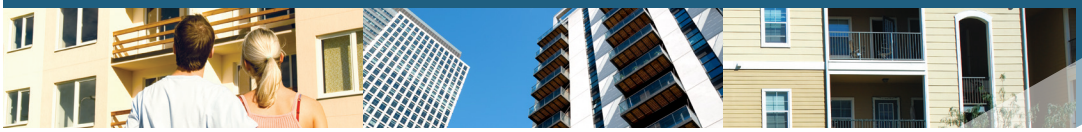
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

UNCHANGED

7.0%

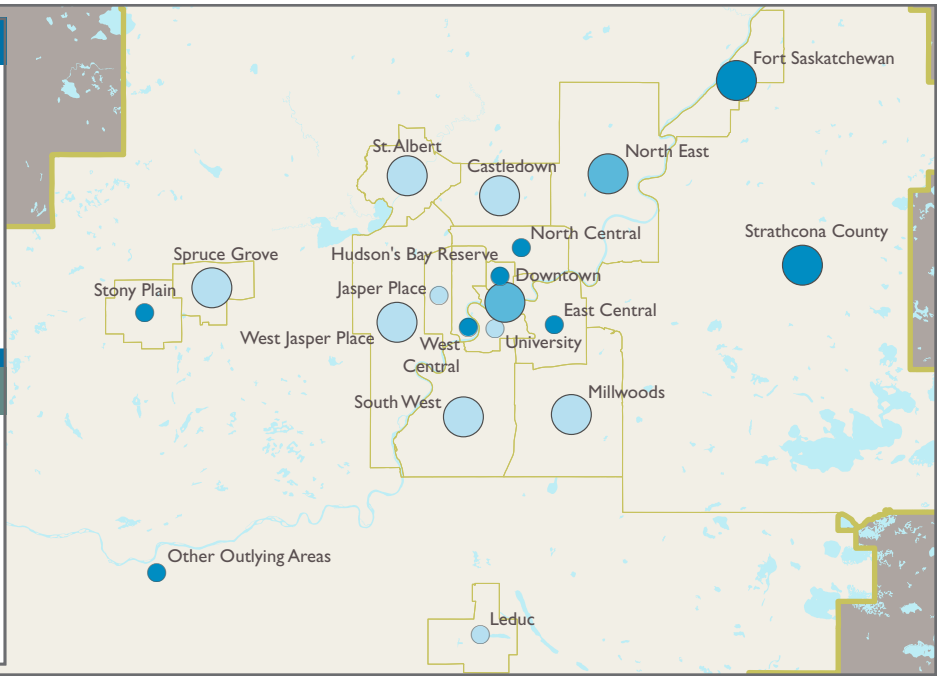
- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,101

DOWN by 1.3%

- ○ Below CMA
- ◯ Similar to CMA
- ◯ Above CMA



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
7.3% Vacancy Rate	7.0% Vacancy Rate	7.0% Vacancy Rate	5.9% Vacancy Rate
$839 Avg. Rent	$989 Avg. Rent	$1,215 Avg. Rent	$1,376 Avg. Rent

"Vacancy rates remained elevated as both rental supply and demand expanded by similar magnitudes."

Brent A Weimer
Principal, Market Analysis (Edmonton)

*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.

Canada

CMHC SCHL

Highlights

- The purpose-built rental apartment vacancy rate remained elevated as increased demand was largely offset by additional supply.
- Despite a large increase in supply, the condominium apartment vacancy rate was nearly unchanged.
- Strong competition for tenants pushed rents lower for a second consecutive year.

Edmonton's vacancy rate remained elevated

According to the results of the Rental Market Survey conducted by CMHC in October 2017, the vacancy rate[1] in the primary rental market in the Edmonton Census Metropolitan Area (CMA) was relatively unchanged at 7.0% compared to 7.1% in October 2016. The rental apartment vacancy rate remained elevated as increased demand was offset by additional rental supply.

Increased rental demand mostly offset by additional supply

After three consecutive years of increases, Edmonton's rental apartment vacancy rate stabilized as growing rental demand was met with an increased supply. Elevated construction levels increased the rental apartment supply by approximately 4% for a third consecutive year. As of October 2017, there were 67,432 apartments in the universe, up 3.7% from the same period in 2016. In the secondary rental market, a strong expansion in the supply of rental condominium apartments offered increased competition for tenants.

Vacancy rate for rental condominium apartments remains stable

Despite a 27.4% increase in the supply of rental condominium apartments, the vacancy rate was practically unchanged. The October 2017 vacancy rate for rental condominium apartments was 6.9% compared to 6.8% a year prior. The number of condominium apartments in the Edmonton CMA that were identified as being in the rental market was 20,258 units which represented 38.2% of the market, up from 32.1% in the previous year.

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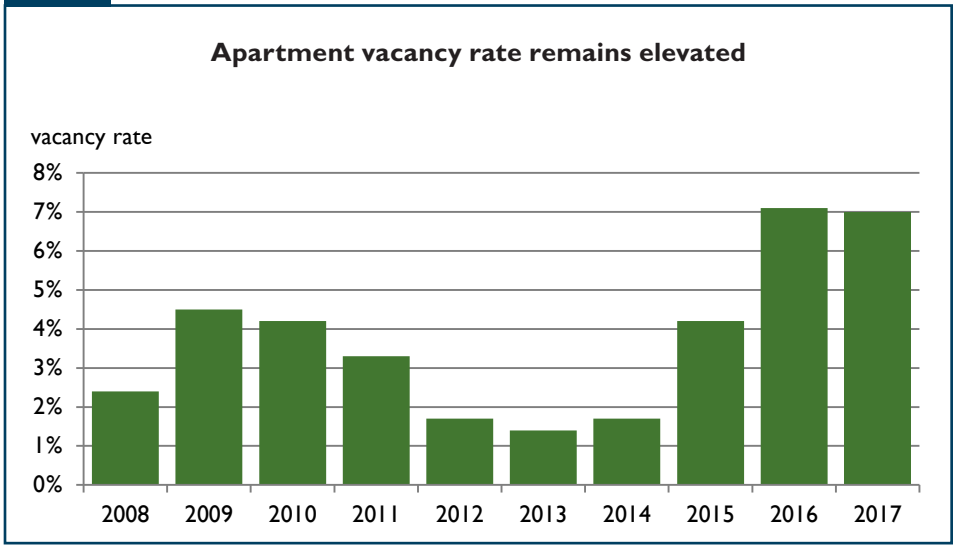
High turnover rates point to greater mobility among tenants

The primary rental apartment tenant turnover[2] rate was 34.6% in October 2017, down from 35.8% in the same period a year prior. Tenant turnover rates were highest in newer buildings with structures built since 2005 having a turnover rate of 41.9%. These structures also had the highest average rent which may have

Figure 1



Source: CMHC Rental Market Survey

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

[2] 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.

contributed to the higher turnover rate. Increased competition among newer rental apartments and higher mobility among tenants contributed to the higher turnover rate.

Elevated vacancy rate pushes rents lower

The same-sample[3] rent for a two-bedroom apartment decreased for a second consecutive year. The elevated apartment vacancy rate resulted in strong competition for tenants as new rental supply placed additional downward pressure on rents. Same-sample rents for two-bedroom apartments decreased 1.3% from October 2016 to October 2017. Accounting for both new and existing structures, the average rent for a two-bedroom apartment was $1,215 per month in October 2017.

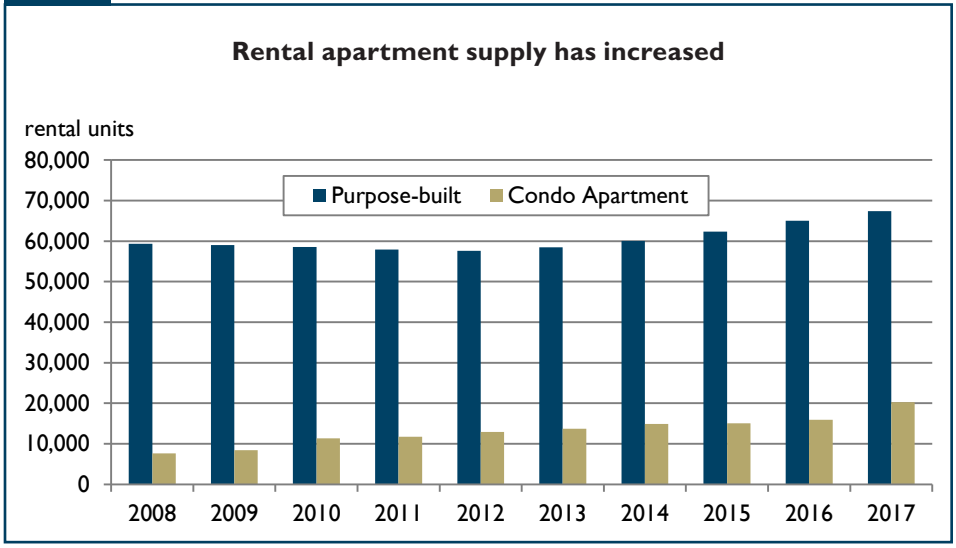
Average rent in condominium apartments dips

The average rent for a two-bedroom condominium apartment was $1,346 in the fall of 2017, compared to $1,377 in 2016. The average rent not only reflects market conditions but also the type of units being offered as condominium apartments enter and exit the rental market.

Employment gains and positive net migration boost demand

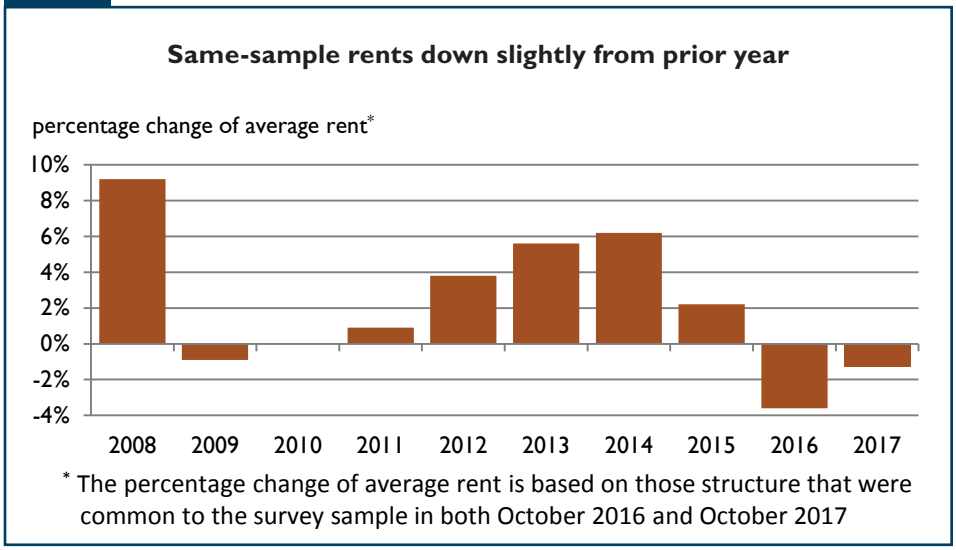
The return of job growth this year has escalated the creation of newly formed households headed by younger age groups. Particularly noteworthy is employment gains from those workers in the youngest age category. As of September 2017, year-over-year employment for those aged 15-24 years grew by 9,800 jobs. Positive net migration and pent up rental demand also contributed to the increase in rental demand this year. Although interprovincial migration has been weaker, net migration continues to be propped up by strong international migration. As a result, the primary rental market saw the number of occupied units grow by 3.8% this year, nearly triple the 1.4% growth rate in each of the prior two years.

