

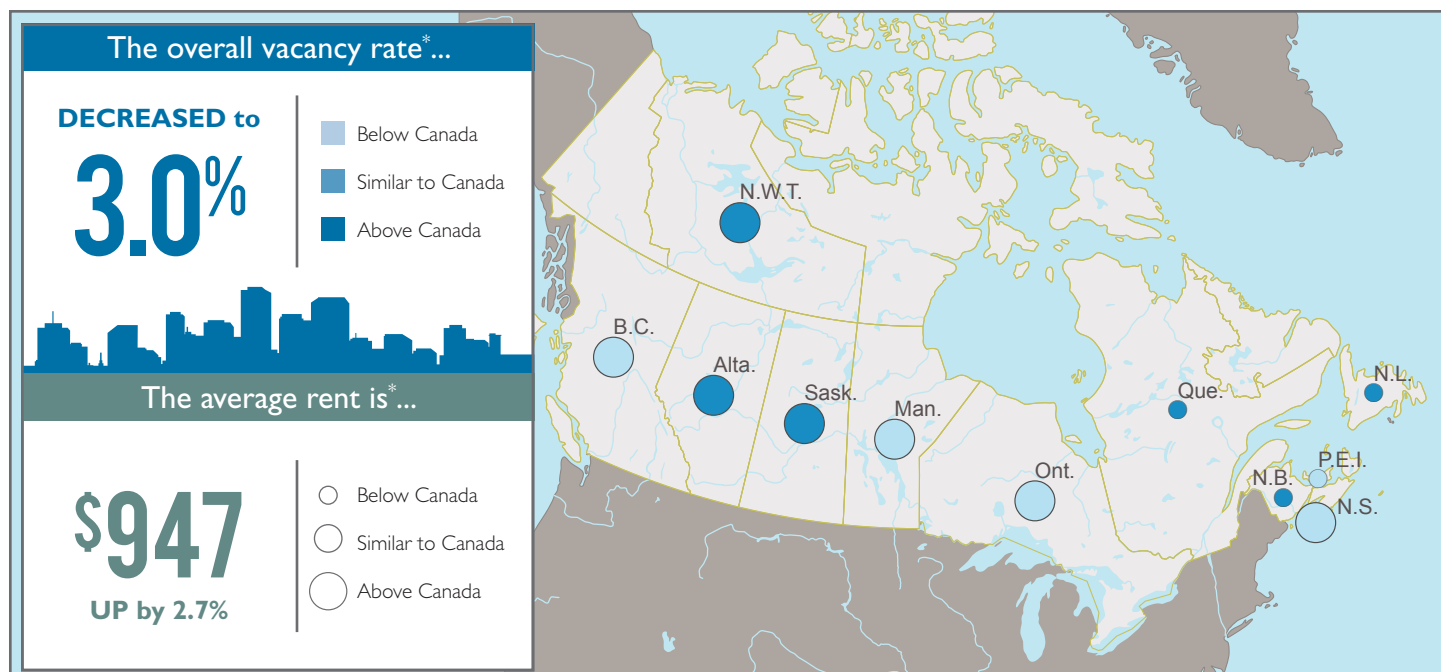
RENTAL MARKET REPORT

Canada Highlights¹



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
3.5%	2.9%	2.9%	2.9%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$733 Avg. Rent	\$902 Avg. Rent	\$989 Avg. Rent	\$1,063 Avg. Rent

“Demand for purpose-built rental apartments outpaced growth in supply in 2017, leading to a decline in the vacancy rate.”

Gustavo Durango
Senior Economist, CMHC

*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.

¹ Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- Nationally, growth in the demand for purpose-built rental apartment units outpaced growth in supply, leading to a decline in the vacancy rate that reversed increases observed over the last two years.
- The increase in the number of purpose-built rental apartment units that were occupied reflected high levels of international migration, higher employment growth for young households and the continued aging of the Canadian population.
- Rental housing demand increased in most regions, including the oil-producing province of Alberta, which saw a meaningful decline in its vacancy rate following two years of sharp increases in the wake of the 2014 oil-price shock.

National decline in the vacancy rate reverses two years of increases, reflecting stable growth in demand and weaker growth in supply

According to Canada Mortgage and Housing Corporation's 2017 Rental Market Survey, the average vacancy rate for purpose-built rental apartment units across all surveyed centres² decreased from 3.7% in October 2016 to 3.0% in October 2017. This reverses the cumulative increases observed in 2015 and 2016 and leaves the purpose-built vacancy rate at its 10-year average³.

Between October 2016 and October 2017, the number of purpose-built rental apartments in all surveyed centres increased by approximately 23,000 units, or 1.2%. This represents a significant slowdown in the growth of supply when compared to the roughly 40,000 unit increase registered between October 2015 and October 2016. However, growth in the demand for purpose-built rental apartments in 2017 (i.e. growth in the number of occupied units) saw relatively little change when compared to 2016. Steady growth in demand combined with weaker growth in supply pushed down the vacancy rate.

