	1.4 a	0.4 a
South (Zones 7-9)	**	-	1.3 a	**	0.6 a	0.4 a	1.1 a	1.0 a	1.0 a	0.8 a
North Central (Zone 10)	-	-	0.0 a	**	3.6 a	3.7 b	3.2 a	1.4 a	3.3 a	2.1 a
North East (Zone 11)	**	**	**	**	3.5 a	2.5 a	2.1 a	0.7 a	2.5 a	1.3 a
Castledowns (Zone 12)	-	-	-	-	**	**	1.0 a	0.8 a	1.0 a	0.8 a
North (Zones 10-12)	**	**	0.0 a	0.0 d	3.3 a	3.1 b	2.1 a	0.9 a	2.4 a	1.5 a
Edmonton City (Zones 1-12)	0.0 a	**	1.1 a	0.8 d	1.9 a	1.8 a	2.2 a	1.1 a	2.1 a	1.3 a
St. Albert (Zone 13)	-	-	-	-	**	**	1.3 a	2.7 a	1.2 a	2.4 a
Other Outlying Areas (Zone 14)	**	**	12.5 a	12.5 a	7.7 a	1.9 a	0.0 a	7.3 a	5.6 a	5.4 a
Fort Saskatchewan (Zone 15)	-	-	**	**	2.9 a	1.5 a	2.9 a	2.9 a	2.8 a	2.5 a
Leduc (Zone 16)	-	-	**	**	2.4 a	1.2 a	1.1 a	6.1 a	1.7 a	4.3 a
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	3.3 a	0.0 a	2.9 a	0.0 a
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	5.3 a	11.1 a	2.6 a	1.8 a	1.5 a	2.6 a	1.9 a	2.6 a
Edmonton CMA	0.0 a	**	1.5 a	2.7 c	2.0 a	1.8 a	2.2 a	1.3 a	2.1 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] **by Bedroom Type** **Edmonton CMA**										
Centre	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	**	**
West Central (Zone 4)	**	**	++	**	++	6.2 a	++	3.8 b	++	5.3 a
Edmonton Core (Zones 1-4)	**	**	++	**	1.2 d	7.2 a	2.0 c	5.0 a	1.5 c	6.3 a
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	1.2 a	6.0 a	3.5 a	6.6 a	4.5 a	6.0 a	4.4 a	6.3 a
West (Zones 5-6)	-	-	1.0 a	6.0 c	3.4 a	9.5 a	4.6 a	8.3 a	4.4 a	8.5 a
South West (Zone 7)	-	-	-	-	**	7.3 b	0.8 a	7.5 a	1.0 d	7.4 a
East Central (Zone 8)	**	-	**	**	2.1 c	**	**	3.6 d	2.2 c	3.7 d
Millwoods (Zone 9)	-	-	**	**	2.3 b	10.5 c	3.0 a	9.3 b	2.9 a	9.5 b
South (Zones 7-9)	**	-	1.3 a	5.6 d	2.4 b	7.3 b	1.7 b	7.0 a	1.8 b	7.0 a
North Central (Zone 10)	-	-	++	**	5.4 b	7.2 c	2.9 c	8.3 b	3.9 c	7.3 b
North East (Zone 11)	**	**	**	**	1.4 a	8.3 a	2.0 a	6.2 a	2.0 a	6.5 a
Castledowns (Zone 12)	-	-	-	-	**	**	-0.2 a	-2.8 c	0.0 a	++
North (Zones 10-12)	**	**	++	**	3.6 b	7.7 b	2.0 a	5.8 a	2.5 a	5.5 b
Edmonton City (Zones 1-12)	**	**	++	6.2 c	2.9 a	7.9 a	2.4 a	6.5 a	2.5 a	6.6 a
St. Albert (Zone 13)	-	-	-	-	**	**	2.2 a	3.8 a	2.2 a	4.0 a
Other Outlying Areas (Zone 14)	**	**	-2.5 a	6.4 a	1.8 c	4.5 a	5.5 d	++	2.6 c	6.4 c
Fort Saskatchewan (Zone 15)	-	-	**	**	**	8.8 a	-1.8 c	10.6 a	-1.4 a	10.0 a
Leduc (Zone 16)	-	-	**	**	2.2 a	6.0 a	++	8.8 c	2.6 c	7.6 a
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	3.7 a	7.3 a	3.7 a	7.0 a
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	**	6.1 a	3.6 d	9.4 a	3.7 c	10.7 a	3.5 b	9.6 a
Edmonton CMA	2.0 a	**	++	6.2 b	3.0 a	8.1 a	2.5 a	6.9 a	2.6 a	6.9 a

