

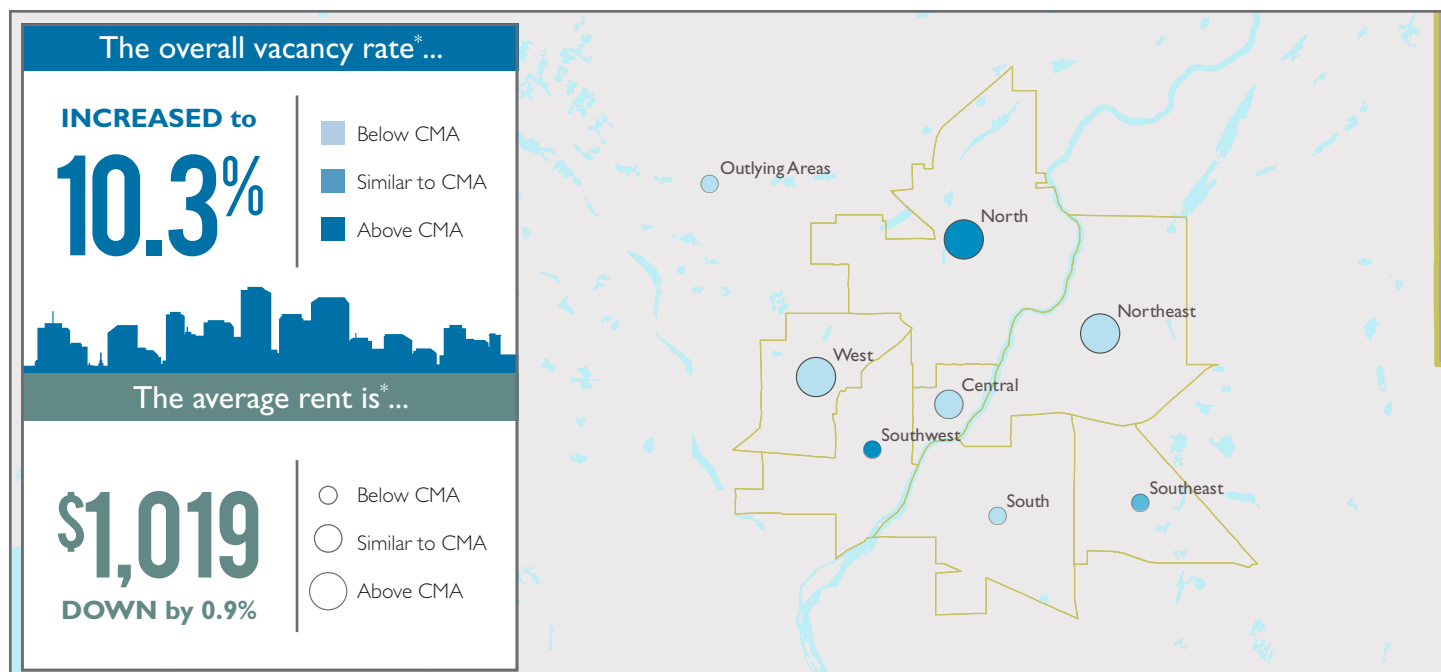
# RENTAL MARKET REPORT

## Saskatoon CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
8.6%	8.6%	11.8%	8.1%
<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>
\$703 Avg. Rent	\$909 Avg. Rent	\$1,100 Avg. Rent	\$1,223 Avg. Rent

“The apartment vacancy rate rose to a record high due to decreasing demand and rising supply in both the primary and secondary rental markets.”

**Goodson Mwale**  
Senior Market Analyst (Saskatchewan)

\*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

## Highlights

- Rental apartment vacancies rose for a third consecutive year to a record 10.3 per cent in 2016.
- Same-sample<sup>1</sup> rents decreased for the first time on record this fall.
- The rental condominium market continued to ease in 2016, with vacancies rising to 3.1 per cent.

## Rental apartment vacancy rate reaches its highest level on record

According to the results of CMHC's Rental Market Survey conducted in October 2016, the vacancy rate<sup>2</sup> in the primary rental market in the Saskatoon Census Metropolitan Area (CMA) increased to 10.3 per cent from 6.5 per cent in October 2015. This represented the third consecutive year of increases and the highest vacancy rate on record for the Saskatoon CMA<sup>3</sup>. A combination of decreasing rental demand and rising supply in both the primary and secondary markets has resulted in a significant increase in apartment vacancies this year.

## A contraction in employment this year has reduced rental demand

Economic headwinds posed by weak global prices for oil, potash and canola have slowed economic activity in Saskatoon and led to a contraction in employment. This has contributed to a reduction in rental demand this year. Total employment through September 2016 declined 0.8 per cent

from the previous year, representing a loss of 3,200 full-time positions and a gain of 1,800 part-time roles. Job losses have spread across several industries, although a few sectors such as services, trade and manufacturing have recently begun to show signs of recovery. Fewer employment opportunities and a high unemployment rate have reduced the number of migrants to Saskatoon in the past two years.

The number of occupied or rented purpose-built apartments in the Saskatoon CMA declined by 385 units in the current survey from last year's survey, indicating a reduction in rental demand. Meanwhile, the rental universe increased to 13,507 units in October 2016, up 137 units from 13,370 in the previous survey. As well, supply in the competing secondary rental market increased in the current survey from the previous year. Along with continued movement

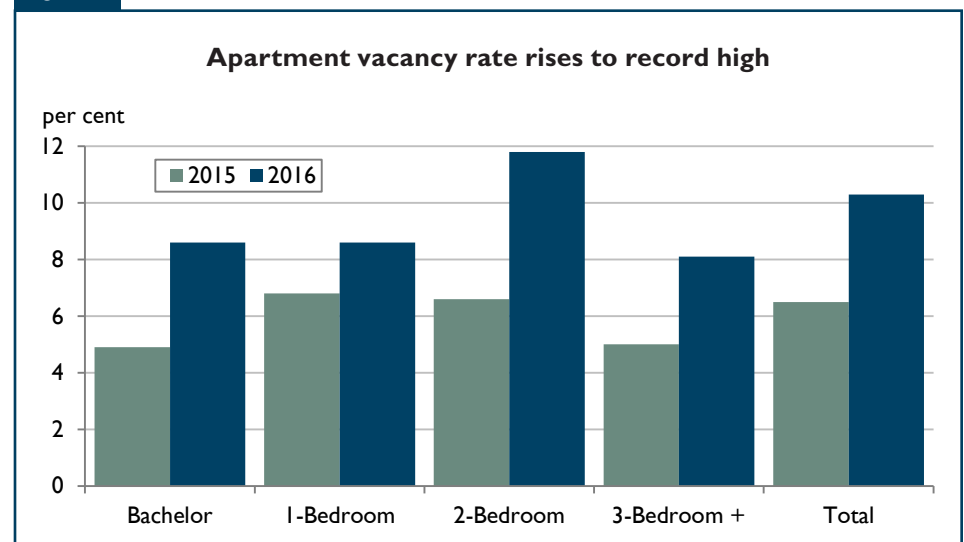
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into homeownership, these factors likely contributed to the record high vacancy rate in the purpose-built rental market.

CMHC collected information on tenant turnover<sup>4</sup> for the first time this fall. The overall turnover rate in the Saskatoon CMA was 39.3 per cent in October 2016. Newer structures built since 2005 had the highest tenant turnover rate of 44.1 per cent, possibly due to the fact that they also had the highest average monthly rent.