Nationally, demand for purpose-built rental apartments was supported by historically high levels of net international migration, improving employment conditions for younger households, and the on-going aging of the population.

New international migrants are a key source of rental housing demand because they have a strong tendency to rent during the first few years of their arrival when compared to non-migrants and migrants who have been in Canada longer, as consistently indicated by Census data. This reflects the fact that purpose-built rental accommodation is generally less expensive than homeownership, increasing its appeal to new immigrant households that may not be as financially secure on first-arrival as more established immigrant households. Data on net international migration to Canada

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is up to the second quarter of 2017. While Canada saw a decline in the number of net new immigrants over the first half of 2017 when compared to the same period of 2016, it is important to remember that 2016 saw a near-record high level of new immigrants. As a result, despite the year-to-date decline in 2017, the level of net international immigration to Canada remains well-above historical averages, thus maintaining a strong level of support for rental demand.

Younger households are another key source of rental demand. Younger households tend to have lower income and wealth than older households, so are more likely to gravitate towards the relatively more-affordable rental market. Between October 2016 and October 2017, employment growth for 15 to 29 year olds strengthened when compared to growth between October 2015 and October 2016 and was concentrated in full-time employment, thus supporting the growth of rental demand.

The continued aging of the Canadian population also contributed to the increase in occupied rental units this year, as the propensity to

² Centres are based on Statistics Canada definitions. CMHC surveys all centres with a population of at least 10,000 individuals. This includes Canada's largest centres, Statistics Canada's Census Metropolitan Areas (CMAs). However, aggregate data for CMAs is also reported separately.

³ The rental market in Canada consists of both the purpose-built sector and the secondary rental market. The purpose-built sector refers to dwellings that were completed with the intention of supplying the rental market. The secondary rental market refers to dwellings that were initially built to supply the owner-occupant sector but whose owners rent them out. The secondary rental market largely consists of rented condominium apartments.

CMHC reports vacancy rates for the purpose-built and secondary market sectors separately; CMHC does not report an aggregate vacancy rate that would cover both the purpose-built and secondary rental sectors because these markets are not perfect substitutes and can display divergent trends. Consequently, it is more informative to track the evolution of vacancy rates in both sectors separately rather than attempting to summarize developments in both markets through a single vacancy rate.

live in rental housing tends to rise as people enter retirement age. The population aged 65 and older continued to register strong growth across Canada's provinces in 2017, supporting the growth of rental demand.

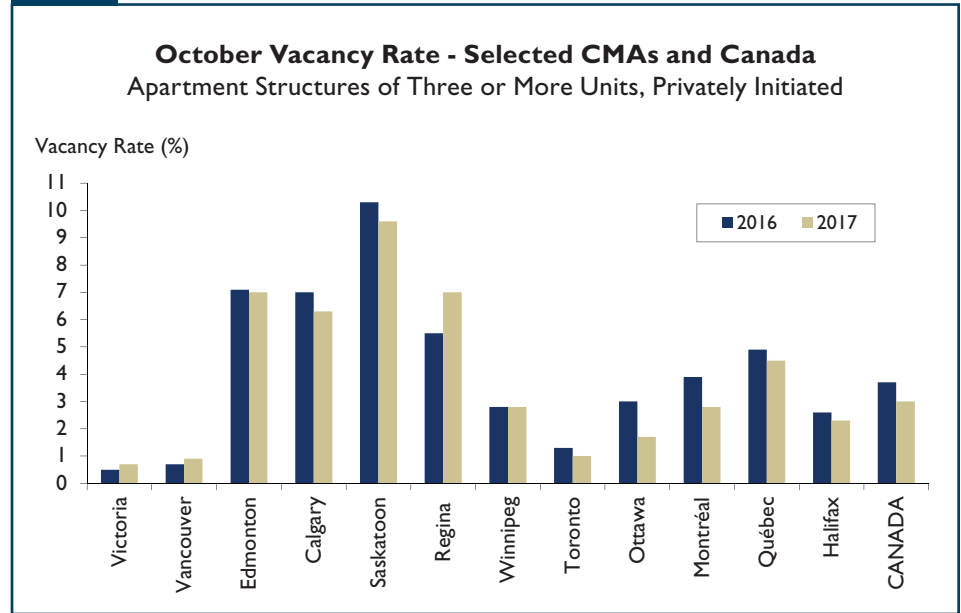
Rental demand increased in most provinces

Most provinces saw an increase in demand for purpose-built rental apartments, as indicated by increases in the number of occupied units between October 2016 and October 2017.

