

RENTAL MARKET REPORT

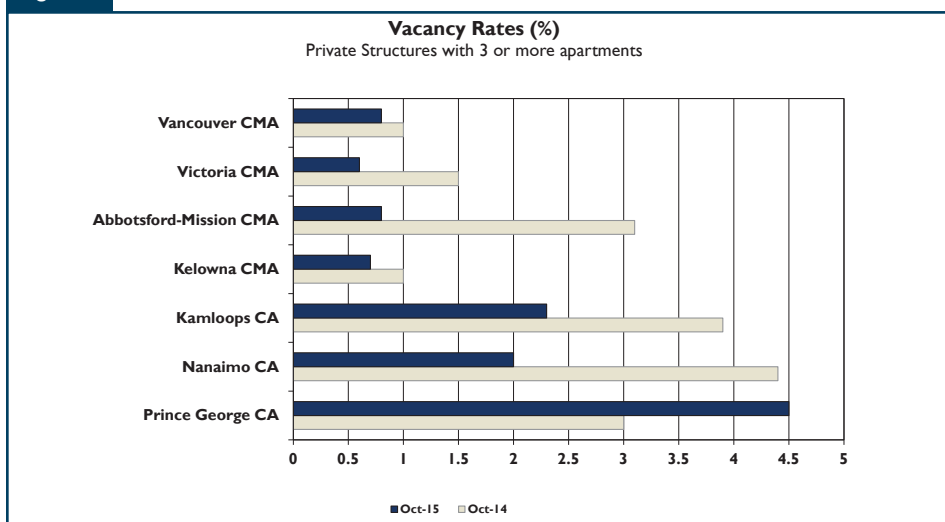
British Columbia Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

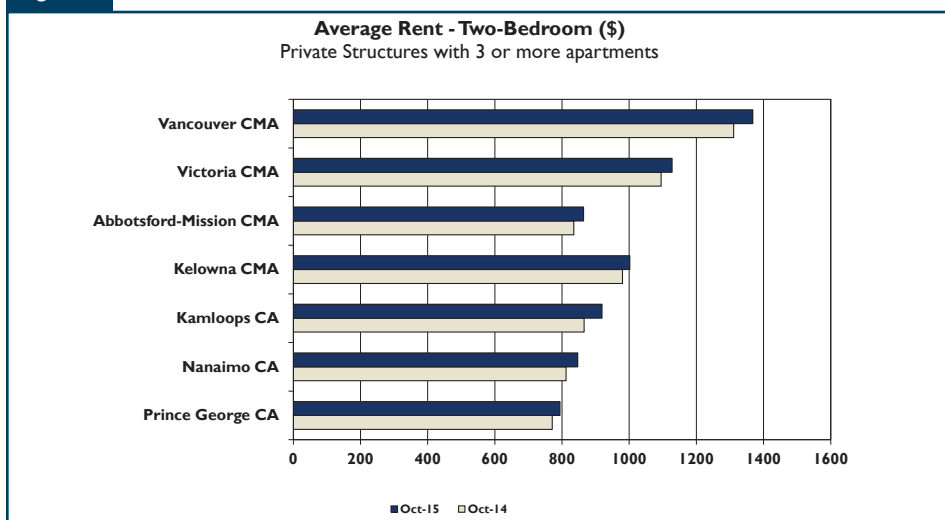
Date Released: Fall 2015

Figure 1



Source: CMHC Rental Market Survey

Figure 2



Source: CMHC Rental Market Survey

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

Provincial Vacancy Rates Decreased

- The British Columbia average apartment vacancy rate¹ was 1.2 per cent in October 2015, down from 1.5 per cent in October 2014.²
- Vacancy rates in the province's four largest centres, Vancouver, Abbotsford-Mission, Victoria and Kelowna Census Metropolitan Areas (CMAs), declined to less than one per cent as rental demand outpaced supply.
- Based on units common to both the 2014 and 2015 surveys, the average two-bedroom rent increased 3.7 per cent on an annual basis, compared to 2.4 per cent a year earlier.
- The vacancy rates for rented condominiums in Vancouver and Victoria also remained below one per cent in October 2015, while Kelowna posted a 2.1 per cent vacancy rate for rented condominiums.

¹ The survey is based on privately-initiated rental apartment structures of three or more units.

² Due to seasonal factors, the results of the October 2015 Rental Market Survey are not directly comparable with the results from the April 2015 Rental Market Survey.

Provincial Apartment Vacancy Rate Down

Rental market conditions tightened in most urban British Columbia centres³ surveyed in October 2015. The apartment vacancy rate in the province was 1.2 per cent, compared to 1.5 per cent in October 2014. This is the lowest apartment vacancy rate in British Columbia since 2007 and 2008 when it dipped to 1.0 per cent for two consecutive surveys.

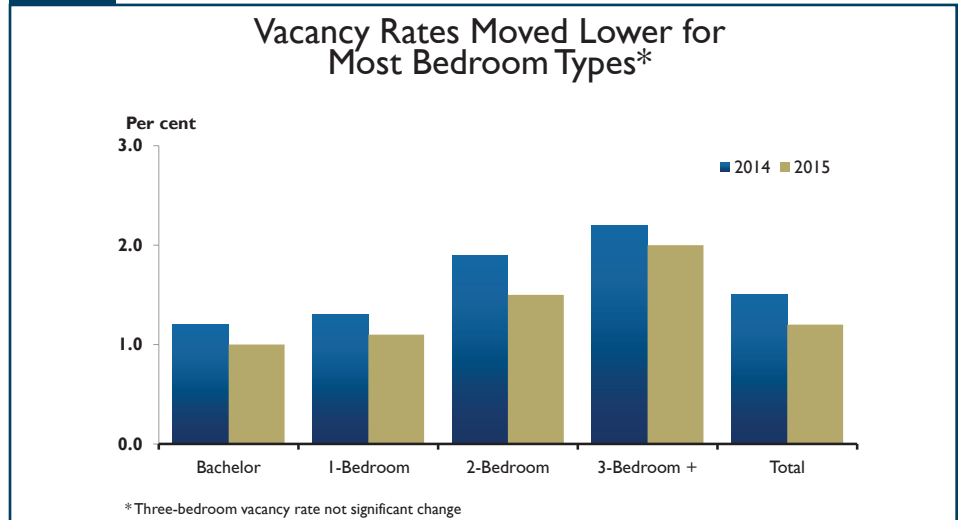
Apartment vacancy rates in British Columbia were significantly lower across most bedroom types⁴. At one per cent, the vacancy rate for bachelor apartments was the lowest, followed by one-bedrooms at 1.1 per cent and two-bedrooms at 1.5 per cent. Historically, the vacancy rate for apartments with three or more bedrooms has been the highest and this was the case in the Fall 2015 survey results.

Growing Renter Population Increased Housing Demand

In 2015, demand for rental accommodation generally outstripped additional supply. On the demand side, the lower average vacancy rate for British Columbia resulted from a number of factors including improved labour market conditions among the younger segment of the population who tend to rent, and growing populations of younger and older British Columbians.

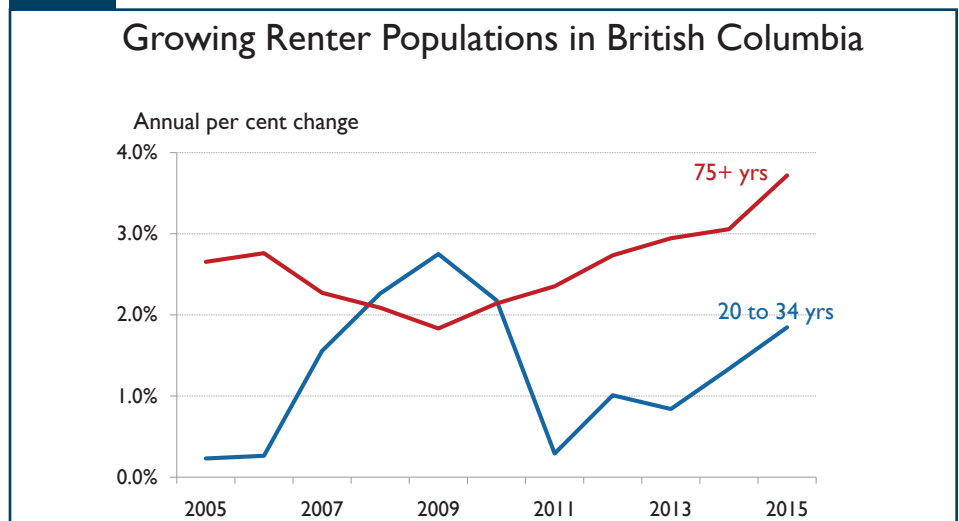
Population-driven demand for rental accommodation was likely the most prominent demand factor in the decline in vacancy rates. The age groups typically associated with renting, those in the cohort aged 20-34 and over 75, added about 30,000 people in 2015.

Figure 3



Source: CMHC

Figure 4



Source: BC Stats, CMHC calculation

Labour market conditions for younger people improved modestly compared to the fall of 2014. In October 2015, total employment in the 15 to 24 age cohort increased 0.4 per cent compared to October 2014. At the same time, the unemployment rate at 11.9 per cent was relatively unchanged compared to a year earlier. A lower participation rate among this age group suggests that some people in this cohort may have chosen to

withdraw from the labour force, possibly to go back to school or to pursue other activities.

Some first-time homebuyers staying in rental accommodation longer to save for a larger down payment may have also played a role in lower rental vacancy rates this year compared to last year. Rising existing home prices in most markets within the province may have deterred or delayed the

³ An urban centre is a centre with a population of 10,000 or more people.

⁴ The vacancy rate for apartments with three or more bedrooms was not significantly different in October 2015 compared to October 2014.

movement from rental to homeownership, keeping downward pressure on rental vacancy rates.

Migration likely played a lesser role in lowering the vacancy rate in October 2015 compared to previous years, as net international migration slowed. British Columbia gained 5,937 people from net international migration during the first half of 2015, down from 17,303 people added to the population from other countries in the first half of 2014. Fewer people immigrating, and outflows of people in the non-permanent resident category were the main factors behind the slowdown. At the same time, net interprovincial migration in the first half of the year added about 6,700 people to the province's population, a similar amount as recorded during the first half of 2014.

Limited Additions to Rental Housing Supply

In the October 2015 Rental Market Survey, the number of purpose-built rental apartments in British Columbia increased by just under 1,900 units to 169,586 apartments. Increases in the rental universe in some centres were partly offset by declines in other centres. The Vancouver, Victoria and Abbotsford-Mission CMAs, as well as Kamloops and Fort. St John, recorded the largest annual net increases to the private apartment rental stock.

Additions to the purpose-built rental supply come from new units completed or from existing units, removed for renovation, returning to the market. Between July 2014 and

June 2015, 2,006 rental apartments were completed and included in this Fall Rental Market Survey. As well, the return of rental units to the market, which had been temporarily taken off the market while they underwent renovations, added to the rental universe and contributed to higher vacancy rates in some centres.

The largest addition to supply was in the Vancouver CMA, where the number of private apartments in the survey universe increased by 834 units, with one-bedroom apartment units accounting for the bulk of the additional supply.

Vacancies Decreased in Most Urban Centres

All but ten of the 27 urban centres surveyed in British Columbia recorded lower vacancy rates in October 2015, compared to twelve months earlier. The lowest apartment vacancy rate was in Squamish at 0.3 per cent. Dawson Creek recorded the highest apartment vacancy rate at 14.6 per cent, up from 5.3 per cent a year earlier.

The vacancy rate in the province's four CMAs, as well as Courtenay and Squamish, declined to less than one per cent.

Several of the centres reporting higher vacancy rates compared to October 2014 were located in central or northern British Columbia including Dawson Creek, Fort St John, Prince George, and Williams Lake. In these areas, the impacts of low oil prices and related energy sector slowdowns may have had

a greater impact on employment. As well, additional rental supply in several of these centres could also account for the rise in apartment vacancy rates.

In Penticton, the vacancy rate increased compared to a year earlier but was still relatively low at 1.6 per cent. Similarly, Salmon Arm's vacancy rate rose to 2.5 per cent from 1.4 per cent in October 2014.

Relatively stable rental vacancy rates were recorded in Cranbrook, Nelson, Parksville, and Terrace.

Same Sample⁵ Rent Increase and Average Rents

Based on units common to both the 2014 and 2015 surveys, the average two-bedroom apartment rent in British Columbia increased 3.7 per cent on an annual basis, compared to 2.4 per cent a year ago⁶. Bachelor and one-bedroom apartments recorded annual increases of 3.4 per cent, while two- and three-bedroom apartments recorded annual increases of 3.7 and 3.8 per cent, respectively.

The average rent level for a two-bedroom apartment in new and existing structures was \$1,155 per month, below Alberta's \$1,253 per month and ahead of Ontario's \$1,121 per month. The average rent level for a one-bedroom apartment in new and existing structures was \$987. One-bedroom apartments make up more than half of the purpose-built stock in British Columbia.

⁵ 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. 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. 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.

⁶ According to the BC Government Residential Tenancy Branch, the annual allowable rent increase for conventional residential tenancies is determined by the formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent increase that takes effect in 2015, the allowable increase is 2.5 per cent. CMHC's same-sample rent increase will vary from the annual allowable rent increase for a number of reasons, including local rental market conditions. For example, in a market where vacancy rates have remained elevated for a period of time, rents may have moved lower.

Within the province's non-Census Metropolitan Areas, the average two-bedroom apartment rent ranged from \$691 in Port Alberni, to \$1,126 in Fort St. John.

Availability Rate⁷ Moved Lower

The availability rate for rental apartments in British Columbia moved lower to 1.7 per cent in October 2015 compared to 2.3 per cent in October 2014, the third consecutive annual decline. This trend held across all bedroom types. Three-bedroom or larger apartments reported the highest availability rate at 2.3 per cent. The availability rate for bachelor apartments was the lowest among the different bedroom types, at 1.4 per cent, down from 2.0 per cent in October 2014.

Townhome Vacancy Increased

The vacancy rate for rented townhomes in British Columbia increased to 3.2 per cent in October 2015, from 2.5 per cent in October 2014. In contrast to the downward trend in rental vacancy rates for apartments, townhome vacancy rates were higher for all bedroom counts. Stronger employment and low mortgage interest rates may have encouraged the movement from townhome rental to homeownership contributing to increased vacancy rates.

