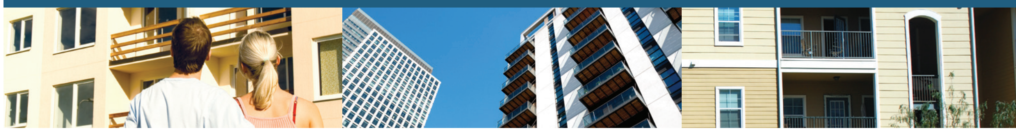
RENTAL MARKET REPORT

St. John's CMA



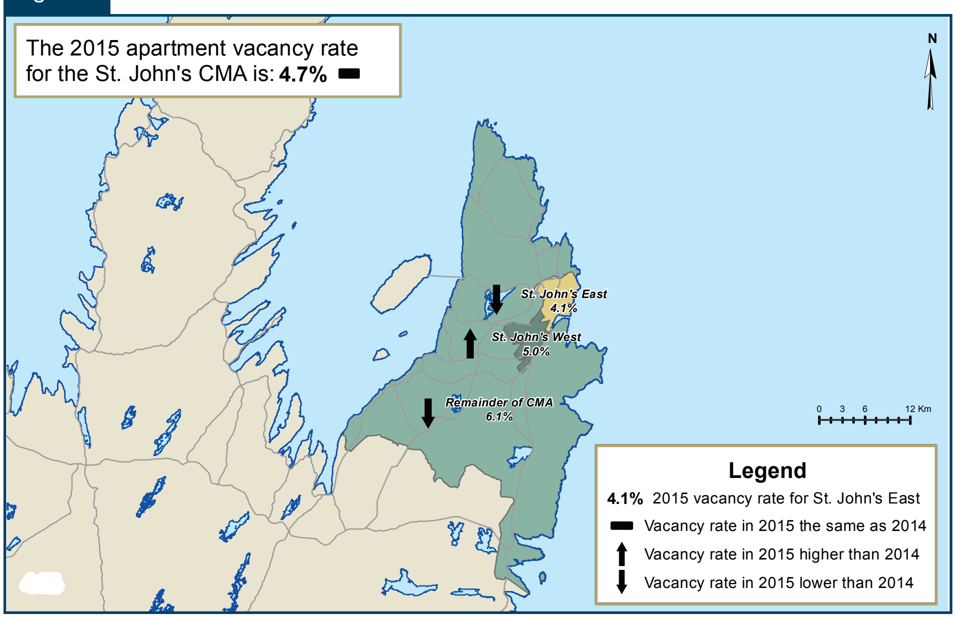
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- The St. John's area vacancy rate[1] was 4.7 per cent in October 2015, statistically unchanged from 4.6 per cent in October 2014.
- The Remainder area of the CMA posted the highest vacancy rate at 6.1 per cent.
- The overall availability rate[2] was 6.1 per cent.
- Average two-bedroom rent in St. John's was $923, an increase of 1.2 per cent from 2014, based on structures common to both the October 2015 and 2014 surveys.[3]

Figure 1



[1] Based on privately-initiated rental apartment structures of three or more units.
[2] A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official 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.
[3] When comparing year-over-year average rents, the age of the building needs to be taken in to 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 2014 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

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Apartment Vacancy Rates (%) by Major Centres	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

Vacancy Rate Unchanged in St. John's CMA

The St. John's CMA (Census Metropolitan Area) rental market had a vacancy rate of 4.7 per cent in October 2015, statistically unchanged from 4.6 per cent in October 2014. At 4.7 per cent, the vacancy rate remains above the ten-year average of 2.7 per cent.

Canada Mortgage and Housing Corporation's (CMHC) Fall Rental Market Survey, conducted during the first two weeks of October, enumerated 3,654 privately initiated apartment units within the St. John's CMA. The vacancy rate changes recorded were mixed across the St. John's area. The biggest change was in the large geographic area referred to as Remainder of CMA (Zone 3), where the vacancy rate decreased to 6.1 per cent in October 2015 from 7.6 per cent in October 2014. In Zone 1 - St. John's East, the vacancy rate decreased to 4.1 per cent from 4.7 per cent and in Zone 2 - St. John's West, the vacancy rate increased to five per cent from 3.7 per cent.