The largest gain in the number of occupied rental units was reported in Ontario, followed by Quebec. These provinces also saw some of the strongest gains in the supply of new purpose-built rental apartment units, but this was outpaced by demand growth. As a result, vacancy rates declined in these provinces, contributing greatly to the decline in the overall National vacancy rate. In Ontario, the vacancy rate fell from 2.1% in October 2016 to 1.6% in October 2017, while Quebec registered a decline from 4.4% to 3.4% over the same period. Ontario and Quebec have both seen improvement in employment conditions so far in 2017, including growth in the employment of 15 to 29 year olds. They also continue to receive relatively high levels of international migrants, despite registering a year-to-date decline from levels in 2016.

Rental market developments in Alberta indicate that this oil-producing province is continuing to adapt to lower oil prices, as employment conditions and net international migration have steadily improved from lows registered in the wake of the 2014 oil-price shock. That shock led to a spike in Alberta's vacancy

Figure 1



Source: CMHC, Rental Market Survey

rate in 2015 and 2016, which left it at 8.1% by October 2016 and well-above historical norms. However, continued improvement in economic conditions has supported growth in Alberta's rental demand in 2017, exceeded only by Ontario and Quebec in the number of additional occupied units. As a result, the vacancy rate in Alberta declined to 7.5% in October 2017 – still quite high by historical standards, but a sign of increasing recovery nonetheless.

In the Atlantic region outside of Newfoundland and Labrador, generally modest employment growth and relatively high levels of net international migration supported growth in rental demand. This led to declines in vacancy rates in Prince Edward Island (from 2.1% in October 2016 to 1.2% in October 2017), Nova Scotia (from 3.0% to 2.6%) and New Brunswick (from 6.6% to 4.1%). Newfoundland and Labrador was the only province that registered essentially no growth in the number of occupied units, reflecting a lack of support from labour markets as employment

declined between October 2016 and October 2017, including lower employment of 15 to 29 year olds. As a result, Newfoundland and Labrador registered the sole provincial increase in vacancy rates, rising slightly from 6.5% to 6.6%.

Manitoba and Saskatchewan saw relatively modest gains in the growth of occupied units that nonetheless outpaced growth in supply. On balance, this led to a very slight 0.1 percentage point decline in the vacancy rate in both provinces, from 2.8% to 2.7% in Manitoba and from 9.4% to 9.3% in Saskatchewan. The decline in Manitoba's vacancy rate reflects strong employment growth among 15 to 29 year olds and a high influx of immigrants. Saskatchewan, an oil-producing province, experienced a similar jump in vacancy rates as in Alberta in 2015 and 2016. However, employment conditions have not improved in Saskatchewan as they have in Alberta so far in 2017, resulting in relatively little change to Saskatchewan's currently high vacancy rate.

British Columbia's vacancy rate held steady at a low level of 1.3%. Strong employment growth, particularly among 15 to 29 year olds, along with high levels of net international migration supported growth in the number of occupied purpose-built rental apartment units which was matched by growth in the supply of units, resulting in a stable vacancy rate in British Columbia.

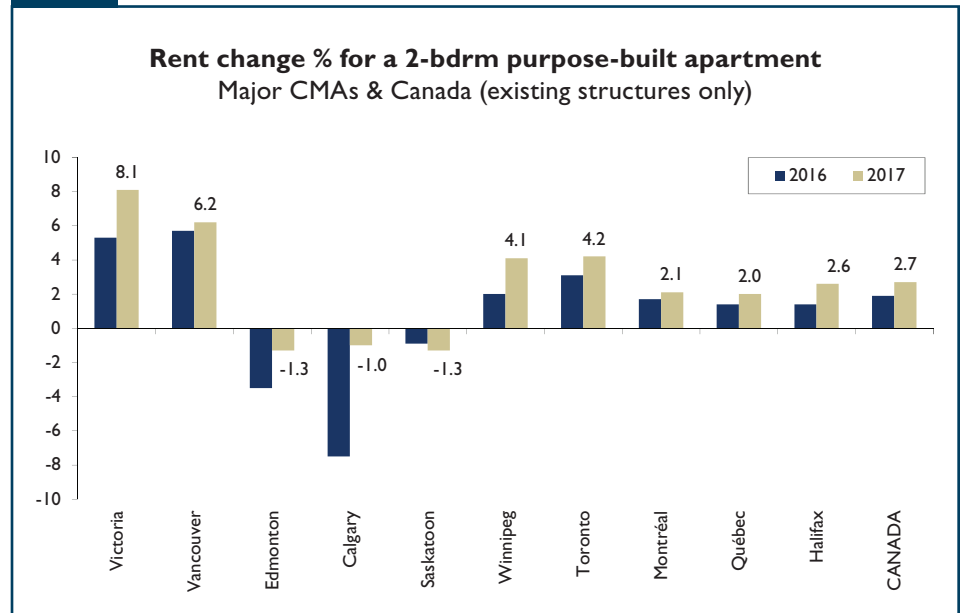
Among CMAs in October 2017, the centres with the highest purpose-built rental vacancy rates were concentrated in Saskatchewan, including Saskatoon (9.6%) and Regina (7.0%), although St. John's also registered a high vacancy rate (7.2%) as did Edmonton (7.0%). The lowest rental vacancy rates were mainly concentrated in British Columbia, including Kelowna and Abbotsford-Mission (both at 0.2%), Victoria (0.6%) and Vancouver (0.9%). Vacancy rates were also low in Ontario, including the centres of Kingston (0.7%) and Toronto (1.0%).

