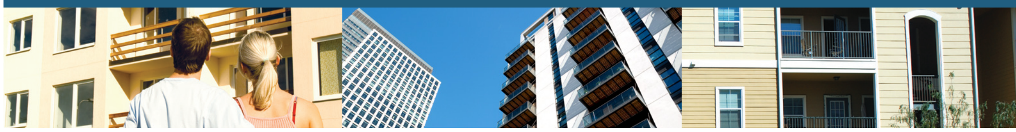
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Manitoba Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Spring 2013

Figure 1

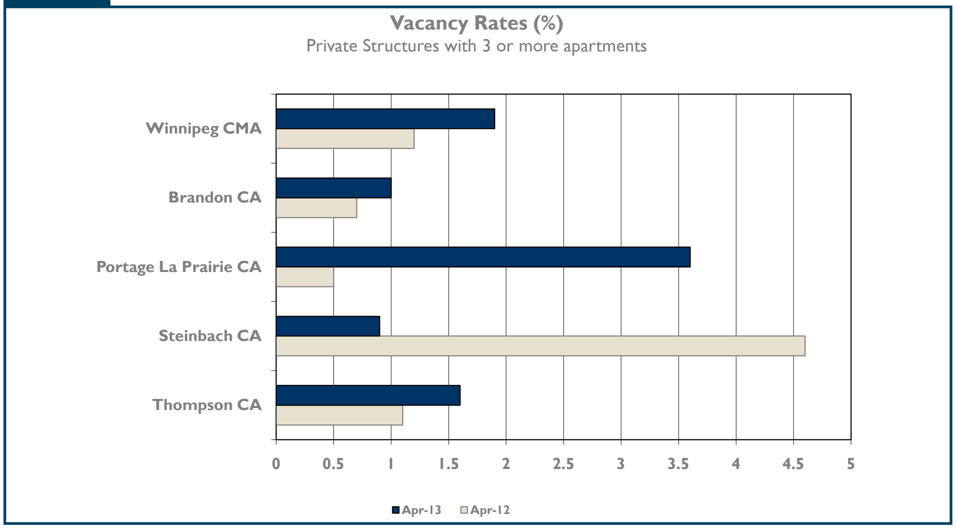
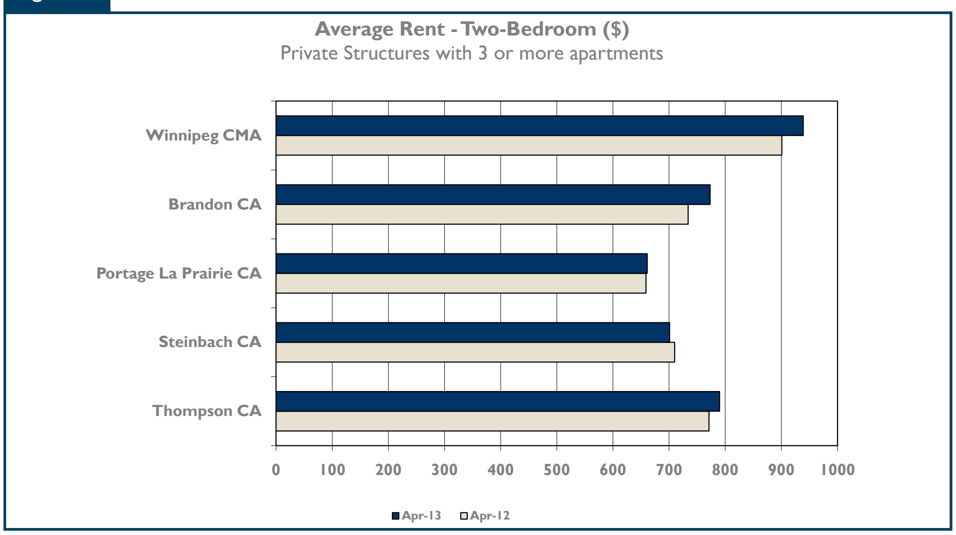


Figure 2



*Urban centres with a population of 10,000 + are included in the survey

Highlights

- The average apartment vacancy rate in Manitoba's urban centres was 1.8 per cent in April 2013, up from 1.2 per cent in April 2012.
- The April 2013 apartment vacancy rates ranged from 0.5 per cent in Winkler to 3.6 per cent in Portage la Prairie.
- The Winnipeg Census Metropolitan Area (CMA) posted an apartment vacancy rate of 1.9 per cent in April 2013, up from 1.2 per cent in April 2012.
- The average two-bedroom apartment rent in Manitoba's urban centres was $912 per month in April 2013, ranging from $669 in Winkler to $939 in Winnipeg.