Figure 1



Source: CMHC Rental Market Survey (October)

<sup>1</sup> When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2015 and 2016 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

<sup>2</sup> Based on privately initiated rental apartment structures of three or more units.

<sup>3</sup> CMHC's Rental Market Survey was first conducted in 1988.

<sup>4</sup> A unit is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during this time period.

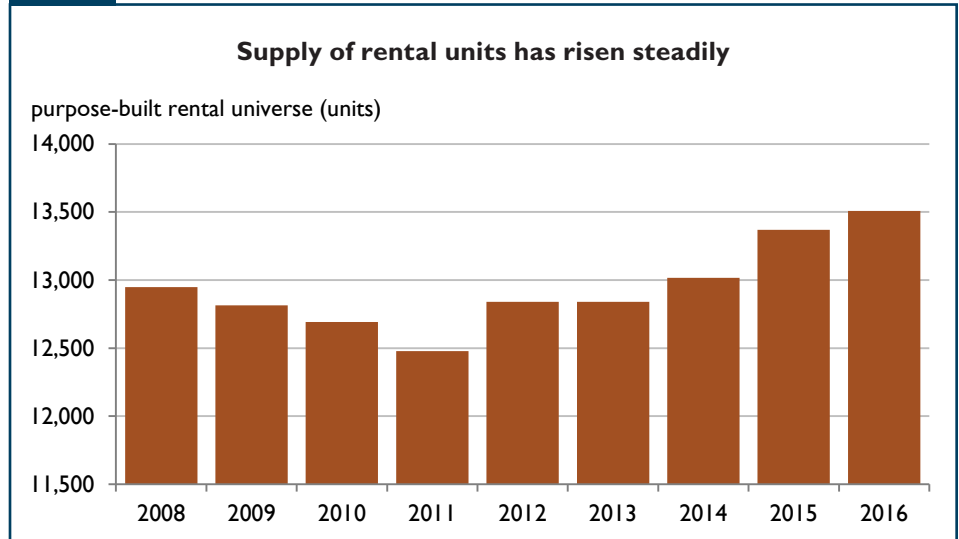
## Higher vacancy rate keeps downward pressure on rents

Same-sample rents for two-bedroom apartments in Saskatoon declined for the first time on record in October 2016, down 0.9 per cent from October 2015. This would suggest that higher vacancies and moderating demand are preventing landlords from demanding higher rents. In new and existing structures, the average monthly rent<sup>5</sup> for a two-bedroom apartment in the Saskatoon CMA was \$1,100 in October 2016, compared to \$1,087 last fall. Within the City of Saskatoon, the average monthly rent for a two-bedroom apartment ranged from \$1,001 to \$1,191.

## Increasing supply of rental condominiums pushes vacancy rate higher

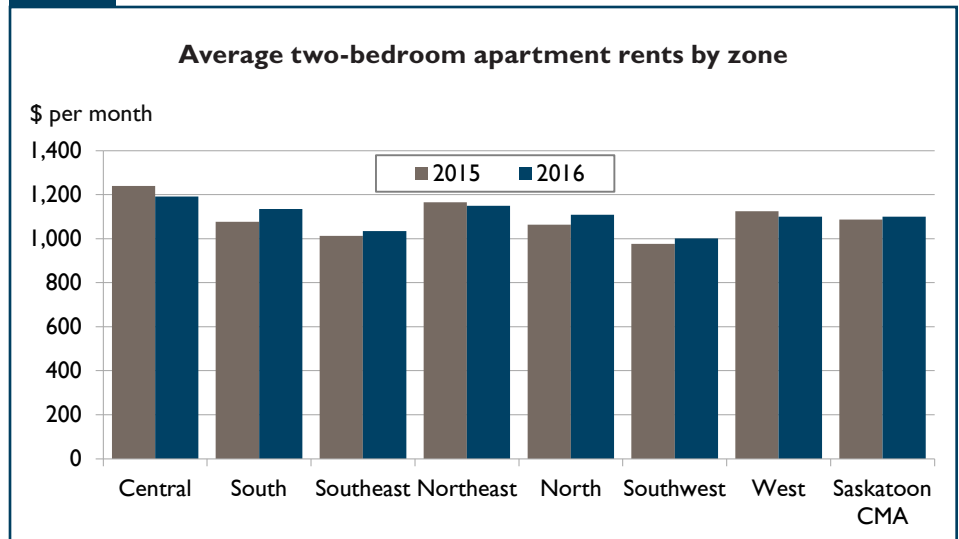
New construction of condominium apartments in Saskatoon reached a 32-year high in 2014. While production has subsided in subsequent years, a high inventory of condominium apartments in the ownership market over the past several months has resulted in a portion of these units being available in the secondary rental market. In the October 2016 survey, Saskatoon's condominium universe increased to 10,946 units from 10,576 in October 2015. The proportion of condominiums identified as investor-owned and rented was 22.9 per cent in the current survey, compared to 20.7 per cent in the previous survey. While the condominium