Comparable rents for two-bedroom apartments increased

The average rent across all surveyed centres for two-bedroom apartments in structures common to both the 2016 and 2017 surveys rose by 2.7%⁴. By comparison, inflation in Canada was 1.4% during this 12-month period.

The largest increases were registered in British Columbia, led by Kelowna (8.6%), Victoria (8.1%) and Vancouver (6.2%). Strong increases were also recorded in Ontario, mainly within the Greater Golden Horseshoe

Figure 2



Source: CMHC, Rental Market Survey

region around Toronto. Centres in Ontario that saw strong rent increases include Belleville (5.9%), Oshawa (5.2%), Hamilton (5.1%), Barrie (4.6%) and Toronto (4.2%). These increases reflect low vacancy rates. By contrast, high vacancy rates in the oil-producing provinces of Saskatchewan and Alberta continued to place downward pressure on rent levels in Saskatoon and Edmonton (both at -1.3%) and Calgary (-1.0%). However, the pace of decline in Edmonton and Calgary has slowed greatly from the pace recorded in October 2016 (which was at -3.5% in Edmonton and -7.5% in Calgary).

The average monthly rent across all surveyed centres stood at \$989 in October 2017. Average monthly rents for two-bedroom apartments in new and existing structures were highest in Vancouver (\$1,552), Toronto (\$1,404) and Calgary

(\$1,247). Rents were lowest in Trois-Rivières (\$594), Saguenay (\$605) and Sherbrooke (\$631).

Turnover rates held steady

Turnover rates represent the share of units in a purpose-built rental apartment structure that were rented to new tenants in the past 12 months (at the time of the survey). Across surveyed centres, the average turnover rate stood at 20%, essentially unchanged from the rate of 20.2% recorded in October 2016. Turnover rates were above the national average in Saskatchewan, Alberta, Manitoba, New Brunswick and Nova Scotia and below the national average in British Columbia, Ontario, Quebec, P.E.I., and Newfoundland and Labrador.

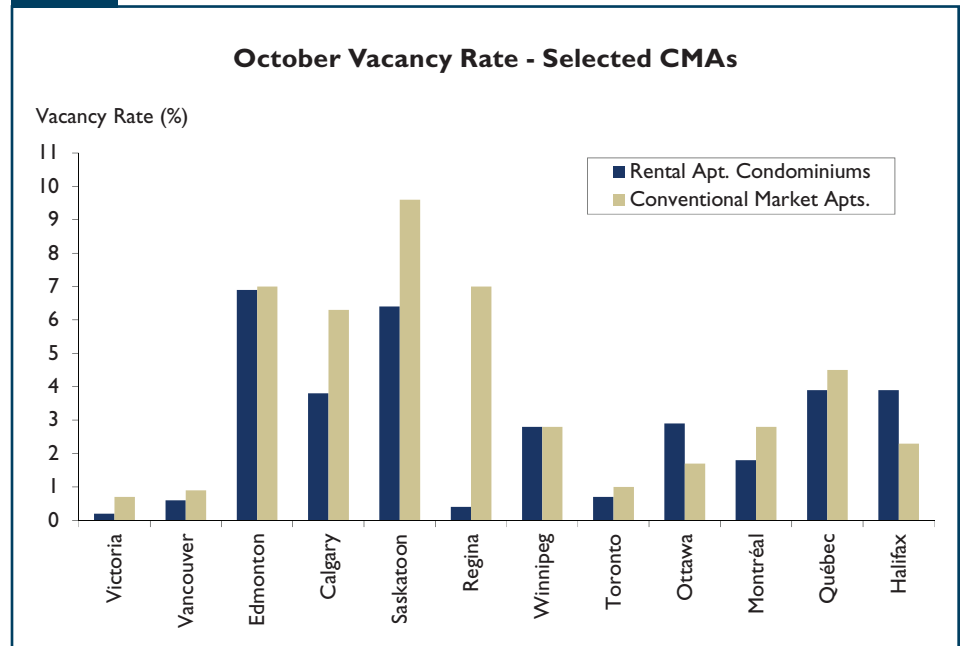
⁴ Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants.