Apartment vacancy rates rise slightly in Manitoba

According to the results of Canada Mortgage and Housing Corporation's (CMHC) Spring 2013 Rental Market Survey, the average apartment vacancy rate[1] in Manitoba's urban centres[2] increased from 1.2 per cent in April 2012 to 1.8 per cent in April 2013. New rental supply combined with an increased outflow of Manitobans to other provinces and tenants moving to homeownership contributed to the rise in vacancies.

The Winnipeg Census Metropolitan Area (CMA) reported an apartment vacancy rate of 1.9 per cent in April 2013, up from 1.2 per cent in April 2012. Weaker net migration in the latter half of 2012 and the flow of renter households to home ownership resulted in moderating demand for rental units in the province's largest centre. Winnipeg also saw the addition of 557 units to its rental apartment universe between April 2012 and April 2013. One-bedroom suites in Winnipeg had a vacancy rate of 1.4 per cent in April 2013, up from 0.9 per cent in April 2012. The vacancy rate for two-bedroom units in Winnipeg rose to 2.4 per cent in April 2013 from 1.5 per cent in April 2012.

At 0.9 per cent in April 2013, Steinbach's vacancy rate recorded the largest year-over-year reduction, down 3.7 percentage points from April 2012. The decline coincided with an increase in rental demand spurred by population growth and job creation. In Brandon, the April 2013 vacancy rate of 1.0 per cent was slightly up 0.3 percentage points from April 2012. Portage la Prairie saw its vacancy rate rise from 0.5 per cent in April 2012 to 3.6 per cent in April 2013. A factor behind the rise in vacancies in Portage la Prairie was movement from rental to home ownership. In Thompson, the vacancy rate increased to 1.6 per cent in April 2013 from 1.1 per cent in April 2012. Winkler's vacancy rate was the lowest in the province, at 0.5 per cent in April 2013.

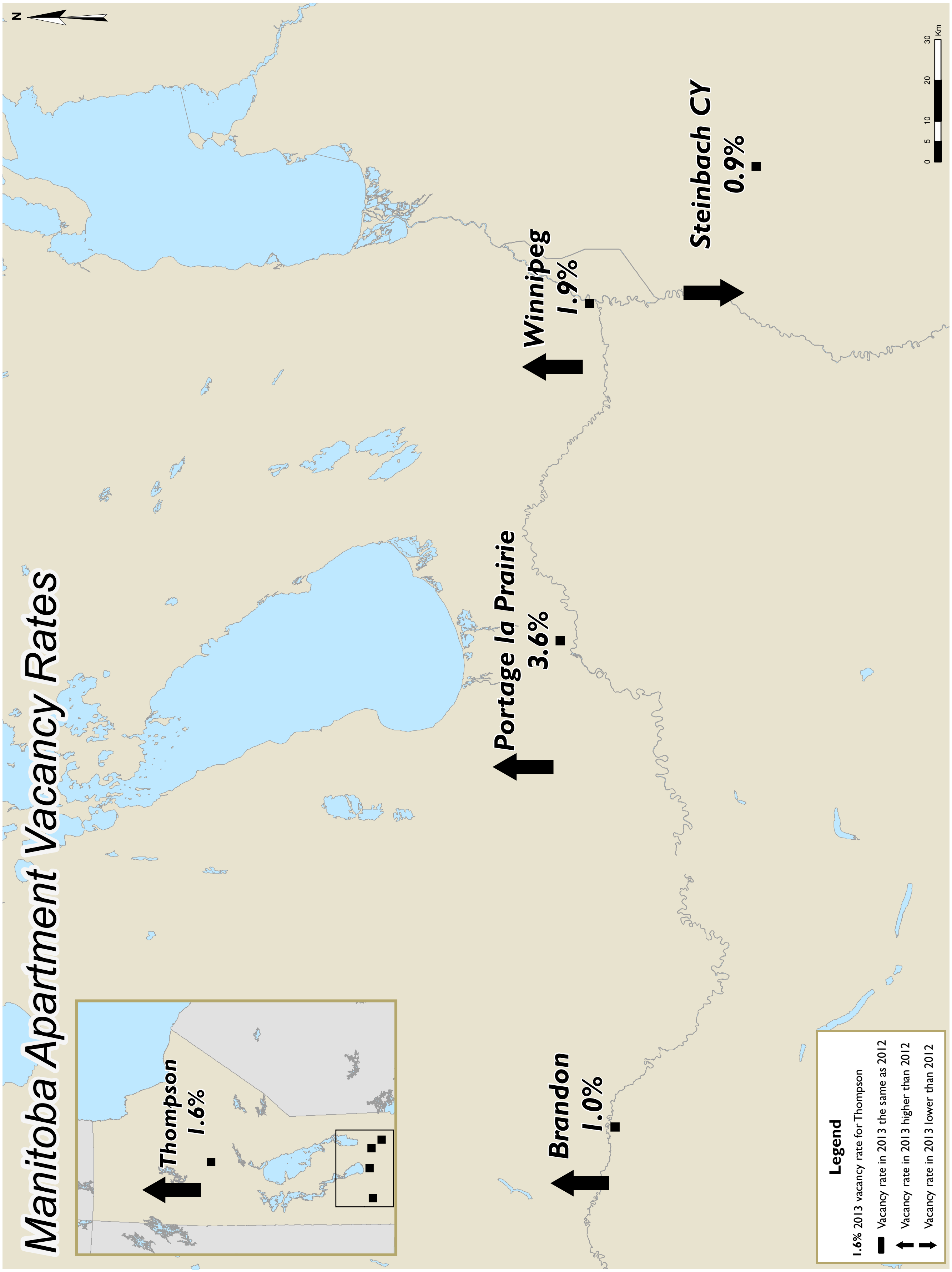
Historically high levels of net migration in Manitoba provided a continued source of rental demand, contributing to low vacancy rates and upward pressure on rents. Across Manitoba's urban centres, same-sample[3] rents for two-bedroom apartments increased by 3.5 per cent from April 2012 to April 2013. One-bedroom units reported the lowest increase in same-sample monthly rents, at 2.7 per cent. In Winnipeg, the same-sample rent for two-bedroom units saw a 3.6 per cent gain over April 2012. In April 2013, same-sample rent increases for two-bedroom units in Brandon and Steinbach were 2.9 and 2.4 per cent, respectively. Due to their increasing vacancy rate, the same-sample rent for two-bedroom units in Portage la Prairie saw the lowest increase among urban areas, up 1.4 per cent since the April 2012 survey.