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

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe 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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1.0 a	1.7 a	1.4 a	1.3 a	1.6 a	1.3 a	1.1 a	0.5 a	1.4 a	1.3 a
Hudson Bay Reserve (Zone 2)	3.5 c	3.7 c	4.3 b	3.2 c	2.3 a	1.7 a	2.0 c	4.3 d	3.6 b	2.7 a
University (Zone 3)	0.2 b	0.6 b	0.8 a	0.6 a	0.5 a	0.6 a	1.4 d	0.0 c	0.7 a	0.6 a
West Central (Zone 4)	4.9 b	3.1 b	3.5 a	2.2 a	1.4 a	1.0 a	1.9 a	0.9 a	2.6 a	1.7 a
Edmonton Core (Zones 1-4)	1.3 a	1.7 a	2.0 a	1.6 a	1.5 a	1.2 a	1.6 a	1.1 a	1.8 a	1.4 a
Jasper Place (Zone 5)	3.9 d	2.0 b	1.8 a	1.2 a	2.0 a	0.9 a	3.5 b	0.3 b	2.2 a	1.1 a
West Jasper Place (Zone 6)	3.0 a	1.2 a	0.6 a	0.8 a	0.7 a	1.5 a	1.6 a	0.3 a	1.0 a	1.0 a
West (Zones 5-6)	3.4 c	1.6 a	1.3 a	1.1 a	1.3 a	1.3 a	2.2 a	0.3 a	1.5 a	1.1 a
South West (Zone 7)	0.0 b	0.0 b	0.6 a	0.3 a	0.8 a	0.3 a	0.5 a	0.0 b	0.6 a	0.3 a
East Central (Zone 8)	0.8 a	1.9 c	1.1 a	1.5 a	1.7 a	1.2 a	2.0 a	0.5 a	1.5 a	1.3 a
Millwoods (Zone 9)	0.0 c	0.0 d	0.6 a	0.9 a	0.9 a	0.4 a	1.7 a	0.4 a	1.0 a	0.5 a
South (Zones 7-9)	0.3 a	0.7 a	0.7 a	0.7 a	1.0 a	0.5 a	1.0 a	0.2 a	0.9 a	0.5 a
North Central (Zone 10)	1.4 a	1.1 d	4.6 c	4.0 c	2.9 b	3.7 d	3.3 c	2.8 b	3.6 b	3.5 c
North East (Zone 11)	0.0 b	5.7 c	2.0 a	1.3 a	2.1 a	2.1 a	1.4 a	0.9 a	1.9 a	1.6 a
Castledowns (Zone 12)	0.0 a	**	1.4 a	1.2 a	0.8 a	1.0 a	0.6 a	0.0 b	0.9 a	0.8 a
North (Zones 10-12)	1.2 a	1.6 c	3.3 b	2.7 a	2.0 a	2.3 a	1.7 a	1.2 a	2.3 a	2.2 a
Edmonton City (Zones 1-12)	1.4 a	1.6 a	1.9 a	1.5 a	1.4 a	1.2 a	1.6 a	0.7 a	1.7 a	1.3 a
St. Albert (Zone 13)	-	-	3.0 a	1.2 a	0.3 a	1.3 a	0.5 a	0.9 a	0.9 a	1.2 a
Other Outlying Areas (Zone 14)	0.0 a	0.0 a	5.8 a	2.9 a	3.8 a	3.2 a	5.3 a	5.7 c	4.5 a	3.3 a
Fort Saskatchewan (Zone 15)	2.9 a	0.0 a	2.2 a	3.7 a	2.4 a	2.7 a	2.9 a	1.9 a	2.4 a	2.6 a
Leduc (Zone 16)	0.0 a	0.0 a	0.0 a	1.8 a	0.7 a	3.6 a	0.8 a	5.8 a	0.6 a	3.5 a
Spruce Grove (Zone 17)	**	**	2.3 a	1.1 a	1.2 a	0.9 a	0.0 a	3.3 a	1.5 a	1.0 a
Stony Plain (Zone 18)	**	**	4.8 a	1.3 a	4.0 a	1.2 a	2.6 a	1.3 a	3.9 a	1.3 a
Strathcona County (Zone 19)	**	**	1.0 a	0.0 a	1.3 a	0.3 a	0.0 a	0.0 a	0.8 a	0.2 a
All Outlying Areas (Zones 14-19)	1.5 a	0.0 a	2.5 a	2.0 a	1.9 a	2.2 a	1.6 a	2.4 a	2.0 a	2.2 a
Edmonton CMA	1.4 a	1.6 a	2.0 a	1.6 a	1.5 a	1.3 a	1.5 a	0.8 a	1.7 a	1.4 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.
- No units exist in the universe 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-12		Oct-13		Oct-12		Oct-13		Oct-12		Oct-13		Oct-12		Oct-13		Oct-12		Oct-13	