Rental Condominium Apartment Vacancy Rate Declined

CMHC's Rental Market Survey also covered condominium apartments offered for rent on the secondary rental market in 17 major centres across Canada. On average across all 17 surveyed centres, the rental condominium vacancy rate declined from 1.9% in October 2016 to 1.6% in October 2017. This reflected stronger growth in the number of occupied rental condominium units than in the growth of condominium units on the secondary rental market, on aggregate across all markets. Consistent with results from previous surveys, rental condominium vacancy rates were lower than vacancy rates for purpose-built rental apartment units in most centres, as the average purpose-built vacancy rate across the 17 centres was 2.6% in October 2017.

Among the centres surveyed⁵, rental condominium vacancy rates ranged from a low of 0.2% in Victoria to a high of 6.9% in Edmonton. Saskatoon, Ottawa and Vancouver were the only three centres that registered an increase in rental condominium vacancy rates. While demand increased in all three markets (as measured by an increase in the number of occupied rental condominium units in all three CMAs), this was exceeded by growth in the number of condominium apartments that were made available for rent on the secondary market. However, Vancouver's vacancy rate

Figure 3



Source: CMHC, Rental Market Survey

(0.6%) remained well below the 17-centre average despite registering an increase. The five centres that recorded a decrease in rental condominium vacancy rates include Gatineau, Montréal, Kitchener-Cambridge-Waterloo, Toronto and Victoria. These centres all reported increases in the supply of rental condominium units that were outpaced by growth in the number of occupied units. Notably, the rental condominium vacancy rate in Toronto (0.7%), Kitchener-Cambridge-Waterloo (0.7%) and Victoria (0.2%) is well below the 17-centre average. Eight centres saw no statistically significant change⁶ (Halifax, Québec, Hamilton, London, Winnipeg, Regina, Calgary and Edmonton).

Consistent with results from previous surveys, the average rent for a two-bedroom rental condominium apartment unit across the 17 surveyed centres exceeded the average rent for a two-bedroom purpose-built apartment across the same centres in October 2017 (at \$1,421 and \$1,044 respectively). Condominiums are typically newer and tend to offer a greater range of amenities than purpose-built rental apartments, which is reflected in generally higher rents for condominium rental apartments. Among surveyed centres, the highest rental condominium rent was in Toronto (\$2,301), followed by Vancouver (\$1,874) and Ottawa (\$1,566). The lowest rents were recorded in London (\$996), Québec (\$1,052) and Gatineau (\$1,061).

⁵ The change in Kelowna's rental condominium vacancy rate between October 2016 and October 2017 is not available because the 2016 vacancy rate for this CMA was not reported due to poor statistical quality.

⁶ A "significant change" is a change that cannot be explained by an error in the survey sampling. If a change is insignificant, the survey cannot clearly tell if a vacancy rate is higher or lower this year relative to the previous year, when considering the survey margin of error.

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 (Not available for Québec centres)
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in SELECTED Rental Market Reports

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 (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) 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 (Not available for Québec centres)
- 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 (%)
- 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
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