Figure 2



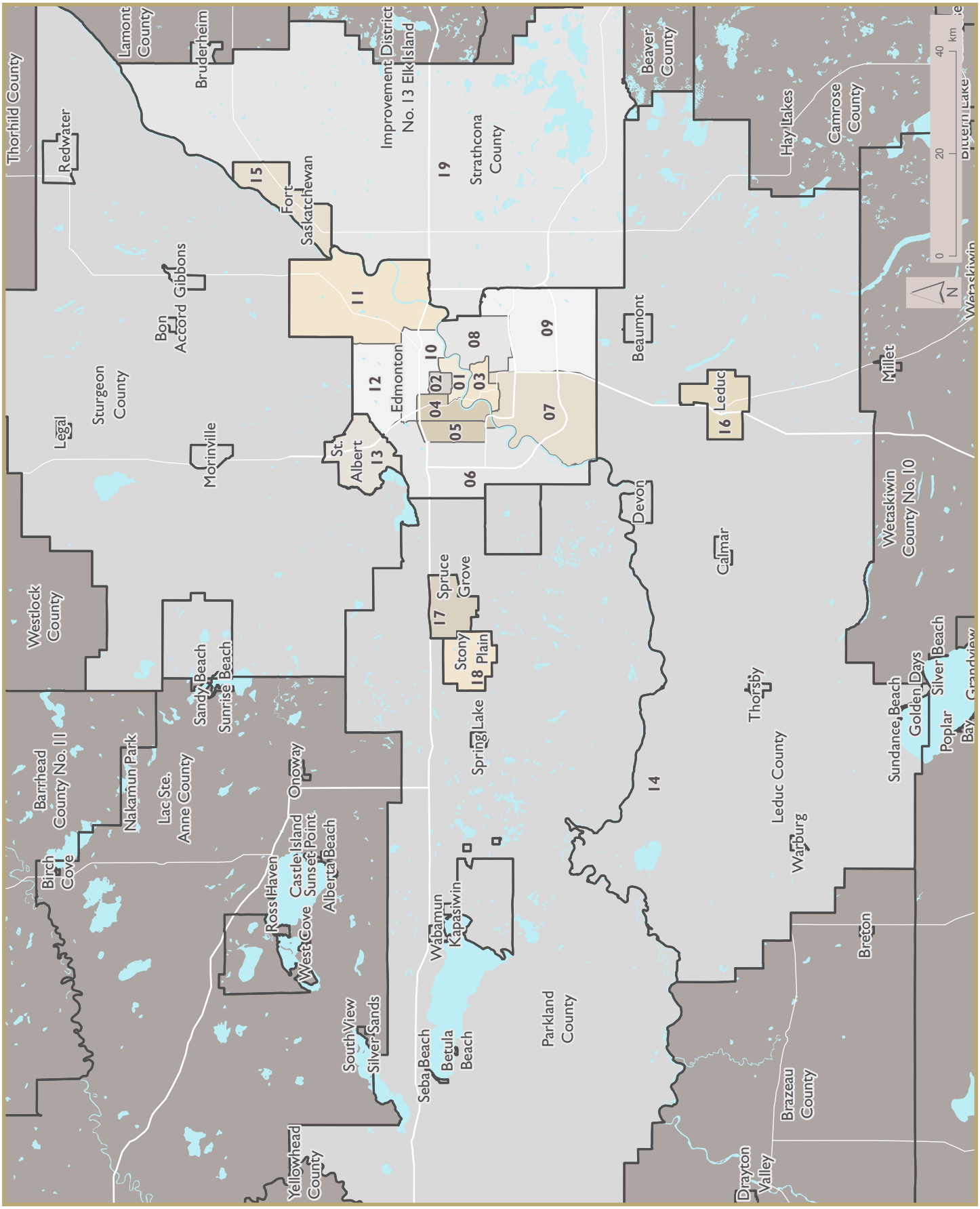
Source: CMHC Rental Market Survey

Figure 3



Source: CMHC Rental Market Survey

[3] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2016 and 2017 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.


Thorhild County
Lamont County
Bruderheim
Redwater
Improvement District No. 13
Elk Island
Beaver County
Strathcona County
Hay Lakes
Camrose County
Fort Saskatchewan
Gibbons
Bon Accord
Sturgeon County
Legal
Morinville
St. Albert
Edmonton
Beaumont
Leduc
Millet
Devon
Calmar
Westlock County
Spruce Grove
Stony Plain
Wetaskiwin County No. 10
Sandy Beach
Sunrise Beach
Barrhead County No. 11
Nakamun Park
Lac Ste. Anne County
Onoway
Spring Lake
Thorsby
Leduc County
Warburg
Sundance Beach
Golden Days
Silver Beach
Poplar Bay
Birch Cove
Ross Haven
Castle Island
Sunset Point
West Cove
Alberta Beach
Wabamun
Kapasiwin
South View
Silver Sands
Seba Beach
Betula Beach
Parkland County
Breton
Brazeau County
Drayton Valley
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RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	**Downtown** - North: 112 Ave NW, 104 Ave NW, 107 Ave NW; East: North Saskatchewan River; West: Connaught Dr NW; South: North Saskatchewan River.
Zone 2	**Hudson Bay Reserve** - North: 118 Ave NW; East: 101 St NW, 97 St NW; West: 120 St NW; South: 105 Ave NW.
Zone 3	**University** - North: North Saskatchewan River; East: 91 St NW, 95a St NW, 97 St NW; West: North Saskatchewan River; South: 61 Ave NW, 72 Ave NW
Zone 4	**West Central** - North: Yellowhead Trail NW, East: 121 St NW, Connaught Dr NW; West: 149 St NW; South: North Saskatchewan River.
Zones 1-4	**Edmonton Core**
Zone 5	**Jasper Place** - North: Yellowhead Trail NW; East: 149 St NW; West: 170 St NW; South: Whitemud Dr NW, North Saskatchewan River.
Zone 6	**West Jasper Place** - North: 137 Ave NW, Big Lake; East: 149 St NW, 170 St NW; West: 231 St NW, Winterburn Rd; South: North Saskatchewan River.
Zones 5-6	**West**
Zone 7	**South West** - North: 72 Ave NW, 60 Ave NW; East: Gateway Blvd NW; West: North Saskatchewan River; South: 41 Ave SW.
Zone 8	**East Central** - North: North Saskatchewan River; East: 34 St NW; West: Gateway Blvd NW, 91 St NW, 95a St NW, 97 St NW; South: Whiemud Dr NW, 51 Ave NW.
Zone 9	**Millwoods** - North: Sherwood Park Fwy, Whitemud Dr NW, 51 Ave NW; East: Meridian St NW; West: Gateway Blvd NW; South: 41 Ave SW.
Zone 7-9	**South**
Zone 10	**North Central** - North: 137 Ave NW; East: 50 St NW; West: 149 St NW, 121 St NW; South: 112 Ave NW, North Saskatchewan River.
Zone 11	**North East** - North: 259 Ave NW; East: 33 St NE, North Saskatchewan River; West: 66 St NW, 50 St NW; South: North Saskatchewan River
Zone 12	**Castledown** - North: Township Road 542; East: 66 St NW; West: Vaness Rd, Arbor Cres, Mark Messier Trail; South: 137 Ave NW.
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - North: Township Road 544; East: Range Road 253, Bellrose Dr, Poundmaker Rd, Vaness Rd; West: Range Road 260, Range Road 260A; South: Big Lake, 137 Ave NW.
Zone 14	**Outlying Areas**
Zone 15	**Fort Saskatchewan** - North: Township Road 554; East: Range Road 220, Range Road 223, Range Road 224, West: North Saskatchewan River; South: Range Road 225.
Zone 16	**Leduc** - North: Airport Rd; East: Range Road 225; West: Range Road 254; South: Township Road 492.
Zone 17	**Spruce Grove** - North: Hwy 16; East: Range Road 271; West: Range Road 275; South: Hwy 628.
Zone 18	**Stony Plain** - North: Between Township Road 532 and Hwy 16a; East: Range Road 275; West: Allan Beach Rd; South: Between Hwy 628 and Township Road 522.
Zone 19	**Strathcona County -** North: North Saskatchewan River; East: Range Road 205, 204, 203, 210, 202; West: Range Road 220, North Saskatchewan River, 34 St NE, Meridian St NW; South: Township Rd 510.
Zone 14-19	**All Outlying Areas**
Zones 1-19	**Edmonton CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	**Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	**Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	**Other Metro** includes RMS Zone 13 (St. Albert); Zone 14 (Outlying Areas); Zone 15 (Fort Saskatchewan); Zone 16 (Leduc); Zone 17 (Spruce Grove); Zone 18 (Stony Plain); and Zone 19 (Strathcona County).
Sub Areas 1-3	**Edmonton CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

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 ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.2.3 Turnover Rates (%) 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
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range 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
4.2.1 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	6.7 a	7.0 a -	6.8 a	6.3 a -	7.4 a	8.6 a ↑	8.0 c	8.5 b -	7.0 a	7.1 a -
Hudson Bay Reserve (Zone 2)	9.2 c	7.9 c -	10.1 c	10.8 c -	7.8 b	8.3 b -	10.3 c	**	9.3 a	9.6 a -
University (Zone 3)	5.9 c	6.1 c -	6.1 b	7.4 b ↑	5.9 b	5.4 b -	**	**	6.1 a	6.7 b -
West Central (Zone 4)	12.0 d	8.1 c ↓	9.2 b	9.6 b -	5.9 b	11.4 a ↑	1.7 b	4.6 d ↑	7.9 a	10.1 a ↑
Edmonton Core (Zones 1-4)	7.1 a	6.9 a -	7.4 a	7.7 a -	7.0 a	8.3 a ↑	8.5 c	5.9 c ↓	7.3 a	7.7 a -
Jasper Place (Zone 5)	9.6 c	**	6.9 b	5.8 b -	8.0 b	4.3 b ↓	7.9 c	4.5 d ↓	7.5 a	5.1 b ↓
West Jasper Place (Zone 6)	**	6.1 a	6.0 b	4.3 a ↓	5.7 a	4.4 b ↓	4.9 d	4.4 b -	5.6 a	4.5 a ↓
West (Zones 5-6)	**	6.8 c	6.5 a	5.2 b ↓	6.6 a	4.4 b ↓	6.3 b	4.5 b ↓	6.6 a	4.8 a ↓
South West (Zone 7)	3.6 d	7.6 b ↑	4.3 a	4.5 a -	7.3 a	4.7 a ↓	9.8 b	2.9 a ↓	6.4 a	4.6 a ↓
East Central (Zone 8)	**	5.1 d	4.7 b	10.7 c ↑	8.2 b	14.8 a ↑	3.4 d	**	6.2 b	12.2 a ↑
Millwoods (Zone 9)	0.0 d	0.0 d -	6.3 c	2.3 a ↓	6.3 a	3.9 c ↓	3.8 d	5.0 d -	6.1 a	3.4 b ↓
South (Zones 7-9)	3.4 d	6.3 c ↑	4.7 a	5.3 a ↑	7.1 a	5.7 a ↓	7.8 b	3.5 b ↓	6.3 a	5.5 a ↓
North Central (Zone 10)	**	8.9 c	8.6 c	10.3 c -	10.2 d	10.1 d -	**	**	9.3 b	10.0 c -
North East (Zone 11)	4.0 d	**	4.2 a	5.2 a ↑	5.5 a	7.9 a ↑	4.5 b	6.2 c ↑	5.0 a	6.9 a ↑
Castledowns (Zone 12)	0.0 d	4.2 d ↑	11.0 c	6.2 b ↓	8.8 b	7.1 a ↓	6.4 b	6.4 c -	9.1 b	6.7 a ↓
North (Zones 10-12)	**	8.4 c	7.7 b	8.0 b -	7.6 a	8.2 a -	7.8 b	6.6 b -	7.6 a	8.0 a -
Edmonton City (Zones 1-12)	6.8 a	7.1 a -	6.9 a	7.0 a -	7.1 a	6.9 a -	7.6 a	5.1 a ↓	7.0 a	6.9 a -
St. Albert (Zone 13)	-	**	2.7 b	4.8 a ↑	5.9 a	2.4 a ↓	7.7 a	4.6 a ↓	5.6 a	3.1 a ↓
Other Outlying Areas (Zone 14)	**	17.7 a	12.9 c	16.0 a ↑	11.2 c	11.9 a -	**	29.4 a	12.3 a	14.1 a ↑
Fort Saskatchewan (Zone 15)	8.3 a	**	5.6 a	4.9 a ↓	6.9 a	12.2 a ↑	**	**	6.6 a	11.1 a ↑
Leduc (Zone 16)	**	0.0 a	2.1 b	4.5 a ↑	14.2 a	4.9 a ↓	**	2.6 a	11.0 c	4.7 a ↓
Spruce Grove (Zone 17)	**	**	3.8 a	4.7 a ↑	4.2 a	6.9 a ↑	11.5 a	**	4.2 a	6.4 a ↑
Stony Plain (Zone 18)	**	**	4.4 d	10.8 a ↑	13.1 c	10.8 a ↓	**	25.7 a	14.5 d	12.5 a -
Strathcona County (Zone 19)	**	**	3.4 c	5.2 a ↑	3.2 b	11.5 a ↑	**	4.5 a	3.2 b	9.6 a ↑
All Outlying Areas (Zones 14-19)	5.7 c	16.2 a ↑	5.4 a	7.4 a ↑	8.5 a	9.2 a ↑	**	18.9 d	7.9 a	9.1 a ↑
Edmonton CMA	**6.8 a**	**7.3 a -**	**6.8 a**	**7.0 a -**	**7.2 a**	**7.0 a -**	**8.2 a**	**5.9 a ↓**	**7.1 a**	**7.0 a -**