The Residential Tenancies Branch's rent increase guideline for Manitoba is 1.0 per cent for 2013. There are, however, some exceptions to the guideline that allow for a larger than one per cent rent increase. Premises renting for $1,140 or more per month and approved rehabilitated rental units are the most common. New buildings less than 20 years old where occupancies started after March 7, 2005 represent another case where exemptions may apply.

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

2 Urban centres are defined as centres with a population of 10,000 or more. Census Metropolitan Areas (CMAs) and Census Agglomerations (CAs) are based on Statistics Canada's definition.

3 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 Spring Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.


Manitoba Apartment Vacancy Rates
N
Thompson
1.6%
Brandon
1.0%
Portage la Prairie
3.6%
Winnipeg
1.9%
Steinbach CY
0.9%
0 5 10 20 30 Km
Legend
1.6% 2013 vacancy rate for Thompson
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Winnipeg CMA	1.8 c	1.7 c	0.9 a	1.4 a	1.5 a	2.4 a	0.7 b	2.5 b	1.2 a	1.9 a
Brandon CA	0.0 c	0.0 b	1.2 a	1.5 a	0.4 a	0.8 a	**	1.1 d	0.7 a	1.0 a
Hanover RM	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Portage La Prairie CA	3.4 a	3.7 a	0.8 a	2.8 a	0.0 b	4.5 c	0.0 a	0.0 a	0.5 a	3.6 b
Steinbach CA	0.0 a	0.0 a	0.9 a	0.7 a	6.7 a	1.0 a	0.0 a	**	4.6 a	0.9 a
Thompson CA	0.0 a	3.1 a	0.9 a	1.9 a	1.3 a	1.3 a	0.0 a	5.3 a	1.1 a	1.6 a
Winkler CY(2)	n/u	**	n/u	0.4 a	n/u	0.7 a	n/u	**	n/u	0.5 a
Manitoba 10,000+	**1.8** c	**1.6** c	**0.9** a	**1.4** a	**1.5** a	**2.2** a	**0.7** b	**2.4** b	**1.2** a	**1.8** a