1.0 Rental Market Indicators Privately Initiated Apartment Structures of Three Units and Over Provinces and Major Centres										
Centre	Vacancy Rates (%)		Availability Rates (%)		Turnover Rates (%)		Average Rent 2 Bedroom (\$) (New and existing Structures)		Percentage Change of Average Rent Two Bedroom From Fixed Sample (Existing structures only)	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Newfoundland & Labrador 10,000+	6.5 a	6.6 a -	6.9 a	6.9 a -	15.5 d	16.6 a -	865 a	854 a	1.5 a	0.7 a
St. John's CMA	7.9 a	7.2 a -	8.4 a	7.5 a ↓	**	16.8 a	958 a	941 a	1.3 a	++
Prince Edward Island 10,000+	2.1 a	1.2 a ↓	3.2 b	1.4 a ↓	23.6 d	18.2 d ↓	852 a	880 a	**	1.0 a
Charlottetown CA	1.7 b	0.9 a ↓	2.8 b	1.2 a ↓	24.6 d	17.4 d ↓	872 a	901 a	**	1.0 a
Nova Scotia 10,000+	3.0 a	2.6 a ↓	4.0 a	3.5 a ↓	24.2 a	23.9 a -	1,008 a	1,048 a	1.4 a	2.4 a
Halifax CMA	2.6 a	2.3 a ↓	3.7 a	3.1 a ↓	24.0 a	23.9 a -	1,063 a	1,109 a	1.4 a	2.6 a
New Brunswick 10,000+	6.6 a	4.1 a ↓	7.4 a	4.5 a ↓	24.1 a	29.1 a ↑	763 a	778 a	1.7 a	1.4 a
Moncton CMA	6.0 a	4.5 b ↓	7.1 a	5.0 b ↓	29.2 d	28.7 a -	798 a	803 a	1.9 a	0.8 d
Saint John CMA	8.5 a	4.7 b ↓	9.0 a	5.1 b ↓	12.7 c	27.9 a ↑	720 a	747 a	2.0 c	1.4 a
Quebec 10,000+	4.4 a	3.4 a ↓	5.0 a	**	18.3 a	18.6 a -	751 a	751 a	1.5 a	1.9 a
Ottawa-Gatineau CMA (Qué. part)	6.3 b	3.8 b ↓	7.0 b	**	21.3 a	22.4 a -	762 a	782 a	++	2.2 b
Montréal CMA	3.9 a	2.8 a ↓	4.6 a	**	17.4 a	17.3 a -	788 a	782 a	1.7 a	2.1 a
Québec CMA	4.9 a	4.5 a ↓	5.5 a	**	21.6 a	21.6 a -	808 a	820 a	1.4 a	2.0 c
Saguenay CMA	7.0 b	6.8 b -	7.5 b	**	20.6 a	21.1 a -	587 a	605 a	++	++
Sherbrooke CMA	6.4 a	5.3 a ↓	6.6 a	**	21.7 a	25.7 a ↑	622 a	631 a	2.1 c	1.9 c
Trois-Rivières CMA	6.2 a	4.7 b ↓	6.3 a	**	19.5 a	23.0 a ↑	587 a	594 a	2.1 b	++
Ontario 10,000+	2.1 a	1.6 a ↓	3.7 a	2.9 a ↓	18.6 a	18.3 a -	1,154 a	1,208 a	3.0 a	3.7 a
Barrie CMA	2.2 a	2.7 a -	4.8 b	4.6 b -	19.9 d	38.4 a ↑	1,150 a	1,205 a	3.8 b	4.6 b
Belleville CMA	3.4 b	2.2 a ↓	5.5 a	2.9 a ↓	22.9 d	**	953 a	1,005 a	2.0 c	5.9 c
Brantford CMA	2.1 a	1.3 a ↓	3.0 a	2.4 a ↓	20.1 d	21.2 d -	908 a	955 a	3.0 b	2.4 c
Greater Sudbury/Grand Sudbury CMA	5.3 b	4.5 b ↓	6.3 b	4.9 b ↓	19.0 a	16.5 d ↓	990 a	1,048 a	2.2 c	2.9 c
Guelph CMA	1.0 a	1.2 a -	2.0 a	2.3 a -	**	23.4 d	1,078 a	1,124 a	4.1 b	3.4 b
Hamilton CMA	3.8 a	2.4 a ↓	6.0 a	3.6 b ↓	14.1 c	17.1 d ↑	1,037 a	1,103 a	4.9 c	5.1 c
Kingston CMA	2.6 a	0.7 a ↓	4.2 a	1.8 a ↓	26.5 a	25.6 d -	1,119 a	1,157 a	2.3 a	3.3 b
Kitchener-Cambridge-Waterloo CMA	2.2 a	1.9 a -	4.0 a	3.6 a ↓	20.5 a	20.6 a -	1,050 a	1,093 a	2.8 a	3.4 b
London CMA	2.1 a	1.8 a ↓	4.3 a	3.5 a ↓	31.8 a	24.9 a ↓	1,002 a	1,041 a	1.8 a	2.9 b
St. Catharines-Niagara CMA	2.2 a	1.5 a ↓	3.4 a	2.7 a ↓	16.4 d	21.6 a ↑	958 a	993 a	4.6 b	2.5 b
Oshawa CMA	1.7 a	2.2 a ↑	2.5 a	2.7 a -	17.7 d	14.7 a ↓	1,109 a	1,179 a	4.8 d	5.2 c
Ottawa-Gatineau CMA (Ont. Part)	3.0 a	1.7 a ↓	4.6 a	3.3 a ↓	22.1 a	23.5 a -	1,200 a	1,232 a	2.1 a	2.0 b
Peterborough CMA	1.0 a	1.1 a -	2.2 a	2.0 a -	17.4 a	15.5 d -	980 a	988 a	1.3 a	3.0 b
Thunder Bay CMA	5.0 a	3.2 b ↓	5.3 a	3.7 b ↓	22.2 a	25.1 d -	940 a	959 a	2.1 c	3.4 d
Toronto CMA	1.3 a	1.0 a ↓	2.8 a	2.3 a ↓	15.9 a	14.5 a ↓	1,327 a	1,404 a	3.1 a	4.2 a
Windsor CMA	2.9 a	2.4 a -	4.0 b	3.9 b -	21.3 d	26.7 a ↑	852 a	868 a	2.7 a	3.7 b

Major centres refer to Census Metropolitan Areas (CMA) except for Charlottetown.

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.

Saskatchewan includes both Alberta and Saskatchewan portions of Lloydminster CA.