The moderate changes in the vacancy rate across the St. John's CMA were driven by several factors. Total housing demand has dropped throughout the St. John's area in 2015 due to weaker economic growth and lower commodity prices, particularly oil. To the end of the third quarter, both employment and labour force figures[4] were each up close to one per cent . While positive, this level of growth is much slower than the average of over two per cent recorded during the past five years. The St. John's area continues to see a positive influx of people, having gained 2,055 net migrants in 2014.

With respect to the rental apartment universe, 116 new units were added to the St. John's area rental market in 2015, representing a three per cent increase in supply. The slight increase in new rental apartment supply, paired with less competition from the secondary rental market, notably basement apartments, pulled fewer renters away from the surveyed rental market in 2015. These factors kept the overall vacancy rate steady in October 2015.

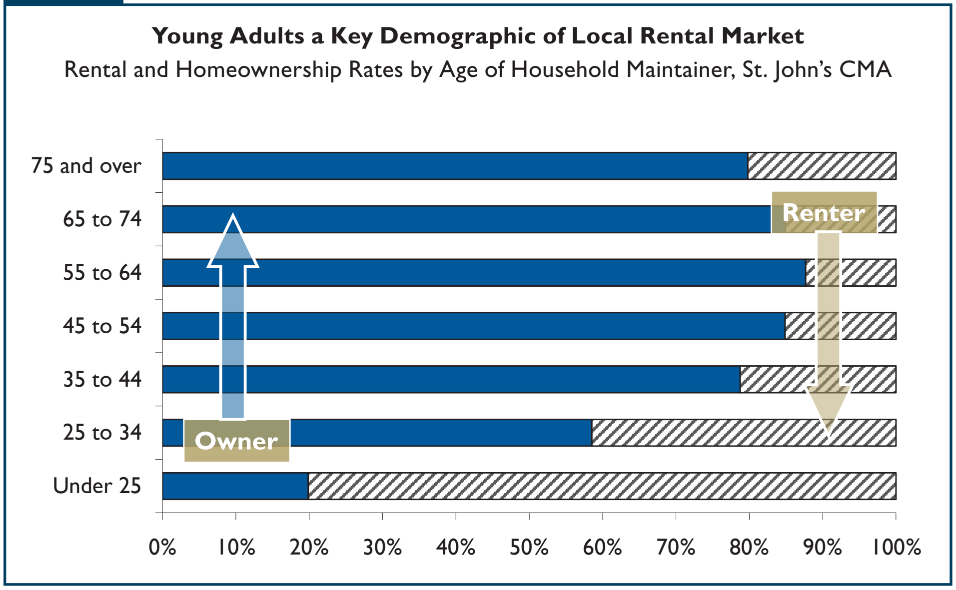
The overall average rent for surveyed rental market units was $859 in October 2015 compared to an average of $832 in 2014. Two-bedroom units had the highest average rent of $923, followed by $902 for three-bedroom units, $798 for one-bedroom units and bachelor units at $690. The percentage change in the overall average rent for structures common to both survey years was 1.7 per cent compared to 3.5 per cent in 2014. For each bedroom type, the percentage change was 5.5 per cent for bachelor units, 3.1 per cent for one-bedroom units, 1.2 per cent for two-bedroom units and -2.4 per cent for three-bedroom units.

Demand Mixed, Despite Less Competition from Secondary Rental Market and Weaker Economic Growth

Weaker economic growth this year resulted in less competition from the relatively large secondary rental market, primarily basement and main floor apartments and condos. This, in turn, put less pressure on the overall CMHC surveyed private apartment rental market in the St. John's CMA. Market intelligence from local area secondary rental market landlords indicated that recent economic weakness led to reduced demand for secondary apartment rentals in 2015. This drew fewer tenants from the aging surveyed rental apartment stock to the newer secondary rental market units relative to recent years. Also, economic weakness resulted in less demand within the secondary rental market in 2015 with fewer people in the surveyed market having the extra money required to make the jump to the more premium secondary market.

[4] Labour force, population, and migration data are sourced from Statistics Canada.