Rented townhomes account for a relatively small share of the primary rental market, with a rental universe of just under 9,000 units, or five

per cent of the primary rental universe. About one-third of these are located in the Vancouver CMA, accounting for three per cent of primary rental units. However, in smaller centres of the province, rented townhomes are an important and significant share of the rental universe. In Campbell River, Fort St John, Quesnel, Terrace and Williams Lake, rental townhomes comprise about one-quarter of the rental stock.

The average monthly rent for a two-bedroom townhome was \$1,103 in October 2015 at a provincial level, ranging from \$653 in Quesnel to \$1,600 in the Vancouver CMA.

Similar Trends in the Secondary Rental Market

Investor-owned condominiums are an important addition to rental market supply in British Columbia, and complement the existing stock of purpose-built rental accommodation. Canada Mortgage and Housing Corporation's (CMHC's) October 2015 Rental Market Survey includes a Condominium Apartment Rent Survey and a Condominium Apartment Vacancy Survey. These two Surveys are conducted in the Vancouver, Victoria and Kelowna CMAs. The results of these condominium rental market surveys can be found in Table 4.1.1 to Table 4.3.1.

In the Vancouver CMA, the rental condominium vacancy rates was not significantly changed from the October 2014 vacancy rate. However, in the Victoria CMA, the rental condominium vacancy rate declined,

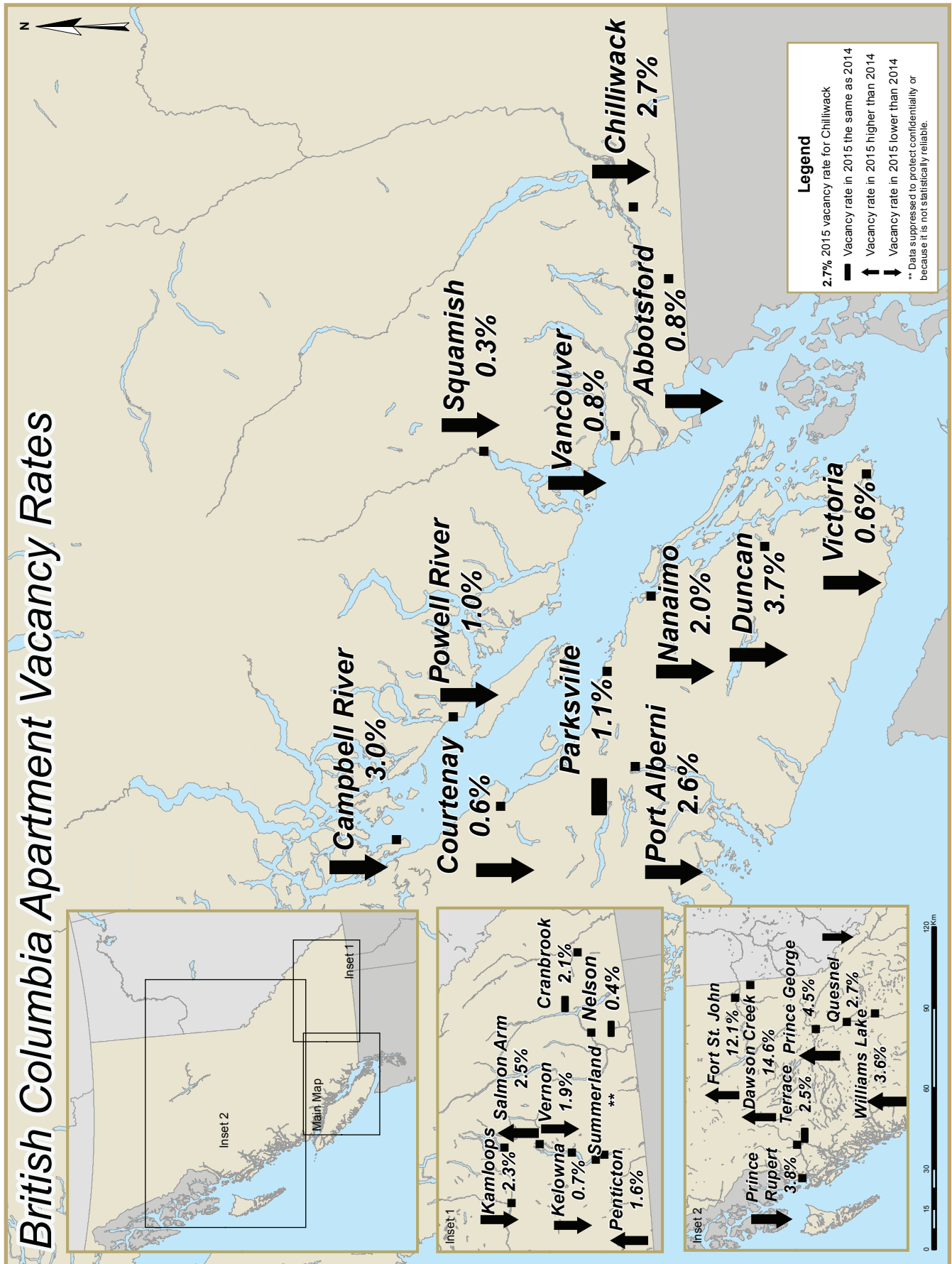
mirroring the decline in purpose-built apartment vacancy rates. In both centres, the vacancy rate for rented condominium apartments was near or below the vacancy rate for rental apartments.

The condominium rental market recorded higher rents than apartments in the Rental Market Survey, as these units are usually in newer buildings and have amenities, such as in-suite laundry, not typically found in older purpose-built rental apartments.

In addition to the condominium market, CMHC's October 2015 Rental Market Survey also includes information on the secondary rental market⁸. Vancouver, Victoria, Kelowna and Abbotsford-Mission CMAs were the centres included in this survey. The results can be found in Tables 5.1 and Table 5.2.

⁷ 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. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

⁸ For example, rented single-detached, semi-detached, duplex, row and accessory apartments are included in this survey.



TABLES INCLUDED IN THE BRITISH COLUMBIA PROVINCIAL HIGHLIGHT REPORT

| | |
|--|-------------|
| British Columbia | Page |
| Apartment Data by Centre and Bedroom Type | |
| Vacancy Rates (%) | 7 |
| Average Rents (\$) | 8 |
| Number of Units | 9 |
| Availability Rates (%) | 10 |
| Estimate of Percentage Change (%) of Average Rent | 11 |
| Row (Townhouse) Data by Centre and Bedroom Type | |
| Vacancy Rates (%) | 12 |
| Average Rents (\$) | 13 |
| Number of Units | 14 |
| Availability Rates (%) | 15 |
| Estimate of Percentage Change (%) of Average Rent | 16 |
| Row (Townhouse) and Apartment Data by Centre and Bedroom Type | |
| Vacancy Rates (%) | 17 |
| Average Rents (\$) | 18 |
| Number of Units | 19 |
| Availability Rates (%) | 20 |
| Estimate of Percentage Change (%) of Average Rent | 21 |
| Rental Condominium Apartment Data | 22 |
| Secondary Rented Unit Data | 24 |

| 1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia | | | | | | | | | | | | |
|--|----------|--------|------|-----------|--------|-----------|--------|-------------|--------|--------|--------|-----|
| Centre | Bachelor | | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | | |
| | Oct-14 | Oct-15 | | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | |
| Abbotsford-Mission CMA | 2.4 | a | 1.1 | d ↓ | 3.2 | a | 0.7 | a ↓ | ** | 0.0 | c | |
| Campbell River CA | 7.7 | a | 0.0 | a ↓ | 6.0 | a | 3.1 | a ↓ | 4.4 | a | 3.3 | a ↓ |
| Chilliwack CA | 4.7 | b | 2.3 | a ↓ | 3.1 | a | 3.1 | a ↓ | 3.9 | a | 2.5 | a ↓ |
| Courtenay CA | 0.7 | a | ** | | 1.9 | a | 0.7 | a ↓ | 1.9 | a | 0.3 | a ↓ |
| Cranbrook CA | ** | | 9.1 | a | 1.4 | a | 3.0 | a ↑ | 1.9 | b | 1.5 | a - |
| Dawson Creek CA | 4.3 | a | 11.2 | a ↑ | 4.3 | b | 11.9 | c ↑ | 5.7 | b | 17.7 | a ↑ |
| Duncan CA | 1.5 | a | ** | | 4.5 | a | 5.4 | c - | 5.4 | a | 2.0 | b ↓ |
| Fort St. John CA | 4.1 | c | 14.8 | c ↑ | 2.5 | a | 14.6 | a ↑ | 2.4 | a | 10.6 | a ↑ |
| Kamloops CA | 10.2 | c | 2.2 | c ↓ | 3.6 | a | 2.4 | b ↓ | 3.1 | a | 2.2 | b ↓ |
| Kamloops Zone 1-South Shore | 12.3 | c | 3.2 | d ↓ | 1.5 | a | 1.6 | b - | 1.8 | a | 2.0 | c - |
| Kamloops Zone 2-North Shore | 4.3 | a | 0.0 | a ↓ | 6.2 | a | 3.5 | d ↓ | 4.5 | a | 2.5 | a ↓ |
| Kelowna CMA | 0.0 | b | 0.7 | b ↑ | 0.8 | a | 0.6 | a - | 1.2 | a | 0.8 | a ↓ |
| Nanaimo CA | 2.3 | a | 4.7 | a ↑ | 3.3 | b | 1.4 | a ↓ | 6.2 | a | 2.2 | a ↓ |
| Nelson CY | 0.0 | c | 3.3 | d ↑ | 0.6 | a | 0.0 | b ↓ | 0.8 | a | 0.0 | b ↓ |
| Parksville CA | 0.0 | a | 11.2 | a ↑ | 0.0 | a | 0.9 | d ↑ | 1.6 | a | 0.7 | a ↓ |
| Penticton CA | 1.5 | a | 4.0 | c ↑ | 1.6 | a | 1.7 | b - | 0.9 | a | 1.2 | a ↑ |
| Port Alberni CA | 2.7 | b | 1.6 | c - | 4.3 | b | 2.4 | b ↓ | 7.5 | a | 3.1 | b ↓ |
| Powell River CA | 7.7 | a | ** | | 2.0 | a | 1.3 | a ↓ | 0.8 | a | 0.8 | a - |
| Prince George CA | 3.2 | a | 5.6 | c ↑ | 3.1 | b | 3.8 | a ↑ | 2.9 | a | 3.5 | a ↑ |
| Prince George Zone 1-Downtown | 4.7 | a | ** | | 3.3 | c | 3.8 | a - | 3.2 | c | 4.8 | b ↑ |
| Prince George Zone 2-Outlying | 0.0 | a | 3.3 | a ↑ | 3.0 | a | 3.7 | a ↑ | 2.8 | a | 2.9 | a - |
| Prince Rupert CA | 3.8 | b | ** | | 4.4 | c | 5.3 | d - | ** | | 3.1 | d ↓ |
| Quesnel CA | 0.0 | a | 0.0 | a - | 5.1 | a | 1.7 | c ↓ | 4.3 | a | 3.6 | a ↓ |
| Salmon Arm CA | ** | | 18.2 | a | 1.3 | a | 2.4 | a ↑ | 1.5 | c | 1.8 | b - |
| Squamish CA | 3.7 | a | 0.0 | a ↓ | 3.1 | a | 1.0 | a ↓ | 4.5 | a | 0.0 | a ↓ |
| Summerland DM | - | | - | | ** | | ** | | 5.0 | a | ** | |
| Terrace CA | 0.0 | a | 0.0 | a - | 0.8 | a | 1.8 | c ↑ | 5.6 | a | 3.2 | d ↓ |
| Vancouver CMA | 0.8 | a | 0.6 | a ↓ | 0.9 | a | 0.8 | a ↓ | 1.1 | a | 0.9 | a ↓ |
| Vernon CA | 1.9 | a | 1.4 | a - | 2.6 | a | 1.6 | a ↓ | 5.2 | b | 2.1 | b ↓ |
| Victoria CMA | 1.4 | a | 0.7 | a ↓ | 1.5 | a | 0.7 | a ↓ | 1.5 | a | 0.5 | a ↓ |
| Williams Lake CA | 0.0 | a | 0.0 | a - | 2.4 | b | 1.6 | c - | 1.5 | a | 5.1 | c ↑ |
| British Columbia 10,000+ | 1.2 | a | 1.0 | a ↓ | 1.3 | a | 1.1 | a ↓ | 1.9 | 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.