Downtown (Zone 1)	768	a	808	a	929	a	994	a	1,191	a	1,252	a	1,382	a	1,471	a	986	a	1,045	a
Hudson Bay Reserve (Zone 2)	636	a	676	a	773	a	814	a	984	a	1,024	a	1,141	a	1,247	a	835	a	885	a
University (Zone 3)	824	a	897	b	939	a	985	a	1,216	a	1,265	a	1,187	a	1,331	b	1,003	a	1,059	a
West Central (Zone 4)	643	a	667	a	809	a	840	a	980	a	1,025	a	1,144	a	1,185	a	903	a	936	a
Edmonton Core (Zones 1-4)	759	a	806	a	890	a	944	a	1,118	a	1,170	a	1,215	a	1,293	a	952	a	1,006	a
Jasper Place (Zone 5)	678	a	720	a	817	a	855	a	983	a	1,045	a	1,181	a	1,273	a	914	a	964	a
West Jasper Place (Zone 6)	781	a	831	a	978	a	1,044	a	1,168	a	1,239	a	1,329	a	1,414	a	1,138	a	1,208	a
West (Zones 5-6)	730	a	773	a	879	a	927	a	1,088	a	1,157	a	1,284	a	1,369	a	1,030	a	1,090	a
South West (Zone 7)	831	a	875	a	962	a	1,023	a	1,114	a	1,187	a	1,284	a	1,382	a	1,085	a	1,157	a
East Central (Zone 8)	751	a	783	a	835	a	860	a	1,020	a	1,058	a	1,237	a	1,272	a	968	a	1,006	a
Millwoods (Zone 9)	705	b	820	a	877	a	942	a	1,091	a	1,223	a	1,220	a	1,322	a	1,057	a	1,176	a
South (Zones 7-9)	796	a	842	a	919	a	973	a	1,092	a	1,175	a	1,262	a	1,349	a	1,056	a	1,132	a
North Central (Zone 10)	640	a	653	b	781	a	813	a	919	a	967	a	1,090	a	1,166	a	856	a	902	a
North East (Zone 11)	673	a	689	a	870	a	917	a	1,031	a	1,106	a	1,142	a	1,211	a	1,010	a	1,075	a
Castledowns (Zone 12)	656	a	676	a	859	a	917	a	990	a	1,072	a	1,236	a	1,223	a	1,009	a	1,063	a
North (Zones 10-12)	645	a	658	a	821	a	865	a	982	a	1,051	a	1,154	a	1,202	a	947	a	1,004	a
Edmonton City (Zones 1-12)	744	a	785	a	882	a	934	a	1,075	a	1,142	a	1,221	a	1,292	a	986	a	1,047	a
St. Albert (Zone 13)	-		-		941	a	953	a	1,086	a	1,190	a	1,237	a	1,292	a	1,093	a	1,167	a
Other Outlying Areas (Zone 14)	534	a	533	a	758	a	877	a	899	a	1,023	a	987	a	1,258	b	846	a	980	a
Fort Saskatchewan (Zone 15)	723	a	742	a	902	a	978	a	1,035	a	1,131	a	995	a	1,107	a	984	a	1,082	a
Leduc (Zone 16)	756	a	804	a	907	a	926	a	1,128	a	1,192	a	1,204	a	1,299	a	1,086	a	1,152	a
Spruce Grove (Zone 17)	**		**		894	a	940	a	1,059	a	1,164	a	1,141	a	1,223	a	1,004	a	1,100	a
Stony Plain (Zone 18)	**		**		808	a	854	a	1,024	a	1,076	a	1,107	a	1,216	a	996	a	1,058	a
Strathcona County (Zone 19)	**		**		946	a	984	a	1,157	a	1,237	a	1,213	a	1,361	a	1,140	a	1,236	a
All Outlying Areas (Zones 14-19)	708	a	726	a	875	a	931	a	1,064	a	1,150	a	1,120	a	1,245	a	1,019	a	1,108	a
Edmonton CMA	**743**	a	**784**	a	**882**	a	**934**	a	**1,074**	a	**1,144**	a	**1,212**	a	**1,288**	a	**990**	a	**1,053**	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.