Figure 2



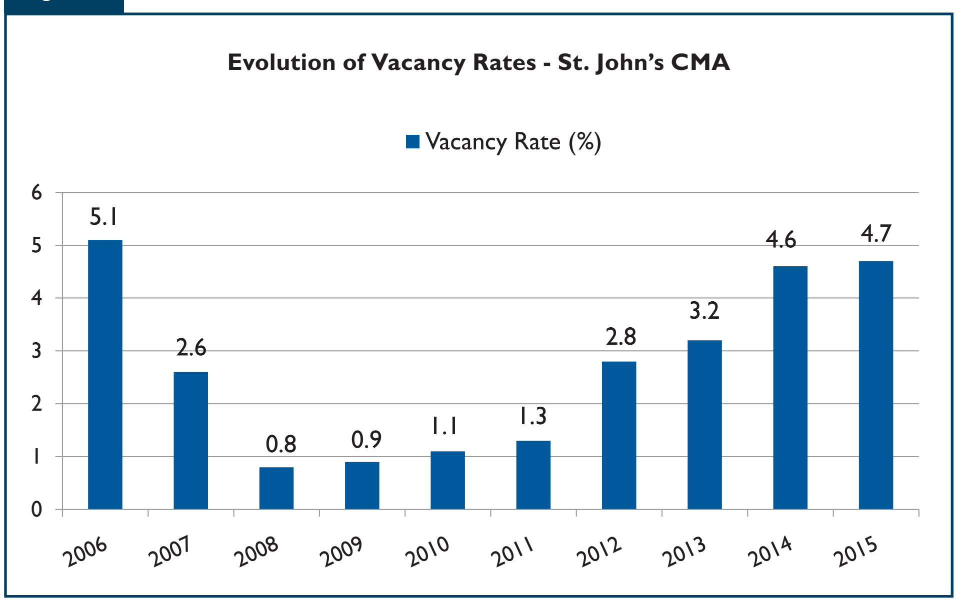
Source: Statistics Canada

During the October survey, the estimated number of households in other secondary rented units stood at 18,041 compared to 3,654 units in the surveyed private apartment universe. Approximately 6,000 of these secondary units are basement apartments. There has been a sizable increase in the number of basement apartments in recent years, due in part to the rental income being used to help offset mortgage carrying costs. Historically, many homeowners preferred the extra rental income or required the income support as part of their retirement years, but now it is often seen as a more of a necessity for some homebuyers in terms of being able to qualify for a mortgage. This is particularly the case among today's generation of first-time homebuyers. Lower oil and commodity prices in general this year, however, have resulted in economic weakness and increased vacancies among the basement apartment rental stock throughout the St. John's area secondary rental market and exerted less vacancy pressure on the surveyed market.

The weaker economy has led to further softening within the St. John's CMA housing market in 2015, with existing house prices down 4.6 per cent to $312,870[5] as of the end of September. At an interest rate of 3.5%, with a five per cent down payment and a 25-year amortization, the monthly payment for an average existing home would be approximately $1,500, plus approximately $200 a month for property taxes and approximately in $150 for utilities in 2015. Also, new home construction has declined considerably in 2015, but despite this, average new home prices moved beyond the $430,000 level.[6] Accordingly, households looking to transition from rental to homeownership have not seen a significant improvement with regards to affordability this year. High house prices have continued to make homeownership financially challenging, particularly for renter households aspiring to move to home ownership. As a result, making the transition from a renter to a homeowner remained financially challenging for these individuals in the St. John's CMA housing market in 2015.

Despite high house prices, other factors, such as low mortgage rates and income growth, likely benefited some renter households this year and

Figure 3



Source: CMHC

[5] Newfoundland and Labrador Association of REALTORS®
[6] CMHC (Market Absorption Survey)

shifted some demand away from rental housing towards homeownership. The mixed vacancy rates across the St. John's CMA indicate that these households were able to move to homeownership, thus contributing to the moderately higher vacancy rates recorded outside Zone 1 – St. John's East. Some of these moderate changes in vacancies are also related to the fact that renter households tend to have a much higher level of mobility as a result of a possible need for flexibility to move tied to job opportunities.

Age 18 to 24 Remains Key Rental Market Demographic

Much of the St. John's CMA potential renter pool continues to be represented by the young adult age 18 to 24 demographic. This segment of the population tends to move out of their family homes locally and in other communities within the province to the St. John's area for school or work if they choose to stay here. This is indicated by a one per cent increase in the working age (15 plus) population to 178,800 as of the end of September 2015, compared to 177,100 in September 2014. Following a gain of 2,055 net migrants in 2014, steady annual in-migration to the St. John's CMA has continued in 2015, supporting rental demand. Young adults under the age of 25 have the highest tendency to rent among all segments of the population in the St. John's area. This demographic segment remained a key driver of demand within the local rental market in 2015.