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

I.1.2 Private Apartment Average Rents (\$) by Bedroom Type British Columbia

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|--------------|--------------|--------------|--------------|----------------|----------------|----------------|----------------|--------------|----------------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | 581 a | 589 a | 684 a | 712 a | 835 a | 864 a | 958 a | 972 a | 758 a | 787 a |
| Campbell River CA | 550 a | 552 a | 630 a | 651 a | 777 a | 808 a | 882 a | 887 a | 727 a | 751 a |
| Chilliwack CA | 514 a | 539 a | 636 a | 646 a | 786 a | 800 a | 812 a | 806 a | 699 a | 708 a |
| Courtenay CA | 563 a | 580 a | 690 a | 702 a | 819 a | 832 a | 768 a | 770 a | 758 a | 768 a |
| Cranbrook CA | 461 d | ** | 625 a | 637 a | 738 a | 750 a | 838 a | 849 a | 698 a | 711 a |
| Dawson Creek CA | 725 a | 711 a | 820 a | 887 a | 1,120 a | 1,102 a | 1,093 a | 1,207 a | 954 a | 975 a |
| Duncan CA | 535 a | 540 a | 651 a | 649 a | 759 a | 762 a | 842 a | 903 a | 693 a | 699 a |
| Fort St. John CA | 723 a | 769 a | 850 a | 906 a | 1,077 a | 1,126 a | 1,124 a | 1,163 a | 980 a | 1,031 a |
| Kamloops CA | 658 a | 774 b | 739 a | 767 a | 866 a | 919 a | 1,079 a | 1,124 b | 793 a | 839 a |
| Kamloops Zone 1-South Shore | 650 a | 690 b | 799 a | 829 a | 945 a | 976 a | ** | ** | 848 a | 884 a |
| Kamloops Zone 2-North Shore | 684 b | 927 a | 669 a | 693 b | 789 a | 864 a | 994 a | 951 b | 730 a | 788 a |
| Kelowna CMA | 613 a | 631 a | 788 a | 799 a | 980 a | 1,002 a | 1,200 a | 1,049 b | 899 a | 903 a |
| Nanaimo CA | 559 a | 585 a | 700 a | 723 a | 812 a | 847 a | 1,017 a | 1,030 a | 746 a | 773 a |
| Nelson CY | 550 a | 572 a | 686 a | 684 a | 829 a | 809 a | 1,180 b | ** | 742 a | 739 a |
| Parksville CA | 544 a | 547 a | 718 a | 733 a | 766 a | 770 a | 878 a | 875 b | 753 a | 759 a |
| Penticton CA | 561 a | 579 a | 682 a | 712 a | 810 a | 856 a | 992 b | 960 c | 730 a | 764 a |
| Port Alberni CA | 545 a | 546 a | 558 a | 568 a | 688 a | 691 a | 766 a | 730 a | 621 a | 626 a |
| Powell River CA | 550 a | 537 a | 603 a | 612 a | 694 a | 696 a | 764 a | 762 a | 649 a | 655 a |
| Prince George CA | 567 a | 581 a | 647 a | 667 a | 771 a | 794 a | 898 a | 911 a | 729 a | 746 a |
| Prince George Zone 1-Downtown | 586 a | 604 a | 633 a | 664 a | 736 a | 775 a | 908 b | 948 a | 679 a | 713 a |
| Prince George Zone 2-Outlying | 525 a | 538 a | 658 a | 668 a | 786 a | 802 a | 897 a | 904 a | 755 a | 765 a |
| Prince Rupert CA | 493 a | 514 b | 620 a | 662 a | 794 b | 801 b | 702 a | 777 b | 697 a | 722 a |
| Quesnel CA | 464 a | 463 a | 547 a | 568 a | 653 a | 644 a | 810 a | 779 a | 612 a | 615 a |
| Salmon Arm CA | 460 b | 516 a | 669 a | 674 a | 799 a | 816 a | ** | ** | 730 a | 742 a |
| Squamish CA | 604 a | 599 a | 731 a | 939 a | 823 a | 976 a | ** | ** | 784 a | 946 a |
| Summerland DM | - | - | ** | ** | 768 a | 784 a | ** | ** | 738 a | 755 a |
| Terrace CA | 544 a | 579 a | 639 a | 695 a | 833 a | 913 a | 911 a | 997 b | 763 a | 833 a |
| Vancouver CMA | 902 a | 937 a | 1,038 a | 1,079 a | 1,311 a | 1,368 a | 1,542 a | 1,615 a | 1,099 a | 1,144 a |
| Vernon CA | 570 a | 544 a | 649 a | 674 a | 788 a | 821 a | 862 a | 906 a | 720 a | 747 a |
| Victoria CMA | 723 a | 742 a | 849 a | 867 a | 1,095 a | 1,128 a | 1,317 a | 1,384 a | 918 a | 942 a |
| Williams Lake CA | 462 a | 519 a | 635 a | 637 a | 719 a | 722 a | 849 a | 816 a | 700 a | 700 a |
| British Columbia 10,000+ | 832 a | 862 a | 953 a | 987 a | 1,112 a | 1,155 a | 1,281 a | 1,330 a | 998 a | 1,035 a |

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

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

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

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

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

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

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|--------------|----------------|----------------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | 129 | 128 | 1,741 | 1,839 | 1,870 | 1,975 | 33 | 36 | 3,773 | 3,978 |
| Campbell River CA | 39 | 40 | 368 | 390 | 700 | 721 | 50 | 52 | 1,157 | 1,203 |
| Chilliwack CA | 113 | 134 | 1,459 | 1,490 | 1,223 | 1,235 | 64 | 59 | 2,859 | 2,918 |
| Courtenay CA | 137 | 136 | 487 | 485 | 979 | 937 | 109 | 115 | 1,712 | 1,673 |
| Cranbrook CA | 12 | 11 | 305 | 301 | 488 | 471 | 38 | 41 | 843 | 824 |
| Dawson Creek CA | 70 | 66 | 417 | 481 | 400 | 421 | 27 | 30 | 914 | 998 |
| Duncan CA | 65 | 65 | 623 | 597 | 503 | 499 | 29 | 29 | 1,220 | 1,190 |
| Fort St. John CA | 77 | 78 | 601 | 597 | 957 | 954 | 32 | 31 | 1,667 | 1,660 |
| Kamloops CA | 199 | 262 | 1,600 | 1,705 | 1,349 | 1,435 | 48 | 47 | 3,196 | 3,449 |
| Kamloops Zone 1-South Shore | 150 | 194 | 872 | 925 | 675 | 710 | 24 | 23 | 1,721 | 1,852 |
| Kamloops Zone 2-North Shore | 49 | 68 | 728 | 780 | 674 | 725 | 24 | 24 | 1,475 | 1,597 |
| Kelowna CMA | 159 | 172 | 1,887 | 1,907 | 2,293 | 2,329 | 139 | 137 | 4,478 | 4,545 |
| Nanaimo CA | 241 | 242 | 1,767 | 1,776 | 1,391 | 1,393 | 131 | 127 | 3,530 | 3,538 |
| Nelson CY | 73 | 65 | 174 | 176 | 253 | 255 | 12 | 11 | 512 | 507 |
| Parksville CA | 17 | 17 | 116 | 116 | 437 | 450 | 16 | 19 | 586 | 602 |
| Penticton CA | 134 | 141 | 999 | 1,009 | 835 | 865 | 12 | 13 | 1,980 | 2,028 |
| Port Alberni CA | 76 | 74 | 417 | 412 | 399 | 407 | 31 | 24 | 923 | 917 |
| Powell River CA | 13 | 13 | 304 | 297 | 244 | 249 | 47 | 44 | 608 | 603 |
| Prince George CA | 255 | 251 | 1,054 | 1,061 | 1,520 | 1,485 | 391 | 365 | 3,220 | 3,162 |
| Prince George Zone 1-Downtown | 166 | 162 | 441 | 451 | 491 | 482 | 54 | 55 | 1,152 | 1,150 |
| Prince George Zone 2-Outlying | 89 | 89 | 613 | 610 | 1,029 | 1,003 | 337 | 310 | 2,068 | 2,012 |
| Prince Rupert CA | 53 | 68 | 264 | 270 | 369 | 382 | 60 | 68 | 746 | 788 |
| Quesnel CA | 16 | 15 | 195 | 203 | 299 | 326 | 17 | 17 | 527 | 561 |
| Salmon Arm CA | 11 | 11 | 167 | 169 | 196 | 196 | 5 | 5 | 379 | 381 |
| Squamish CA | 27 | 27 | 97 | 97 | 155 | 156 | 28 | 27 | 307 | 307 |
| Summerland DM | 0 | 0 | 10 | 10 | 20 | 18 | 2 | 1 | 32 | 29 |
| Terrace CA | 31 | 29 | 120 | 122 | 216 | 210 | 45 | 44 | 412 | 405 |
| Vancouver CMA | 11,929 | 11,958 | 66,368 | 66,901 | 25,628 | 25,872 | 2,186 | 2,214 | 106,111 | 106,945 |
| Vernon CA | 99 | 80 | 671 | 693 | 681 | 674 | 115 | 108 | 1,566 | 1,555 |
| Victoria CMA | 2,692 | 2,786 | 13,404 | 13,501 | 7,321 | 7,460 | 449 | 469 | 23,866 | 24,216 |
| Williams Lake CA | 10 | 10 | 180 | 185 | 338 | 354 | 47 | 48 | 575 | 597 |
| British Columbia 10,000+ | 16,678 | 16,880 | 95,800 | 96,794 | 51,065 | 51,731 | 4,163 | 4,181 | 167,706 | 169,586 |

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

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

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

| I.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia | | | | | | | | | | |
|---|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | 3.9 a | 1.1 d ↓ | 5.0 a | 1.0 a ↓ | 4.1 a | 1.6 a ↓ | 10.3 d | 0.0 c ↓ | 4.6 a | 1.3 a ↓ |
| Campbell River CA | 7.7 a | 0.0 a ↓ | 6.0 a | 3.8 a ↓ | 5.4 a | 3.9 a ↓ | 2.0 a | 0.0 a ↓ | 5.5 a | 3.6 a ↓ |
| Chilliwack CA | 10.1 a | 3.0 a ↓ | 4.3 a | 4.0 a ↓ | 4.8 a | 3.8 a ↓ | 1.6 c | 0.0 c ↓ | 4.7 a | 3.8 a ↓ |
| Courtenay CA | 1.5 a | ** | 3.4 b | 1.1 a ↓ | 2.8 a | 1.4 a ↓ | 2.1 a | 0.9 a ↓ | 2.8 a | 1.4 a ↓ |
| Cranbrook CA | ** | 9.1 a | 1.7 c | 3.0 a ↑ | 2.5 b | 1.5 a ↓ | ** | 0.0 a | 2.3 b | 2.1 a - |
| Dawson Creek CA | 5.7 a | 11.2 a ↑ | 6.3 b | 12.3 a ↑ | 7.5 b | 20.0 a ↑ | 21.0 a | 23.7 a ↑ | 7.2 b | 15.9 a ↑ |
| Duncan CA | 3.1 a | ** | 5.6 a | 5.4 c - | 6.2 a | 2.2 b ↓ | 3.4 a | ** | 5.7 a | 3.8 c ↓ |
| Fort St. John CA | 5.4 c | 21.5 d ↑ | 3.0 a | 16.5 a ↑ | 3.1 a | 14.1 a ↑ | 3.2 d | 3.5 d - | 3.2 a | 15.1 a ↑ |
| Kamloops CA | 10.2 c | 2.2 c ↓ | 4.4 a | 2.8 b ↓ | 3.5 a | 2.6 a ↓ | 6.8 c | 0.0 d ↓ | 4.4 a | 2.6 a ↓ |
| Kamloops Zone 1-South Shore | 12.3 c | 3.2 d ↓ | 2.4 a | 2.2 b - | 2.1 a | 2.8 b - | ** | ** | 3.1 a | 2.5 a ↓ |
| Kamloops Zone 2-North Shore | 4.3 a | 0.0 a ↓ | 6.9 a | 3.5 d ↓ | 4.9 a | 2.5 a ↓ | ** | ** | 6.0 a | 2.8 b ↓ |
| Kelowna CMA | 0.0 b | 0.7 b ↑ | 1.4 a | 0.6 a ↓ | 2.1 a | 1.3 a ↓ | 1.5 b | 0.0 c ↓ | 1.7 a | 0.9 a ↓ |
| Nanaimo CA | 3.0 b | 5.9 a ↑ | 4.6 a | 2.6 a ↓ | 7.0 a | 3.3 b ↓ | 3.4 d | 3.0 b - | 5.4 a | 3.1 a ↓ |
| Nelson CY | 0.0 c | 3.3 d ↑ | 0.6 a | 0.0 b ↓ | 0.8 a | 0.0 b ↓ | ** | ** | 0.6 a | 0.4 b - |
| Parksville CA | 0.0 a | 11.2 a ↑ | 0.9 a | 2.8 b ↑ | 2.1 a | 0.7 a ↓ | 0.0 a | 0.0 a - | 1.7 a | 1.4 a - |
| Penticton CA | 1.5 a | 4.0 c ↑ | 2.1 a | 1.7 b ↓ | 1.3 a | 1.3 a - | 0.0 a | ** | 1.7 a | 1.7 a - |
| Port Alberni CA | 4.0 b | 3.0 c - | 5.6 a | 2.9 a ↓ | 8.8 a | 4.4 b ↓ | ** | 0.0 c | 6.9 a | 3.5 b ↓ |
| Powell River CA | 7.7 a | ** | 2.0 a | 2.0 a - | 2.5 a | 1.6 a ↓ | 8.5 a | ** | 2.8 a | 1.7 a ↓ |
| Prince George CA | 3.5 a | 5.6 c ↑ | 3.7 a | 4.4 a ↑ | 3.5 a | 4.0 a ↑ | 3.1 a | 9.9 a ↑ | 3.5 a | 5.0 a ↑ |
| Prince George Zone 1-Downtown | 5.2 a | ** | 3.5 c | 4.5 a ↑ | 4.1 c | 5.5 b ↑ | ** | 1.8 a | 3.8 b | 5.1 a ↑ |
| Prince George Zone 2-Outlying | 0.0 a | 3.3 a ↑ | 3.8 a | 4.4 a ↑ | 3.2 a | 3.3 a - | 3.6 a | 11.4 a ↑ | 3.3 a | 4.9 a ↑ |
| Prince Rupert CA | 3.8 b | ** | 5.2 c | 5.8 d - | 13.5 d | 3.8 d ↓ | 1.7 b | 0.0 d ↓ | 8.6 c | 4.2 c ↓ |
| Quesnel CA | 0.0 a | 0.0 a - | 5.6 a | 1.7 c ↓ | 5.4 a | 3.6 a ↓ | 5.9 a | ** | 5.3 a | 2.7 a ↓ |
| Salmon Arm CA | ** | 18.2 a | 3.3 c | 2.4 a - | 1.5 c | 1.8 b - | ** | ** | 2.3 b | 2.5 a - |
| Squamish CA | 3.7 a | 0.0 a ↓ | 3.1 a | 3.1 a - | 4.5 a | 0.0 a ↓ | 0.0 a | ** | 3.6 a | 1.0 a ↓ |
| Summerland DM | - | - | ** | ** | 5.0 a | ** | ** | ** | 6.3 a | ** |
| Terrace CA | 3.2 a | 0.0 a ↓ | 0.8 a | 1.8 c ↑ | 5.6 a | 3.2 d ↓ | 0.0 a | 2.7 c ↑ | 3.4 a | 2.5 b ↓ |
| Vancouver CMA | 1.4 a | 1.0 a ↓ | 1.5 a | 1.2 a ↓ | 1.8 a | 1.3 a ↓ | 2.0 a | 1.9 a - | 1.6 a | 1.2 a ↓ |
| Vernon CA | 3.3 a | 1.4 a ↓ | 3.8 a | 1.6 a ↓ | 5.9 b | 2.1 b ↓ | 4.4 a | 2.0 b ↓ | 4.7 a | 1.9 a ↓ |
| Victoria CMA | 2.8 a | 1.2 a ↓ | 2.5 a | 1.0 a ↓ | 2.5 a | 0.9 a ↓ | 3.8 b | 0.2 a ↓ | 2.6 a | 1.0 a ↓ |
| Williams Lake CA | 0.0 a | 0.0 a - | 2.4 b | 1.6 c - | 1.5 a | 5.1 c ↑ | 6.0 a | 0.0 a ↓ | 2.1 a | 3.6 b ↑ |
| British Columbia 10,000+ | 2.0 a | 1.4 a ↓ | 2.1 a | 1.5 a ↓ | 2.7 a | 2.0 a ↓ | 2.7 a | 2.3 a ↓ | 2.3 a | 1.7 a ↓ |