Figure 2



Source: CMHC, October Surveys

Figure 3

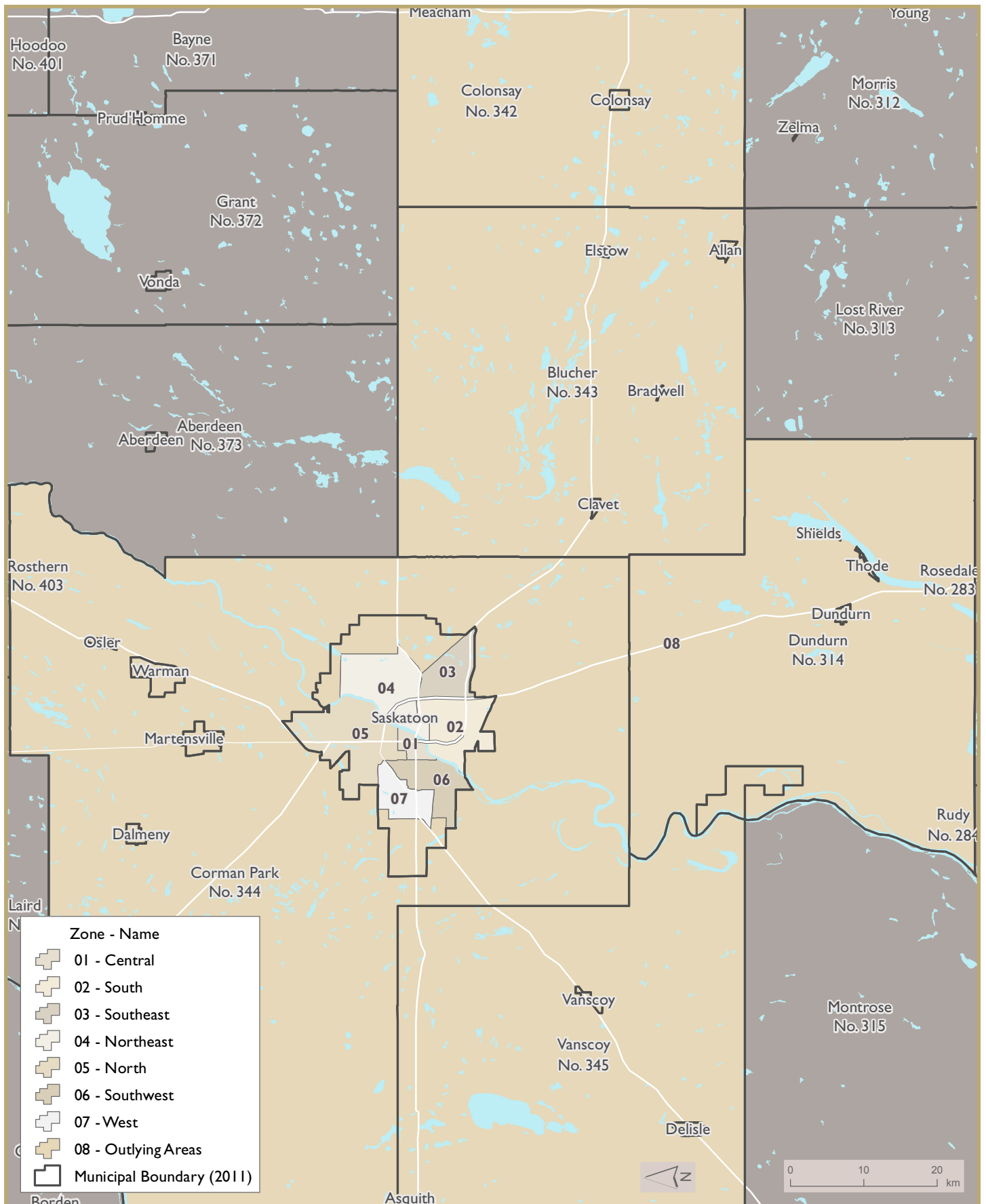


Source: CMHC October Rental Market Survey – Structures of 3+ units

vacancy rate increased to 3.1 per cent this fall from 1.5 per cent last fall, demand for rental condominiums in Saskatoon has been supported by tenants looking for higher fixtures

and amenities typically offered in the condominium market. This has kept the condominium vacancy rate below that for traditional rental apartments.

<sup>5</sup> Rents may not include utilities such as heating and electricity.



RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	<b>Central</b> - North: 33rd St E; East: South Saskatchewan River; West: Idylwyld Dr, Avenue H N; South: South Saskatchewan River.
Zone 2	<b>South</b> - North: College Dr, 12th St E; East: Circle Dr E; West: South Saskatchewan River; South: Cartwright St.
Zone 3	<b>Southeast</b> - North: College Dr; East: Railroad; West: Circle Dr E; South: Hwy 16.
Zone 4	<b>Northeast</b> - North: North of Agra Rd; East: Range Rd 3045; West: South Saskatchewan River; South: College Dr & Hwy 5.
Zone 5	<b>North</b> - North : Hwy 11; East: South Saskatchewan River; West: Hwy 16, Range Rd 3061; South: 29 St W, 33rd St E.
Zone 6	<b>Southwest</b> - North: Railroad; East: Avenue H; West: Range Rd 3062; South: South Saskatchewan River.
Zone 7	<b>West</b> - North: North of Henick Cres; East: Railroad; West: Hwy 7; South: Railroad.
<b>Zones 1-7</b>	<b>Saskatoon City</b>
<b>Zone 8</b>	<b>Outlying Areas</b>
<b>Zones 1-8</b>	<b>Saskatoon CMA</b>

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- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
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- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
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## Available in SELECTED Rental Market Reports

### Private Row (Townhouse) Data:

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- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

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- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

### Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
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- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
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Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

### Secondary Rented Unit Data

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- 5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

### 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	3.9 c	9.3 c ↑	7.2 c	7.0 a -	3.0 d	9.8 a ↑	**	24.0 d	5.1 b	8.6 a ↑
Zone 2 - South	3.9 b	5.6 c ↑	5.6 b	6.5 b -	4.8 b	11.0 c ↑	8.7 a	8.7 a -	5.2 a	8.6 b ↑
Zone 3 - Southeast	**	**	5.6 b	5.3 b -	7.7 a	12.0 c ↑	**	3.3 a	7.2 a	10.0 a ↑
Zone 4 - Northeast	2.9 b	3.8 c -	5.4 c	7.1 c -	5.8 b	7.6 a ↑	15.5 a	17.7 a ↑	5.7 b	7.7 a ↑
Zone 5 - North	**	**	6.8 c	14.9 a ↑	6.2 c	14.9 a ↑	**	**	6.5 b	15.1 a ↑
Zone 6 - Southwest	**	**	9.7 c	18.4 a ↑	6.3 c	18.2 a ↑	6.9 a	6.2 a ↓	7.4 b	16.3 a ↑
Zone 7 - West	3.0 c	9.5 a ↑	8.5 b	6.9 c -	10.1 a	10.1 a -	2.4 a	5.2 c ↑	8.9 a	9.0 a -
Saskatoon City (Zones 1-7)	4.9 b	8.7 b ↑	6.8 a	8.6 a ↑	6.5 a	11.8 a ↑	4.9 b	8.4 a ↑	6.4 a	10.3 a ↑
Zone 8 - Outlying Areas	**	**	**	**	10.5 d	11.1 d -	8.8 c	**	12.3 c	9.2 c ↓
<b>Saskatoon CMA</b>	<b>4.9 b</b>	<b>8.6 b ↑</b>	<b>6.8 a</b>	<b>8.6 a ↑</b>	<b>6.6 a</b>	<b>11.8 a ↑</b>	<b>5.0 b</b>	<b>8.1 a ↑</b>	<b>6.5 a</b>	<b>10.3 a ↑</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	723 b	741 a	949 a	945 a	1,240 a	1,191 a	1,374 c	1,332 b	1,035 a	1,024 a
Zone 2 - South	665 a	673 a	874 a	895 a	1,076 a	1,135 a	1,260 a	1,283 a	961 a	1,002 a
Zone 3 - Southeast	709 a	709 a	866 a	859 a	1,013 a	1,034 a	1,273 d	1,279 a	967 a	985 a
Zone 4 - Northeast	622 a	645 a	884 a	892 a	1,165 a	1,150 a	1,379 a	1,498 a	1,043 a	1,050 a
Zone 5 - North	654 a	691 a	896 a	934 a	1,063 a	1,108 a	**	**	989 a	1,041 a
Zone 6 - Southwest	653 b	689 a	794 a	841 a	977 a	1,001 a	984 a	1,135 a	925 a	972 a
Zone 7 - West	785 a	805 a	954 a	977 a	1,125 a	1,100 a	1,179 a	1,215 a	1,083 a	1,078 a
Saskatoon City (Zones 1-7)	686 a	704 a	895 a	909 a	1,088 a	1,101 a	1,130 a	1,225 a	999 a	1,020 a
Zone 8 - Outlying Areas	**	**	**	**	808 a	794 a	1,257 b	1,148 b	938 a	902 a
<b>Saskatoon CMA</b>	<b>686 a</b>	<b>703 a</b>	<b>895 a</b>	<b>909 a</b>	<b>1,087 a</b>	<b>1,100 a</b>	<b>1,135 a</b>	<b>1,223 a</b>	<b>999 a</b>	<b>1,019 a</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	201	208	1,166	1,188	797	806	39	48	2,203	2,250
Zone 2 - South	217	214	1,575	1,638	1,541	1,647	59	59	3,392	3,558
Zone 3 - Southeast	21	20	429	426	1,058	1,044	42	30	1,550	1,520
Zone 4 - Northeast	80	80	407	404	662	663	32	59	1,181	1,206
Zone 5 - North	15	15	412	397	663	634	15	15	1,105	1,061
Zone 6 - Southwest	51	35	550	522	942	920	151	156	1,694	1,633
Zone 7 - West	32	32	527	508	1,395	1,448	211	223	2,165	2,211
Saskatoon City (Zones 1-7)	617	604	5,066	5,083	7,058	7,162	549	590	13,290	13,439
Zone 8 - Outlying Areas	1	1	19	12	36	31	24	24	80	68
<b>Saskatoon CMA</b>	<b>618</b>	<b>605</b>	<b>5,085</b>	<b>5,095</b>	<b>7,094</b>	<b>7,193</b>	<b>573</b>	<b>614</b>	<b>13,370</b>	<b>13,507</b>