- No units exist in the universe 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-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1,470	1,487	6,657	6,635	3,062	3,051	207	202	11,396	11,375
Hudson Bay Reserve (Zone 2)	319	323	2,600	2,591	1,429	1,455	106	105	4,454	4,474
University (Zone 3)	771	769	3,398	3,337	1,589	1,567	153	142	5,911	5,815
West Central (Zone 4)	187	186	1,489	1,477	1,287	1,281	311	315	3,274	3,259
Edmonton Core (Zones 1-4)	2,747	2,765	14,144	14,040	7,367	7,354	777	764	25,035	24,923
Jasper Place (Zone 5)	164	163	2,035	2,007	1,612	1,629	451	448	4,262	4,247
West Jasper Place (Zone 6)	169	169	1,228	1,235	2,159	2,153	1,007	999	4,563	4,556
West (Zones 5-6)	333	332	3,263	3,242	3,771	3,782	1,458	1,447	8,825	8,803
South West (Zone 7)	209	208	2,634	2,632	4,053	4,060	1,273	1,271	8,169	8,171
East Central (Zone 8)	129	128	1,030	1,028	1,222	1,223	410	410	2,791	2,789
Millwoods (Zone 9)	35	35	693	734	1,435	1,975	458	465	2,621	3,209
South (Zones 7-9)	373	371	4,357	4,394	6,710	7,258	2,141	2,146	13,581	14,169
North Central (Zone 10)	474	477	2,306	2,284	1,717	1,708	692	679	5,189	5,148
North East (Zone 11)	56	56	1,242	1,223	2,114	2,219	1,166	1,179	4,578	4,677
Castledowns (Zone 12)	48	48	776	769	1,294	1,392	705	720	2,823	2,929
North (Zones 10-12)	578	581	4,324	4,276	5,125	5,319	2,563	2,578	12,590	12,754
Edmonton City (Zones 1-12)	4,031	4,049	26,088	25,952	22,973	23,713	6,939	6,935	60,031	60,649
St. Albert (Zone 13)	0	0	165	167	377	471	212	212	754	850
Other Outlying Areas (Zone 14)	11	11	189	204	290	305	38	44	528	564
Fort Saskatchewan (Zone 15)	35	35	232	232	636	636	208	208	1,111	1,111
Leduc (Zone 16)	5	5	227	226	812	815	130	137	1,174	1,183
Spruce Grove (Zone 17)	9	9	256	278	565	646	30	30	860	963
Stony Plain (Zone 18)	2	2	83	78	272	243	78	77	435	400
Strathcona County (Zone 19)	4	4	97	97	308	310	208	208	617	619
All Outlying Areas (Zones 14-19)	66	66	1,084	1,115	2,883	2,955	692	704	4,725	4,840
Edmonton CMA	**4,097**	**4,115**	**27,337**	**27,234**	**26,233**	**27,139**	**7,843**	**7,851**	**65,510**	**66,339**