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

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

** Data suppressed to protect confidentiality or data 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 |
| | | | | | | | | | | |
| Abbotsford-Mission CMA | 0.9 a | 1.9 c | 0.8 a | 2.6 b | 1.1 a | 2.8 a | ++ | 2.1 c | 0.9 a | 2.9 a |
| Campbell River CA | -0.4 b | 1.9 a | 1.2 a | 2.8 a | 1.7 b | 3.2 a | 2.6 c | -0.4 a | 1.6 b | 2.6 a |
| Chilliwack CA | 1.7 c | 3.2 c | 1.1 a | 1.6 a | 1.7 a | 1.3 a | 2.5 a | ++ | 1.4 a | 1.2 a |
| Courtenay CA | ++ | 2.9 a | 1.9 a | 2.0 a | 1.0 a | 1.4 a | 1.3 a | 1.7 a | 1.2 a | 1.6 a |
| Cranbrook CA | ** | ++ | 2.6 b | 2.4 c | 1.2 a | 2.0 b | 4.4 c | 1.4 d | 1.8 b | 2.2 a |
| Dawson Creek CA | ++ | 7.3 c | ++ | ** | 2.0 c | ++ | ** | 17.0 a | 2.7 c | ** |
| Duncan CA | ** | ++ | 2.4 a | 1.1 a | 2.0 b | 2.0 b | -2.7 a | 8.4 c | 2.8 a | 1.2 a |
| Fort St. John CA | 11.4 d | 5.9 b | 6.2 a | 6.8 a | 4.9 a | 4.3 a | 4.7 c | 7.1 c | 5.9 a | 5.2 a |
| Kamloops CA | 3.1 b | 3.7 d | 1.9 a | 2.5 c | 1.5 a | 2.1 b | 3.0 d | ** | 1.7 a | 2.4 b |
| Kamloops Zone 1-South Shore | 3.1 b | ** | 1.8 a | 3.7 d | 2.3 a | 2.5 b | ** | ** | 2.0 a | 3.1 c |
| Kamloops Zone 2-North Shore | 3.0 c | 3.4 d | 1.9 a | 1.2 d | 0.6 a | 1.8 c | 5.0 d | ** | 1.4 a | 1.6 c |
| Kelowna CMA | ++ | 2.6 c | 1.4 a | 3.6 b | 1.6 b | 3.9 b | 1.7 c | ** | 1.7 b | 3.7 b |
| Nanaimo CA | 1.8 a | 3.2 b | 1.7 a | 2.9 a | 1.2 a | 4.5 b | ** | 5.0 b | 1.2 a | 3.5 b |
| Nelson CY | 6.9 c | 1.1 a | 3.9 b | ++ | 3.5 a | ++ | ** | ** | 4.5 a | ++ |
| Parksville CA | 1.6 a | 1.5 a | 1.7 a | 1.5 a | 1.6 a | 1.2 a | 0.6 a | 1.2 a | 1.8 a | 1.1 a |
| Penticton CA | 1.3 d | 1.8 c | 0.9 a | 3.9 b | 1.4 a | 3.8 c | ++ | ** | 1.4 a | 4.0 b |
| Port Alberni CA | 4.0 c | 3.1 d | 1.3 a | 0.6 a | 0.9 a | 0.9 a | ++ | ++ | 1.0 a | 1.0 a |
| Powell River CA | ** | ++ | 4.3 a | 2.1 b | 3.1 a | 0.6 b | 1.1 a | ++ | 3.5 a | 1.8 b |
| Prince George CA | 5.5 b | 1.4 d | 3.3 b | 2.4 b | 2.9 a | 2.1 a | 2.9 b | 2.6 a | 2.9 a | 2.4 a |
| Prince George Zone 1-Downtown | 3.0 b | 5.6 d | 2.5 c | 4.6 c | 2.3 c | 2.5 c | ++ | 4.9 d | 1.9 b | 3.6 c |
| Prince George Zone 2-Outlying | 7.1 b | ++ | 3.7 b | 1.3 a | 3.2 b | 1.9 a | 3.5 c | 2.1 a | 3.4 b | 1.7 a |
| Prince Rupert CA | 5.5 a | 4.5 d | 4.3 d | 7.0 b | 5.6 c | 5.6 d | 4.8 d | 8.5 c | 5.5 b | 7.5 b |
| Quesnel CA | 5.2 a | 1.9 a | 2.1 b | 4.3 c | 5.5 b | -2.3 c | 5.1 c | ** | 4.7 b | ++ |
| Salmon Arm CA | -7.5 c | 6.6 c | 2.9 b | 1.6 b | 0.3 a | 2.8 a | ** | ** | 1.0 a | 2.2 a |
| Squamish CA | 1.1 a | 0.8 a | 2.1 a | 24.3 a | 0.7 a | 18.8 a | ** | ** | 1.3 a | 20.2 a |
| Summerland DM | - | - | ** | ** | ** | 1.9 b | ** | ** | 3.6 a | 4.6 c |
| Terrace CA | 3.0 a | 4.6 b | 8.4 b | 9.3 c | 16.1 a | 6.8 c | ** | 10.8 c | 13.3 a | 6.6 b |
| Vancouver CMA | 2.3 a | 3.8 a | 2.6 a | 3.8 a | 2.5 a | 4.4 a | 2.7 c | 4.0 b | 2.5 a | 3.9 a |
| Vernon CA | 3.1 d | 3.0 d | 2.3 b | 1.7 c | 1.0 d | 3.7 c | 2.0 b | 4.9 b | 1.3 a | 2.8 a |
| Victoria CMA | 2.3 a | 2.4 b | 1.7 a | 2.1 a | 2.6 a | 2.4 a | 3.0 d | 3.3 c | 1.9 a | 2.0 a |
| Williams Lake CA | ** | ** | 7.2 b | ++ | 2.8 a | 1.3 a | 7.0 a | -2.6 a | 4.7 a | 0.3 b |
| British Columbia 10,000+ | 2.4 a | 3.4 a | 2.4 a | 3.4 a | 2.4 a | 3.7 a | 2.4 b | 3.8 b | 2.4 a | 3.4 a |

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

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

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

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

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

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

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

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | - | - | ** | ** | ** | ** | 1.0 d | ** | 0.8 a | ** |
| Campbell River CA | ** | ** | 0.0 a | 2.1 a ↑ | 2.9 a | 2.1 a ↓ | 4.1 a | 1.9 a ↓ | 3.0 a | 2.0 a ↓ |
| Chilliwack CA | ** | ** | ** | ** | 5.0 a | 5.6 c ↓ | 2.7 a | 21.9 a ↑ | 3.2 a | 10.2 d ↑ |
| Courtenay CA | - | - | ** | ** | 2.8 a | 0.0 b ↓ | 0.7 a | 0.0 c ↓ | 1.9 a | 0.0 b ↓ |
| Cranbrook CA | ** | ** | ** | 0.0 a | 0.0 a | 1.7 a ↑ | 1.1 a | 1.1 a - | 1.2 a | 1.2 a - |
| Dawson Creek CA | - | - | ** | ** | 6.3 a | 14.8 a ↑ | 15.5 a | 27.7 a ↑ | 10.3 a | 20.5 a ↑ |
| Duncan CA | - | - | 5.0 a | 0.0 a ↓ | 9.4 a | 0.0 a ↓ | 7.1 a | 3.9 a ↓ | 7.1 a | 1.5 a ↓ |
| Fort St. John CA | - | - | 4.2 a | 13.6 a ↑ | 3.8 b | 13.0 a ↑ | 3.0 a | 4.3 c ↑ | 3.5 a | 10.0 a ↑ |
| Kamloops CA | ** | ** | 0.0 a | 4.7 a ↑ | 7.2 a | 3.9 d ↓ | 1.3 a | 3.5 c ↑ | 4.0 a | 3.7 c - |
| Kamloops Zone 1-South Shore | - | - | ** | ** | 7.9 a | 2.5 c ↓ | 1.8 a | 2.8 b ↑ | 4.9 a | 2.6 b ↓ |
| Kamloops Zone 2-North Shore | ** | ** | 0.0 a | 5.9 a ↑ | 6.3 a | ** | 0.9 a | 4.3 d ↑ | 2.9 a | 5.1 d ↑ |
| Kelowna CMA | - | - | 4.2 a | 0.0 a ↓ | 1.0 a | 1.0 a - | 0.0 a | ** | 1.0 a | 1.1 a - |
| Nanaimo CA | ** | ** | 5.3 a | 0.0 a ↓ | 7.0 a | 3.1 a ↓ | 5.2 a | 8.5 a ↑ | 6.1 a | 4.7 a ↓ |
| Nelson CY | - | - | - | - | - | - | ** | ** | ** | ** |
| Parksville CA | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Penticton CA | ** | ** | ** | ** | ** | ** | 1.1 a | ** | 2.0 c | 4.5 c ↑ |
| Port Alberni CA | ** | ** | ** | ** | 0.0 a | ** | 11.0 a | 6.3 a ↓ | 7.4 a | 6.1 c ↓ |
| Powell River CA | - | - | ** | ** | ** | ** | ** | ** | 3.4 a | 4.0 a ↑ |
| Prince George CA | ** | ** | 3.6 a | ** | 2.8 b | ** | 1.5 a | 2.6 a ↑ | 2.2 a | 3.1 d - |
| Prince George Zone 1-Downtown | ** | ** | ** | ** | 4.1 d | ** | 2.9 a | 5.1 c ↑ | 3.4 b | ** |
| Prince George Zone 2-Outlying | - | - | ** | ** | 2.2 a | ** | 0.0 a | 0.0 a - | 1.3 a | 0.0 d ↓ |
| Prince Rupert CA | - | - | ** | ** | ** | ** | 1.0 a | 2.0 a ↑ | ** | 1.7 c |
| Quesnel CA | - | - | 5.9 a | ** | ** | ** | 9.1 b | ** | 8.3 b | ** |
| Salmon Arm CA | - | - | ** | ** | 0.0 a | 5.3 a ↑ | ** | ** | 0.0 a | 4.3 a ↑ |
| Squamish CA | - | - | - | - | ** | ** | 2.9 a | ** | 2.3 a | ** |
| Summerland DM | ** | ** | 0.0 a | 2.9 a ↑ | 10.5 a | 8.1 a ↓ | ** | ** | 5.4 a | 6.8 a ↑ |
| Terrace CA | - | - | - | - | 1.2 a | 2.3 a ↑ | 0.0 a | 8.2 b ↑ | 0.7 a | 4.7 b ↑ |
| Vancouver CMA | 0.0 c | 0.0 a - | 1.2 a | 1.2 d - | 1.2 a | 0.5 a ↓ | 1.1 a | 1.4 a ↑ | 1.1 a | 1.1 a - |
| Vernon CA | 0.0 a | 0.0 a - | 1.6 a | 1.6 a - | 3.8 a | 0.0 c ↓ | 2.0 a | 1.0 a ↓ | 1.9 a | 0.8 a ↓ |
| Victoria CMA | ** | ** | 1.8 a | 1.9 a - | 0.5 a | 3.0 a ↑ | 0.0 a | 1.4 a ↑ | 0.4 a | 1.9 a ↑ |
| Williams Lake CA | - | - | 0.0 a | 33.3 a ↑ | 3.6 a | 1.9 c ↓ | 10.8 a | 10.2 a ↓ | 8.0 a | 9.4 a ↑ |
| British Columbia 10,000+ | 0.7 a | 1.3 a ↑ | 2.2 a | 3.2 b ↑ | 2.8 a | 3.3 a ↑ | 2.3 a | 3.2 a ↑ | 2.5 a | 3.2 a ↑ |