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

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	885 a	879 a	1,064 a	1,059 a	1,330 a	1,387 a	1,507 a	1,551 a	1,126 a	1,145 a
Hudson Bay Reserve (Zone 2)	744 a	696 b	876 a	849 a	1,102 a	1,055 a	1,531 a	1,121 b	952 a	910 a
University (Zone 3)	933 a	914 a	1,031 a	1,001 a	1,352 a	1,330 a	1,420 a	1,394 b	1,117 a	1,084 a
West Central (Zone 4)	749 a	692 a	916 a	912 a	1,100 a	1,074 a	1,329 a	1,391 a	988 a	977 a
Edmonton Core (Zones 1-4)	872 a	858 a	1,009 a	994 a	1,262 a	1,269 a	1,468 a	1,440 a	1,079 a	1,073 a
Jasper Place (Zone 5)	751 a	752 a	901 a	894 a	1,096 a	1,075 a	1,254 a	1,270 a	998 a	989 a
West Jasper Place (Zone 6)	904 a	862 a	1,071 a	1,046 a	1,272 a	1,221 a	1,402 a	1,386 a	1,210 a	1,154 a
West (Zones 5-6)	813 a	809 a	968 a	960 a	1,201 a	1,155 a	1,332 a	1,332 a	1,105 a	1,071 a
South West (Zone 7)	944 a	950 a	1,095 a	1,101 a	1,254 a	1,258 a	1,407 a	1,422 a	1,204 a	1,212 a
East Central (Zone 8)	909 b	897 b	932 a	940 a	1,102 a	1,122 a	1,329 b	1,534 d	1,022 a	1,042 a
Millwoods (Zone 9)	645 c	730 a	1,003 a	985 a	1,262 a	1,218 a	1,453 a	1,485 a	1,221 a	1,169 a
South (Zones 7-9)	915 a	922 a	1,046 a	1,046 a	1,239 a	1,231 a	1,412 a	1,441 a	1,180 a	1,177 a
North Central (Zone 10)	741 b	734 a	884 a	850 a	1,046 a	994 a	1,202 a	1,133 a	928 a	890 a
North East (Zone 11)	799 a	814 a	1,005 a	993 a	1,221 a	1,177 a	1,362 a	1,362 a	1,158 a	1,125 a
Castledowns (Zone 12)	726 a	712 a	1,028 a	1,025 a	1,265 a	1,226 a	1,388 a	1,381 a	1,197 a	1,178 a
North (Zones 10-12)	745 a	739 a	944 a	923 a	1,190 a	1,151 a	1,341 a	1,325 a	1,077 a	1,050 a
Edmonton City (Zones 1-12)	851 a	840 a	999 a	987 a	1,229 a	1,215 a	1,385 a	1,382 a	1,107 a	1,094 a
St. Albert (Zone 13)	-	**	1,055 a	1,039 a	1,322 a	1,293 a	1,392 a	1,386 a	1,291 a	1,253 a
Other Outlying Areas (Zone 14)	799 c	815 a	911 a	936 a	1,131 a	1,110 a	1,224 b	1,212 a	1,037 a	1,037 a
Fort Saskatchewan (Zone 15)	822 a	687 a	1,044 a	1,040 a	1,223 a	1,190 a	**	**	1,168 a	1,140 a
Leduc (Zone 16)	**	**	952 a	941 a	1,163 a	1,122 a	**	**	1,114 a	1,080 a
Spruce Grove (Zone 17)	**	**	1,051 a	1,029 a	1,222 a	1,179 a	1,084 a	1,129 a	1,168 a	1,133 a
Stony Plain (Zone 18)	**	**	890 a	987 a	1,024 a	1,041 a	1,198 a	1,291 a	1,021 a	1,053 a
Strathcona County (Zone 19)	**	**	1,143 a	1,193 a	1,359 a	1,409 a	**	1,285 a	1,298 a	1,343 a
All Outlying Areas (Zones 14-19)	823 a	773 a	1,008 a	1,022 a	1,202 a	1,188 a	1,226 a	1,272 a	1,146 a	1,137 a
Edmonton CMA	**850 a**	**839 a**	**1,000 a**	**989 a**	**1,229 a**	**1,215 a**	**1,377 a**	**1,376 a**	**1,113 a**	**1,101 a**

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

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	1,515	1,463	7,101	7,218	3,565	3,907	194	203	12,375	12,791
Hudson Bay Reserve (Zone 2)	330	324	2,571	2,581	1,449	1,480	114	116	4,464	4,501
University (Zone 3)	750	775	3,397	3,464	1,616	1,687	137	147	5,900	6,073
West Central (Zone 4)	156	214	1,340	1,407	999	1,059	56	56	2,551	2,736
Edmonton Core (Zones 1-4)	2,751	2,776	14,409	14,670	7,629	8,133	501	522	25,290	26,101
Jasper Place (Zone 5)	162	157	1,938	1,940	1,554	1,560	286	286	3,940	3,943
West Jasper Place (Zone 6)	170	146	1,304	1,261	2,159	2,099	322	315	3,955	3,821
West (Zones 5-6)	332	303	3,242	3,201	3,713	3,659	608	601	7,895	7,764
South West (Zone 7)	212	212	2,919	3,071	4,760	5,374	487	549	8,378	9,206
East Central (Zone 8)	123	111	1,031	1,108	1,007	1,017	74	70	2,235	2,306
Millwoods (Zone 9)	36	36	779	781	2,461	2,450	154	155	3,430	3,422
South (Zones 7-9)	371	359	4,729	4,960	8,228	8,841	715	774	14,043	14,934
North Central (Zone 10)	475	471	2,362	2,360	1,448	1,407	166	154	4,451	4,392
North East (Zone 11)	48	43	1,327	1,354	2,645	2,765	294	304	4,314	4,466
Castledowns (Zone 12)	47	48	793	792	1,618	1,671	242	243	2,700	2,754
North (Zones 10-12)	570	562	4,482	4,506	5,711	5,843	702	701	11,465	11,612
Edmonton City (Zones 1-12)	4,024	4,000	26,862	27,337	25,281	26,476	2,526	2,598	58,693	60,411
St. Albert (Zone 13)	0	1	192	272	933	1,036	134	151	1,259	1,460
Other Outlying Areas (Zone 14)	18	21	232	236	368	399	17	18	635	674
Fort Saskatchewan (Zone 15)	36	35	251	266	749	783	12	12	1,048	1,096
Leduc (Zone 16)	5	5	265	264	860	858	37	38	1,167	1,165
Spruce Grove (Zone 17)	10	10	324	325	774	770	26	26	1,134	1,131
Stony Plain (Zone 18)	2	5	88	189	262	323	48	74	400	591
Strathcona County (Zone 19)	4	4	185	250	486	628	22	22	697	904
All Outlying Areas (Zones 14-19)	75	80	1,345	1,530	3,499	3,761	162	190	5,081	5,561
Edmonton CMA	**4,099**	**4,081**	**28,399**	**29,139**	**29,713**	**31,273**	**2,822**	**2,939**	**65,033**	**67,432**

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

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	8.3 a	8.2 a -	8.3 a	8.1 a -	10.2 a	9.9 a -	9.5 b	10.4 c -	8.9 a	8.7 a -
Hudson Bay Reserve (Zone 2)	9.2 c	9.1 c -	12.6 c	13.0 a -	10.4 c	9.1 b -	10.3 c	**	11.6 a	11.6 a -
University (Zone 3)	7.2 c	6.4 c -	6.8 b	9.8 b ↑	8.2 b	6.7 b ↓	**	**	7.3 a	8.6 b ↑
West Central (Zone 4)	14.0 d	10.1 d ↓	11.1 c	11.2 c -	7.9 a	12.5 a ↑	3.4 b	10.8 d ↑	9.8 a	11.6 a ↑
Edmonton Core (Zones 1-4)	8.5 a	8.0 a -	9.0 a	9.6 a ↑	9.5 a	9.5 a -	9.8 c	11.9 c -	9.1 a	9.5 a -
Jasper Place (Zone 5)	10.7 d	**	7.5 b	7.5 b -	9.6 a	6.0 b ↓	9.2 b	5.3 d ↓	8.6 a	6.8 b ↓
West Jasper Place (Zone 6)	**	8.3 a	7.7 a	6.8 a ↓	7.9 a	6.5 b ↓	8.6 c	8.3 b -	7.7 a	6.9 a ↓
West (Zones 5-6)	7.6 c	8.3 b -	7.6 a	7.2 a -	8.6 a	6.3 b ↓	8.9 b	6.9 b ↓	8.2 a	6.8 a ↓
South West (Zone 7)	5.1 d	11.7 a ↑	7.3 a	6.1 a ↓	9.6 a	6.6 a ↓	12.1 c	4.8 b ↓	8.9 a	6.4 a ↓
East Central (Zone 8)	**	**	6.3 b	13.5 a ↑	9.1 b	17.1 a ↑	3.4 d	**	7.6 a	14.8 a ↑
Millwoods (Zone 9)	0.0 d	0.0 d -	8.6 c	4.8 a ↓	8.5 a	6.6 b ↓	7.4 c	5.8 d -	8.5 a	6.0 a ↓
South (Zones 7-9)	6.0 c	10.1 c ↑	7.3 a	7.4 a -	9.2 a	7.8 a ↓	10.2 c	5.3 b ↓	8.6 a	7.6 a ↓
North Central (Zone 10)	**	9.5 c	9.2 c	10.9 c -	11.9 d	11.2 d -	**	**	10.4 c	10.7 c -
North East (Zone 11)	**	**	5.8 a	6.2 a -	7.1 a	10.8 a ↑	6.9 b	9.6 c ↑	6.7 a	9.3 a ↑
Castledowns (Zone 12)	0.0 d	4.2 d ↑	13.4 c	8.2 a ↓	10.8 c	9.2 a ↓	9.1 b	6.9 c ↓	11.2 a	8.6 a ↓
North (Zones 10-12)	**	9.2 c	9.0 b	9.0 b -	9.4 a	10.5 a ↑	9.8 b	8.2 b -	9.2 a	9.7 a -
Edmonton City (Zones 1-12)	8.3 a	8.4 a -	8.5 a	8.8 a -	9.2 a	8.7 a ↓	9.7 a	7.7 a ↓	8.9 a	8.7 a -
St. Albert (Zone 13)	-	**	5.4 b	5.5 a -	7.8 a	5.0 a ↓	10.8 a	7.2 a ↓	7.7 a	5.3 a ↓
Other Outlying Areas (Zone 14)	**	17.7 a	13.4 c	16.8 a ↑	12.4 a	13.0 a -	**	29.4 a	13.2 a	15.0 a ↑
Fort Saskatchewan (Zone 15)	8.3 a	**	7.2 a	6.8 a ↓	9.3 a	13.9 a ↑	**	**	8.7 a	12.9 a ↑
Leduc (Zone 16)	**	0.0 a	2.9 b	9.5 a ↑	16.4 a	5.4 a ↓	**	2.6 a	12.8 a	6.2 a ↓
Spruce Grove (Zone 17)	**	**	5.3 a	8.5 b ↑	5.6 a	8.1 a ↑	19.2 a	**	5.8 a	8.2 a ↑
Stony Plain (Zone 18)	**	**	4.4 d	16.5 a ↑	14.3 c	11.1 a ↓	**	27.0 a	15.9 d	14.7 a -
Strathcona County (Zone 19)	**	**	6.7 b	8.8 a ↑	4.6 a	13.2 a ↑	**	4.5 a	5.0 a	11.8 a ↑
All Outlying Areas (Zones 14-19)	5.7 c	16.2 a ↑	6.7 a	10.7 a ↑	10.3 a	10.3 a -	**	20.0 d	9.6 a	10.8 a ↑
Edmonton CMA	**8.3 a**	**8.5 a -**	**8.4 a**	**8.9 a ↑**	**9.3 a**	**8.8 a ↓**	**10.4 a**	**8.5 a ↓**	**8.9 a**	**8.8 a -**