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.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA										
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown (Zone 1)	1.7 a	3.4 a	2.0 a	2.5 a	2.0 a	2.1 a	1.1 a	1.0 a	2.0 a	2.5 a
Hudson Bay Reserve (Zone 2)	3.5 c	4.5 c	4.5 b	4.0 c	3.2 b	2.0 a	2.0 c	4.3 d	4.0 b	3.4 b
University (Zone 3)	0.7 a	1.6 c	1.3 a	1.5 b	0.9 a	1.3 a	2.1 c	**	1.2 a	1.5 a
West Central (Zone 4)	5.6 b	3.6 b	3.6 a	3.1 b	1.6 a	1.3 a	1.9 a	0.9 a	2.7 a	2.2 a
Edmonton Core (Zones 1-4)	1.9 a	3.1 a	2.5 a	2.6 a	1.9 a	1.8 a	1.7 a	1.4 a	2.2 a	2.4 a
Jasper Place (Zone 5)	3.9 d	3.7 c	2.9 a	3.1 b	2.6 a	2.1 a	4.2 b	1.2 a	3.0 a	2.6 a
West Jasper Place (Zone 6)	3.0 a	2.3 a	2.3 a	1.3 a	2.0 a	2.7 a	3.4 a	1.7 a	2.4 a	2.1 a
West (Zones 5-6)	3.4 c	3.1 b	2.7 a	2.4 a	2.3 a	2.5 a	3.6 a	1.6 a	2.7 a	2.3 a
South West (Zone 7)	1.0 a	0.5 a	0.9 a	1.2 a	1.1 a	1.1 a	0.6 a	0.9 a	1.0 a	1.1 a
East Central (Zone 8)	0.8 a	2.7 b	2.0 a	2.1 a	2.3 a	2.1 a	2.2 a	1.1 a	2.1 a	2.0 a
Millwoods (Zone 9)	0.0 c	0.0 d	1.2 a	1.9 b	2.1 a	2.3 a	2.0 a	0.9 a	1.9 a	2.0 a
South (Zones 7-9)	0.8 a	1.3 a	1.2 a	1.5 a	1.5 a	1.6 a	1.2 a	1.0 a	1.4 a	1.5 a
North Central (Zone 10)	1.4 a	4.3 d	5.1 c	5.0 c	3.3 c	4.8 c	3.3 c	3.6 b	3.9 b	4.7 b
North East (Zone 11)	0.0 b	5.7 c	2.3 a	2.4 a	2.6 a	3.0 a	2.6 a	1.1 a	2.5 a	2.4 a
Castledowns (Zone 12)	0.0 a	4.9 d	1.9 a	2.1 a	1.5 a	2.8 a	1.0 a	1.1 a	1.5 a	2.2 a
North (Zones 10-12)	1.2 a	4.5 c	3.7 b	3.7 b	2.6 a	3.6 b	2.3 a	1.8 a	2.9 a	3.3 a
Edmonton City (Zones 1-12)	1.8 a	3.1 a	2.5 a	2.6 a	2.0 a	2.2 a	2.2 a	1.4 a	2.2 a	2.4 a
St. Albert (Zone 13)	-	-	3.0 a	1.2 a	0.5 a	2.5 a	0.9 a	1.4 a	1.2 a	2.0 a
Other Outlying Areas (Zone 14)	0.0 a	0.0 a	6.3 a	3.4 a	3.8 a	4.2 a	5.3 a	7.8 c	4.7 a	4.2 a
Fort Saskatchewan (Zone 15)	2.9 a	0.0 a	2.2 a	3.7 a	4.2 a	4.1 a	2.9 a	2.9 a	3.5 a	3.6 a
Leduc (Zone 16)	0.0 a	0.0 a	0.4 a	2.7 a	3.2 a	5.8 a	0.8 a	6.6 a	2.4 a	5.2 a
Spruce Grove (Zone 17)	**	**	2.3 a	1.4 a	1.4 a	2.1 a	4.1 a	3.3 a	1.8 a	1.9 a
Stony Plain (Zone 18)	**	**	8.4 a	2.6 a	4.0 a	2.5 a	2.6 a	1.3 a	4.6 a	2.3 a
Strathcona County (Zone 19)	**	**	2.1 a	5.2 a	2.6 a	0.3 a	0.0 a	0.0 a	1.6 a	1.1 a
All Outlying Areas (Zones 14-19)	1.5 a	1.5 a	3.0 a	2.9 a	3.2 a	3.6 a	1.8 a	3.0 a	2.9 a	3.3 a
Edmonton CMA	**1.8** a	**3.1** a	**2.5** a	**2.6** a	**2.1** a	**2.4** a	**2.1** a	**1.6** a	**2.3** a	**2.4** 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.