### I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	7.4 c	11.9 c ↑	8.8 b	9.1 a -	5.5 c	14.6 a ↑	**	26.3 d	7.0 b	11.7 a ↑
Zone 2 - South	5.0 b	6.6 c -	7.1 b	7.0 b -	6.2 b	12.5 c ↑	11.9 a	10.2 a ↓	6.6 a	9.6 b ↑
Zone 3 - Southeast	**	**	7.5 a	5.3 b ↓	8.3 a	12.9 c ↑	**	13.1 a	8.2 a	10.9 a ↑
Zone 4 - Northeast	2.9 b	3.8 c -	7.4 b	8.8 c -	6.8 a	10.8 a ↑	21.7 a	21.4 a ↓	7.1 b	10.2 a ↑
Zone 5 - North	**	**	8.5 c	15.9 a ↑	7.3 b	17.1 a ↑	**	**	7.8 b	16.8 a ↑
Zone 6 - Southwest	**	**	13.3 d	26.5 a ↑	11.3 c	23.3 a ↑	9.2 a	17.2 a ↑	11.6 c	23.2 a ↑
Zone 7 - West	3.0 c	13.4 a ↑	12.2 c	9.3 b ↓	13.5 a	14.6 a ↑	6.5 b	7.9 c -	12.3 a	12.8 a -
Saskatoon City (Zones 1-7)	6.5 b	10.1 c ↑	8.8 a	10.6 a ↑	8.8 a	14.9 a ↑	7.2 b	14.6 a ↑	8.6 a	13.1 a ↑
Zone 8 - Outlying Areas	**	**	**	**	10.5 d	11.1 d -	8.8 c	**	12.3 c	9.2 c ↓
<b>Saskatoon CMA</b>	<b>6.5 b</b>	<b>10.1 c ↑</b>	<b>8.9 a</b>	<b>10.6 a ↑</b>	<b>8.8 a</b>	<b>14.8 a ↑</b>	<b>7.3 b</b>	<b>14.2 a ↑</b>	<b>8.6 a</b>	<b>13.0 a ↑</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.



### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - Central	++	++	1.3 <sup>d</sup>	-0.7 <sup>b</sup>	++	**	++	++	++	-1.4 <sup>a</sup>
Zone 2 - South	++	++	1.7 <sup>b</sup>	-1.8 <sup>b</sup>	2.1 <sup>b</sup>	++	1.6 <sup>a</sup>	2.1 <sup>b</sup>	1.6 <sup>b</sup>	-0.9 <sup>a</sup>
Zone 3 - Southeast	1.8 <sup>b</sup>	++	++	-2.9 <sup>b</sup>	++	-2.4 <sup>c</sup>	++	++	++	-2.4 <sup>c</sup>
Zone 4 - Northeast	-2.6 <sup>b</sup>	2.6 <sup>c</sup>	++	++	1.1 <sup>a</sup>	-1.6 <sup>b</sup>	2.8 <sup>a</sup>	++	0.7 <sup>a</sup>	-1.1 <sup>a</sup>
Zone 5 - North	++	++	2.4 <sup>a</sup>	0.8 <sup>a</sup>	1.5 <sup>b</sup>	0.6 <sup>a</sup>	**	**	1.9 <sup>b</sup>	0.6 <sup>a</sup>
Zone 6 - Southwest	**	++	++	++	-1.3 <sup>d</sup>	++	-6.5 <sup>a</sup>	-1.8 <sup>a</sup>	**	++
Zone 7 - West	++	0.6 <sup>b</sup>	2.0 <sup>c</sup>	++	-0.9 <sup>a</sup>	-0.6 <sup>b</sup>	2.7 <sup>a</sup>	1.4 <sup>a</sup>	-1.0 <sup>a</sup>	++
Saskatoon City (Zones 1-7)	++	++	1.1 <sup>a</sup>	-0.9 <sup>a</sup>	0.5 <sup>b</sup>	-0.9 <sup>a</sup>	++	0.4 <sup>b</sup>	0.4 <sup>b</sup>	-0.9 <sup>a</sup>
Zone 8 - Outlying Areas	**	**	**	**	-2.6 <sup>b</sup>	++	2.5 <sup>c</sup>	**	-0.7 <sup>b</sup>	++
<b>Saskatoon CMA</b>	<b>++</b>	<b>++</b>	<b>1.1<sup>a</sup></b>	<b>-0.9<sup>a</sup></b>	<b>0.5<sup>b</sup></b>	<b>-0.9<sup>a</sup></b>	<b>++</b>	<b>++</b>	<b>0.4<sup>b</sup></b>	<b>-0.9<sup>a</sup></b>

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

### 1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	n/a	**	n/a	40.0 <sup>a</sup>	n/a	38.0 <sup>a</sup>	n/a	**	n/a	39.3 <sup>a</sup>
Zone 2 - South	n/a	**	n/a	30.1 <sup>a</sup>	n/a	**	n/a	**	n/a	33.3 <sup>a</sup>
Zone 3 - Southeast	n/a	**	n/a	**	n/a	33.5 <sup>a</sup>	n/a	**	n/a	33.9 <sup>a</sup>
Zone 4 - Northeast	n/a	29.7 <sup>a</sup>	n/a	35.6 <sup>a</sup>	n/a	27.7 <sup>a</sup>	n/a	54.9 <sup>a</sup>	n/a	31.1 <sup>a</sup>
Zone 5 - North	n/a	**	n/a	39.7 <sup>a</sup>	n/a	37.6 <sup>a</sup>	n/a	**	n/a	36.7 <sup>a</sup>
Zone 6 - Southwest	n/a	**	n/a	51.4 <sup>a</sup>	n/a	47.0 <sup>a</sup>	n/a	**	n/a	48.8 <sup>a</sup>
Zone 7 - West	n/a	**	n/a	55.9 <sup>a</sup>	n/a	50.2 <sup>a</sup>	n/a	40.4 <sup>a</sup>	n/a	50.4 <sup>a</sup>
Saskatoon City (Zones 1-7)	n/a	**	n/a	38.9 <sup>a</sup>	n/a	39.9 <sup>a</sup>	n/a	36.3 <sup>a</sup>	n/a	39.2 <sup>a</sup>
Zone 8 - Outlying Areas	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
<b>Saskatoon CMA</b>	<b>n/a</b>	<b>**</b>	<b>n/a</b>	<b>38.9<sup>a</sup></b>	<b>n/a</b>	<b>39.9<sup>a</sup></b>	<b>n/a</b>	<b>37.8<sup>a</sup></b>	<b>n/a</b>	<b>39.3<sup>a</sup></b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
<b>Saskatoon CMA</b>										
Pre 1940	5.5 d	14.5 a ↑	**	10.4 c	0.7 b	10.0 a ↑	**	21.4 a	5.2 c	11.3 a ↑
1940 - 1959	**	0.0 c	10.2 a	11.0 c -	5.5 b	4.7 c -	0.0 a	21.6 a ↑	8.3 a	8.8 b -
1960 - 1974	4.5 b	7.1 b ↑	6.3 a	7.8 a ↑	5.8 b	12.7 a ↑	6.2 a	10.8 a ↑	5.9 a	9.8 a ↑
1975 - 1989	**	9.1 b	7.0 b	8.7 a ↑	8.1 a	11.1 a ↑	6.9 b	6.8 b -	7.6 a	10.0 a ↑
1990 - 2004	-	-	**	2.1 c	4.1 a	5.3 a ↑	**	**	4.3 a	4.9 a ↑
2005+	-	**	**	**	2.3 a	17.4 d ↑	0.4 b	7.9 b ↑	1.8 b	15.2 d ↑
Total	4.9 b	8.6 b ↑	6.8 a	8.6 a ↑	6.6 a	11.8 a ↑	5.0 b	8.1 a ↑	6.5 a	10.3 a ↑