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 [1] by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Downtown (Zone 1)	-3.1 c	-1.3 a	-3.3 b	-1.5 c	-3.8 b	-1.4 a	-3.6 d	++	-3.4 b	-1.5 a
Hudson Bay Reserve (Zone 2)	**	++	-2.1 c	++	-2.5 b	++	++	**	-2.4 b	++
University (Zone 3)	++	++	-4.0 c	-2.0 c	-1.1 a	-2.7 c	**	++	-3.1 b	-2.4 b
West Central (Zone 4)	-1.4 d	**	-2.3 a	-1.5 c	-1.6 b	-1.6 b	-4.1 d	**	-2.4 a	-2.0 b
Edmonton Core (Zones 1-4)	-2.4 b	-1.3 a	-3.2 b	-1.4 a	-2.7 a	-1.6 b	-4.9 d	++	-3.0 a	-1.6 b
Jasper Place (Zone 5)	-1.5 d	++	-5.4 b	++	-4.3 b	-0.7 b	-3.7 b	++	-4.4 b	++
West Jasper Place (Zone 6)	-2.0 c	0.9 d	-5.6 a	0.8 a	-5.3 a	0.4 b	-5.3 b	++	-5.3 a	++
West (Zones 5-6)	-1.7 c	++	-5.5 a	++	-4.8 a	++	-4.5 b	++	-4.9 a	++
South West (Zone 7)	++	++	-2.7 a	-0.8 a	-3.9 b	-0.6 b	-2.7 b	++	-3.6 b	-0.6 b
East Central (Zone 8)	++	++	-0.9 d	++	-1.0 d	++	++	++	-1.4 a	1.6 c
Millwoods (Zone 9)	**	**	-5.5 b	-2.2 b	-7.5 a	-2.6 b	-5.5 b	**	-7.2 a	-2.7 b
South (Zones 7-9)	-1.6 c	++	-2.8 a	-0.8 a	-4.3 a	-0.9 a	-3.2 b	++	-4.0 a	-0.7 a
North Central (Zone 10)	++	-2.3 c	-1.8 c	++	++	++	++	++	-1.4 d	-1.3 d
North East (Zone 11)	++	++	-4.9 b	++	-4.9 b	-1.4 a	-2.4 c	**	-4.6 b	-0.9 a
Castledowns (Zone 12)	**	-4.3 d	-0.9 d	++	-0.6 b	-1.6 c	-0.5 b	1.1 d	-0.7 b	-1.4 a
North (Zones 10-12)	++	-2.3 c	-2.9 b	++	-2.3 b	-1.3 a	-1.6 c	**	-2.6 a	-1.2 a
Edmonton City (Zones 1-12)	-2.0 b	-1.0 a	-3.3 a	-0.9 a	-3.3 a	-1.2 a	-3.5 b	++	-3.4 a	-1.1 a
St. Albert (Zone 13)	-	**	++	-7.1 b	-2.6 a	-3.1 c	**	-1.6 a	-2.8 b	-3.2 c
Other Outlying Areas (Zone 14)	++	**	-3.0 d	1.0 d	-3.9 d	++	**	++	-3.1 d	++
Fort Saskatchewan (Zone 15)	0.7 a	-9.6 c	-3.6 c	++	-4.2 b	-2.9 a	**	**	-3.9 b	-3.2 b
Leduc (Zone 16)	**	**	-13.5 d	++	-8.6 c	-3.1 b	**	**	-9.2 c	-2.5 a
Spruce Grove (Zone 17)	**	**	++	-3.2 c	-5.3 b	-3.0 b	**	**	-5.4 b	-3.2 b
Stony Plain (Zone 18)	**	**	-8.6 c	-4.3 d	-9.0 a	-3.9 c	-4.4 d	**	-8.9 b	-4.3 c
Strathcona County (Zone 19)	**	**	-3.7 d	++	-4.1 c	-0.9 d	**	**	-4.2 b	++
All Outlying Areas (Zones 14-19)	++	-4.1 d	-5.4 b	-1.2 a	-5.9 a	-2.5 a	-5.8 c	-1.1 d	-5.8 a	-2.3 a
Edmonton CMA	**-1.9 b**	**-1.1 a**	**-3.4 a**	**-1.0 a**	**-3.5 a**	**-1.3 a**	**-3.5 b**	**++**	**-3.6 a**	**-1.3 a**

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	**	41.9 a	35.5 a	34.8 a -	33.8 a	35.2 a -	26.8 d	**	34.6 a	35.7 a -
Hudson Bay Reserve (Zone 2)	**	**	43.5 a	27.3 d ↓	39.4 a	**	**	**	42.2 a	26.3 d ↓
University (Zone 3)	**	**	33.7 a	31.8 a -	36.7 a	35.8 a -	**	**	34.4 a	32.8 a -
West Central (Zone 4)	**	**	41.2 a	**	24.7 a	**	45.0 a	**	34.3 a	**
Edmonton Core (Zones 1-4)	34.5 a	35.3 a -	37.0 a	32.2 a ↓	34.2 a	32.3 a -	**	28.9 d	35.9 a	32.5 a ↓
Jasper Place (Zone 5)	**	**	29.5 a	28.3 d -	32.0 a	28.8 a -	**	25.2 d	30.5 a	28.2 a -
West Jasper Place (Zone 6)	**	51.5 a	45.0 a	44.4 a -	42.0 a	45.0 a -	55.0 a	43.8 a ↓	43.7 a	45.0 a -
West (Zones 5-6)	26.1 d	40.9 a ↑	35.6 a	35.1 a -	37.6 a	37.5 a -	44.9 a	35.5 a ↓	36.9 a	36.5 a -
South West (Zone 7)	**	**	**	**	**	37.9 a	**	**	**	38.8 a
East Central (Zone 8)	**	**	28.5 a	24.9 d -	26.8 a	26.1 a -	**	**	27.7 a	25.7 a -
Millwoods (Zone 9)	**	0.0 d	**	**	45.7 a	38.0 a ↓	48.6 a	**	43.4 a	37.0 a ↓
South (Zones 7-9)	**	**	34.5 a	35.7 a -	37.9 a	36.4 a -	**	**	36.0 a	36.3 a -
North Central (Zone 10)	**	**	27.5 d	27.4 d -	29.8 d	**	**	**	28.8 d	27.9 d -
North East (Zone 11)	**	62.0 a	**	36.4 a	**	35.6 a	37.6 a	**	**	36.2 a
Castledowns (Zone 12)	**	**	36.4 a	**	44.4 a	44.4 a -	28.8 a	43.5 a ↑	39.9 a	42.2 a -
North (Zones 10-12)	**	**	31.9 a	31.7 a -	36.9 a	37.2 a -	33.2 a	35.9 a -	34.5 a	34.4 a -
Edmonton City (Zones 1-12)	32.5 a	35.0 a -	35.6 a	33.0 a ↓	36.5 a	35.5 a -	35.5 a	35.3 a -	35.8 a	34.3 a ↓
St. Albert (Zone 13)	-	-	**	32.4 a	**	22.2 a	39.5 a	37.6 a ↓	**	26.5 a
Other Outlying Areas (Zone 14)	0.0 a	**	**	**	**	**	**	**	**	33.8 a
Fort Saskatchewan (Zone 15)	**	**	**	**	41.3 a	**	**	**	**	**
Leduc (Zone 16)	**	**	**	42.1 a	**	**	**	**	**	**
Spruce Grove (Zone 17)	**	**	22.3 d	**	20.0 d	**	**	**	20.6 d	**
Stony Plain (Zone 18)	**	**	**	**	**	33.5 a	**	**	**	**
Strathcona County (Zone 19)	**	**	19.2 d	44.0 a ↑	42.0 a	46.8 a ↑	**	27.3 a	37.2 a	45.2 a ↑
All Outlying Areas (Zones 14-19)	**	**	28.2 d	38.9 a ↑	36.9 a	41.2 a -	**	**	34.4 a	40.2 a ↑
Edmonton CMA	**31.9 a**	**34.8 a -**	**35.3 a**	**33.4 a ↓**	**36.8 a**	**35.8 a -**	**36.2 a**	**35.8 a -**	**35.8 a**	**34.6 a ↓**

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 Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Edmonton CMA										
Pre 1960	5.5 d	**	10.0 b	11.3 c -	7.7 a	12.4 a ↑	**	6.5 a	8.7 a	11.7 a ↑
1960 - 1974	7.0 b	7.4 b -	7.4 a	7.7 a -	8.2 a	7.1 a ↓	8.3 b	5.6 b ↓	7.7 a	7.4 a -
1975 - 1989	4.6 c	6.0 b -	5.4 a	5.5 a -	6.9 a	6.4 a ↓	7.8 b	5.9 b ↓	6.2 a	5.9 a -
1990 - 2004	7.7 b	11.5 a ↑	3.4 b	4.8 a ↑	4.8 a	5.1 a ↑	4.5 a	0.0 a ↓	4.5 a	5.3 a ↑
2005+	24.3 a	7.9 a ↓	8.9 a	6.2 a ↓	7.0 a	7.3 b -	8.9 a	**	7.4 a	7.1 a -
Total	6.8 a	7.3 a -	6.8 a	7.0 a -	7.2 a	7.0 a -	8.2 a	5.9 a ↓	7.1 a	7.0 a -

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Edmonton CMA										
Pre 1960	621 a	639 b	856 a	863 a	1,072 a	1,070 a	1,431 a	1,458 a	959 a	962 a
1960 - 1974	832 a	817 a	969 a	951 a	1,160 a	1,134 a	1,334 a	1,326 a	1,038 a	1,020 a
1975 - 1989	884 a	866 a	997 a	983 a	1,183 a	1,170 a	1,391 a	1,376 a	1,098 a	1,084 a
1990 - 2004	1,048 a	1,011 a	1,182 a	1,147 a	1,298 a	1,265 a	**	1,244 a	1,248 a	1,216 a
2005+	1,158 a	1,133 a	1,273 a	1,272 a	1,378 a	1,383 a	1,541 a	1,737 b	1,364 a	1,364 a
Total	850 a	839 a	1,000 a	989 a	1,229 a	1,215 a	1,377 a	1,376 a	1,113 a	1,101 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 Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Edmonton CMA										
Pre 1960	**	**	45.1 a	**	32.2 a	29.0 d -	**	51.7 a	38.2 a	**
1960 - 1974	31.8 a	34.5 a -	36.8 a	31.8 a ↓	36.0 a	32.4 a ↓	33.7 a	33.9 a -	35.9 a	32.3 a ↓
1975 - 1989	**	36.7 a	32.4 a	33.5 a -	35.1 a	37.6 a ↑	36.4 a	38.5 a -	33.9 a	35.7 a ↑
1990 - 2004	**	**	25.8 d	**	**	37.0 a	17.1 a	4.5 a ↓	29.8 d	36.1 a ↑
2005+	**	21.5 d	**	**	45.6 a	41.4 a -	**	**	44.6 a	41.9 a -
Total	31.9 a	34.8 a -	35.3 a	33.4 a ↓	36.8 a	35.8 a -	36.2 a	35.8 a -	35.8 a	34.6 a ↓