- No units exist in the universe 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 Rent [1] by Bedroom Type Edmonton CMA	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Centre	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown (Zone 1)	3.0 a	5.9 a	3.6 b	5.0 a	4.4 a	4.1 b	5.8 c	5.1 b	3.9 b	4.8 a
Hudson Bay Reserve (Zone 2)	++	5.0 c	1.7 c	4.8 b	2.0 c	4.7 b	11.0 c	2.4 c	1.9 b	4.6 b
University (Zone 3)	4.7 d	7.6 b	3.8 c	6.3 a	4.0 c	6.4 b	**	7.4 b	4.0 c	6.2 b
West Central (Zone 4)	**	4.6 d	2.9 a	4.0 b	2.3 b	4.9 a	2.1 b	4.4 b	2.3 a	4.2 a
Edmonton Core (Zones 1-4)	3.0 c	6.1 a	3.2 b	5.1 a	3.6 a	4.9 a	9.5 c	5.3 a	3.3 a	5.0 a
Jasper Place (Zone 5)	4.7 d	5.5 d	4.6 b	5.7 b	3.9 b	7.4 b	4.2 b	7.3 c	4.0 b	6.8 b
West Jasper Place (Zone 6)	3.6 b	8.2 a	5.7 a	6.4 a	5.8 a	6.2 a	4.5 a	6.0 a	5.7 a	6.3 a
West (Zones 5-6)	4.2 c	6.7 b	5.1 a	6.0 a	4.9 a	6.8 a	4.4 a	6.6 a	4.9 a	6.5 a
South West (Zone 7)	4.7 c	5.7 a	4.8 a	6.7 a	4.0 a	6.7 a	2.4 a	7.4 a	3.8 a	6.8 a
East Central (Zone 8)	3.7 c	5.1 b	2.9 a	3.4 b	2.5 a	3.7 b	2.2 c	**	2.5 a	3.6 b
Millwoods (Zone 9)	++	**	1.0 a	7.1 a	1.5 a	8.5 b	2.6 a	8.0 a	1.8 a	7.8 b
South (Zones 7-9)	4.1 b	5.7 b	3.8 a	6.1 a	3.2 a	6.4 a	2.4 a	6.8 a	3.2 a	6.3 a
North Central (Zone 10)	**	3.1 d	4.8 c	4.3 c	4.2 c	5.6 c	3.3 d	8.5 b	4.5 c	5.6 c
North East (Zone 11)	2.1 b	1.4 a	2.4 a	5.1 a	3.2 b	7.8 a	3.3 a	6.0 a	3.0 a	6.4 a
Castledowns (Zone 12)	++	5.4 c	2.4 a	6.8 a	2.6 a	6.9 a	1.6 a	3.2 c	1.9 a	4.9 b
North (Zones 10-12)	4.5 d	3.1 d	3.4 b	5.2 a	3.5 b	6.7 a	2.8 a	6.1 a	3.3 b	5.7 a
Edmonton City (Zones 1-12)	3.5 b	5.7 a	3.6 a	5.5 a	3.7 a	5.9 a	4.7 b	6.2 a	3.5 a	5.7 a
St. Albert (Zone 13)	-	-	3.5 b	4.2 b	4.4 c	3.4 b	3.1 a	4.4 a	4.1 c	3.3 b
Other Outlying Areas (Zone 14)	5.0 a	-1.0 a	0.8 a	5.9 b	2.4 a	6.2 b	6.0 b	**	2.2 a	6.1 b
Fort Saskatchewan (Zone 15)	6.7 b	6.0 a	2.4 c	6.7 a	3.7 d	7.5 b	-1.8 c	10.6 a	2.6 c	8.3 b
Leduc (Zone 16)	9.0 a	5.8 a	4.6 a	8.2 a	3.1 d	4.9 a	**	5.4 b	3.1 c	5.1 a
Spruce Grove (Zone 17)	**	**	4.5 a	3.9 b	4.2 c	5.2 a	2.0 a	9.0 a	4.3 b	5.0 a
Stony Plain (Zone 18)	**	**	5.6 c	8.0 a	5.9 a	6.7 a	3.8 d	9.7 a	5.8 b	7.2 a
Strathcona County (Zone 19)	**	**	2.1 a	4.3 a	5.6 a	9.1 a	8.3 a	10.8 a	6.1 a	8.2 a
All Outlying Areas (Zones 14-19)	3.7 a	4.6 a	3.5 a	6.2 a	4.0 b	6.4 a	3.2 b	8.8 a	3.8 a	6.5 a
Edmonton CMA	**3.5 b**	**5.7 a**	**3.6 a**	**5.5 a**	**3.7 a**	**5.9 a**	**4.6 b**	**6.3 a**	**3.6 a**	**5.7 a**