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
<b>Saskatoon CMA</b>										
Pre 1940	736 c	745 a	852 a	863 a	952 a	1,002 a	**	**	856 a	882 a
1940 - 1959	634 b	662 a	813 a	803 a	986 a	969 a	1,175 a	1,395 a	871 a	866 a
1960 - 1974	662 a	673 a	865 a	874 a	1,071 a	1,069 a	1,197 a	1,243 a	941 a	946 a
1975 - 1989	723 a	761 a	931 a	943 a	1,058 a	1,073 a	1,095 a	1,139 a	1,014 a	1,027 a
1990 - 2004	-	-	965 a	972 a	1,208 a	1,155 a	1,346 a	1,270 a	1,181 a	1,136 a
2005+	-	**	1,120 b	1,294 b	1,298 a	1,323 a	1,469 a	1,384 a	1,302 a	1,333 a
Total	686 a	703 a	895 a	909 a	1,087 a	1,100 a	1,135 a	1,223 a	999 a	1,019 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
<b>Saskatoon CMA</b>										
Pre 1940	n/a	51.6 <sup>a</sup>	n/a	**	n/a	**	n/a	**	n/a	40.7 <sup>a</sup>
1940 - 1959	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1960 - 1974	n/a	28.5 <sup>d</sup>	n/a	34.3 <sup>a</sup>	n/a	**	n/a	**	n/a	36.0 <sup>a</sup>
1975 - 1989	n/a	**	n/a	44.0 <sup>a</sup>	n/a	41.8 <sup>a</sup>	n/a	37.6 <sup>a</sup>	n/a	42.3 <sup>a</sup>
1990 - 2004	n/a	-	n/a	**	n/a	18.1 <sup>a</sup>	n/a	**	n/a	19.0 <sup>d</sup>
2005+	n/a	-	n/a	**	n/a	43.1 <sup>a</sup>	n/a	**	n/a	44.1 <sup>a</sup>
Total	n/a	**	n/a	38.9 <sup>a</sup>	n/a	39.9 <sup>a</sup>	n/a	37.8 <sup>a</sup>	n/a	39.3 <sup>a</sup>

### 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
<b>Saskatoon CMA</b>										
3 to 5 Units	**	**	7.1 <sup>c</sup>	6.5 <sup>c</sup> -	4.8 <sup>c</sup>	9.4 <sup>b</sup> ↑	1.8 <sup>b</sup>	4.6 <sup>b</sup> ↑	3.4 <sup>b</sup>	6.3 <sup>b</sup> ↑
6 to 19 Units	5.9 <sup>c</sup>	7.2 <sup>b</sup> -	7.8 <sup>b</sup>	8.9 <sup>a</sup> -	12.2 <sup>a</sup>	13.3 <sup>a</sup> -	**	**	9.6 <sup>a</sup>	10.8 <sup>a</sup> ↑
20 to 49 Units	4.9 <sup>d</sup>	13.6 <sup>c</sup> ↑	7.0 <sup>b</sup>	9.5 <sup>a</sup> ↑	6.2 <sup>a</sup>	12.3 <sup>a</sup> ↑	6.2 <sup>a</sup>	8.0 <sup>a</sup> ↑	6.4 <sup>a</sup>	11.1 <sup>a</sup> ↑
50 to 99 Units	3.1 <sup>a</sup>	6.2 <sup>a</sup> ↑	3.1 <sup>a</sup>	8.0 <sup>a</sup> ↑	3.3 <sup>b</sup>	9.5 <sup>a</sup> ↑	**	13.0 <sup>a</sup>	3.3 <sup>a</sup>	9.1 <sup>a</sup> ↑
100+ Units	**	**	**	5.6 <sup>c</sup>	4.0 <sup>c</sup>	12.3 <sup>d</sup> ↑	**	**	6.2 <sup>c</sup>	9.3 <sup>c</sup> ↑
Total	4.9 <sup>b</sup>	8.6 <sup>b</sup> ↑	6.8 <sup>a</sup>	8.6 <sup>a</sup> ↑	6.6 <sup>a</sup>	11.8 <sup>a</sup> ↑	5.0 <sup>b</sup>	8.1 <sup>a</sup> ↑	6.5 <sup>a</sup>	10.3 <sup>a</sup> ↑

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
<b>Saskatoon CMA</b>										
3 to 5 Units	647 b	563 c	730 a	724 a	983 a	968 a	1,307 a	1,293 a	951 a	1,058 a
6 to 19 Units	627 a	648 a	824 a	824 a	1,006 a	1,009 a	1,114 a	1,129 a	894 a	897 a
20 to 49 Units	738 a	764 a	877 a	907 a	1,022 a	1,049 a	1,053 a	1,135 a	964 a	998 a
50 to 99 Units	680 a	681 a	955 a	986 a	1,185 a	1,183 a	1,348 a	1,378 a	1,100 a	1,113 a
100+ Units	**	**	1,155 a	1,111 a	1,336 a	1,330 a	**	**	1,257 a	1,227 a
<b>Total</b>	<b>686 a</b>	<b>703 a</b>	<b>895 a</b>	<b>909 a</b>	<b>1,087 a</b>	<b>1,100 a</b>	<b>1,135 a</b>	<b>1,223 a</b>	<b>999 a</b>	<b>1,019 a</b>

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	1.7 b	14.1 d ↑	6.4 a	10.2 c ↑	5.7 d	10.2 c ↑	1.8 c	8.1 a ↑	**	5.1 a
Zone 2 - South	1.5 a	5.9 d ↑	6.6 b	7.3 b -	4.5 b	7.8 b ↑	1.9 a	5.1 a ↑	**	**
Zone 3 - Southeast	**	**	8.2 c	7.8 b -	8.7 a	14.1 c ↑	5.0 c	6.5 a ↑	**	**
Zone 4 - Northeast	7.7 b	**	4.3 c	6.6 b ↑	8.2 c	6.0 c -	4.7 a	10.1 a ↑	-	-
Zone 5 - North	**	**	**	10.5 a	6.5 b	15.1 a ↑	**	**	-	-
Zone 6 - Southwest	11.1 a	2.9 a ↓	9.9 c	24.4 a ↑	7.2 c	14.9 a ↑	**	**	-	-
Zone 7 - West	**	**	37.9 a	**	5.4 b	8.7 a ↑	3.0 a	9.9 a ↑	**	**
Saskatoon City (Zones 1-7)	3.4 b	6.5 b ↑	9.6 a	10.8 a ↑	6.3 a	11.1 a ↑	3.3 a	9.1 a ↑	6.2 c	9.3 c ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	-	-
<b>Saskatoon CMA</b>	<b>3.4 b</b>	<b>6.3 b ↑</b>	<b>9.6 a</b>	<b>10.8 a ↑</b>	<b>6.4 a</b>	<b>11.1 a ↑</b>	<b>3.3 a</b>	<b>9.1 a ↑</b>	<b>6.2 c</b>	<b>9.3 c ↑</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
<b>Saskatoon CMA</b>										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
6 to 19 Units	n/a	**	n/a	35.6 <sup>a</sup>	n/a	41.8 <sup>a</sup>	n/a	**	n/a	37.2 <sup>a</sup>
20 to 49 Units	n/a	61.4 <sup>a</sup>	n/a	45.6 <sup>a</sup>	n/a	42.0 <sup>a</sup>	n/a	31.7 <sup>a</sup>	n/a	43.4 <sup>a</sup>
50 to 99 Units	n/a	**	n/a	33.8 <sup>a</sup>	n/a	36.1 <sup>a</sup>	n/a	48.8 <sup>a</sup>	n/a	35.9 <sup>a</sup>
100+ Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	38.9 <sup>a</sup>	n/a	39.9 <sup>a</sup>	n/a	37.8 <sup>a</sup>	n/a	39.3 <sup>a</sup>