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Edmonton CMA										
3 to 5 Units	**	**	**	**	3.4 d	**	**	**	4.6 c	8.9 c ↑
6 to 19 Units	**	8.9 c	8.2 b	9.3 b -	9.6 b	9.5 b -	8.9 c	5.3 c ↓	8.7 a	9.1 a -
20 to 49 Units	10.0 b	10.0 a -	7.4 a	7.7 a -	8.0 a	7.7 a -	9.1 b	6.7 b ↓	7.8 a	7.7 a -
50 to 99 Units	3.6 c	4.6 b -	5.4 a	4.9 a ↓	5.4 a	5.1 a -	3.8 b	4.2 c -	5.3 a	5.0 a -
100+ Units	5.4 a	5.2 a ↓	5.3 a	5.0 a ↓	6.8 a	6.8 a -	12.6 a	6.4 b ↓	6.2 a	5.9 a ↓
Total	6.8 a	7.3 a -	6.8 a	7.0 a -	7.2 a	7.0 a -	8.2 a	5.9 a ↓	7.1 a	7.0 a -

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 Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Edmonton CMA										
3 to 5 Units	549 c	**	793 b	849 c	1,000 a	1,032 b	1,232 b	1,384 c	953 a	1,073 b
6 to 19 Units	746 a	740 a	877 a	856 a	1,062 a	1,032 a	1,288 a	1,258 a	952 a	927 a
20 to 49 Units	769 a	743 a	930 a	909 a	1,139 a	1,120 a	1,344 a	1,340 a	1,036 a	1,015 a
50 to 99 Units	859 a	901 a	1,090 a	1,084 a	1,291 a	1,263 a	1,425 a	1,458 a	1,218 a	1,197 a
100+ Units	992 a	980 a	1,208 a	1,195 a	1,423 a	1,423 a	1,574 a	1,510 a	1,293 a	1,291 a
Total	850 a	839 a	1,000 a	989 a	1,229 a	1,215 a	1,377 a	1,376 a	1,113 a	1,101 a

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	**	**	8.5 b	7.5 c -	7.7 a	8.9 a ↑	7.0 a	5.7 b ↓	6.3 a	6.7 a ↑
Hudson Bay Reserve (Zone 2)	**	**	9.6 c	11.3 d -	9.1 a	9.6 a -	**	**	**	**
University (Zone 3)	**	**	6.7 c	9.0 c -	6.6 b	5.7 b -	7.8 c	4.4 a ↓	4.9 a	5.5 a ↑
West Central (Zone 4)	**	**	10.0 c	5.5 c ↓	7.5 a	11.8 a ↑	-	-	**	**
Edmonton Core (Zones 1-4)	**	**	8.4 b	8.8 b -	7.8 a	9.0 a ↑	7.0 a	5.3 a ↓	6.1 a	6.6 a ↑
Jasper Place (Zone 5)	**	**	8.4 c	5.2 c ↓	7.0 a	5.1 a ↓	10.4 d	**	**	**
West Jasper Place (Zone 6)	-	-	8.5 b	5.7 a ↓	8.3 c	5.6 b ↓	3.1 a	3.4 b -	5.2 a	4.1 a ↓
West (Zones 5-6)	**	**	8.4 b	5.4 b ↓	7.3 a	5.3 a ↓	4.4 a	3.9 c -	5.0 a	4.1 b ↓
South West (Zone 7)	**	**	9.4 c	5.2 d ↓	9.2 b	4.9 a ↓	3.7 b	4.0 b -	5.0 a	4.9 a ↓
East Central (Zone 8)	4.5 d	5.5 d -	7.2 b	14.9 a ↑	7.0 b	16.6 d ↑	**	**	**	**
Millwoods (Zone 9)	**	**	5.1 c	4.2 c -	7.8 c	4.1 a ↓	5.4 b	2.7 c ↓	**	**
South (Zones 7-9)	3.8 d	4.5 d -	7.1 b	10.2 a ↑	8.7 a	6.6 a ↓	4.3 a	3.6 b ↓	5.5 a	4.7 a ↓
North Central (Zone 10)	**	4.5 d	10.7 d	11.6 d -	7.5 a	8.1 b -	**	**	-	-
North East (Zone 11)	**	**	7.0 c	9.1 b -	5.0 b	8.7 b ↑	2.8 a	6.4 b ↑	**	**
Castledowns (Zone 12)	-	-	6.2 b	**	8.8 b	6.2 a ↓	11.0 d	7.5 b -	**	**
North (Zones 10-12)	**	4.0 d	9.8 b	11.1 c -	7.4 a	7.4 a -	4.6 a	6.5 a ↑	14.0 a	3.5 a ↓
Edmonton City (Zones 1-12)	3.1 d	7.8 c ↑	8.6 a	9.0 a -	7.9 a	7.6 a -	5.0 a	4.7 a -	6.2 a	5.8 a ↓
St. Albert (Zone 13)	-	-	7.2 a	4.0 d ↓	5.4 b	4.7 a -	4.2 a	2.6 a ↓	**	**
Other Outlying Areas (Zone 14)	11.1 d	**	10.7 a	19.0 a ↑	12.4 d	12.5 c -	**	**	**	**
Fort Saskatchewan (Zone 15)	**	**	8.1 a	9.6 a ↑	7.1 a	11.7 a ↑	6.4 a	15.5 a ↑	**	**
Leduc (Zone 16)	-	-	12.3 a	13.5 a ↑	7.7 c	4.1 a ↓	12.8 a	2.9 a ↓	**	**
Spruce Grove (Zone 17)	**	**	14.7 c	6.1 c ↓	5.2 a	7.1 b ↑	3.5 a	4.1 a ↑	**	**
Stony Plain (Zone 18)	-	-	**	**	13.9 d	13.6 a -	-	**	-	**
Strathcona County (Zone 19)	-	-	0.8 a	3.0 a ↑	0.8 d	4.3 a ↑	6.1 a	12.9 a ↑	-	**
All Outlying Areas (Zones 14-19)	13.2 c	**	9.7 a	12.1 a ↑	8.0 b	9.4 a ↑	8.3 a	8.2 a ↓	5.2 a	7.4 a ↑
Edmonton CMA	**4.6 c**	**8.9 c ↑**	**8.7 a**	**9.1 a -**	**7.8 a**	**7.7 a -**	**5.3 a**	**5.0 a -**	**6.2 a**	**5.9 a ↓**

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 Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Edmonton CMA										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	23.6 d	**	30.7 a	29.0 a -	31.4 a	32.9 a -	**	**	30.7 a	30.3 a -
20 to 49 Units	**	29.8 d	37.0 a	31.1 a ↓	37.5 a	33.9 a ↓	34.4 a	34.9 a -	37.0 a	32.5 a ↓
50 to 99 Units	**	**	34.1 a	37.1 a -	39.1 a	38.8 a -	39.0 a	**	37.2 a	38.4 a -
100+ Units	**	44.8 a	39.7 a	39.0 a -	37.3 a	37.0 a -	33.4 a	38.0 a ↑	38.3 a	38.6 a -
Total	31.9 a	34.8 a -	35.3 a	33.4 a ↓	36.8 a	35.8 a -	36.2 a	35.8 a -	35.8 a	34.6 a ↓

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Edmonton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Edmonton CMA										
LT $700	7.1 c	10.8 d ↑	3.3 d	**	**	**	**	**	5.4 c	9.0 c ↑
$700 - $849	9.2 b	9.2 b -	8.8 b	10.3 c -	**	**	**	**	8.8 a	10.0 c -
$850 - $999	5.6 b	5.3 b -	8.0 a	7.4 a -	13.1 a	9.9 b ↓	**	**	9.0 a	8.1 a ↓
$1000 - $1149	2.4 a	4.9 b ↑	6.1 a	4.1 a ↓	8.0 a	8.1 a -	17.8 d	7.6 c ↓	7.1 a	6.0 a ↓
$1150 - $1299	5.8 a	**	4.6 a	5.5 a ↑	6.2 a	4.4 a ↓	11.0 d	8.8 c -	6.0 a	4.9 a ↓
$1300+	43.5 a	28.0 a ↓	5.6 b	7.6 a ↑	5.8 a	7.6 a ↑	6.3 b	4.5 b ↓	5.9 a	7.2 a ↑
Total	6.8 a	7.3 a -	6.8 a	7.0 a -	7.2 a	7.0 a -	8.2 a	5.9 a ↓	7.1 a	7.0 a -

[1]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 Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	6.7 a	**
West Central (Zone 4)	**	**	10.5 c	4.9 a ↓	6.1 a	**	3.0 a	0.0 c ↓	4.9 a	4.9 d -
Edmonton Core (Zones 1-4)	**	**	10.0 c	5.7 a ↓	5.5 a	**	2.4 a	0.3 a ↓	4.4 a	4.7 d -
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	4.2 c
West Jasper Place (Zone 6)	-	-	3.8 a	3.8 a -	6.5 a	1.5 a ↓	7.6 a	2.9 a ↓	7.1 a	2.4 a ↓
West (Zones 5-6)	-	-	**	2.7 a	6.5 a	1.4 a ↓	7.0 a	3.4 a ↓	6.7 a	2.7 a ↓
South West (Zone 7)	-	-	-	-	**	7.4 a	8.4 b	5.2 a ↓	10.3 c	5.8 a ↓
East Central (Zone 8)	-	-	**	**	**	12.4 a	0.5 a	4.2 b ↑	0.4 b	7.2 a ↑
Millwoods (Zone 9)	-	-	**	**	6.0 d	5.1 a -	4.3 d	4.2 a -	4.9 d	4.4 a -
South (Zones 7-9)	-	-	**	**	**	8.1 a	5.6 c	4.7 a -	6.5 b	5.8 a -
North Central (Zone 10)	**	**	**	20.0 a	**	4.6 a	**	5.3 a	**	5.3 a
North East (Zone 11)	**	**	**	**	5.6 d	11.5 a ↑	3.5 b	5.6 a ↑	4.0 b	7.2 a ↑
Castledowns (Zone 12)	-	-	-	-	**	**	**	5.5 a	**	5.5 a
North (Zones 10-12)	**	**	**	**	5.8 c	8.2 a ↑	5.8 c	5.5 a -	5.9 b	6.2 a -
Edmonton City (Zones 1-12)	**	**	**	5.7 b	7.0 b	6.8 a -	5.7 b	4.5 a ↓	6.1 a	5.2 a ↓
St. Albert (Zone 13)	-	-	-	-	**	**	10.5 a	0.8 a ↓	10.6 a	0.8 a ↓
Other Outlying Areas (Zone 14)	**	**	**	5.0 a	12.2 d	26.9 a ↑	18.5 a	5.7 a ↓	15.2 d	12.8 a ↓
Fort Saskatchewan (Zone 15)	-	-	**	**	5.6 a	14.5 a ↑	16.2 a	17.7 a ↑	14.3 a	16.9 a ↑
Leduc (Zone 16)	-	-	**	**	4.6 b	15.8 a ↑	12.8 a	4.7 a ↓	9.7 a	8.9 a ↓
Spruce Grove (Zone 17)	-	-	-	**	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	3.5 d	20.3 a ↑	8.3 a	18.7 a ↑	12.9 a	12.4 a -	11.6 a	14.3 a ↑
Edmonton CMA	**	**15.5 a**	**8.2 c**	**10.1 a -**	**7.1 b**	**8.0 a -**	**6.9 a**	**5.6 a ↓**	**7.0 a**	**6.4 a ↓**