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

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

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

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

2.1.2 Private Row (Townhouse) Average Rents (\$) by Bedroom Type British Columbia

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|------------------------|------------------------|------------------------|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | - | - | ** | ** | ** | ** | 1,218 ^a | ** | 948 ^a | 992 ^a |
| Campbell River CA | ** | ** | 608 ^a | 653 ^a | 766 ^a | 784 ^a | 1,011 ^a | 1,048 ^a | 853 ^a | 887 ^a |
| Chilliwack CA | ** | ** | ** | ** | 777 ^a | 784 ^a | 958 ^d | 1,028 ^a | 738 ^b | 845 ^b |
| Courtenay CA | - | - | ** | ** | 759 ^a | 765 ^a | 893 ^a | 921 ^a | 806 ^a | 817 ^a |
| Cranbrook CA | ** | ** | ** | ** | ** | ** | 872 ^a | 899 ^a | 837 ^a | 853 ^b |
| Dawson Creek CA | - | - | ** | ** | 1,185 ^a | 1,186 ^a | 1,277 ^a | 1,302 ^a | 1,219 ^a | 1,233 ^a |
| Duncan CA | - | - | 656 ^a | 652 ^a | 753 ^a | 812 ^a | 924 ^a | 924 ^a | 797 ^a | 810 ^a |
| Fort St. John CA | - | - | 785 ^a | 933 ^a | 1,194 ^a | 1,246 ^a | 1,251 ^a | 1,304 ^a | 1,177 ^a | 1,226 ^a |
| Kamloops CA | ** | ** | 581 ^a | 619 ^a | 962 ^a | 995 ^a | 1,172 ^a | 1,204 ^a | 1,047 ^a | 1,074 ^a |
| Kamloops Zone 1-South Shore | - | - | ** | ** | 1,038 ^a | 1,089 ^a | 1,295 ^a | 1,341 ^a | 1,150 ^a | 1,194 ^a |
| Kamloops Zone 2-North Shore | ** | ** | 564 ^a | 633 ^a | 821 ^a | 836 ^a | 1,053 ^a | 1,064 ^a | 925 ^a | 932 ^a |
| Kelowna CMA | - | - | 676 ^b | 706 ^c | 875 ^a | 933 ^a | 1,146 ^b | 1,115 ^b | 917 ^a | 952 ^a |
| Nanaimo CA | ** | ** | 691 ^a | 704 ^a | 903 ^a | 940 ^a | 1,019 ^a | 1,037 ^a | 906 ^a | 935 ^a |
| Nelson CY | - | - | - | - | - | - | ** | ** | ** | ** |
| Parksville CA | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Penticton CA | ** | ** | ** | 836 ^a | 844 ^b | 871 ^a | 1,177 ^a | 1,213 ^a | 1,044 ^c | 1,029 ^a |
| Port Alberni CA | ** | ** | ** | ** | 714 ^a | ** | 782 ^a | 778 ^a | 746 ^a | 745 ^a |
| Powell River CA | - | - | ** | ** | ** | ** | ** | ** | 681 ^a | 697 ^a |
| Prince George CA | ** | ** | 791 ^b | ** | 957 ^a | 933 ^b | 972 ^a | 936 ^a | 940 ^a | 914 ^a |
| Prince George Zone 1-Downtown | ** | ** | ** | ** | 834 ^b | 741 ^a | 861 ^a | 764 ^a | 822 ^a | 738 ^a |
| Prince George Zone 2-Outlying | - | - | ** | ** | 1,030 ^b | 1,036 ^b | 1,085 ^a | 1,112 ^a | 1,032 ^a | 1,053 ^a |
| Prince Rupert CA | - | - | ** | ** | ** | ** | 779 ^a | 821 ^a | 771 ^a | 812 ^a |
| Quesnel CA | - | - | 438 ^a | 403 ^a | 627 ^a | 653 ^b | 676 ^a | 689 ^a | 643 ^a | 657 ^a |
| Salmon Arm CA | - | - | ** | ** | 759 ^a | 771 ^a | ** | ** | 788 ^a | 779 ^a |
| Squamish CA | - | - | - | - | ** | ** | 904 ^a | ** | 908 ^a | 1,122 ^c |
| Summerland DM | ** | ** | 577 ^a | 587 ^a | 749 ^a | 765 ^a | ** | ** | 674 ^a | 688 ^a |
| Terrace CA | - | - | - | - | 729 ^a | 746 ^a | 899 ^b | 946 ^b | 797 ^a | 825 ^a |
| Vancouver CMA | 1,182 ^a | 1,229 ^a | 958 ^a | 1,000 ^a | 1,488 ^a | 1,600 ^a | 1,518 ^a | 1,594 ^a | 1,490 ^a | 1,575 ^a |
| Vernon CA | 470 ^a | 482 ^a | 606 ^a | 604 ^a | 810 ^a | 817 ^a | 945 ^a | 970 ^a | 738 ^a | 743 ^b |
| Victoria CMA | ** | ** | 796 ^a | 814 ^a | 1,160 ^a | 1,159 ^a | 1,585 ^a | 1,615 ^a | 1,314 ^a | 1,340 ^a |
| Williams Lake CA | - | - | 515 ^a | 563 ^a | 744 ^a | 753 ^a | 833 ^a | 882 ^a | 786 ^a | 829 ^a |
| British Columbia 10,000+ | 763^a | 776^a | 704^a | 737^a | 1,060^a | 1,103^a | 1,274^a | 1,322^a | 1,138^a | 1,181^a |

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

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

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

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

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

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type British Columbia

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | 0 | 0 | 44 | 44 | 115 | 114 | 110 | 109 | 269 | 267 |
| Campbell River CA | 2 | 2 | 46 | 47 | 140 | 142 | 146 | 160 | 334 | 351 |
| Chilliwack CA | 2 | 2 | 42 | 42 | 101 | 100 | 73 | 73 | 218 | 217 |
| Courtenay CA | 0 | 0 | 10 | 10 | 214 | 218 | 139 | 135 | 363 | 363 |
| Cranbrook CA | 2 | 2 | 17 | 17 | 62 | 60 | 93 | 90 | 174 | 169 |
| Dawson Creek CA | 0 | 0 | 3 | 4 | 127 | 128 | 103 | 112 | 233 | 244 |
| Duncan CA | 0 | 0 | 60 | 56 | 53 | 65 | 85 | 77 | 198 | 198 |
| Fort St. John CA | 0 | 0 | 48 | 59 | 246 | 246 | 200 | 177 | 494 | 482 |
| Kamloops CA | 2 | 2 | 22 | 22 | 207 | 205 | 223 | 221 | 454 | 450 |
| Kamloops Zone 1-South Shore | 0 | 0 | 5 | 5 | 127 | 126 | 114 | 111 | 246 | 242 |
| Kamloops Zone 2-North Shore | 2 | 2 | 17 | 17 | 80 | 79 | 109 | 110 | 208 | 208 |
| Kelowna CMA | 0 | 0 | 24 | 24 | 297 | 289 | 84 | 84 | 405 | 397 |
| Nanaimo CA | 6 | 6 | 19 | 19 | 129 | 128 | 58 | 59 | 212 | 212 |
| Nelson CY | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 3 | 3 | 3 |
| Parksville CA | 0 | 0 | 22 | 22 | 18 | 18 | 3 | 3 | 43 | 43 |
| Penticton CA | 2 | 2 | 17 | 16 | 114 | 88 | 88 | 86 | 221 | 192 |
| Port Alberni CA | 1 | 1 | 9 | 10 | 29 | 29 | 82 | 79 | 121 | 119 |
| Powell River CA | 0 | 0 | 5 | 2 | 13 | 13 | 11 | 10 | 29 | 25 |
| Prince George CA | 4 | 4 | 55 | 53 | 145 | 147 | 206 | 206 | 410 | 410 |
| Prince George Zone 1-Downtown | 4 | 4 | 20 | 20 | 53 | 53 | 104 | 104 | 181 | 181 |
| Prince George Zone 2-Outlying | 0 | 0 | 35 | 33 | 92 | 94 | 102 | 102 | 229 | 229 |
| Prince Rupert CA | 0 | 0 | 8 | 8 | 15 | 15 | 101 | 102 | 124 | 125 |
| Quesnel CA | 0 | 0 | 17 | 16 | 35 | 42 | 128 | 126 | 180 | 184 |
| Salmon Arm CA | 0 | 0 | 2 | 2 | 16 | 19 | 4 | 2 | 22 | 23 |
| Squamish CA | 0 | 0 | 0 | 0 | 10 | 10 | 34 | 34 | 44 | 44 |
| Summerland DM | 1 | 1 | 34 | 35 | 38 | 37 | 1 | 1 | 74 | 74 |
| Terrace CA | 0 | 0 | 0 | 0 | 86 | 87 | 64 | 64 | 150 | 151 |
| Vancouver CMA | 59 | 59 | 87 | 87 | 915 | 914 | 2,045 | 2,019 | 3,106 | 3,079 |
| Vernon CA | 55 | 57 | 62 | 61 | 52 | 51 | 101 | 100 | 270 | 269 |
| Victoria CMA | 17 | 17 | 112 | 108 | 202 | 203 | 370 | 371 | 701 | 699 |
| Williams Lake CA | 0 | 0 | 12 | 12 | 56 | 56 | 120 | 127 | 188 | 195 |
| British Columbia 10,000+ | 153 | 155 | 777 | 776 | 3,435 | 3,424 | 4,675 | 4,630 | 9,040 | 8,985 |

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

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

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

2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

| Centre | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | | Total | | | | | | | | | | | | |
|-------------------------------|----------|--------|-----|-----------|--------|------|-----------|--------|------|-------------|--------|------|--------|--------|-----|------|------|-----|------|-----|------|---|-----|---|---|
| | Oct-14 | Oct-15 | | Oct-14 | Oct-15 | | Oct-14 | Oct-15 | | Oct-14 | Oct-15 | | Oct-14 | Oct-15 | | | | | | | | | | | |
| Abbotsford-Mission CMA | - | - | | ** | ** | | ** | ** | | 1.0 | d | ** | 0.8 | a | 0.4 | a | - | | | | | | | | |
| Campbell River CA | ** | ** | | 0.0 | a | 2.1 | a | ↑ | 5.0 | a | 2.1 | a | ↓ | 5.1 | a | 2.0 | a | ↓ | | | | | | | |
| Chilliwack CA | ** | ** | | ** | ** | | 6.9 | a | 5.6 | c | - | 4.1 | a | 21.9 | a | ↑ | 4.6 | a | 10.7 | d | ↑ | | | | |
| Courtenay CA | - | - | | ** | ** | | 4.7 | a | 0.5 | a | ↓ | 0.7 | a | 0.0 | c | ↓ | 3.0 | a | 0.3 | a | | | | | |
| Cranbrook CA | ** | ** | | ** | 0.0 | a | 0.0 | a | 1.7 | a | ↑ | 1.1 | a | 1.1 | a | - | 1.2 | a | 1.2 | a | | | | | |
| Dawson Creek CA | - | - | | ** | ** | | 6.3 | a | 21.9 | a | ↑ | 16.5 | a | 27.7 | a | ↑ | 10.7 | a | 24.2 | a | ↑ | | | | |
| Duncan CA | - | - | | 6.7 | a | 0.0 | a | ↓ | 9.4 | a | 0.0 | a | ↓ | 8.2 | a | 3.9 | a | ↓ | 8.1 | a | 1.5 | a | ↓ | | |
| Fort St. John CA | - | - | | 4.2 | a | 15.3 | a | ↑ | 4.2 | b | 13.4 | a | ↑ | 3.5 | a | 4.3 | c | - | 3.9 | a | 10.4 | a | ↑ | | |
| Kamloops CA | ** | ** | | 0.0 | a | 4.7 | a | ↑ | 7.7 | a | 3.9 | d | ↓ | 1.3 | a | 4.0 | c | ↑ | 4.2 | a | 4.0 | c | - | | |
| Kamloops Zone 1-South Shore | - | - | | ** | ** | | 8.7 | a | 2.5 | c | ↓ | 1.8 | a | 2.8 | b | ↑ | 5.3 | a | 2.6 | b | ↓ | | | | |
| Kamloops Zone 2-North Shore | ** | ** | | 0.0 | a | 5.9 | a | ↑ | 6.3 | a | ** | 0.9 | a | 5.3 | c | ↑ | 2.9 | a | 5.7 | c | ↑ | | | | |
| Kelowna CMA | - | - | | 4.2 | a | 0.0 | a | ↓ | 1.0 | a | 1.0 | a | - | 3.6 | a | ** | 1.8 | a | 1.1 | a | ↓ | | | | |
| Nanaimo CA | ** | ** | | 10.5 | a | 10.5 | a | - | 7.8 | a | 3.9 | a | ↓ | 5.2 | a | 8.5 | a | ↑ | 7.1 | a | 6.1 | a | ↓ | | |
| Nelson CY | - | - | | - | - | | - | - | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | | | | |
| Parksville CA | - | - | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | | | | |
| Penticton CA | ** | ** | | ** | ** | | ** | ** | | ** | ** | | 3.4 | a | ** | | 3.3 | d | 4.5 | c | - | | | | |
| Port Alberni CA | ** | ** | | ** | ** | | 0.0 | a | ** | | ** | | 11.0 | a | 6.3 | a | ↓ | 7.4 | a | 6.1 | c | ↓ | | | |
| Powell River CA | - | - | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | 3.4 | a | 4.0 | a | ↑ | | |
| Prince George CA | ** | ** | | 3.6 | a | ** | | 5.7 | b | ** | | 2.4 | a | 3.6 | b | ↑ | 3.7 | a | 4.4 | c | - | | | | |
| Prince George Zone 1-Downtown | ** | ** | | ** | ** | | 6.1 | c | ** | | ** | | 3.8 | a | 5.1 | c | - | 4.5 | b | ** | | | | | |
| Prince George Zone 2-Outlying | - | - | | ** | ** | | 5.4 | a | 1.3 | a | ↓ | 1.0 | a | 2.0 | a | ↑ | 3.1 | a | 1.9 | b | ↓ | | | | |
| Prince Rupert CA | - | - | | ** | ** | | ** | ** | | ** | ** | | 3.0 | a | 2.0 | a | ↓ | 3.4 | d | 1.7 | c | ↓ | | | |
| Quesnel CA | - | - | | 5.9 | a | ** | | ** | ** | | ** | | 9.9 | b | ** | | 8.9 | b | ** | | | | | | |
| Salmon Arm CA | - | - | | ** | ** | | 6.3 | a | 5.3 | a | ↓ | ** | ** | ** | ** | | 4.5 | a | 4.3 | a | ↓ | | | | |
| Squamish CA | - | - | | - | - | | ** | ** | ** | | ** | | 2.9 | a | ** | ** | 4.5 | a | ** | | | | | | |
| Summerland DM | ** | ** | | 2.9 | a | 2.9 | a | - | 13.2 | a | 8.1 | a | ↓ | ** | ** | | 8.1 | a | 6.8 | a | ↓ | | | | |
| Terrace CA | - | - | | - | - | | 1.2 | a | 2.3 | a | ↑ | 0.0 | a | 8.2 | b | ↑ | 0.7 | a | 4.7 | b | ↑ | | | | |
| Vancouver CMA | 0.0 | c | 0.0 | a | - | 1.2 | a | 1.2 | d | - | 1.9 | a | 0.6 | a | ↓ | 1.5 | a | 1.6 | a | - | 1.6 | a | 1.3 | a | ↓ |
| Vernon CA | 3.6 | a | 0.0 | a | ↓ | 4.8 | a | 1.6 | a | ↓ | 9.6 | a | 0.0 | c | ↓ | 2.0 | a | 1.0 | a | ↓ | 4.4 | a | 0.8 | a | ↓ |
| Victoria CMA | ** | ** | | 3.6 | a | 2.9 | b | ↓ | 1.5 | a | 4.0 | b | ↑ | 0.5 | a | 1.9 | a | ↑ | 1.3 | a | 2.6 | a | ↑ | | |
| Williams Lake CA | - | - | | 0.0 | a | 33.3 | a | ↑ | 5.4 | a | 1.9 | c | ↓ | 12.5 | a | 10.2 | a | ↓ | 9.6 | a | 9.4 | a | - | | |
| British Columbia 10,000+ | 2.0 | a | 1.3 | a | ↓ | 3.2 | a | 4.2 | b | ↑ | 3.7 | a | 3.8 | a | - | 3.0 | a | 3.4 | a | ↑ | 3.3 | a | 3.6 | a | ↑ |