### 1.4 Private Apartment Vacancy Rates (%)<sup>1</sup> by Rent Range and Bedroom Type Saskatoon CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
<b>Saskatoon CMA</b>										
LT \$400	**	**	**	**	**	**	**	**	**	**
\$400 - \$499	**	**	**	**	**	**	**	**	**	**
\$500 - \$599	4.6 <sup>d</sup>	9.6 <sup>c</sup> ↑	**	**	**	**	**	**	4.0 <sup>d</sup>	**
\$600 - \$699	2.7 <sup>c</sup>	8.2 <sup>b</sup> ↑	2.6 <sup>c</sup>	10.0 <sup>d</sup> ↑	**	**	**	**	2.6 <sup>c</sup>	10.1 <sup>c</sup> ↑
\$700 - \$799	11.5 <sup>d</sup>	11.4 <sup>c</sup> -	6.5 <sup>b</sup>	8.6 <sup>b</sup> ↑	**	12.3 <sup>d</sup>	**	**	7.1 <sup>b</sup>	9.6 <sup>a</sup> ↑
\$800+	3.5 <sup>d</sup>	9.0 <sup>c</sup> ↑	7.4 <sup>b</sup>	8.9 <sup>a</sup> ↑	6.7 <sup>a</sup>	11.8 <sup>a</sup> ↑	6.8 <sup>b</sup>	7.9 <sup>b</sup> -	6.9 <sup>a</sup>	10.6 <sup>a</sup> ↑
Total	4.9 <sup>b</sup>	8.6 <sup>b</sup> ↑	6.8 <sup>a</sup>	8.6 <sup>a</sup> ↑	6.6 <sup>a</sup>	11.8 <sup>a</sup> ↑	5.0 <sup>b</sup>	8.1 <sup>a</sup> ↑	6.5 <sup>a</sup>	10.3 <sup>a</sup> ↑

<sup>1</sup>Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	-	-	**	**	0.0	a	4.5	a	**	**
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	-	-	-	-	0.0	a	7.3	a
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	8.9	a
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	0.0	c	3.5	d	4.5	a
Zone 8 - Outlying Areas	-	-	-	-	6.7	c	**	**	6.3	c
<b>Saskatoon CMA</b>	**	**	**	**	1.9	b	6.5	c	4.5	a

### 2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	-	-	**	**	920	a	953	a	865	a
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	-	-	-	-	1,432	a	1,435	a
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	1,238	a
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	1,213	a	1,227	a	1,357	a
Zone 8 - Outlying Areas	-	-	-	-	842	a	829	a	850	a
<b>Saskatoon CMA</b>	**	**	**	**	1,106	a	1,117	a	1,352	a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	0	0	10	10	23	22	2	6	35	38
Zone 2 - South	1	1	7	7	168	198	155	154	331	360
Zone 3 - Southeast	0	0	0	0	0	0	50	50	50	50
Zone 4 - Northeast	0	0	0	0	0	0	55	55	55	55
Zone 5 - North	1	1	3	3	4	4	0	0	8	8
Zone 6 - Southwest	0	0	0	0	8	8	104	104	112	112
Zone 7 - West	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Saskatoon City (Zones 1-7)	2	2	20	20	203	232	366	369	591	623
Zone 8 - Outlying Areas	0	0	0	0	81	81	6	10	87	91
<b>Saskatoon CMA</b>	<b>2</b>	<b>2</b>	<b>20</b>	<b>20</b>	<b>284</b>	<b>313</b>	<b>372</b>	<b>379</b>	<b>678</b>	<b>714</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	-	-	**	**	0.0 a	4.5 a ↑	**	**	0.0 a	5.3 a ↑
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	-	-	-	-	1.8 a	12.7 a ↑	1.8 a	12.7 a ↑
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	8.9 a	5.4 a ↓
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	1.6 b	5.7 d ↑	4.8 a	8.7 a ↑	3.6 b	7.7 b ↑
Zone 8 - Outlying Areas	-	-	-	-	6.7 c	**	**	**	6.3 c	**
<b>Saskatoon CMA</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>3.0 c</b>	<b>8.1 c ↑</b>	<b>4.7 a</b>	<b>8.6 a ↑</b>	<b>3.9 b</b>	<b>8.4 b ↑</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - Central	-	-	**	**	8.4 <sup>a</sup>	2.8 <sup>a</sup>	**	**	7.4 <sup>a</sup>	**
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	-	-	-	-	3.8 <sup>a</sup>	0.3 <sup>a</sup>	3.8 <sup>a</sup>	0.3 <sup>a</sup>
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	-2.3 <sup>a</sup>	-0.4 <sup>a</sup>
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	4.1 <sup>a</sup>	++	2.5 <sup>a</sup>	++	2.3 <sup>b</sup>	++
Zone 8 - Outlying Areas	-	-	-	-	5.0 <sup>b</sup>	-1.4 <sup>a</sup>	**	**	4.9 <sup>b</sup>	-1.4 <sup>a</sup>
<b>Saskatoon CMA</b>	**	**	**	**	4.3 <sup>a</sup>	++	2.5 <sup>a</sup>	++	2.7 <sup>b</sup>	++

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

### 2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	n/a	-	n/a	**	n/a	27.3 <sup>a</sup>	n/a	**	n/a	23.5 <sup>a</sup>
Zone 2 - South	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 3 - Southeast	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Zone 4 - Northeast	n/a	-	n/a	-	n/a	-	n/a	36.4 <sup>a</sup>	n/a	36.4 <sup>a</sup>
Zone 5 - North	n/a	**	n/a	**	n/a	**	n/a	-	n/a	**
Zone 6 - Southwest	n/a	-	n/a	-	n/a	**	n/a	**	n/a	10.7 <sup>a</sup>
Zone 7 - West	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Saskatoon City (Zones 1-7)	n/a	**	n/a	**	n/a	**	n/a	31.8 <sup>a</sup>	n/a	34.0 <sup>a</sup>
Zone 8 - Outlying Areas	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
<b>Saskatoon CMA</b>	n/a	**	n/a	**	n/a	**	n/a	31.3 <sup>a</sup>	n/a	34.9 <sup>a</sup>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.