During the past few years, young Newfoundlanders returning to the province for employment opportunities in the St. John's area has been another factor impacting the local rental market. This segment of the population has a tendency to rent prior to purchasing a home. Growth within the local labour market in recent years has been tied to the need for higher skilled expertise because of the economy's focus on new energy expansion and development projects that include significantly sophisticated infrastructure. With the local oil and commercial construction industries generating employment opportunities, many young engineers and skilled-trades people continue to relocate to the St John's region. However, with the general slowdown throughout the economy compared to recent historical norms, this has been less amplified in 2015.

Student enrolment at Memorial University remains stable, attracting both international students and students from other provinces because of very low tuition fees relative to other universities. A 500 unit new student housing project was completed on Memorial University's campus in 2014 and likely exerted upward pressure on the vacancy rate during the October 2014 survey. However, available student housing is still unable to meet current demand and as a result, much of the demand continues to spill-over into both the surveyed and secondary rental markets.

Economy Influences Rental Market

Newfoundland and Labrador and the St. John's CMA have led Atlantic Canada in economic growth over the last several years, with positive GDP growth year-over-year supported by significant projects focused on both energy and resources. Given the current depressed commodity price environment, muted GDP growth has not provided much support to the St. John's area economy in 2015. However, the economy has been supported by healthy consumer spending and continued private sector innovation and investment activity. When the price of oil rebounds from current levels, recent and future potential oil field discoveries outside of the existing production areas will help lift investment and help to drive economic activity throughout the province and the St. John's region once again.

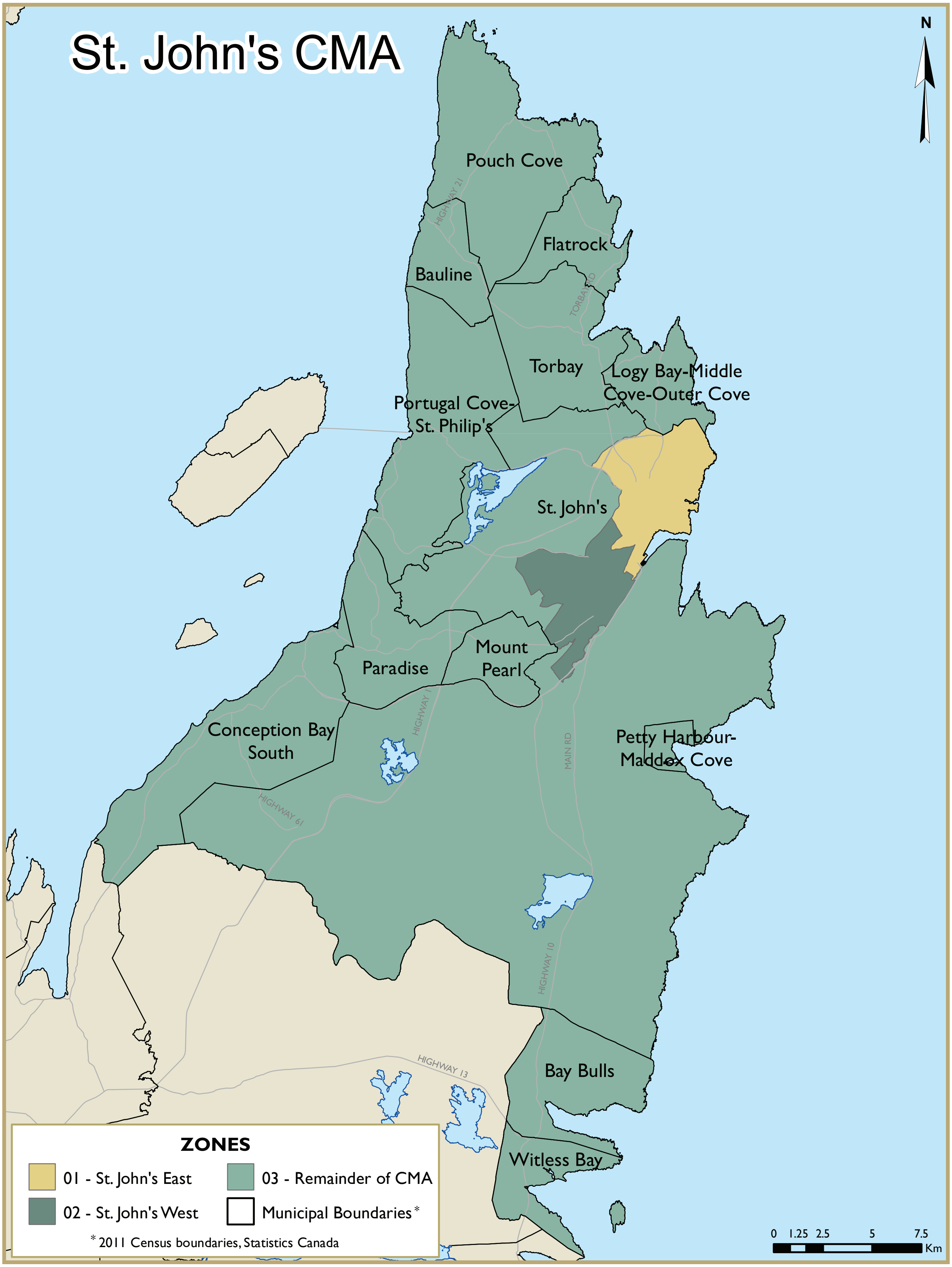
Labour market conditions have softened in 2015 after several years of strong steady increases in both employment and the labour force. To the end of the third quarter 2015, both employment and the labour force were up about one per cent and the unemployment rate in St. John's sat at 6.5 per cent versus 6.4 per cent during the same time in 2014. In terms of income, average weekly earnings were $987 to the end of September compared to $1,018 to the end of September 2014. Although weaker this year, these earnings levels continue to be among the highest in Canada, behind only Alberta. Despite an aging workforce, the labour market is expected to remain positive within the St. John's area, as people continue to find employment in most sectors as investment activity continues to move forward. However, as of the end of September, 2015's more tepid labour market has had more of a negative impact the local housing market than the local rental market, as indicated by the statistically unchanged vacancy rate.