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

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

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

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 |
| | | | | | | | | | | |
| Abbotsford-Mission CMA | - | - | ** | ** | ** | ** | 1.9 a | ** | -0.4 b | 4.0 a |
| Campbell River CA | ** | ** | 4.5 b | 5.4 c | 4.1 c | 4.3 c | 0.8 d | 2.6 b | 2.9 b | 3.3 c |
| Chilliwack CA | ** | ** | ** | ** | ++ | 2.2 b | ++ | 4.0 a | ++ | 4.5 b |
| Courtenay CA | - | - | ** | ** | 0.8 a | 2.1 a | 0.7 a | 1.9 b | 0.8 a | 1.5 a |
| Cranbrook CA | ** | ** | ** | ** | ** | ** | ++ | 4.0 b | ** | 3.3 c |
| Dawson Creek CA | - | - | ** | ** | -3.7 d | 0.6 a | 2.4 c | 1.8 a | -0.4 b | 1.5 a |
| Duncan CA | - | - | 0.8 a | -0.2 a | -0.1 a | 2.3 b | 2.9 a | 0.9 a | 1.2 a | 1.3 a |
| Fort St. John CA | - | - | 7.8 c | 5.4 c | 5.4 b | 4.2 c | 5.3 a | 3.4 d | 5.0 a | 3.7 c |
| Kamloops CA | ** | ** | 1.4 a | 4.5 a | 1.8 b | 3.2 c | 2.3 a | 4.1 c | 1.3 a | 3.6 b |
| Kamloops Zone 1-South Shore | - | - | ** | ** | 1.7 b | 4.0 b | 0.4 b | 5.3 b | 0.8 a | 3.9 b |
| Kamloops Zone 2-North Shore | ** | ** | 0.5 a | 8.9 a | 1.9 c | 1.8 c | 4.6 a | 2.5 b | 1.9 a | 3.2 c |
| Kelowna CMA | - | - | ++ | ** | 1.3 d | 6.0 b | 3.1 d | ++ | 2.2 c | 4.9 c |
| Nanaimo CA | ** | ** | ++ | ++ | 1.8 a | 3.1 b | 1.8 a | 3.3 a | 2.2 a | 2.4 a |
| Nelson CY | - | - | - | - | - | - | ** | ** | ** | ** |
| Parksville CA | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Penticton CA | ** | ** | ** | ** | ++ | ** | 3.8 a | 4.5 b | ** | 5.2 d |
| Port Alberni CA | ** | ** | ** | ** | 2.0 a | ** | 2.6 b | 0.3 a | 1.8 b | ++ |
| Powell River CA | - | - | ** | ** | ** | ** | ** | ** | 4.2 a | 1.0 a |
| Prince George CA | ** | ** | 3.1 d | ** | 5.3 d | -3.4 d | 6.9 b | -5.2 d | 5.1 c | -3.0 d |
| Prince George Zone 1-Downtown | ** | ** | ** | ** | ** | -4.3 d | 11.8 d | ** | 10.2 d | ** |
| Prince George Zone 2-Outlying | - | - | ** | ** | 0.8 d | ++ | 0.7 a | 2.3 a | 1.1 a | ++ |
| Prince Rupert CA | - | - | ** | ** | ** | ** | 5.8 a | 6.1 a | 5.7 b | 5.5 c |
| Quesnel CA | - | - | ++ | ++ | ** | ++ | ++ | 3.6 d | ++ | ** |
| Salmon Arm CA | - | - | ** | ** | -0.4 a | -0.8 a | ** | ** | -0.1 a | -0.6 a |
| Squamish CA | - | - | - | - | ** | ** | ++ | ** | ++ | ** |
| Summerland DM | ** | ** | -0.4 a | 2.3 a | ++ | 3.2 a | ** | ** | ++ | 2.3 a |
| Terrace CA | - | - | - | - | 7.2 c | 3.1 a | ** | 4.7 c | 8.0 b | 3.9 b |
| Vancouver CMA | 3.5 b | 3.8 b | ** | 4.1 d | 1.4 a | 8.4 b | ++ | 4.2 b | 0.6 a | 5.1 b |
| Vernon CA | 5.4 a | 2.4 a | 4.4 b | -2.8 b | ++ | ++ | ++ | ++ | 2.3 b | 1.7 c |
| Victoria CMA | ** | ** | ** | ++ | 3.6 c | -0.4 b | 2.6 b | 1.0 a | 3.1 c | 0.5 a |
| Williams Lake CA | - | - | 6.0 a | 10.8 a | 4.0 a | 3.0 b | 0.4 a | 4.9 a | 1.4 a | 5.1 a |
| British Columbia 10,000+ | 3.4 b | 2.7 a | 2.6 b | 2.1 b | 2.0 a | 4.4 b | 1.6 a | 3.2 b | 1.8 a | 3.4 a |

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

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

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

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

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

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

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

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | 2.4 a | 1.1 d ↓ | 3.2 a | 0.7 a ↓ | 2.8 a | 0.8 a ↓ | 2.4 c | 0.0 c ↓ | 3.0 a | 0.8 a ↓ |
| Campbell River CA | 7.3 a | 0.0 a ↓ | 5.3 a | 3.0 a ↓ | 4.2 a | 3.1 a ↓ | 3.1 a | 1.4 a ↓ | 4.4 a | 2.8 a ↓ |
| Chilliwack CA | 4.6 b | 2.2 a ↓ | 3.0 a | 3.0 a - | 4.0 a | 2.7 a ↓ | 2.2 a | 12.7 d ↑ | 3.5 a | 3.2 a ↓ |
| Courtenay CA | 0.7 a | ** | 1.9 a | 0.7 a ↓ | 2.0 a | 0.3 a ↓ | 0.9 a | 0.0 b ↓ | 1.8 a | 0.5 a ↓ |
| Cranbrook CA | ** | 7.7 a | 1.3 a | 2.8 a ↑ | 1.7 b | 1.5 a - | 0.7 a | 0.8 a - | 1.7 a | 1.9 a - |
| Dawson Creek CA | 4.3 a | 11.2 a ↑ | 4.3 b | 11.8 c ↑ | 5.9 b | 17.1 a ↑ | 15.6 a | 26.1 a ↑ | 6.3 b | 15.8 a ↑ |
| Duncan CA | 1.5 a | ** | 4.5 a | 5.0 c - | 5.8 a | 1.8 b ↓ | 6.1 a | 2.8 a ↓ | 5.0 a | 3.4 c ↓ |
| Fort St. John CA | 4.1 c | 14.8 c ↑ | 2.6 a | 14.5 a ↑ | 2.7 a | 11.1 a ↑ | 3.0 a | 4.2 c ↑ | 2.7 a | 11.6 a ↑ |
| Kamloops CA | 10.1 c | 2.1 c ↓ | 3.6 a | 2.5 b ↓ | 3.7 a | 2.4 a ↓ | 2.3 a | 2.9 b - | 3.9 a | 2.5 a ↓ |
| Kamloops Zone 1-South Shore | 12.3 c | 3.2 d ↓ | 1.5 a | 1.6 b - | 2.7 a | 2.1 b ↓ | 1.4 a | 2.2 a ↑ | 2.8 a | 2.0 a ↓ |
| Kamloops Zone 2-North Shore | 4.1 a | 0.0 a ↓ | 6.0 a | 3.5 d ↓ | 4.7 a | 2.8 b ↓ | 3.2 b | 3.6 d - | 5.1 a | 3.0 c ↓ |
| Kelowna CMA | 0.0 b | 0.7 b ↑ | 0.8 a | 0.6 a - | 1.2 a | 0.8 a ↓ | 0.0 b | 0.7 b - | 1.0 a | 0.7 a ↓ |
| Nanaimo CA | 2.2 a | 5.0 a ↑ | 3.4 b | 1.4 a ↓ | 6.3 a | 2.3 a ↓ | 3.9 c | 3.9 b - | 4.5 a | 2.2 a ↓ |
| Nelson CY | 0.0 c | 3.3 d ↑ | 0.6 a | 0.0 b ↓ | 0.8 a | 0.0 b ↓ | ** | ** | 0.6 a | 0.4 b - |
| Parksville CA | 0.0 a | 11.2 a ↑ | 0.0 a | 0.8 a ↑ | 1.5 a | 0.7 a ↓ | 0.0 a | 0.0 a - | 1.1 a | 1.0 a - |
| Penticton CA | 1.5 a | 3.9 c ↑ | 1.6 a | 1.9 a - | 1.1 a | 1.8 b ↑ | 1.0 a | 0.0 c ↓ | 1.3 a | 1.9 a ↑ |
| Port Alberni CA | 2.6 b | 1.6 c ↓ | 4.2 b | 2.6 b ↓ | 7.0 a | 3.2 b ↓ | 9.8 b | 4.9 c ↓ | 5.8 a | 3.0 a ↓ |
| Powell River CA | 7.7 a | ** | 2.3 a | 1.3 a ↓ | 0.8 a | 0.8 a - | 5.2 a | 1.9 b ↓ | 2.0 a | 1.1 a ↓ |
| Prince George CA | 3.1 a | 5.5 c ↑ | 3.1 b | 3.8 a ↑ | 2.9 a | 3.5 b ↑ | 2.2 a | 7.1 a ↑ | 2.9 a | 4.4 a ↑ |
| Prince George Zone 1-Downtown | 4.6 a | ** | 3.4 c | 4.1 a ↑ | 3.3 c | 5.3 c ↑ | 1.9 c | 4.0 b ↑ | 3.3 b | 4.9 b ↑ |
| Prince George Zone 2-Outlying | 0.0 a | 3.3 a ↑ | 3.0 a | 3.5 a ↑ | 2.8 a | 2.7 a - | 2.3 a | 8.4 a ↑ | 2.6 a | 4.0 a ↑ |
| Prince Rupert CA | 3.8 b | ** | 4.6 c | 5.2 d - | ** | 3.0 c | 1.3 a | 1.1 a - | 6.1 c | 3.5 c ↓ |
| Quesnel CA | 0.0 a | 0.0 a - | 5.2 a | 1.6 c ↓ | 4.6 a | 4.4 b - | 8.7 b | ** | 5.5 a | 3.3 b ↓ |
| Salmon Arm CA | ** | 18.2 a | 1.3 a | 2.4 a ↑ | 1.4 a | 2.1 b ↑ | ** | ** | 1.3 a | 2.6 a ↑ |
| Squamish CA | 3.7 a | 0.0 a ↓ | 3.1 a | 1.0 a ↓ | 4.2 a | 0.0 a ↓ | 1.6 a | ** | 3.4 a | 0.3 a ↓ |
| Summerland DM | ** | ** | 0.0 a | 2.2 a ↑ | 8.6 a | 5.4 d ↓ | ** | ** | 5.7 a | 4.9 c - |
| Terrace CA | 0.0 a | 0.0 a - | 0.8 a | 1.8 c ↑ | 4.3 a | 2.9 c ↓ | 0.0 a | 5.8 b ↑ | 2.5 a | 3.1 b ↑ |
| Vancouver CMA | 0.8 a | 0.6 a ↓ | 0.9 a | 0.8 a ↓ | 1.1 a | 0.9 a ↓ | 1.4 a | 1.4 a - | 1.0 a | 0.8 a ↓ |
| Vernon CA | 1.2 a | 0.8 a ↓ | 2.6 a | 1.6 a ↓ | 5.1 b | 2.0 b ↓ | 2.8 a | 1.6 b ↓ | 3.5 a | 1.7 a ↓ |
| Victoria CMA | 1.4 a | 0.7 a ↓ | 1.5 a | 0.7 a ↓ | 1.5 a | 0.6 a ↓ | 1.4 a | 0.7 a ↓ | 1.5 a | 0.7 a ↓ |
| Williams Lake CA | 0.0 a | 0.0 a - | 2.2 b | 3.6 d - | 1.8 a | 4.7 c ↑ | 9.4 a | 7.5 a ↓ | 3.6 a | 5.0 b ↑ |
| British Columbia 10,000+ | 1.2 a | 1.0 a ↓ | 1.3 a | 1.1 a ↓ | 2.0 a | 1.6 a ↓ | 2.3 a | 2.6 a ↑ | 1.6 a | 1.3 a ↓ |