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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	3.9 c	9.3 c ↑	7.2 c	7.0 a -	2.9 c	9.7 a ↑	**	21.4 d	5.0 b	8.5 a ↑
Zone 2 - South	3.9 b	5.6 c ↑	5.6 b	6.5 b -	4.3 b	10.1 c ↑	3.0 a	8.5 a ↑	4.7 a	8.3 b ↑
Zone 3 - Southeast	**	**	5.6 b	5.3 b -	7.7 a	12.0 c ↑	10.2 a	8.7 a ↓	7.3 a	10.1 a ↑
Zone 4 - Northeast	2.9 b	3.8 c -	5.4 c	7.1 c -	5.8 b	7.6 a ↑	5.8 a	12.9 a ↑	5.5 b	7.7 a ↑
Zone 5 - North	**	**	6.8 c	14.9 a ↑	6.1 c	14.8 a ↑	**	**	6.5 b	15.0 a ↑
Zone 6 - Southwest	**	**	9.7 c	18.4 a ↑	6.2 c	18.3 a ↑	7.7 a	4.9 a ↓	7.5 b	15.5 a ↑
Zone 7 - West	3.0 c	9.5 a ↑	8.5 b	6.9 c -	10.1 a	10.1 a -	2.4 a	5.2 c ↑	8.9 a	9.0 a -
Saskatoon City (Zones 1-7)	4.9 b	8.7 b ↑	6.8 a	8.6 a ↑	6.4 a	11.5 a ↑	4.8 a	7.7 a ↑	6.3 a	10.1 a ↑
Zone 8 - Outlying Areas	**	**	**	**	7.9 c	13.3 d ↑	7.3 c	0.0 d ↓	9.1 b	11.5 d -
<b>Saskatoon CMA</b>	<b>4.9 b</b>	<b>8.6 b ↑</b>	<b>6.8 a</b>	<b>8.6 a ↑</b>	<b>6.4 a</b>	<b>11.6 a ↑</b>	<b>4.9 a</b>	<b>7.5 a ↑</b>	<b>6.3 a</b>	<b>10.1 a ↑</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	723 b	741 a	947 a	943 a	1,231 a	1,185 a	1,339 c	1,355 a	1,032 a	1,023 a
Zone 2 - South	665 a	673 a	874 a	895 a	1,097 a	1,150 a	1,380 a	1,391 a	998 a	1,036 a
Zone 3 - Southeast	709 a	709 a	866 a	859 a	1,013 a	1,034 a	1,255 a	1,289 a	976 a	995 a
Zone 4 - Northeast	622 a	645 a	884 a	892 a	1,165 a	1,150 a	1,412 a	1,470 a	1,060 a	1,067 a
Zone 5 - North	654 b	691 a	896 a	934 a	1,061 a	1,106 a	**	**	988 a	1,039 a
Zone 6 - Southwest	653 b	689 a	794 a	841 a	977 a	1,002 a	1,067 a	1,161 a	944 a	987 a
Zone 7 - West	785 a	805 a	954 a	977 a	1,125 a	1,100 a	1,179 a	1,215 a	1,083 a	1,078 a
Saskatoon City (Zones 1-7)	686 a	704 a	895 a	908 a	1,092 a	1,105 a	1,217 a	1,275 a	1,012 a	1,032 a
Zone 8 - Outlying Areas	**	**	**	**	832 a	819 a	1,203 b	1,112 b	890 a	868 a
<b>Saskatoon CMA</b>	<b>686 a</b>	<b>703 a</b>	<b>894 a</b>	<b>908 a</b>	<b>1,088 a</b>	<b>1,101 a</b>	<b>1,216 a</b>	<b>1,271 a</b>	<b>1,011 a</b>	<b>1,030 a</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	201	208	1,176	1,198	820	828	41	54	2,238	2,288
Zone 2 - South	218	215	1,582	1,645	1,709	1,845	214	213	3,723	3,918
Zone 3 - Southeast	21	20	429	426	1,058	1,044	92	80	1,600	1,570
Zone 4 - Northeast	80	80	407	404	662	663	87	114	1,236	1,261
Zone 5 - North	16	16	415	400	667	638	15	15	1,113	1,069
Zone 6 - Southwest	51	35	550	522	950	928	255	260	1,806	1,745
Zone 7 - West	32	32	527	508	1,395	1,448	211	223	2,165	2,211
Saskatoon City (Zones 1-7)	619	606	5,086	5,103	7,261	7,394	915	959	13,881	14,062
Zone 8 - Outlying Areas	1	1	19	12	117	112	30	34	167	159
<b>Saskatoon CMA</b>	<b>620</b>	<b>607</b>	<b>5,105</b>	<b>5,115</b>	<b>7,378</b>	<b>7,506</b>	<b>945</b>	<b>993</b>	<b>14,048</b>	<b>14,221</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	7.4 c	11.9 c ↑	8.7 b	9.1 a -	5.4 c	14.3 a ↑	**	23.5 d	6.9 b	11.6 a ↑
Zone 2 - South	5.0 b	6.6 c -	7.1 b	7.0 b -	5.8 b	11.8 c ↑	3.9 a	9.9 a ↑	6.1 a	9.4 b ↑
Zone 3 - Southeast	**	**	7.5 a	5.3 b ↓	8.3 a	12.9 c ↑	10.2 a	12.4 a ↑	8.3 a	10.9 a ↑
Zone 4 - Northeast	2.9 b	3.8 c -	7.4 b	8.8 c -	6.8 a	10.8 a ↑	9.2 a	17.4 a ↑	6.9 b	10.3 a ↑
Zone 5 - North	**	**	8.5 c	15.9 a ↑	7.2 b	16.9 a ↑	**	**	7.8 b	16.6 a ↑
Zone 6 - Southwest	**	**	13.3 d	26.5 a ↑	11.2 c	23.3 a ↑	9.4 a	13.7 a ↑	11.4 c	22.2 a ↑
Zone 7 - West	3.0 c	13.4 a ↑	12.2 c	9.3 b ↓	13.5 a	14.6 a ↑	6.5 b	7.9 c -	12.3 a	12.8 a -
Saskatoon City (Zones 1-7)	6.5 b	10.1 c ↑	8.8 a	10.6 a ↑	8.6 a	14.6 a ↑	6.5 a	12.5 a ↑	8.4 a	12.8 a ↑
Zone 8 - Outlying Areas	**	**	**	**	7.9 c	13.3 d ↑	7.3 c	0.0 d ↓	9.1 b	11.5 d -
<b>Saskatoon CMA</b>	<b>6.5 b</b>	<b>10.1 c ↑</b>	<b>8.8 a</b>	<b>10.6 a ↑</b>	<b>8.6 a</b>	<b>14.6 a ↑</b>	<b>6.5 a</b>	<b>12.2 a ↑</b>	<b>8.4 a</b>	<b>12.8 a ↑</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - Central	++	++	1.4 <sup>a</sup>	++	++	**	**	++	1.1 <sup>d</sup>	-1.3 <sup>a</sup>
Zone 2 - South	++	++	1.7 <sup>b</sup>	-1.8 <sup>b</sup>	2.3 <sup>a</sup>	-0.5 <sup>b</sup>	2.5 <sup>a</sup>	1.2 <sup>a</sup>	1.8 <sup>a</sup>	-0.8 <sup>a</sup>
Zone 3 - Southeast	1.8 <sup>b</sup>	++	++	-2.9 <sup>b</sup>	++	-2.4 <sup>c</sup>	++	1.5 <sup>b</sup>	++	-2.1 <sup>c</sup>
Zone 4 - Northeast	-2.6 <sup>b</sup>	2.6 <sup>c</sup>	++	++	1.1 <sup>a</sup>	-1.6 <sup>b</sup>	3.0 <sup>a</sup>	++	0.9 <sup>a</sup>	-1.0 <sup>a</sup>
Zone 5 - North	++	++	2.4 <sup>a</sup>	0.8 <sup>a</sup>	1.5 <sup>b</sup>	0.6 <sup>a</sup>	**	**	1.9 <sup>b</sup>	0.6 <sup>a</sup>
Zone 6 - Southwest	**	++	++	++	-1.3 <sup>d</sup>	++	-5.8 <sup>a</sup>	-1.9 <sup>b</sup>	**	++
Zone 7 - West	++	0.6 <sup>b</sup>	2.0 <sup>c</sup>	++	-0.9 <sup>a</sup>	-0.6 <sup>b</sup>	2.7 <sup>a</sup>	1.4 <sup>a</sup>	-1.0 <sup>a</sup>	++
Saskatoon City (Zones 1-7)	++	++	1.1 <sup>a</sup>	-0.9 <sup>a</sup>	0.6 <sup>a</sup>	-0.9 <sup>a</sup>	0.7 <sup>a</sup>	0.3 <sup>b</sup>	0.5 <sup>a</sup>	-0.8 <sup>a</sup>
Zone 8 - Outlying Areas	**	**	**	**	2.6 <sup>b</sup>	-0.8 <sup>d</sup>	2.9 <sup>c</sup>	**	2.8 <sup>c</sup>	-1.1 <sup>a</sup>
<b>Saskatoon CMA</b>	<b>++</b>	<b>++</b>	<b>1.1<sup>a</sup></b>	<b>-0.9<sup>a</sup></b>	<b>0.6<sup>a</sup></b>	<b>-0.9<sup>a</sup></b>	<b>0.8<sup>a</sup></b>	<b>0.3<sup>b</sup></b>	<b>0.5<sup>a</sup></b>	<b>-0.8<sup>a</sup></b>