Alberta does not include Alberta portion of Lloydminster CA. For Lloydminster CA data refer to Saskatchewan Highlights report.

The 2017 Availability Rate is not available for any centres in the province of Quebec.

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

1.0 Rental Market Indicators Privately Initiated Apartment Structures of Three Units and Over Provinces and Major Centres										
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	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Manitoba 10,000+	2.8 a	2.7 a -	4.2 a	4.5 a ↑	24.6 a	22.4 a ↓	1,033 a	1,067 a	2.0 b	3.8 a
Winnipeg CMA	2.8 a	2.8 a -	4.2 a	4.8 a ↑	24.8 a	22.0 a ↓	1,068 a	1,107 a	2.0 b	4.1 a
Saskatchewan 10,000+	9.4 a	9.3 a -	11.4 a	12.0 a ↑	36.4 a	37.5 a -	1,053 a	1,051 a	-1.2 a	++
Regina CMA	5.5 a	7.0 a ↑	7.1 a	10.2 a ↑	35.1 a	36.2 a -	1,109 a	1,116 a	++	0.6 a
Saskatoon CMA	10.3 a	9.6 a ↓	13.0 a	12.0 a ↓	39.3 a	36.7 a -	1,100 a	1,082 a	-0.9 a	-1.3 a
Alberta 10,000+	8.1 a	7.5 a ↓	10.4 a	9.3 a ↓	37.1 a	34.9 a ↓	1,195 a	1,188 a	-5.0 a	-1.1 a
Calgary CMA	7.0 a	6.3 a ↓	10.5 a	8.3 a ↓	39.7 a	35.6 a ↓	1,258 a	1,247 a	-7.5 a	-1.0 a
Edmonton CMA	7.1 a	7.0 a -	8.9 a	8.8 a -	35.8 a	34.6 a ↓	1,229 a	1,215 a	-3.5 a	-1.3 a
Lethbridge CMA	8.5 a	5.1 b ↓	10.1 a	5.9 b ↓	**	**	939 a	937 a	1.7 b	++
British Columbia 10,000+	1.3 a	1.3 a -	1.9 a	1.8 a -	17.2 a	15.3 a ↓	1,215 a	1,296 a	5.1 a	6.0 a
Abbotsford-Mission CMA	0.5 a	0.2 a ↓	0.8 a	0.5 a ↓	20.0 a	17.9 a -	915 a	934 a	4.7 b	2.6 b
Kelowna CMA	0.6 a	0.2 a ↓	1.5 a	0.6 a ↓	16.7 a	17.4 a -	1,066 a	1,151 a	4.3 b	8.6 a
Vancouver CMA	0.7 a	0.9 a ↑	1.2 a	1.5 a ↑	15.8 a	13.9 a ↓	1,450 a	1,552 a	5.7 a	6.2 a
Victoria CMA	0.5 a	0.7 a ↑	1.0 a	1.3 a ↑	19.1 a	17.5 a ↓	1,188 a	1,288 a	5.3 b	8.1 a
Canada CMAs	3.4	2.7	4.5	3.6	20.0	19.6	992	1,021	2.0	2.8
Canada 10,000+	3.7	3.0	4.8	3.9	20.2	20.0	962	989	1.9	2.7

Major centres refer to Census Metropolitan Areas (CMA) except for Charlottetown.

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.

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4.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Vacancy Rates (%), Average Rents (\$) and Percentage of Condominium Apartments in Rental
Oct-17