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

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	1,135 b	**
West Central (Zone 4)	**	**	859 c	**	1,188 a	1,058 c	1,323 a	1,282 b	1,234 a	1,160 b
Edmonton Core (Zones 1-4)	**	**	924 b	**	1,207 a	1,100 b	1,344 a	1,303 b	1,254 a	1,189 b
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	1,305 a	1,259 a	1,399 a	1,366 a	1,452 a	1,419 a	1,428 a	1,395 a
West (Zones 5-6)	-	-	1,326 a	1,286 b	1,391 a	1,354 a	1,454 a	1,419 a	1,429 a	1,393 a
South West (Zone 7)	-	-	-	-	1,314 a	1,352 a	1,455 a	1,468 a	1,419 a	1,436 a
East Central (Zone 8)	-	-	**	**	**	1,315 a	1,317 b	1,365 a	1,293 c	1,343 a
Millwoods (Zone 9)	-	-	970 b	974 b	1,218 a	1,219 a	1,398 b	1,380 b	1,319 a	1,306 a
South (Zones 7-9)	-	-	932 b	948 b	1,267 a	1,301 a	1,410 a	1,426 a	1,364 a	1,381 a
North Central (Zone 10)	**	**	848 b	775 a	1,200 b	1,108 a	1,302 a	1,256 a	1,257 a	1,193 a
North East (Zone 11)	**	**	**	**	1,255 a	1,263 a	1,317 a	1,312 a	1,297 a	1,300 a
Castledowns (Zone 12)	-	-	-	-	**	**	1,451 a	1,420 a	1,448 a	1,415 a
North (Zones 10-12)	**	**	848 b	775 a	1,240 a	1,193 a	1,351 a	1,328 a	1,319 a	1,292 a
Edmonton City (Zones 1-12)	**	**	1,030 b	1,040 d	1,279 a	1,253 a	1,390 a	1,376 a	1,349 a	1,332 a
St. Albert (Zone 13)	-	-	-	-	**	**	1,552 a	1,563 a	1,537 a	1,548 a
Other Outlying Areas (Zone 14)	**	**	972 b	1,087 c	1,063 a	1,078 a	1,413 a	1,371 a	1,251 b	1,244 a
Fort Saskatchewan (Zone 15)	-	-	**	**	1,149 a	1,108 a	1,401 a	1,346 a	1,356 a	1,305 a
Leduc (Zone 16)	-	-	**	**	1,019 a	1,001 a	1,326 b	1,333 a	1,213 b	1,216 b
Spruce Grove (Zone 17)	-	-	-	**	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	1,018 b	1,209 b	1,124 a	1,084 a	1,393 a	1,341 a	1,321 a	1,281 a
Edmonton CMA	**848 b**	******	**1,028 b**	**1,114 c**	**1,262 a**	**1,237 a**	**1,394 a**	**1,374 a**	**1,348 a**	**1,328 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 Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	0	0	9	9	1	1	14	14	24	24
Hudson Bay Reserve (Zone 2)	0	0	0	0	58	58	44	44	102	102
University (Zone 3)	0	0	3	3	5	5	7	7	15	15
West Central (Zone 4)	1	1	41	41	282	286	271	270	595	598
Edmonton Core (Zones 1-4)	1	1	53	53	346	350	336	335	736	739
Jasper Place (Zone 5)	0	0	11	11	44	44	160	173	215	228
West Jasper Place (Zone 6)	0	0	26	26	463	458	700	694	1,189	1,178
West (Zones 5-6)	0	0	37	37	507	502	860	867	1,404	1,406
South West (Zone 7)	0	0	0	0	311	351	852	874	1,163	1,225
East Central (Zone 8)	0	0	7	6	201	201	332	338	540	545
Millwoods (Zone 9)	0	0	14	14	203	205	404	406	621	625
South (Zones 7-9)	0	0	21	20	715	757	1,588	1,618	2,324	2,395
North Central (Zone 10)	1	1	15	15	278	281	511	536	805	833
North East (Zone 11)	8	8	2	2	319	319	808	806	1,137	1,135
Castledowns (Zone 12)	0	0	0	0	30	30	547	550	577	580
North (Zones 10-12)	9	9	17	17	627	630	1,866	1,892	2,519	2,548
Edmonton City (Zones 1-12)	10	10	128	127	2,195	2,239	4,650	4,712	6,983	7,088
St. Albert (Zone 13)	0	0	0	0	8	8	125	125	133	133
Other Outlying Areas (Zone 14)	2	2	19	20	53	52	104	105	178	179
Fort Saskatchewan (Zone 15)	0	0	8	8	71	69	370	372	449	449
Leduc (Zone 16)	0	0	3	3	91	95	148	148	242	246
Spruce Grove (Zone 17)	0	0	0	38	2	6	6	6	8	50
Stony Plain (Zone 18)	0	0	0	0	4	4	29	29	33	33
Strathcona County (Zone 19)	0	0	0	0	41	20	182	211	223	231
All Outlying Areas (Zones 14-19)	2	2	30	69	262	246	839	871	1,133	1,188
Edmonton CMA	**12**	**12**	**158**	**196**	**2,465**	**2,493**	**5,614**	**5,708**	**8,249**	**8,409**

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	6.7 a	**
West Central (Zone 4)	**	**	10.5 c	4.9 a ↓	9.3 a	**	9.7 a	0.0 c ↓	9.5 a	4.9 d ↓
Edmonton Core (Zones 1-4)	**	**	10.0 c	5.7 a ↓	9.0 a	**	8.1 a	0.6 a ↓	8.7 a	5.1 d ↓
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	4.2 c
West Jasper Place (Zone 6)	-	-	7.7 a	11.5 a ↑	10.8 a	2.4 a ↓	13.0 a	5.6 a ↓	12.0 a	4.5 a ↓
West (Zones 5-6)	-	-	**	8.0 a	11.5 a	2.2 a ↓	11.5 a	5.6 a ↓	11.4 a	4.4 a ↓
South West (Zone 7)	-	-	-	-	**	11.7 a	12.5 a	9.4 a ↓	14.9 a	10.1 a ↓
East Central (Zone 8)	-	-	**	**	1.3 d	12.9 a ↑	0.5 a	6.3 a ↑	0.7 b	8.7 a ↑
Millwoods (Zone 9)	-	-	**	**	8.4 c	6.1 a -	5.9 d	8.7 a ↑	6.7 c	7.7 a -
South (Zones 7-9)	-	-	**	**	12.7 d	10.5 a -	8.1 b	8.6 a -	9.4 b	9.1 a -
North Central (Zone 10)	**	**	**	20.0 a	**	8.5 a	**	7.7 a	**	8.2 a
North East (Zone 11)	**	**	**	**	6.4 c	14.4 a ↑	5.8 a	10.0 a ↑	5.9 a	11.2 a ↑
Castledowns (Zone 12)	-	-	-	-	**	**	**	8.9 a	10.4 d	9.1 a -
North (Zones 10-12)	**	**	**	**	7.2 b	11.7 a ↑	7.3 b	9.0 a ↑	7.4 b	9.7 a ↑
Edmonton City (Zones 1-12)	**	**	**	7.0 b	10.2 c	9.0 a ↓	8.4 a	7.6 a ↓	9.0 a	8.0 a ↓
St. Albert (Zone 13)	-	-	-	-	**	**	12.0 a	4.0 a ↓	12.1 a	3.8 a ↓
Other Outlying Areas (Zone 14)	**	**	**	5.0 a	12.2 d	26.9 a ↑	20.4 a	6.7 a ↓	16.9 d	13.4 a ↓
Fort Saskatchewan (Zone 15)	-	-	**	**	5.6 a	17.4 a ↑	17.3 a	17.7 a ↑	15.1 a	17.4 a ↑
Leduc (Zone 16)	-	-	**	**	4.6 b	15.8 a ↑	12.8 a	6.8 a ↓	10.1 a	10.2 a -
Spruce Grove (Zone 17)	-	-	-	**	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	**	20.3 a	8.7 a	19.5 a ↑	13.9 a	13.0 a ↓	12.6 a	14.9 a ↑
Edmonton CMA	**	15.5 a	10.4 d	11.0 a -	10.1 a	10.0 a -	9.3 a	8.4 a ↓	9.6 a	8.9 a ↓

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 [1] by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	**	**
West Central (Zone 4)	**	**	**	**	++	++	++	++	++	++
Edmonton Core (Zones 1-4)	**	**	++	**	++	++	++	++	++	++
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	-0.5 a	-2.0 a	-3.0 b	-3.0 a	-4.3 b	-2.5 a	-4.2 b	-2.3 a
West (Zones 5-6)	-	-	-0.5 b	**	-2.1 b	-3.6 a	-3.5 b	-2.6 a	-3.5 b	-2.6 a
South West (Zone 7)	-	-	-	-	-4.9 c	1.2 a	-1.9 b	++	-2.2 c	0.5 b
East Central (Zone 8)	-	-	**	**	**	**	++	**	**	++
Millwoods (Zone 9)	-	-	**	++	**	++	**	++	++	-1.4 d
South (Zones 7-9)	-	-	**	++	-2.9 c	++	-1.2 d	-1.1 a	-1.6 c	++
North Central (Zone 10)	**	**	++	**	**	-4.2 b	-2.7 c	-4.2 d	-2.9 c	-4.2 b
North East (Zone 11)	**	**	**	**	**	++	++	++	++	++
Castledowns (Zone 12)	-	-	-	-	**	**	-4.6 d	**	-4.2 d	**
North (Zones 10-12)	**	**	++	**	-2.9 c	-2.3 b	-2.5 c	-2.5 c	-2.5 c	-2.4 b
Edmonton City (Zones 1-12)	**	**	++	++	-2.4 b	-2.1 b	-2.1 b	-1.6 b	-2.3 b	-1.7 b
St. Albert (Zone 13)	-	-	-	-	**	**	**	0.0 a	**	0.1 a
Other Outlying Areas (Zone 14)	**	**	++	**	3.3 d	**	++	-2.6 c	++	++
Fort Saskatchewan (Zone 15)	-	-	**	**	3.4 a	-4.0 a	++	-2.2 a	++	-2.7 a
Leduc (Zone 16)	-	-	**	**	**	++	-19.8 d	**	-13.8 d	3.4 d
Spruce Grove (Zone 17)	-	-	-	**	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	**	++	++	-2.7 c	++	-2.3 a	++	-1.5 c
Edmonton CMA	**	**	++	++	-1.9 c	-2.2 b	-2.1 b	-1.6 b	-2.2 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.

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	**	**
West Central (Zone 4)	**	**	**	**	39.6 a	**	**	**	**	**
Edmonton Core (Zones 1-4)	**	**	**	**	**	**	**	**	**	**
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	**	50.0 a	**	42.6 a	**	39.2 a	50.3 a	40.7 a ↓
West (Zones 5-6)	-	-	**	**	**	42.2 a	**	39.6 a	42.7 a	40.7 a -
South West (Zone 7)	-	-	-	-	**	23.8 d	**	26.9 a	**	26.0 a
East Central (Zone 8)	-	-	**	**	**	**	**	27.7 d	**	27.6 d
Millwoods (Zone 9)	-	-	**	**	**	**	**	**	**	**
South (Zones 7-9)	-	-	**	**	**	**	27.4 d	28.3 a -	25.7 d	29.0 a -
North Central (Zone 10)	**	**	**	26.7 a	**	**	**	**	**	**
North East (Zone 11)	**	**	**	**	**	**	**	34.1 a	**	33.9 a
Castledowns (Zone 12)	-	-	-	-	**	**	**	**	**	**
North (Zones 10-12)	**	**	**	**	**	**	**	33.7 a	**	34.5 a
Edmonton City (Zones 1-12)	**	**	**	**	**	32.5 a	36.1 a	32.4 a ↓	35.7 a	32.6 a ↓
St. Albert (Zone 13)	-	-	-	-	**	**	10.7 a	**	9.6 a	**
Other Outlying Areas (Zone 14)	**	**	**	20.0 a	**	28.8 a	**	**	**	**
Fort Saskatchewan (Zone 15)	-	-	**	**	**	**	**	**	**	**
Leduc (Zone 16)	-	-	**	**	**	**	**	**	28.0 d	**
Spruce Grove (Zone 17)	-	-	-	-	-	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	**	**	**	41.4 a	**	26.4 d	**	**
Edmonton CMA	**	**	**	**	**	33.7 a	34.5 a	31.5 a -	34.2 a	32.3 a -