Higher Availability Rates

The overall availability rate was 6.1 per cent during the October 2015 survey, statistically unchanged from October 2014's six per cent. Availability rates ranged from a high of 11.6 per cent for three-bedroom plus units to a low of 3.7 per cent for one-bedroom units. Two-bedroom units had an availability rate of 6.7 per cent, while the availability rate for bachelor units was 6.8 per cent. The availability rate includes actual vacant units, as well as units for which the existing tenant has given notice, but a new tenant has not yet signed a lease. Availability rates give a slightly broader indication of the supply of vacant rental stock over the short term.

Secondary Rental Market

In the secondary rental market, there were 18,041 units surveyed in October 2015. This element of the survey covers unit types that are less typical compared to traditional rental apartments (refer to the methodology section for additional details). Of the units surveyed, approximately 33 per cent were accessory suites, approximately 26 per cent were identified as single-detached units while the remaining 41 per cent were semi-detached, row or duplexes. The overall average rent for secondary rental market units was $873 in 2015 compared to an average of $859 for traditional apartments. Single-detached homes had the highest average rent of $1,039, followed by semi-detached, rows, and duplexes at $862 and accessory suites at $758. The average rent for a three-bedroom single-detached home was $1,122 in October, which is higher than the average for three-bedroom apartment units at $902.


St. John's CMA
N
Pouch Cove
Flatrock
Bauline
Torbay
Logy Bay-Middle Cove-Outer Cove
Portugal Cove-St. Philip's
St. John's
Mount Pearl
Paradise
Conception Bay South
Petty Harbour-Maddox Cove
Bay Bulls
Witless Bay
HIGHWAY 21
TORBAY RD
HIGHWAY 1
MAIN RD
HIGHWAY 61
HIGHWAY 10
HIGHWAY 13
ZONES
01 - St. John's East
02 - St. John's West
03 - Remainder of CMA
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5
Km