Centres	Vacancy Rates (%)		Average Rent (\$)		Universe		Percentage of Condo Apts in Rental vs. Ownership
	Rental Condo Apts	Apts in the RMS ¹	2 Bedroom		Rental Condo Apts	Apts in the RMS ¹	
			Rental Condo Apts	Apts in the RMS ¹			
Halifax CMA	3.9 c	2.3 a Δ	1,512 d	1,109 a Δ	2,003 a	47,303	24.1 a
Ottawa-Gatineau CMA (Que. Part)	2.4 b	3.8 b Δ	1,061 a	782 a Δ	3,570 a	21,295	33.0 a
Montréal CMA	1.8 b	2.8 a Δ	1,180 a	782 a Δ	32,178 a	574,102	17.0 a
Québec CMA	3.9 b	4.5 a -	1,052 a	820 a Δ	4,578 a	86,835	13.4 a
Hamilton CMA	0.6 a	2.4 a Δ	1,493 c	1,103 a Δ	2,918 a	43,249	18.2 a
Kitchener-Cambridge-Waterloo CMA	0.7 a	1.9 a Δ	1,284 b	1,093 a Δ	3,092 a	32,951	30.3 a
London CMA	3.6 c	1.8 a Δ	996 d	1,041 a -	2,296 a	44,470	31.0 a
Ottawa-Gatineau CMA (Ont. Part)	2.9 c	1.7 a Δ	1,566 b	1,232 a Δ	10,316 a	62,011	30.3 a
Toronto CMA	0.7 a	1.0 a Δ	2,301 a	1,404 a Δ	123,855 a	311,596	33.2 a
Winnipeg CMA	2.8 c	2.8 a -	1,379 c	1,107 a Δ	3,960 a	57,407	21.7 a
Regina CMA	0.4 b	7.0 a Δ	1,350 b	1,116 a Δ	1,509 d	12,844	20.4 d
Saskatoon CMA	6.4 c	9.6 a Δ	1,263 b	1,082 a Δ	2,976 a	13,798	25.3 a
Calgary CMA	3.8 c	6.3 a Δ	1,512 b	1,247 a Δ	21,753 a	38,160	34.0 a
Edmonton CMA	6.9 b	7.0 a -	1,346 a	1,215 a Δ	20,258 a	67,432	38.2 a
Kelowna CMA	0.7 b	0.2 a -	1,519 d	1,151 a Δ	3,576 a	4,844	27.8 a
Vancouver CMA	0.6 a	0.9 a Δ	1,874 b	1,552 a Δ	59,930 a	108,496	25.8 a
Victoria CMA	0.2 b	0.7 a Δ	1,544 b	1,288 a Δ	5,902 a	24,855	24.1 a
Total	1.6 a	2.6 a Δ	1,421 a	1,044 a Δ	305,245 a	1,551,648	27.5 a

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

4.2 Rental Condominium Apartments									
Vacancy Rates (%), Average Rents (\$) and Percentage of Condominium Apartments in Rental									
Centres	Vacancy Rates (%)		Average 2 Bedroom Rent (\$)		Rental Condo Apts.		Percentage of Condominium Apartments in Rental vs Ownership		
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	
Halifax CMA	3.8 c	3.9 c -	1,434 c	1,512 d -	2,532 a	2,003 a	27.2 a	24.1 a ↓	
Ottawa-Gatineau CMA (Que. Part)	5.1 b	2.4 b ↓	1,008 b	1,061 a -	3,350 a	3,570 a	30.9 a	33.0 a -	
Montréal CMA	3.1 c	1.8 b ↓	1,158 a	1,180 a -	28,453 a	32,178 a	15.7 a	17.0 a ↑	
Québec CMA	4.8 c	3.9 b -	1,033 a	1,052 a -	3,830 a	4,578 a	11.4 a	13.4 a ↑	
Hamilton CMA	0.5 b	0.6 a -	1,436 d	1,493 c -	3,447 a	2,918 a	21.3 a	18.2 a ↓	
Kitchener-Cambridge-Waterloo CMA	1.4 a	0.7 a ↓	1,227 b	1,284 b -	2,599 a	3,092 a	27.2 a	30.3 a -	
London CMA	4.3 b	3.6 c -	1,065 b	996 d -	2,610 a	2,296 a	35.6 a	31.0 a ↓	
Ottawa-Gatineau CMA (Ont. Part)	1.1 a	2.9 c ↑	1,551 b	1,566 b -	9,635 a	10,316 a	28.7 a	30.3 a ↑	
Toronto CMA	1.0 a	0.7 a ↓	2,029 a	2,301 a ↑	116,685 a	123,855 a	32.6 a	33.2 a -	
Winnipeg CMA	1.8 c	2.8 c -	1,300 b	1,379 c -	3,084 d	3,960 a	18.0 d	21.7 a ↑	
Regina CMA	1.0 d	0.4 b -	1,354 a	1,350 b -	1,854 a	1,509 d	25.7 a	20.4 d ↓	
Saskatoon CMA	3.1 c	6.4 c ↑	1,328 c	1,263 b -	2,472 a	2,976 a	22.6 a	25.3 a ↑	
Calgary CMA	4.4 b	3.8 c -	1,564 a	1,512 b -	18,172 a	21,753 a	31.1 a	34.0 a ↑	
Edmonton CMA	6.8 b	6.9 b -	1,377 a	1,346 a -	15,904 a	20,258 a	32.1 a	38.2 a ↑	
Kelowna CMA	**	0.7 b	1,478 c	1,519 d -	**	3,576 a	**	27.8 a	
Vancouver CMA	0.3 a	0.6 a ↑	1,822 b	1,874 b -	58,089 a	59,930 a	25.4 a	25.8 a -	
Victoria CMA	0.7 a	0.2 b ↓	1,462 a	1,544 b -	5,734 a	5,902 a	23.4 a	24.1 a -	
Total	1.9 a	1.6 a ↓	1,436 a	1,421 a -	282,516 a	305,245 a	26.4 a	27.5 a ↑	

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 (outside Quebec), 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 (outside Quebec), 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 CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) 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 50,000 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.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment 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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