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 Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	6.7 a	7.0 a -	6.8 a	6.3 a -	7.4 a	8.6 a ↑	7.5 c	7.9 b -	7.0 a	7.1 a -
Hudson Bay Reserve (Zone 2)	9.2 c	7.9 c -	10.1 c	10.8 c -	7.6 b	8.2 b -	7.5 b	**	9.1 a	9.5 a -
University (Zone 3)	5.9 c	6.1 c -	6.1 b	7.4 b ↑	5.8 b	5.3 b -	**	**	6.1 a	6.7 b -
West Central (Zone 4)	11.9 d	8.0 c ↓	9.2 b	9.4 b -	6.0 a	11.4 c ↑	2.7 a	0.7 b ↓	7.4 a	9.2 a ↑
Edmonton Core (Zones 1-4)	7.1 a	6.9 a -	7.5 a	7.6 a -	6.9 a	8.4 a ↑	6.1 b	3.5 c ↓	7.2 a	7.7 a -
Jasper Place (Zone 5)	9.6 c	**	6.9 b	5.7 b -	8.0 b	4.1 b ↓	6.6 b	4.9 c ↓	7.4 a	5.1 b ↓
West Jasper Place (Zone 6)	**	6.1 a	6.0 b	4.3 a ↓	5.8 a	3.9 b ↓	6.7 a	3.4 a ↓	6.0 a	4.0 a ↓
West (Zones 5-6)	**	6.8 c	6.5 a	5.1 b ↓	6.6 a	4.0 a ↓	6.7 a	3.9 a ↓	6.6 a	4.5 a ↓
South West (Zone 7)	3.6 d	7.6 b ↑	4.3 a	4.5 a -	7.8 a	4.9 a ↓	8.9 b	4.3 a ↓	6.8 a	4.7 a ↓
East Central (Zone 8)	**	5.1 d	4.7 b	10.6 c ↑	7.2 b	14.4 a ↑	1.0 a	4.5 c ↑	5.1 b	11.2 a ↑
Millwoods (Zone 9)	0.0 d	0.0 d -	6.1 c	2.2 a ↓	6.2 a	4.0 b ↓	4.1 d	4.4 b -	5.9 a	3.6 b ↓
South (Zones 7-9)	3.4 d	6.3 c ↑	4.7 a	5.3 a ↑	7.2 a	5.9 a ↓	6.3 b	4.4 a ↓	6.3 a	5.5 a ↓
North Central (Zone 10)	**	8.9 c	8.7 c	10.4 c -	9.6 c	9.2 c -	**	5.9 b	8.9 b	9.3 b -
North East (Zone 11)	3.4 d	**	4.2 b	5.2 a ↑	5.5 a	8.2 a ↑	3.8 b	5.8 b ↑	4.8 a	7.0 a ↑
Castledowns (Zone 12)	0.0 d	4.2 d ↑	11.0 c	6.2 b ↓	8.7 b	7.1 a -	8.1 c	5.7 a -	9.0 b	6.5 a ↓
North (Zones 10-12)	**	8.3 c	7.8 b	8.0 b -	7.5 a	8.2 a -	6.3 b	5.8 a -	7.3 a	7.7 a -
Edmonton City (Zones 1-12)	6.8 a	7.1 a -	6.9 a	7.0 a -	7.1 a	6.9 a -	6.4 a	4.7 a ↓	6.9 a	6.7 a -
St. Albert (Zone 13)	-	**	2.7 b	4.8 a ↑	6.0 a	2.4 a ↓	9.1 a	2.9 a ↓	6.1 a	2.9 a ↓
Other Outlying Areas (Zone 14)	**	23.7 a	12.4 c	15.2 a ↑	11.3 a	13.7 a ↑	21.5 d	9.3 a ↓	12.9 a	13.9 a -
Fort Saskatchewan (Zone 15)	8.3 a	**	5.4 a	4.7 a ↓	6.8 a	12.4 a ↑	15.7 a	18.8 a ↑	8.9 a	12.8 a ↑
Leduc (Zone 16)	**	0.0 a	2.1 b	4.5 a ↑	13.3 a	6.0 a ↓	10.7 c	4.3 a ↓	10.7 a	5.5 a ↓
Spruce Grove (Zone 17)	**	**	3.8 a	7.9 b ↑	4.2 a	6.9 a ↑	9.4 a	**	4.2 a	7.4 a ↑
Stony Plain (Zone 18)	**	**	4.4 d	10.8 a ↑	13.3 c	10.7 a ↓	**	19.6 d	13.7 c	12.1 a -
Strathcona County (Zone 19)	**	**	3.4 c	5.2 a ↑	4.0 a	12.2 a ↑	5.2 a	11.6 a ↑	4.1 a	10.6 a ↑
All Outlying Areas (Zones 14-19)	5.6 c	18.1 a ↑	5.3 a	7.9 a ↑	8.5 a	9.8 a ↑	13.9 a	13.5 a -	8.6 a	10.0 a ↑
Edmonton CMA	**6.7 a**	**7.3 a -**	**6.8 a**	**7.0 a -**	**7.2 a**	**7.1 a -**	**7.3 a**	**5.7 a ↓**	**7.1 a**	**6.9 a -**

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	885 a	879 a	1,064 a	1,059 a	1,330 a	1,387 a	1,505 a	1,541 a	1,126 a	1,145 a
Hudson Bay Reserve (Zone 2)	744 a	696 b	876 a	849 a	1,110 a	1,064 a	1,500 a	1,260 b	961 a	920 a
University (Zone 3)	933 a	914 a	1,031 a	1,000 a	1,351 a	1,330 a	1,419 a	1,394 b	1,117 a	1,084 a
West Central (Zone 4)	749 a	692 a	915 a	911 a	1,120 a	1,070 a	1,324 a	1,298 b	1,035 a	1,008 a
Edmonton Core (Zones 1-4)	872 a	858 a	1,008 a	994 a	1,260 a	1,262 a	1,419 a	1,379 a	1,084 a	1,076 a
Jasper Place (Zone 5)	751 a	752 a	902 a	895 a	1,102 a	1,080 a	1,329 a	1,327 a	1,021 a	1,011 a
West Jasper Place (Zone 6)	904 a	862 a	1,076 a	1,050 a	1,294 a	1,249 a	1,436 a	1,408 a	1,260 a	1,211 a
West (Zones 5-6)	813 a	809 a	971 a	963 a	1,224 a	1,180 a	1,402 a	1,383 a	1,154 a	1,121 a
South West (Zone 7)	944 a	950 a	1,095 a	1,101 a	1,257 a	1,264 a	1,437 a	1,449 a	1,230 a	1,239 a
East Central (Zone 8)	909 b	897 b	932 a	940 a	1,122 a	1,155 a	1,319 b	1,392 a	1,076 a	1,100 a
Millwoods (Zone 9)	645 c	730 a	1,002 a	984 a	1,258 a	1,218 a	1,416 a	1,408 a	1,236 a	1,190 a
South (Zones 7-9)	915 a	922 a	1,046 a	1,046 a	1,241 a	1,237 a	1,411 a	1,431 a	1,207 a	1,205 a
North Central (Zone 10)	740 b	734 a	884 a	850 a	1,071 a	1,015 a	1,282 a	1,230 a	978 a	939 a
North East (Zone 11)	812 a	814 a	1,005 a	993 a	1,225 a	1,185 a	1,328 a	1,324 a	1,188 a	1,160 a
Castledowns (Zone 12)	726 a	712 a	1,028 a	1,025 a	1,268 a	1,228 a	1,431 a	1,407 a	1,242 a	1,219 a
North (Zones 10-12)	747 a	739 a	944 a	922 a	1,195 a	1,155 a	1,349 a	1,327 a	1,121 a	1,094 a
Edmonton City (Zones 1-12)	851 a	840 a	999 a	987 a	1,233 a	1,218 a	1,388 a	1,378 a	1,132 a	1,119 a
St. Albert (Zone 13)	-	**	1,055 a	1,039 a	1,322 a	1,293 a	1,467 a	1,460 a	1,312 a	1,274 a
Other Outlying Areas (Zone 14)	802 c	794 a	916 a	946 a	1,121 a	1,106 a	1,390 a	1,349 a	1,085 a	1,080 a
Fort Saskatchewan (Zone 15)	822 a	687 a	1,047 a	1,037 a	1,216 a	1,183 a	1,401 a	1,347 a	1,225 a	1,188 a
Leduc (Zone 16)	**	**	952 a	941 a	1,151 a	1,111 a	1,325 b	1,325 a	1,130 a	1,103 a
Spruce Grove (Zone 17)	**	**	1,051 a	1,060 a	1,222 a	1,180 a	1,136 a	1,201 b	1,169 a	1,142 a
Stony Plain (Zone 18)	**	**	890 a	987 a	1,026 a	1,042 a	1,217 a	1,291 a	1,038 a	1,065 a
Strathcona County (Zone 19)	**	**	1,143 a	1,193 a	1,358 a	1,404 a	1,427 a	1,324 a	1,329 a	1,339 a
All Outlying Areas (Zones 14-19)	823 a	767 a	1,008 a	1,029 a	1,197 a	1,182 a	1,370 a	1,330 a	1,177 a	1,163 a
Edmonton CMA	**850 a**	**839 a**	**1,000 a**	**990 a**	**1,232 a**	**1,216 a**	**1,388 a**	**1,375 a**	**1,140 a**	**1,126 a**

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 Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	1,515	1,463	7,110	7,227	3,566	3,908	208	217	12,399	12,815
Hudson Bay Reserve (Zone 2)	330	324	2,571	2,581	1,507	1,538	158	160	4,566	4,603
University (Zone 3)	750	775	3,400	3,467	1,621	1,692	144	154	5,915	6,088
West Central (Zone 4)	157	215	1,381	1,448	1,281	1,345	327	326	3,146	3,334
Edmonton Core (Zones 1-4)	2,752	2,777	14,462	14,723	7,975	8,483	837	857	26,026	26,840
Jasper Place (Zone 5)	162	157	1,949	1,951	1,598	1,604	446	459	4,155	4,171
West Jasper Place (Zone 6)	170	146	1,330	1,287	2,622	2,557	1,022	1,009	5,144	4,999
West (Zones 5-6)	332	303	3,279	3,238	4,220	4,161	1,468	1,468	9,299	9,170
South West (Zone 7)	212	212	2,919	3,071	5,071	5,725	1,339	1,423	9,541	10,431
East Central (Zone 8)	123	111	1,038	1,114	1,208	1,218	406	408	2,775	2,851
Millwoods (Zone 9)	36	36	793	795	2,664	2,655	558	561	4,051	4,047
South (Zones 7-9)	371	359	4,750	4,980	8,943	9,598	2,303	2,392	16,367	17,329
North Central (Zone 10)	476	472	2,377	2,375	1,726	1,688	677	690	5,256	5,225
North East (Zone 11)	56	51	1,329	1,356	2,964	3,084	1,102	1,110	5,451	5,601
Castledowns (Zone 12)	47	48	793	792	1,648	1,701	789	793	3,277	3,334
North (Zones 10-12)	579	571	4,499	4,523	6,338	6,473	2,568	2,593	13,984	14,160
Edmonton City (Zones 1-12)	4,034	4,010	26,990	27,464	27,476	28,715	7,176	7,310	65,676	67,499
St. Albert (Zone 13)	0	1	192	272	941	1,044	259	276	1,392	1,593
Other Outlying Areas (Zone 14)	20	23	251	256	421	451	121	123	813	853
Fort Saskatchewan (Zone 15)	36	35	259	274	820	852	382	384	1,497	1,545
Leduc (Zone 16)	5	5	268	267	951	953	185	186	1,409	1,411
Spruce Grove (Zone 17)	10	10	324	363	776	776	32	32	1,142	1,181
Stony Plain (Zone 18)	2	5	88	189	266	327	77	103	433	624
Strathcona County (Zone 19)	4	4	185	250	527	648	204	233	920	1,135
All Outlying Areas (Zones 14-19)	77	82	1,375	1,599	3,761	4,007	1,001	1,061	6,214	6,749
Edmonton CMA	**4,111**	**4,093**	**28,557**	**29,335**	**32,178**	**33,766**	**8,436**	**8,647**	**73,282**	**75,841**