RMS ZONE DESCRIPTIONS - ST. JOHN'S CMA	
Zone 1	**St. John's East** is the eastern section of the City of St. John's which begins at Sudbury Street to the south, then along Bennett Avenue to Freshwater Road to the north. From Freshwater Road the boundary runs northwest along Empire Avenue to Prince Philip Drive; east to Portugal Cove Road and north along Portugal Cove Road to Major's Path; east along Major's Path to Torbay Road; north on Torbay Road to Stavanger Drive and east on Stavanger Drive through Snow's Lane to Logy Bay Road. Includes all areas in the downtown section of the City of St. John's including Pleasantville, Quidi Vidi and the Outer Battery.
Zone 2	**St. John's West** is the western section of the City of St. John's commencing at the corner of Prince Philip and Allandale Road; west along Prince Philip Drive to Thorburn Road; north along Thorburn Road to the Outer Ring Road. South along Bonaventure Avenue to Elizabeth Avenue then west to the corner of Blackmarsh Road and Topsail Road. Bordered to the southwest by Brookfield Road at Pearltown Road. Also including both sides of Kenmount Road to the intersection of Mount Carson Avenue.
Zones 1-2	**St. John's City**
Zone 3	**Remainder of Census Metropolitan Area (CMA)** is the remaining portion of the Census Metropolitan Area including the City of Mount Pearl, Towns of Paradise, Conception Bay South, Logy Bay-Middle Cove-Outer Cove, Bauline, Bay Bulls, Flatrock, Petty Harbour-Maddox Cove, Pouch Cove, Torbay, Portugal Cove-St. Phillips, and Witless Bay. Also includes the remaining portion of the City of St. John's commonly referred to as Goulds.
Zones 1-3	**St. John's CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the 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 (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
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 St. John's CMA

Zone	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
Zone 1 - St. John's East	10.6 a	7.8 b ↓	3.9 b	3.5 c -	4.3 a	3.5 b ↓	1.7 c	5.8 c ↑	4.7 a	4.1 b ↓
Zone 2 - St. John's West	2.7 a	4.1 c ↑	2.1 a	3.0 a ↑	4.1 a	5.8 a ↑	8.5 b	8.3 a -	3.7 a	5.0 a ↑
St. John's City (Zones 1-2)	7.2 a	6.3 b ↓	3.1 a	3.3 b -	4.2 a	4.6 a ↑	4.9 b	7.0 b ↑	4.2 a	4.5 a ↑
Zone 3 - Remainder of CMA	0.0 a	0.0 a -	2.1 a	0.7 a ↓	11.3 a	6.9 a ↓	13.4 a	**	7.6 a	6.1 b ↓
St. John's CMA	**7.1** a	**6.2** b ↓	**3.0** a	**3.0** b -	**4.7** a	**4.7** a -	**6.7** b	**9.2** b ↑	**4.6** a	**4.7** 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

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type St. John's CMA

Zone	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
Zone 1 - St. John's East	623 a	655 a	806 a	833 a	938 a	995 a	1,014 b	981 a	865 a	904 a
Zone 2 - St. John's West	661 a	736 a	752 a	774 a	867 a	878 a	921 a	908 a	822 a	836 a
St. John's City (Zones 1-2)	636 a	690 a	780 a	808 a	904 a	941 a	965 a	946 a	845 a	874 a
Zone 3 - Remainder of CMA	596 b	**	710 a	724 a	715 a	717 a	764 a	702 a	718 a	717 a
St. John's CMA	**635** a	**690** a	**770** a	**798** a	**888** a	**923** a	**930** a	**902** a	**832** a	**859** a

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

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

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type St. John's CMA

Zone	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
Zone 1 - St. John's East	202	201	554	591	834	897	125	126	1,715	1,815
Zone 2 - St. John's West	151	150	425	429	803	808	100	111	1,479	1,498
St. John's City (Zones 1-2)	353	351	979	1,020	1,637	1,705	225	237	3,194	3,313
Zone 3 - Remainder of CMA	6	5	144	144	135	134	59	58	344	341
St. John's CMA	**359**	**356**	**1,123**	**1,164**	**1,772**	**1,839**	**284**	**295**	**3,538**	**3,654**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

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

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. John's CMA

Zone	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
Zone 1 - St. John's East	11.6 a	8.3 b ↓	4.1 a	3.9 c -	5.3 a	4.4 b ↓	3.4 c	9.3 c ↑	5.5 a	5.0 b -
Zone 2 - St. John's West	2.7 a	4.8 b ↑	2.8 a	4.4 a ↑	7.3 a	9.2 a ↑	13.3 c	11.0 a ↓	5.9 a	7.6 a ↑
St. John's City (Zones 1-2)	7.7 a	6.9 a ↓	3.5 a	4.1 b ↑	6.3 a	6.7 a -	8.0 b	10.1 c ↑	5.7 a	6.1 a ↑
Zone 3 - Remainder of CMA	0.0 a	0.0 a -	5.0 a	0.7 a ↓	11.3 a	6.9 a ↓	13.4 a	**	8.8 a	6.1 b ↓
St. John's CMA	**7.6** a	**6.8** a ↓	**3.7** a	**3.7** b -	**6.7** a	**6.7** a -	**9.2** b	**11.6** c ↑	**6.0** a	**6.1** a -