[2]This centre is new to our survey as of 2013

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 Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Winnipeg CMA	552 a	554 a	697 a	727 a	901 a	939 a	1,114 a	1,162 a	776 a	812 a
Brandon CA	448 a	468 a	566 a	589 a	734 a	773 a	921 b	992 b	683 a	720 a
Hanover RM	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Portage La Prairie CA	329 b	368 a	519 b	527 a	659 a	661 a	659 b	654 a	586 a	590 a
Steinbach CA	478 c	510 a	551 a	590 a	710 a	701 a	**	**	659 a	654 a
Thompson CA	548 a	630 a	699 a	717 a	771 a	790 a	742 a	763 a	741 a	759 a
Winkler CY(2)	n/u	**	n/u	510 a	n/u	669 a	n/u	**	n/u	569 a
Manitoba 10,000+	**548** a	**550** a	**690** a	**718** a	**876** a	**912** a	**1,078** a	**1,131** a	**767** a	**800** a

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data 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

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Winnipeg CMA	3,551	3,626	26,155	26,292	21,346	21,674	1,143	1,160	52,195	52,752
Brandon CA	89	87	994	983	2,008	2,064	101	109	3,192	3,243
Hanover RM	**	**	**	**	**	**	**	**	**	**
Portage La Prairie CA	**	27	**	265	**	308	**	21	**	621
Steinbach CA	14	14	233	237	447	439	8	13	702	703
Thompson CA	25	32	463	467	772	762	19	19	1,279	1,280
Winkler CY(2)	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Manitoba 10,000+	**3,708**	**3,793**	**28,102**	**28,472**	**24,902**	**25,426**	**1,297**	**1,334**	**58,009**	**59,025**

[2]This centre is new to our survey as of 2013

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

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Winnipeg CMA	2.0 c	2.3 c	1.3 a	2.2 a	1.8 a	3.4 b	1.3 a	3.2 c	1.5 a	2.7 a
Brandon CA	0.0 c	0.0 b	1.2 a	1.6 a	0.4 a	0.8 a	**	1.1 d	0.7 a	1.0 a
Hanover RM	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Portage La Prairie CA	3.4 a	3.7 a	1.2 a	3.2 b	0.0 b	4.5 c	0.0 a	0.0 a	0.7 a	3.7 b
Steinbach CA	0.0 a	0.0 a	0.9 a	0.7 a	6.7 a	1.0 a	0.0 a	**	4.6 a	0.9 a
Thompson CA	0.0 a	3.1 a	1.1 a	1.9 a	1.6 a	1.4 a	0.0 a	5.3 a	1.3 a	1.7 a
Winkler CY(2)	n/u	**	n/u	0.4 a	n/u	0.7 a	n/u	**	n/u	0.5 a
Manitoba 10,000+	**2.0 c**	**2.3 b**	**1.2 a**	**2.2 a**	**1.8 a**	**3.1 b**	**1.2 a**	**3.0 b**	**1.5 a**	**2.6 a**

[2]This centre is new to our survey as of 2013

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

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Winnipeg CMA	**	**	5.8 b	2.7 b	5.4 b	3.6 b	**	3.3 d	5.8 b	2.8 b
Brandon CA	**	6.2 c	2.4 c	3.4 c	1.8 c	2.9 b	++	++	2.1 b	3.1 c
Hanover RM	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Portage La Prairie CA	2.3 b	**	2.9 b	1.7 c	3.3 b	1.4 a	1.8 c	++	3.0 a	1.7 c
Steinbach CA	++	**	-1.9 a	3.9 a	-0.8 a	2.4 b	**	**	-0.8 a	2.9 a
Thompson CA	1.3 a	2.6 b	6.4 b	3.1 b	9.1 b	3.4 b	15.2 a	2.9 a	7.6 b	3.1 b
Winkler CY(2)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Manitoba 10,000+	**	**	**5.6** b	**2.7** b	**5.2** b	**3.5** b	**	**3.3** d	**5.5** b	**2.8** 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.

[2]This centre is new to our survey as of 2013

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

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'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.

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 in this publication is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents 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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

Housing market intelligence you can count on

25 years ans

On June 1, 2012, CMHC's Market Analysis Centre turned 25!

CMHC's Market Analysis Centre has a strong history as the Canadian housing industry's "go-to" resource for the most reliable, impartial and up-to-date housing market data analysis and forecasts, in the country.

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- Forecasts and Analysis – Future-oriented information about local, regional and national housing trends.
- Statistics and Data – Information on current housing market activities – starts, rents, vacancy rates and much more.

Affordable Housing Web Forums

CMHC's Affordable Housing Web Forums are distance-learning seminars that bring interested participants and industry experts together using phone and web technology. You can participate, listen, see and learn without the expense of travelling.

Register on-line!

www.cmhc.ca/ahc

64491_2013_B01

17-04-13