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

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe 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 RMS[1] **Vacancy Rates (%)** **Edmonton CMA - October 2013**				
Condo Sub Area	**Rental Condominium Apartments**		**Apartments in the RMS[1]**	
	Oct-12	**Oct-13**	**Oct-12**	**Oct-13**
Central	2.9 b	1.9 c	2.1 a	1.7 a
Suburban	1.8 c	0.2 b	1.0 a	0.9 a
Other Metro	2.9 c	0.6 b	1.8 a	2.0 a
Edmonton CMA	**2.5 b**	**1.1 a**	**1.7 a**	**1.4 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.
- No units exist in the universe for this category   n/a: Not applicable

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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] **Average Rents ($) by Bedroom Type** **Edmonton CMA - October 2013**								
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	**	780 a	968 b	919 a	1,244 c	1,119 a	**	1,258 a
Suburban	**	813 a	971 d	969 a	**	1,154 a	**	1,321 a
Other Metro	**	729 a	**	936 a	1,357 c	1,162 a	**	1,244 a
Edmonton CMA	****	**784 a**	**970 b**	**934 a**	**1,292 c**	**1,141 a**	****	**1,292 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.
- No units exist in the universe for this category   n/a: Not applicable

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4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Edmonton CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Central	**	**	957 c	968 b	1,344 b	1,244 c	**	**	1,187 c	1,094 b
Suburban	**	**	**	971 d	1,141 d	**	**	**	1,133 d	1,198 d
Other Metro	**	**	**	**	1,374 c	1,357 c	**	**	1,311 d	1,272 c
Edmonton CMA	**	**	945 b	970 b	1,286 b	1,292 c	**	**	1,186 b	1,146 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent (0 ≤ cv ≤ 2.5), b- Very good (2.5 < cv ≤ 5), c - Good (5 < cv ≤ 7.5), d - Fair (Use with Caution) (7.5 < cv ≤ 10)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe 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 RMS[1]
Total Vacancy Rates (%)
By Building Size
Edmonton CMA - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA				
3 to 24 Units	7.6 c	1.3 d	2.5 a	2.1 a
25 to 49 Units	4.5 d	**	1.6 a	1.2 a
50 to 74 Units	1.9 c	**	1.0 a	1.5 a
75 to 99 Units	1.2 d	1.4 d	0.8 a	1.0 a
100+ Units	1.0 a	0.3 b	0.7 a	0.6 a
Total	2.5 b	1.1 a	1.7 a	1.4 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.
- No units exist in the universe 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 Apartments[2] Edmonton CMA - October 2013								
Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Central	19,952	20,332	7,040 a	7,622 a	35.3 a	37.5 a	2.9 b	1.9 c
Suburban	16,576	17,829	4,935 a	4,785 d	29.8 a	26.8 d	1.8 c	0.2 b
Other Metro	4,069	4,291	**	1,285 d	**	29.9 d	2.9 c	0.6 b
Edmonton CMA	**40,597**	**42,452**	**12,921** a	**13,670** a	**31.8** a	**32.2** a	**2.5** b	**1.1** a

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

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

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe 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 Apartments[2] By Building Size Edmonton CMA - October 2013								
Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA								
3 to 24 Units	3,109	3,275	1,290 a	1,382 a	41.5 a	42.2 a	7.6 c	1.3 d
25 to 49 Units	5,468	5,568	1,612 d	**	29.5 d	**	4.5 d	**
50 to 74 Units	6,013	6,146	1,493 d	**	24.8 d	**	1.9 c	**
75 to 99 Units	4,954	5,335	1,343 d	1,457 d	27.1 d	27.3 d	1.2 d	1.4 d