<u>The following letter codes are used to indicate the reliability of the estimates</u>:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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↑ 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 Rent [1] by Bedroom Type St. John's CMA

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
Zone 1 - St. John's East	1.0 a	6.2 c	3.6 b	4.3 d	4.8 c	2.0 c	5.1 d	**	4.6 c	2.6 c
Zone 2 - St. John's West	1.9 c	5.9 c	2.6 a	2.1 a	2.4 a	0.9 a	1.7 c	++	2.7 a	1.5 a
St. John's City (Zones 1-2)	1.5 c	6.0 b	3.1 b	3.2 c	3.6 b	1.4 a	3.1 d	++	3.7 b	2.1 b
Zone 3 - Remainder of CMA	**	**	1.7 c	1.2 a	++	-0.6 a	8.5 b	-9.4 a	2.0 c	-1.3 a
St. John's CMA	**1.6** c	**5.5** c	**3.0** b	**3.1** c	**3.2** b	**1.2** a	**4.0** c	**-2.4** c	**3.5** b	**1.7** b

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

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

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

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type St. John's CMA

Year of Construction	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	
St. John's CMA															
Pre 1940	**	**		6.3 b	3.0 c	↓	5.5 a	5.8 b	-	1.4 a	12.2 d	↑	5.6 a	5.7 b	-
1940 - 1959	20.3 a	**		1.3 a	4.3 d	↑	4.1 b	9.3 b	↑	**	2.3 b		4.0 b	7.3 b	↑
1960 - 1974	9.0 a	5.8 b	↓	0.9 a	4.5 a	↑	7.2 a	5.9 b	↓	17.1 d	**		6.1 a	6.6 b	-
1975 - 1989	4.1 b	3.7 b	-	2.4 a	2.9 a	-	3.8 a	3.8 a	-	4.6 a	3.9 a	↓	3.5 a	3.5 a	-
1990 - 2004	**	**		0.0 d	0.0 d	-	3.1 b	2.2 b	↓	**	**		2.3 c	1.6 c	-
2005+	-	-		**	0.0 a		**	1.4 a		**	**		2.6 a	2.0 a	↓
Total	7.1 a	6.2 b	↓	3.0 a	3.0 b	-	4.7 a	4.7 a	-	6.7 b	9.2 b	↑	4.6 a	4.7 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

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type St. John's CMA

Year of Construction	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
St. John's CMA										
Pre 1940	583 b	**	791 b	799 a	881 a	908 a	1,009 a	1,074 b	844 a	872 a
1940 - 1959	580 a	621 a	755 b	841 b	854 a	881 a	829 c	876 b	800 a	851 a
1960 - 1974	666 a	667 a	814 a	818 a	832 a	861 a	722 b	698 b	783 a	797 a
1975 - 1989	627 a	718 a	737 a	756 a	856 a	856 a	963 a	890 a	813 a	815 a
1990 - 2004	**	**	629 c	693 c	1,026 b	901 a	**	**	952 c	848 b
2005+	-	-	**	990 a	**	1,539 a	**	**	1,289 a	1,319 a
Total	635 a	690 a	770 a	798 a	888 a	923 a	930 a	902 a	832 a	859 a

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

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

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type St. John's CMA

Size	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
St. John's CMA										
3 to 5 Units	9.8 b	**	7.3 b	4.1 d ↓	9.3 b	7.1 c -	**	**	8.3 b	6.6 c ↓
6 to 19 Units	**	0.0 a	1.0 a	5.5 a ↑	5.6 b	4.7 a ↓	7.4 b	12.0 a ↑	4.6 c	6.6 a ↑
20 to 49 Units	0.0 a	5.3 a ↑	1.9 a	3.9 a ↑	4.1 a	4.2 a ↑	5.4 a	8.2 a ↑	3.7 a	4.4 a ↑
50 to 99 Units	8.5 a	3.8 a ↓	2.8 a	3.6 a ↑	3.2 a	4.1 a ↑	7.7 a	7.7 a -	4.7 a	4.1 a ↓
100+ Units	0.0 a	9.3 a ↑	0.8 a	0.8 a -	3.0 a	5.3 a ↑	**	**	1.2 a	2.6 a ↑
Total	7.1 a	6.2 b ↓	3.0 a	3.0 b -	4.7 a	4.7 a -	6.7 b	9.2 b ↑	4.6 a	4.7 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