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

### 3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Central	n/a	**	n/a	39.7 <sup>a</sup>	n/a	37.7 <sup>a</sup>	n/a	**	n/a	39.1 <sup>a</sup>
Zone 2 - South	n/a	**	n/a	30.1 <sup>a</sup>	n/a	**	n/a	**	n/a	34.0 <sup>a</sup>
Zone 3 - Southeast	n/a	**	n/a	**	n/a	33.5 <sup>a</sup>	n/a	39.9 <sup>a</sup>	n/a	34.1 <sup>a</sup>
Zone 4 - Northeast	n/a	29.7 <sup>a</sup>	n/a	35.6 <sup>a</sup>	n/a	27.7 <sup>a</sup>	n/a	43.6 <sup>a</sup>	n/a	31.4 <sup>a</sup>
Zone 5 - North	n/a	**	n/a	39.7 <sup>a</sup>	n/a	37.4 <sup>a</sup>	n/a	**	n/a	36.6 <sup>a</sup>
Zone 6 - Southwest	n/a	**	n/a	51.4 <sup>a</sup>	n/a	46.9 <sup>a</sup>	n/a	**	n/a	46.4 <sup>a</sup>
Zone 7 - West	n/a	**	n/a	55.9 <sup>a</sup>	n/a	50.2 <sup>a</sup>	n/a	40.4 <sup>a</sup>	n/a	50.4 <sup>a</sup>
Saskatoon City (Zones 1-7)	n/a	**	n/a	38.8 <sup>a</sup>	n/a	39.8 <sup>a</sup>	n/a	**	n/a	39.0 <sup>a</sup>
Zone 8 - Outlying Areas	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
<b>Saskatoon CMA</b>	<b>n/a</b>	<b>**</b>	<b>n/a</b>	<b>38.8<sup>a</sup></b>	<b>n/a</b>	<b>39.9<sup>a</sup></b>	<b>n/a</b>	<b>**</b>	<b>n/a</b>	<b>39.1<sup>a</sup></b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

#### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Saskatoon CMA - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-15	Oct-16	Oct-15	Oct-16
Saskatoon CMA	1.5   c	3.1   c   ↑	6.5   a	10.3   a   ↑

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

#### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Saskatoon CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Saskatoon CMA	**	703   a	1,050   c	909   a   Δ	1,328   c	1,100   a   Δ	**	1,223   a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Saskatoon CMA - October 2016

Condo Sub Area	Bachelor			1 Bedroom		2 Bedroom		3 Bedroom +			Total				
	Oct-15	Oct-16		Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16		Oct-15	Oct-16			
Saskatoon CMA	**	**		1,038 c	1,050 c	-	1,299 c	1,328 c		**	**		1,303 b	1,340 b	-

### 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Total Vacancy Rates (%) By Building Size Saskatoon CMA - October 2016

Size	Rental Condominium Apartments			Apartments in the RMS <sup>1</sup>		
	Oct-15		Oct-16	Oct-15		Oct-16
Saskatoon CMA						
3 to 24 Units	**		3.0 d	8.1 a		10.0 a ↑
25 to 49 Units	3.5 d		8.6 c ↑	6.2 a		12.0 a ↑
50+ Units	0.1 b		1.8 c ↑	4.1 b		9.2 a ↑
Total	1.5 c		3.1 c ↑	6.5 a		10.3 a ↑

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

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Saskatoon CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Saskatoon CMA	10,576	10,946	2,184 a	2,472 a	20.7 a	22.6 a -	1.5 c	3.1 c ↑

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

### 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Project Size Saskatoon CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Saskatoon CMA								
3 to 24 Units	1,326	1,328	368 d	347 d	27.7 d	26.1 d -	**	3.0 d
25 to 49 Units	2,109	2,179	378 d	386 d	17.9 d	17.7 d -	3.5 d	8.6 c ↑
50+ Units	7,141	7,439	1,436 d	1,744 d	20.1 d	23.4 d -	0.1 b	1.8 c ↑
Total	10,576	10,946	2,184 a	2,472 a	20.7 a	22.6 a -	1.5 c	3.1 c ↑

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

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 5.1 Other Secondary Rented Unit<sup>1</sup> Average Rents (\$) by Dwelling Type Saskatoon CMA - October 2016

	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-15	Oct-16		Oct-15	Oct-16		Oct-15	Oct-16		Oct-15	Oct-16		Oct-15	Oct-16	
<b>Saskatoon CMA</b>	**	**		**	**		**	**		1,537	c	1,586	c	1,389	c
Single Detached	**	**		**	**		**	**		1,537	c	1,586	c	1,389	c
Semi detached, Row and Duplex	**	**		**	**		1,137	b	1,308	d	-	1,329	b	1,381	c
Other-Primarily Accessory Suites	**	**		**	**		897	c	1,009	c	-	**	**	**	**
<b>Total</b>	**	**		**	**		989	b	1,118	c	-	1,426	b	1,473	b

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

### 5.2 Estimated Number of Households in Other Secondary Rented Units<sup>1</sup> by Dwelling Type Saskatoon CMA - October 2016

	Estimated Number of Households in Other Secondary Rented Units <sup>1</sup>		
	Oct-15	Oct-16	
<b>Saskatoon CMA</b>			
Single Detached	6,198	d	**
Semi detached, Row and Duplex	**	**	**
Other-Primarily Accessory Suites	**	**	**
<b>Total</b>	31,646	32,990	

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

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

## 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 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 levels, availability, turnover and vacancy 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 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, availability, and turnover 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 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 percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in 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 two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, 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 Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment 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 Household Rent Survey, information is collected from an adult living in the household. Both 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 Apartment Survey. For the Household Rent Survey, 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.

## RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be  $\bar{x}$  and its standard deviation be  $\sigma_{\bar{x}}$ . Then the Coefficient of Variation is given by  $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$ .

### Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a – Excellent
- b – Very good
- c – Good
- d – Fair (Use with Caution)
- \*\* – Poor – Suppressed
- ++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category
- n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

#### Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

\*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

#### Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

## Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- \*\* – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

## Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report 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.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Turnover:** A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

### 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

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