100+ Units	21,053	22,128	7,170 a	6,881 a	34.1 a	31.1 a	1.0 a	0.3 b
Total	40,597	42,452	12,921 a	13,670 a	31.8 a	32.2 a	2.5 b	1.1 a

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

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

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Edmonton CMA - October 2013										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Edmonton CMA										
Single Detached	**	**	**	**	1,160 d	1,060 d	1,457 b	1,410 b	1,402 b	1,343 b
Semi detached, Row and Duplex	**	**	**	**	1,098 c	991 c	1,159 b	1,253 b	1,140 a	1,171 b
Other-Primarily Accessory Suites	**	**	**	**	996 c	**	1,114 c	1,231 c	966 d	**
Total	**	**	**	**	1,091 b	993 c	1,282 b	1,312 a	1,191 b	1,165 b

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

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

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

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

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

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5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Edmonton CMA - October 2013		
	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Edmonton CMA		
Single Detached	16,840 a	15,857 a
Semi detached, Row and Duplex	21,760 b	24,385 b
Other-Primarily Accessory Suites	10,273 d	**
Total	48,873	49,586

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

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

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

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

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

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 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 for all sampled 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 is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

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 – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, 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), and 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, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

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.

Data presented is based on Statistics Canada's 2011 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 Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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■ Feature

First Nations Mold Remediation Case Study – Ahousaht First Nation
This case study highlights the mold remediation efforts in the Ahousaht First Nation located in British Columbia. This community receives more than two times the amount of rainfall that Vancouver receives in a year. In addition, the majority of the older houses are situated in an area troubled by underground springs and poor drainage. The combination of heavy rainfall and problematic ground water conditions contributed to mold problems in the community's housing.

Ahousaht's approach to solving its mold problem included special emphasis on building a new housing team, developing new construction policies and practices, and training local people to build capacity in the community to remediate and construct new houses. Ahousaht First Nation's housing has seen noticeable improvements and now the focus is on achieving good ventilation, circulation of air in the homes and exhausting the stale moist air outdoors.