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- indicates that the change is not statistically significant

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

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
St. John's CMA

Size	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
St. John's CMA										
3 to 5 Units	585 a	601 b	779 b	781 b	839 b	853 a	843 c	809 b	788 b	799 a
6 to 19 Units	**	**	667 c	678 b	845 a	868 a	973 a	944 a	834 a	829 a
20 to 49 Units	666 a	688 a	752 a	787 a	891 a	923 a	944 a	964 a	864 a	895 a
50 to 99 Units	660 a	719 a	838 a	867 a	924 a	980 a	875 a	**	849 a	891 a
100+ Units	629 a	706 a	771 a	813 a	903 a	914 a	**	**	802 a	834 a
Total	635 a	690 a	770 a	798 a	888 a	923 a	930 a	902 a	832 a	859 a

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

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

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
St. John's CMA

Zone	3-5			6-19			20-49			50-99			100+		
	Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15	
Zone 1 - St. John's East	7.4 b	6.7 c	-	3.7 b	4.5 a	↑	3.6 a	3.8 a	↑	5.1 a	2.7 a	↓	**	**	
Zone 2 - St. John's West	12.0 d	7.1 c	↓	**	6.7 a		3.9 a	5.1 a	↑	3.2 a	4.9 a	↑	**	**	
St. John's City (Zones 1-2)	8.6 b	6.8 c	-	2.6 a	5.2 a	↑	3.7 a	4.4 a	↑	4.1 a	3.8 a	↓	1.0 a	2.9 a	↑
Zone 3 - Remainder of CMA	6.6 b	4.8 d	-	12.2 a	12.2 a	-	-	-		**	**		**	**	
St. John's CMA	**8.3** b	**6.6** c	↓	**4.6** c	**6.6** a	↑	**3.7** a	**4.4** a	↑	**4.7** a	**4.1** a	↓	**1.2** a	**2.6** a	↑

<u>The following letter codes are used to indicate the reliability of the estimates</u>:
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
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type St. John's CMA

Rent Range	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	
St. John's CMA															
LT $400	**	**		**	**		**	**		**	**		**	**	
$400 - $499	**	**		**	**		**	**		**	**		**	**	
$500 - $599	**	**		**	**		**	**		**	**		**	**	
$600 - $699	11.1 c	7.5 c	↓	3.4 d	4.8 d	-	1.4 d	2.7 b	-	**	**		7.9 c	6.5 c	-
$700 - $799	11.1 c	6.7 a	↓	1.8 a	3.4 c	↑	7.9 c	2.1 c	↓	**	2.6 b		4.4 b	3.5 b	↓
$800+	**	**		7.0 c	2.6 b	↓	4.8 a	5.6 a	↑	5.4 d	8.4 c	↑	5.2 a	5.1 a	-
Total	7.1 a	6.2 b	↓	3.0 a	3.0 b	-	4.7 a	4.7 a	-	6.7 b	9.2 b	↑	4.6 a	4.7 a	-

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

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type St. John's CMA - 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	
St. John's CMA															
Single Detached	**	**		**	**		**	802 c		1,129 b	1,122 b	-	1,108 b	1,039 b	-
Semi detached, Row and Duplex	**	**		695 b	**		833 d	765 c	-	**	905 b		879 b	862 b	-
Other-Primarily Accessory Suites	**	**		**	645 b		745 b	845 b	↑	**	**		697 b	758 b	-
Total	**	**		661 c	643 b	-	843 b	821 b	-	1,057 b	1,006 b	-	907 b	873 b	-

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

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

↑ 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

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type St. John's CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]		
	Oct-14	Oct-15	
St. John's CMA			
Single Detached	5,705 d	4,745 d	↓
Semi detached, Row and Duplex	7,777 c	7,294 c	↓
Other-Primarily Accessory Suites	**	6,001 d	
Total	18,138	18,041	

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

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

↑ 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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