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

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

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

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type British Columbia

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|--------------|--------------|--------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | 581 a | 589 a | 685 a | 712 a | 834 a | 862 a | 1,163 a | 1,233 a | 771 a | 800 a |
| Campbell River CA | 552 a | 557 a | 628 a | 651 a | 775 a | 804 a | 978 a | 1,008 a | 755 a | 782 a |
| Chilliwack CA | 513 a | 538 a | 634 a | 645 a | 786 a | 799 a | 845 b | 945 a | 701 a | 718 a |
| Courtenay CA | 563 a | 580 a | 690 a | 701 a | 808 a | 819 a | 836 a | 850 a | 767 a | 777 a |
| Cranbrook CA | 479 d | 457 d | 626 a | 637 a | 739 a | 752 a | 862 a | 885 a | 721 a | 735 a |
| Dawson Creek CA | 725 a | 711 a | 819 a | 887 a | 1,136 a | 1,122 a | 1,237 a | 1,281 a | 1,008 a | 1,026 a |
| Duncan CA | 535 a | 540 a | 651 a | 649 a | 758 a | 768 a | 903 a | 918 a | 708 a | 715 a |
| Fort St. John CA | 723 a | 769 a | 845 a | 908 a | 1,101 a | 1,151 a | 1,235 a | 1,284 a | 1,026 a | 1,075 a |
| Kamloops CA | 655 a | 770 b | 737 a | 764 a | 878 a | 928 a | 1,157 a | 1,189 a | 825 a | 866 a |
| Kamloops Zone 1-South Shore | 650 a | 690 b | 798 a | 828 a | 960 a | 992 a | 1,273 a | 1,318 a | 886 a | 920 a |
| Kamloops Zone 2-North Shore | 671 b | 913 a | 666 a | 692 b | 792 a | 861 a | 1,043 a | 1,046 a | 754 a | 804 a |
| Kelowna CMA | 613 a | 631 a | 787 a | 798 a | 968 a | 994 a | 1,181 a | 1,077 a | 901 a | 907 a |
| Nanaimo CA | 559 a | 585 a | 700 a | 723 a | 820 a | 855 a | 1,018 a | 1,032 a | 755 a | 783 a |
| Nelson CY | 550 a | 572 a | 686 a | 684 a | 829 a | 809 a | 1,111 a | 1,106 b | 743 a | 741 a |
| Parksville CA | 544 a | 547 a | 714 a | 732 a | 772 a | 776 a | 926 a | 921 b | 757 a | 765 a |
| Penticton CA | 559 a | 578 a | 683 a | 714 a | 813 a | 857 a | 1,161 a | 1,191 a | 761 a | 787 a |
| Port Alberni CA | 543 a | 545 a | 558 a | 568 a | 690 a | 694 a | 778 a | 766 a | 636 a | 640 a |
| Powell River CA | 550 a | 537 a | 602 a | 613 a | 692 a | 693 a | 769 a | 765 a | 651 a | 657 a |
| Prince George CA | 565 a | 580 a | 655 a | 673 a | 787 a | 806 a | 924 a | 920 a | 753 a | 766 a |
| Prince George Zone 1-Downtown | 584 a | 601 a | 632 a | 663 a | 746 a | 772 a | 876 a | 828 a | 699 a | 717 a |
| Prince George Zone 2-Outlying | 525 a | 538 a | 670 a | 681 a | 805 a | 821 a | 941 a | 958 a | 783 a | 795 a |
| Prince Rupert CA | 493 a | 514 b | 619 a | 660 a | 793 a | 801 b | 749 a | 802 a | 707 a | 734 a |
| Quesnel CA | 464 a | 463 a | 538 a | 557 a | 650 a | 645 a | 692 a | 699 a | 620 a | 625 a |
| Salmon Arm CA | 460 b | 516 a | 669 a | 673 a | 796 a | 812 a | ** | ** | 733 a | 744 a |
| Squamish CA | 604 a | 599 a | 731 a | 939 a | 829 a | 985 a | 916 a | 1,145 b | 799 a | 967 a |
| Summerland DM | ** | ** | 586 a | 612 a | 756 a | 772 a | ** | ** | 693 a | 707 a |
| Terrace CA | 544 a | 579 a | 639 a | 695 a | 802 a | 862 a | 904 a | 969 a | 772 a | 831 a |
| Vancouver CMA | 903 a | 938 a | 1,038 a | 1,079 a | 1,317 a | 1,375 a | 1,530 a | 1,605 a | 1,110 a | 1,156 a |
| Vernon CA | 536 a | 518 a | 645 a | 668 a | 790 a | 821 a | 898 a | 934 a | 722 a | 746 a |
| Victoria CMA | 723 a | 741 a | 848 a | 866 a | 1,097 a | 1,129 a | 1,441 a | 1,496 a | 930 a | 953 a |
| Williams Lake CA | 462 a | 519 a | 627 a | 633 a | 722 a | 726 a | 838 a | 864 a | 721 a | 732 a |
| British Columbia 10,000+ | 831 a | 862 a | 951 a | 985 a | 1,108 a | 1,152 a | 1,277 a | 1,326 a | 1,005 a | 1,042 a |

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

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

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

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

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

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type British Columbia

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|--------------|----------------|----------------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | 129 | 128 | 1,785 | 1,883 | 1,985 | 2,089 | 143 | 145 | 4,042 | 4,245 |
| Campbell River CA | 41 | 42 | 414 | 437 | 840 | 863 | 196 | 212 | 1,491 | 1,554 |
| Chilliwack CA | 115 | 136 | 1,501 | 1,532 | 1,324 | 1,335 | 137 | 132 | 3,077 | 3,135 |
| Courtenay CA | 137 | 136 | 497 | 495 | 1,193 | 1,155 | 248 | 250 | 2,075 | 2,036 |
| Cranbrook CA | 14 | 13 | 322 | 318 | 550 | 531 | 131 | 131 | 1,017 | 993 |
| Dawson Creek CA | 70 | 66 | 420 | 485 | 527 | 549 | 130 | 142 | 1,147 | 1,242 |
| Duncan CA | 65 | 65 | 683 | 653 | 556 | 564 | 114 | 106 | 1,418 | 1,388 |
| Fort St. John CA | 77 | 78 | 649 | 656 | 1,203 | 1,200 | 232 | 208 | 2,161 | 2,142 |
| Kamloops CA | 201 | 264 | 1,622 | 1,727 | 1,556 | 1,640 | 271 | 268 | 3,650 | 3,899 |
| Kamloops Zone 1-South Shore | 150 | 194 | 877 | 930 | 802 | 836 | 138 | 134 | 1,967 | 2,094 |
| Kamloops Zone 2-North Shore | 51 | 70 | 745 | 797 | 754 | 804 | 133 | 134 | 1,683 | 1,805 |
| Kelowna CMA | 159 | 172 | 1,911 | 1,931 | 2,590 | 2,618 | 223 | 221 | 4,883 | 4,942 |
| Nanaimo CA | 247 | 248 | 1,786 | 1,795 | 1,520 | 1,521 | 189 | 186 | 3,742 | 3,750 |
| Nelson CY | 73 | 65 | 174 | 176 | 253 | 255 | 15 | 14 | 515 | 510 |
| Parksville CA | 17 | 17 | 138 | 138 | 455 | 468 | 19 | 22 | 629 | 645 |
| Penticton CA | 136 | 143 | 1,016 | 1,025 | 949 | 953 | 100 | 99 | 2,201 | 2,220 |
| Port Alberni CA | 77 | 75 | 426 | 422 | 428 | 436 | 113 | 103 | 1,044 | 1,036 |
| Powell River CA | 13 | 13 | 309 | 299 | 257 | 262 | 58 | 54 | 637 | 628 |
| Prince George CA | 259 | 255 | 1,109 | 1,114 | 1,665 | 1,632 | 597 | 571 | 3,630 | 3,572 |
| Prince George Zone 1-Downtown | 170 | 166 | 461 | 471 | 544 | 535 | 158 | 159 | 1,333 | 1,331 |
| Prince George Zone 2-Outlying | 89 | 89 | 648 | 643 | 1,121 | 1,097 | 439 | 412 | 2,297 | 2,241 |
| Prince Rupert CA | 53 | 68 | 272 | 278 | 384 | 397 | 161 | 170 | 870 | 913 |
| Quesnel CA | 16 | 15 | 212 | 219 | 334 | 368 | 145 | 143 | 707 | 745 |
| Salmon Arm CA | 11 | 11 | 169 | 171 | 212 | 215 | 9 | 7 | 401 | 404 |
| Squamish CA | 27 | 27 | 97 | 97 | 165 | 166 | 62 | 61 | 351 | 351 |
| Summerland DM | 1 | 1 | 44 | 45 | 58 | 55 | 3 | 2 | 106 | 103 |
| Terrace CA | 31 | 29 | 120 | 122 | 302 | 297 | 109 | 108 | 562 | 556 |
| Vancouver CMA | 11,988 | 12,017 | 66,455 | 66,988 | 26,543 | 26,786 | 4,231 | 4,233 | 109,217 | 110,024 |
| Vernon CA | 154 | 137 | 733 | 754 | 733 | 725 | 216 | 208 | 1,836 | 1,824 |
| Victoria CMA | 2,709 | 2,803 | 13,516 | 13,609 | 7,523 | 7,663 | 819 | 840 | 24,567 | 24,915 |
| Williams Lake CA | 10 | 10 | 192 | 197 | 394 | 410 | 167 | 175 | 763 | 792 |
| British Columbia 10,000+ | 16,831 | 17,035 | 96,577 | 97,570 | 54,500 | 55,155 | 8,838 | 8,811 | 176,746 | 178,571 |

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

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

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

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Abbotsford-Mission CMA | 3.9 a | 1.1 d ↓ | 4.9 a | 1.0 a ↓ | 3.9 a | 1.5 a ↓ | 3.1 c | 0.0 c ↓ | 4.3 a | 1.2 a ↓ |
| Campbell River CA | 7.3 a | 0.0 a ↓ | 5.3 a | 3.7 a ↓ | 5.4 a | 3.6 a ↓ | 5.6 a | 1.4 a ↓ | 5.4 a | 3.2 a ↓ |
| Chilliwack CA | 10.0 a | 2.9 a ↓ | 4.2 a | 4.0 a - | 4.9 a | 4.0 a ↓ | 2.9 a | 12.7 d ↑ | 4.7 a | 4.3 a ↓ |
| Courtenay CA | 1.5 a | ** | 3.3 b | 1.1 a ↓ | 3.1 a | 1.2 a ↓ | 1.3 a | 0.4 a ↓ | 2.8 a | 1.2 a ↓ |
| Cranbrook CA | ** | 7.7 a | 1.6 c | 2.8 a ↑ | 2.2 b | 1.5 a ↓ | 0.7 a | 0.8 a - | 2.1 a | 1.9 a - |
| Dawson Creek CA | 5.7 a | 11.2 a ↑ | 6.2 b | 12.2 a ↑ | 7.2 b | 20.5 a ↑ | 17.5 a | 26.8 a ↑ | 7.9 a | 17.5 a ↑ |
| Duncan CA | 3.1 a | ** | 5.7 a | 5.0 c - | 6.5 a | 2.0 a ↓ | 7.0 a | 2.8 a ↓ | 6.0 a | 3.5 c ↓ |
| Fort St. John CA | 5.4 c | 21.5 d ↑ | 3.1 a | 16.4 a ↑ | 3.3 a | 14.0 a ↑ | 3.5 a | 4.2 c - | 3.3 a | 14.1 a ↑ |
| Kamloops CA | 10.1 c | 2.1 c ↓ | 4.4 a | 2.8 b ↓ | 4.1 a | 2.8 a ↓ | 2.3 a | 3.3 c ↑ | 4.4 a | 2.8 a ↓ |
| Kamloops Zone 1-South Shore | 12.3 c | 3.2 d ↓ | 2.4 a | 2.2 b - | 3.1 a | 2.7 b - | 1.4 a | 2.2 a ↑ | 3.4 a | 2.5 a ↓ |
| Kamloops Zone 2-North Shore | 4.1 a | 0.0 a ↓ | 6.7 a | 3.5 d ↓ | 5.1 a | 2.8 b ↓ | 3.2 b | 4.5 d - | 5.6 a | 3.1 c ↓ |
| Kelowna CMA | 0.0 b | 0.7 b ↑ | 1.4 a | 0.6 a ↓ | 1.9 a | 1.2 a ↓ | 2.3 a | 0.7 b ↓ | 1.7 a | 1.0 a ↓ |
| Nanaimo CA | 3.0 a | 6.2 a ↑ | 4.7 a | 2.7 a ↓ | 7.0 a | 3.3 a ↓ | 3.9 c | 4.6 b - | 5.5 a | 3.3 a ↓ |
| Nelson CY | 0.0 c | 3.3 d ↑ | 0.6 a | 0.0 b ↓ | 0.8 a | 0.0 b ↓ | ** | ** | 0.6 a | 0.4 b - |
| Parksville CA | 0.0 a | 11.2 a ↑ | 0.7 a | 2.3 b ↑ | 2.0 a | 0.7 a ↓ | 0.0 a | 0.0 a - | 1.6 a | 1.3 a - |
| Penticton CA | 1.5 a | 3.9 c ↑ | 2.1 a | 1.9 a - | 1.6 a | 1.9 b - | 3.1 a | 0.0 c ↓ | 1.9 a | 1.9 a - |
| Port Alberni CA | 4.0 b | 3.0 b - | 5.5 a | 3.1 b ↓ | 8.2 a | 4.4 b ↓ | 9.8 b | 4.9 c ↓ | 6.9 a | 3.8 b ↓ |
| Powell River CA | 7.7 a | ** | 2.3 a | 2.0 a ↓ | 2.3 a | 1.5 a ↓ | 6.9 a | 1.9 b ↓ | 2.8 a | 1.8 a ↓ |
| Prince George CA | 3.5 a | 5.5 c ↑ | 3.7 a | 4.5 a ↑ | 3.7 a | 4.1 a - | 2.9 a | 7.5 a ↑ | 3.5 a | 4.9 a ↑ |
| Prince George Zone 1-Downtown | 5.1 a | ** | 3.6 b | 4.8 a ↑ | 4.3 b | 6.1 c ↑ | 2.6 c | 4.0 b - | 3.9 b | 5.4 a ↑ |
| Prince George Zone 2-Outlying | 0.0 a | 3.3 a ↑ | 3.7 a | 4.3 a ↑ | 3.4 a | 3.2 a - | 3.0 a | 8.9 a ↑ | 3.3 a | 4.6 a ↑ |
| Prince Rupert CA | 3.8 b | ** | 5.5 c | 5.6 d - | 13.1 d | 3.6 d ↓ | 2.5 a | 1.1 a ↓ | 7.8 c | 3.9 c ↓ |
| Quesnel CA | 0.0 a | 0.0 a - | 5.7 a | 1.6 c ↓ | 5.5 a | 4.4 b ↓ | 9.4 b | ** | 6.2 a | 3.3 b ↓ |
| Salmon Arm CA | ** | 18.2 a | 3.3 c | 2.4 a - | 1.9 b | 2.1 b - | ** | ** | 2.4 b | 2.6 a - |
| Squamish CA | 3.7 a | 0.0 a ↓ | 3.1 a | 3.1 a - | 4.8 a | 0.0 a ↓ | 1.6 a | ** | 3.7 a | 1.3 a ↓ |
| Summerland DM | ** | ** | 2.3 a | 2.2 a ↓ | 10.3 a | 5.4 d ↓ | ** | ** | 7.5 a | 4.9 c ↓ |
| Terrace CA | 3.2 a | 0.0 a ↓ | 0.8 a | 1.8 c ↑ | 4.3 a | 2.9 c ↓ | 0.0 a | 5.8 b ↑ | 2.7 a | 3.1 b - |
| Vancouver CMA | 1.4 a | 1.0 a ↓ | 1.5 a | 1.2 a ↓ | 1.8 a | 1.3 a ↓ | 1.8 a | 1.7 a - | 1.6 a | 1.2 a ↓ |
| Vernon CA | 3.4 a | 0.8 a ↓ | 3.9 a | 1.6 a ↓ | 6.2 a | 2.0 b ↓ | 3.3 a | 1.6 b ↓ | 4.7 a | 1.7 a ↓ |
| Victoria CMA | 2.8 a | 1.2 a ↓ | 2.5 a | 1.0 a ↓ | 2.5 a | 1.0 a ↓ | 2.3 a | 1.0 a ↓ | 2.6 a | 1.0 a ↓ |
| Williams Lake CA | 0.0 a | 0.0 a - | 2.2 b | 3.6 d - | 2.1 a | 4.7 c ↑ | 10.6 a | 7.5 a ↓ | 4.0 a | 5.0 b ↑ |
| British Columbia 10,000+ | 2.0 a | 1.4 a ↓ | 2.1 a | 1.5 a ↓ | 2.8 a | 2.1 a ↓ | 2.9 a | 2.9 a - | 2.3 a | 1.8 a ↓ |

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

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

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

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 | Oct-13 to Oct-14 | Oct-14 to Oct-15 |
| | | | | | | | | | | |
| Abbotsford-Mission CMA | 0.9 a | 1.9 c | 0.7 a | 2.5 b | 1.0 a | 2.8 a | ++ | 2.9 b | 0.9 a | 3.0 a |
| Campbell River CA | 1.0 d | 2.4 a | 1.5 a | 3.1 b | 2.1 b | 3.3 a | 1.9 c | 0.6 b | 1.9 b | 2.7 a |
| Chilliwack CA | 1.6 c | 3.2 c | 1.1 a | 1.7 a | 1.7 a | 1.3 a | 2.0 c | ** | 1.3 a | 1.4 a |
| Courtenay CA | ++ | 2.9 a | 1.9 a | 1.9 a | 0.9 a | 1.5 a | 1.0 a | 1.8 a | 1.1 a | 1.6 a |
| Cranbrook CA | ** | ++ | 2.6 b | 2.3 c | 1.3 a | 2.0 b | 2.8 c | 2.3 c | 1.8 b | 2.3 a |
| Dawson Creek CA | ++ | 7.3 c | ++ | ** | ++ | ** | 2.0 c | 10.5 a | 2.1 c | ** |
| Duncan CA | ** | ++ | 2.3 a | 1.0 a | 1.8 b | 2.1 b | -0.6 a | 5.4 b | 2.5 a | 1.2 a |
| Fort St. John CA | 11.4 d | 5.9 b | 6.3 a | 6.8 a | 5.0 a | 4.3 a | 5.1 a | 4.6 c | 5.7 a | 4.9 a |
| Kamloops CA | 3.1 b | 3.7 d | 1.9 a | 2.6 c | 1.5 a | 2.3 b | 2.6 a | 3.3 c | 1.7 a | 2.6 b |
| Kamloops Zone 1-South Shore | 3.1 b | ** | 1.9 a | 3.6 d | 2.2 a | 2.8 b | 0.6 a | 3.5 b | 1.9 a | 3.2 c |
| Kamloops Zone 2-North Shore | 3.1 c | 3.3 d | 1.9 a | ** | 0.7 a | 1.8 c | 4.8 b | 3.1 d | 1.5 a | 1.8 c |
| Kelowna CMA | ++ | 2.6 c | 1.5 a | 3.6 b | 1.6 a | 4.0 b | 1.9 c | 2.7 c | 1.7 a | 3.8 b |
| Nanaimo CA | 1.8 a | 3.2 b | 1.7 a | 2.8 a | 1.2 a | 4.4 b | -1.4 d | 4.7 b | 1.2 a | 3.5 b |
| Nelson CY | 6.9 c | 1.1 a | 3.9 b | ++ | 3.5 a | ++ | 1.9 c | ** | 4.5 a | ++ |
| Parksville CA | 1.6 a | 1.5 a | 1.2 a | 2.0 b | 1.5 a | 1.1 a | 1.4 a | 1.8 c | 1.5 a | 1.2 a |
| Penticton CA | 1.2 d | 1.8 c | 0.8 a | 4.0 b | 1.8 b | 4.0 c | 2.7 a | 5.6 c | 1.8 b | 4.1 b |
| Port Alberni CA | 4.1 c | 3.1 d | 1.3 a | 0.6 a | 1.0 a | 0.8 a | 1.6 c | ++ | 1.1 a | 1.0 a |
| Powell River CA | ** | ++ | 4.3 a | 2.4 b | 3.2 a | 0.5 b | 1.2 a | ++ | 3.5 a | 1.8 b |
| Prince George CA | 5.5 b | 1.4 d | 3.3 b | 2.3 b | 3.1 b | 1.6 b | 3.8 b | 0.9 a | 3.1 b | 1.8 b |
| Prince George Zone 1-Downtown | 3.0 c | 5.4 d | 2.6 c | 4.5 c | 3.2 c | 1.5 c | 5.6 d | ++ | 3.0 c | 2.0 c |
| Prince George Zone 2-Outlying | 7.1 b | ++ | 3.6 b | 1.3 a | 3.0 b | 1.6 a | 3.1 b | 2.1 a | 3.2 b | 1.7 a |
| Prince Rupert CA | 5.5 a | 4.5 d | 4.2 d | 7.1 b | 5.7 c | 5.5 d | 5.2 b | 7.5 b | 5.5 b | 7.2 b |
| Quesnel CA | 5.2 a | 1.9 a | 2.0 b | 4.1 d | 4.5 b | -2.0 c | ++ | ++ | 3.5 b | ++ |
| Salmon Arm CA | -7.5 c | 6.6 c | 2.8 b | 1.5 b | 0.3 a | 2.6 a | ** | ** | 1.0 a | 2.0 a |
| Squamish CA | 1.1 a | 0.8 a | 2.1 a | 24.3 a | 0.6 a | 18.7 a | ++ | ** | 1.0 a | 20.6 a |
| Summerland DM | ** | ** | 0.3 a | 3.9 a | ++ | 2.9 b | ** | ** | 1.0 d | 2.9 a |
| Terrace CA | 3.0 a | 4.6 b | 8.4 b | 9.3 c | 14.4 c | 5.9 b | 4.4 c | 8.7 b | 12.0 c | 5.8 a |
| Vancouver CMA | 2.3 a | 3.8 a | 2.6 a | 3.8 a | 2.4 a | 4.5 a | 2.3 b | 4.1 b | 2.5 a | 3.9 a |
| Vernon CA | 3.4 c | 2.9 b | 2.5 b | 1.0 a | 1.0 d | 3.5 c | 1.9 b | 4.0 b | 1.4 a | 2.6 a |
| Victoria CMA | 2.3 a | 2.4 b | 1.7 a | 2.1 a | 2.6 a | 2.3 a | 3.0 b | 3.0 b | 2.0 a | 2.0 a |
| Williams Lake CA | ** | ** | 7.1 b | ++ | 3.0 a | 1.5 b | 3.5 a | 1.4 a | 3.9 a | 1.5 a |
| British Columbia 10,000+ | 2.4 a | 3.4 a | 2.4 a | 3.4 a | 2.4 a | 3.8 a | 2.2 a | 3.7 a | 2.3 a | 3.4 a |

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

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

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

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

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

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

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) British Columbia - October 2015

| Condo Sub Area | Rental Condominium Apartments | | | Apartments in the RMS ¹ | | |
|----------------|-------------------------------|--|---------|------------------------------------|--|---------|
| | Oct-14 | | Oct-15 | Oct-14 | | Oct-15 |
| Kelowna CMA | n/a | | 2.1 c | 1.0 a | | 0.7 a ↓ |
| Vancouver CMA | 0.7 a | | 0.9 a - | 1.0 a | | 0.8 a ↓ |
| Victoria CMA | 1.8 a | | 0.6 a ↓ | 1.5 a | | 0.6 a ↓ |

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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

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

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

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type British Columbia - October 2015

| 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 |
| Vancouver CMA | ** | 937 a | 1,185 b | 1,079 a Δ | 1,543 b | 1,368 a Δ | ** | 1,615 a |
| Victoria CMA | ** | 742 a | ** | 867 a | 1,278 c | 1,128 a Δ | ** | 1,384 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

- indicates that the change is not statistically significant

Δ indicates that the change is statistically significant

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

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type British Columbia - October 2015

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------|----------|--------|-----------|-----------|-----------|-----------|-------------|--------|---------|-----------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Vancouver CMA | ** | ** | 1,198 b | 1,185 b - | 1,668 b | 1,543 b - | ** | ** | 1,540 b | 1,421 b - |
| Victoria CMA | ** | ** | ** | ** | 1,289 d | 1,278 c - | ** | ** | 1,289 c | 1,356 d - |

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

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

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

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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 British Columbia - October 2015

| Condo Sub Area | Condominium Universe | | Rental Units ¹ | | Percentage of Units in Rental | | Vacancy Rate | |
|----------------|----------------------|---------|---------------------------|----------|-------------------------------|----------|--------------|---------|
| | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 | Oct-14 | Oct-15 |
| Kelowna CMA | n/a | 12,730 | n/a | 3,136 d | n/a | 24.6 d | n/a | 2.1 c |
| Vancouver CMA | 203,824 | 210,696 | 51,598 a | 56,573 a | 25.3 a | 26.9 a ↑ | 0.7 a | 0.9 a - |
| Victoria CMA | 23,126 | 23,935 | 4,929 a | 4,982 a | 21.3 a | 20.8 a - | 1.8 a | 0.6 a ↓ |

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

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

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5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type British Columbia - October 2015

| | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | | Total | | | | | | | | | | |
|----------------------------------|----------|--------|---|-----------|--------|-----|-----------|--------|-------|-------------|--------|-------|--------|--------|-------|-------|-------|----|-------|---|-------|---|---|
| | Oct-14 | Oct-15 | | Oct-14 | Oct-15 | | Oct-14 | Oct-15 | | Oct-14 | Oct-15 | | Oct-14 | Oct-15 | | | | | | | | | |
| Abbotsford-Mission CMA | | | | | | | | | | | | | | | | | | | | | | | |
| Single Detached | ** | ** | | ** | ** | | ** | ** | | 1,351 | a | 1,344 | d | - | 1,296 | a | 1,265 | d | - | | | | |
| Semi detached, Row and Duplex | ** | ** | | ** | ** | | ** | ** | | 1,013 | c | ** | | | 960 | c | ** | | | | | | |
| Other-Primarily Accessory Suites | ** | ** | | 665 | d | ** | 814 | c | 803 | b | - | ** | ** | | 736 | c | 705 | c | - | | | | |
| Total | ** | ** | | 665 | c | ** | 890 | c | 862 | c | - | 1,268 | a | 1,364 | d | - | 1,035 | b | 1,058 | d | - | | |
| Kelowna CMA | | | | | | | | | | | | | | | | | | | | | | | |
| Single Detached | ** | ** | | ** | ** | | 1,063 | c | ** | | | 1,629 | b | 1,723 | c | - | 1,461 | b | 1,481 | c | - | | |
| Semi detached, Row and Duplex | ** | ** | | ** | ** | | 1,104 | c | 1,072 | c | - | ** | 1,375 | d | | | 1,249 | d | 1,246 | c | - | | |
| Other-Primarily Accessory Suites | ** | ** | | 797 | b | ** | ** | 1,101 | d | | | ** | ** | | ** | | ** | ** | | | | | |
| Total | ** | ** | | 766 | b | ** | 1,018 | b | 1,018 | b | - | 1,576 | b | 1,613 | b | - | 1,279 | b | 1,271 | b | - | | |
| Vancouver CMA | | | | | | | | | | | | | | | | | | | | | | | |
| Single Detached | ** | ** | | ** | ** | | 1,291 | d | 1,387 | c | - | 1,866 | b | 1,848 | b | - | 1,704 | b | 1,734 | b | - | | |
| Semi detached, Row and Duplex | ** | ** | | ** | ** | | 1,282 | d | ** | | | 1,405 | a | 1,394 | b | - | 1,329 | b | 1,273 | b | - | | |
| Other-Primarily Accessory Suites | ** | 726 | d | ** | 910 | d | 1,017 | b | 1,028 | b | - | ** | ** | | 944 | b | 948 | b | - | | | | |
| Total | ** | 726 | d | 844 | d | 912 | c | - | 1,131 | b | 1,131 | b | - | 1,659 | a | 1,661 | a | - | 1,295 | b | 1,300 | a | - |
| Victoria CMA | | | | | | | | | | | | | | | | | | | | | | | |
| Single Detached | ** | ** | | ** | ** | | 1,342 | c | 1,318 | b | - | 1,697 | b | 1,717 | d | - | 1,565 | b | 1,571 | c | - | | |
| Semi detached, Row and Duplex | ** | ** | | 828 | c | ** | 1,129 | c | 1,172 | c | - | 1,209 | b | 1,353 | b | - | 1,141 | b | 1,262 | b | ↑ | | |
| Other-Primarily Accessory Suites | ** | ** | | 747 | b | ** | 1,028 | b | 1,154 | b | ↑ | ** | ** | | 869 | b | 1,015 | c | ↑ | | | | |
| Total | ** | ** | | 760 | b | ** | 1,156 | b | 1,208 | b | - | 1,477 | b | 1,547 | c | - | 1,180 | b | 1,265 | b | - | | |

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

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

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

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

| 5.2 Estimated Number of Households in Other Secondary Rented Units ¹ by Dwelling Type British Columbia - October 2015 | | | | |
|---|---|--|----------|---|
| | Estimated Number of Households in Other Secondary Rented Units ¹ | | | |
| | Oct-14 | | Oct-15 | |
| Abbotsford-Mission CMA | | | | |
| Single Detached | 3,671 c | | 3,443 d | ↓ |
| Semi detached, Row and Duplex | ** | | ** | |
| Other-Primarily Accessory Suites | ** | | ** | |
| Total | 8,416 | | 8,549 | |
| Kelowna CMA | | | | |
| Single Detached | 4,529 c | | 4,690 c | ↑ |
| Semi detached, Row and Duplex | 2,327 d | | ** | |
| Other-Primarily Accessory Suites | ** | | ** | |
| Total | 9,305 | | 9,622 | |
| Vancouver CMA | | | | |
| Single Detached | 38,017 c | | 37,916 b | ↓ |
| Semi detached, Row and Duplex | 30,600 b | | 35,773 b | ↑ |
| Other-Primarily Accessory Suites | 43,005 d | | 39,956 c | ↓ |
| Total | 111,623 | | 113,645 | |
| Victoria CMA | | | | |
| Single Detached | 7,204 c | | 6,817 c | ↓ |
| Semi detached, Row and Duplex | 6,159 c | | 6,688 d | ↑ |
| Other-Primarily Accessory Suites | 7,504 d | | ** | |
| Total | 20,867 | | 20,939 | |

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

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

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

** 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall 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 in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, 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 late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from 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.

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.

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