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

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

Zone	Bachelor						1 Bedroom						2 Bedroom						3 Bedroom +						Total					
	Oct-16			Oct-17			Oct-16			Oct-17			Oct-16			Oct-17			Oct-16			Oct-17			Oct-16			Oct-17		
Downtown (Zone 1)	8.3	a		8.2	a	-	8.3	a		8.0	a	-	10.2	a		9.9	a	-	8.9	b		9.7	b	-	8.9	a		8.7	a	-
Hudson Bay Reserve (Zone 2)	9.2	c		9.1	c	-	12.6	c		13.0	a	-	10.3	a		9.1	b	-	8.1	b		**			11.5	a		11.5	a	-
University (Zone 3)	7.2	c		6.4	c	-	6.8	b		9.8	b	↑	8.1	b		6.7	b	↓	**			**			7.3	a		8.6	b	↑
West Central (Zone 4)	13.9	d		10.0	d	↓	11.1	c		10.9	c	-	8.2	a		12.3	a	↑	8.6	a		1.6	c	↓	9.8	a		10.4	a	-
Edmonton Core (Zones 1-4)	8.5	a		8.0	a	-	9.0	a		9.6	a	-	9.5	a		9.5	a	-	9.2	b		7.0	c	↓	9.1	a		9.3	a	-
Jasper Place (Zone 5)	10.7	d		**			7.5	b		7.4	b	-	9.9	b		5.9	b	↓	7.7	b		5.4	c	↓	8.6	a		6.6	b	↓
West Jasper Place (Zone 6)	**			8.3	a		7.7	a		6.9	a	↓	8.4	a		5.7	b	↓	11.6	a		6.5	a	↓	8.7	a		6.3	a	↓
West (Zones 5-6)	7.6	c		8.3	b	-	7.6	a		7.2	a	-	8.9	a		5.8	a	↓	10.4	a		6.2	a	↓	8.7	a		6.5	a	↓
South West (Zone 7)	5.1	d		11.7	a	↑	7.3	a		6.1	a	↓	10.3	a		6.9	a	↓	12.3	a		7.7	a	↓	9.6	a		6.9	a	↓
East Central (Zone 8)	**			**			6.3	b		13.4	a	↑	8.1	b		16.4	a	↑	1.0	a		6.6	b	↑	6.2	b		13.6	a	↑
Millwoods (Zone 9)	0.0	d		0.0	d	-	8.4	c		4.7	a	↓	8.5	a		6.6	b	↓	6.4	c		8.1	b	-	8.2	a		6.3	a	↓
South (Zones 7-9)	6.0	c		10.1	c	↑	7.2	a		7.4	a	-	9.5	a		8.1	a	↓	8.8	a		7.6	a	↓	8.7	a		7.8	a	↓
North Central (Zone 10)	**			9.5	c		9.4	c		11.0	c	-	11.2	d		10.8	d	-	**			7.7	b		9.9	b		10.3	c	-
North East (Zone 11)	**			**			5.8	a		6.2	a	-	7.0	a		11.2	a	↑	6.1	a		9.9	a	↑	6.5	a		9.6	a	↑
Castledowns (Zone 12)	0.0	d		4.2	d	↑	13.4	c		8.2	a	↓	10.8	c		9.3	a	-	10.0	c		8.3	a	-	11.1	a		8.7	a	↓
North (Zones 10-12)	**			9.1	c		9.1	b		9.0	b	-	9.1	a		10.6	a	↑	7.9	b		8.8	a	-	8.9	a		9.7	a	↑
Edmonton City (Zones 1-12)	8.3	a		8.3	a	-	8.5	a		8.8	a	-	9.3	a		8.7	a	↓	8.9	a		7.7	a	↓	8.9	a		8.6	a	-
St. Albert (Zone 13)	-			**			5.4	b		5.5	a	-	7.8	a		4.9	a	↓	11.4	a		5.8	a	↓	8.2	a		5.2	a	↓
Other Outlying Areas (Zone 14)	**			23.7	a		12.8	c		15.9	a	↑	12.4	a		14.7	a	↑	23.2	d		10.1	a	↓	14.0	a		14.7	a	-
Fort Saskatchewan (Zone 15)	8.3	a		**			6.9	a		6.6	a	↓	9.0	a		14.2	a	↑	16.8	a		19.0	a	↑	10.6	a		14.2	a	↑
Leduc (Zone 16)	**			0.0	a		3.2	c		9.4	a	↑	15.3	a		6.4	a	↓	10.7	c		5.9	a	↓	12.3	a		6.9	a	↓
Spruce Grove (Zone 17)	**			**			5.3	a		11.2	c	↑	5.7	a		8.0	a	↑	15.6	a		**			5.9	a		9.1	a	↑
Stony Plain (Zone 18)	**			**			4.4	d		16.5	a	↑	14.5	c		11.0	a	↓	**			21.6	d		15.0	c		14.3	a	-
Strathcona County (Zone 19)	**			**			6.7	b		8.8	a	↑	5.3	a		13.9	a	↑	6.3	a		11.6	a	↑	5.8	a		12.3	a	↑
All Outlying Areas (Zones 14-19)	7.1	c		18.1	a	↑	6.7	a		11.1	a	↑	10.2	a		10.9	a	↑	15.1	a		14.2	a	-	10.1	a		11.5	a	↑
Edmonton CMA	**8.3**	**a**		**8.5**	**a**	**-**	**8.4**	**a**		**8.9**	**a**	**↑**	**9.4**	**a**		**8.9**	**a**	**↓**	**9.7**	**a**		**8.4**	**a**	**↓**	**9.0**	**a**		**8.8**	**a**	**-**

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[1] by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Downtown (Zone 1)	-3.1 c	-1.3 a	-3.3 b	-1.5 a	-3.8 b	-1.4 a	-3.6 d	++	-3.4 b	-1.5 a
Hudson Bay Reserve (Zone 2)	**	++	-2.1 c	++	-2.7 b	++	++	++	-2.6 b	++
University (Zone 3)	++	++	-4.0 c	-2.0 c	-1.1 a	-2.7 c	**	++	-3.1 b	-2.3 b
West Central (Zone 4)	-1.4 d	**	-2.3 a	-1.5 c	-1.0 a	-1.6 c	++	**	-1.8 b	-1.5 a
Edmonton Core (Zones 1-4)	-2.4 b	-1.3 a	-3.2 b	-1.4 a	-2.6 a	-1.6 b	-4.3 d	++	-3.0 a	-1.5 b
Jasper Place (Zone 5)	-1.5 d	++	-5.4 b	++	-3.9 b	-1.1 a	-3.3 b	-0.6 b	-4.1 b	-0.8 d
West Jasper Place (Zone 6)	-2.0 c	0.9 d	-5.1 a	0.5 a	-4.8 a	-0.5 a	-4.9 a	-1.1 a	-5.0 a	-0.6 a
West (Zones 5-6)	-1.7 c	++	-5.2 a	++	-4.4 a	-0.8 a	-4.2 a	-0.9 a	-4.6 a	-0.7 a
South West (Zone 7)	++	++	-2.7 a	-0.8 a	-4.0 b	-0.5 b	-2.5 a	++	-3.4 b	-0.4 b
East Central (Zone 8)	++	++	-0.9 d	++	-1.5 c	++	++	++	-1.9 c	++
Millwoods (Zone 9)	**	**	-4.9 c	-1.9 b	-6.4 a	-2.4 b	-2.5 c	-1.9 c	-5.8 b	-2.5 b
South (Zones 7-9)	-1.6 c	++	-2.7 a	-0.7 a	-4.1 a	-0.9 a	-2.5 b	-0.7 b	-3.7 a	-0.8 a
North Central (Zone 10)	++	-2.2 c	-1.9 c	++	++	-1.9 c	-2.4 c	-2.7 c	-1.8 c	-2.2 b
North East (Zone 11)	++	++	-4.9 b	++	-4.5 b	-1.0 a	-1.9 c	**	-3.9 b	-0.7 a
Castledowns (Zone 12)	**	-4.3 d	-0.9 d	++	-0.9 d	-1.6 c	-1.5 a	++	-1.4 a	-1.6 c
North (Zones 10-12)	++	-2.2 c	-2.9 b	++	-2.4 b	-1.5 a	-1.9 b	++	-2.6 a	-1.5 a
Edmonton City (Zones 1-12)	-2.0 b	-1.0 a	-3.3 a	-0.9 a	-3.2 a	-1.3 a	-3.1 b	++	-3.3 a	-1.2 a
St. Albert (Zone 13)	-	**	++	-7.1 b	-2.5 a	-3.1 c	++	-1.1 a	-2.6 b	-2.9 b
Other Outlying Areas (Zone 14)	++	**	-2.7 c	2.1 c	-2.9 c	++	**	++	-2.8 c	++
Fort Saskatchewan (Zone 15)	0.7 a	-9.6 c	-3.5 c	++	-2.5 c	-3.1 b	++	-2.6 a	-2.2 c	-3.0 b
Leduc (Zone 16)	**	**	-13.2 d	++	-8.5 c	-2.6 a	**	++	-10.1 c	-1.5 b
Spruce Grove (Zone 17)	**	**	++	-3.2 d	-5.3 b	-3.0 b	**	**	-5.4 b	-3.2 c
Stony Plain (Zone 18)	**	**	-8.6 c	-4.3 d	-8.9 a	-3.9 c	-4.4 c	++	-8.4 b	-3.7 c
Strathcona County (Zone 19)	**	**	-3.7 d	++	-1.2 a	-2.4 b	2.0 b	-6.0 a	-1.5 a	-2.2 b
All Outlying Areas (Zones 14-19)	++	-5.7 d	-5.3 b	-1.0 d	-4.7 b	-2.5 a	-3.7 d	-1.8 b	-5.0 b	-2.2 a
Edmonton CMA	**-1.9 b**	**-1.1 a**	**-3.4 a**	**-1.0 a**	**-3.3 a**	**-1.4 a**	**-3.0 b**	**++**	**-3.4 a**	**-1.3 a**

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown (Zone 1)	**	41.9 a	35.5 a	34.8 a -	33.8 a	35.2 a -	29.9 d	**	34.7 a	35.7 a -
Hudson Bay Reserve (Zone 2)	**	**	43.5 a	27.3 d ↓	39.4 a	**	**	**	41.8 a	26.7 d ↓
University (Zone 3)	**	**	33.7 a	32.1 a -	36.7 a	35.8 a -	**	**	34.4 a	32.9 a -
West Central (Zone 4)	**	**	41.1 a	**	28.2 a	**	**	**	35.6 a	**
Edmonton Core (Zones 1-4)	34.6 a	35.3 a -	37.0 a	32.2 a ↓	34.5 a	31.6 a ↓	**	**	36.0 a	32.2 a ↓
Jasper Place (Zone 5)	**	**	29.5 a	28.3 d -	28.1 a	29.0 a -	**	**	28.9 a	28.9 a -
West Jasper Place (Zone 6)	**	51.5 a	44.7 a	44.5 a -	45.0 a	44.6 a -	49.1 a	40.8 a ↓	45.3 a	44.0 a -
West (Zones 5-6)	26.1 d	40.9 a ↑	35.6 a	35.2 a -	37.9 a	38.1 a -	45.6 a	37.9 a ↓	37.8 a	37.1 a -
South West (Zone 7)	**	**	**	**	**	37.0 a	28.7 d	32.5 a -	34.8 a	37.2 a -
East Central (Zone 8)	**	**	27.3 a	25.1 d -	23.2 d	26.2 a -	**	**	23.3 a	26.1 a ↑
Millwoods (Zone 9)	**	0.0 d	**	**	44.4 a	38.4 a ↓	**	**	41.9 a	36.9 a ↓
South (Zones 7-9)	**	**	34.1 a	35.7 a -	36.9 a	35.9 a -	28.4 d	31.7 a -	34.5 a	35.2 a -
North Central (Zone 10)	**	**	27.6 d	27.4 d -	**	**	**	**	**	29.8 d
North East (Zone 11)	**	62.0 a	**	36.4 a	**	35.4 a	**	34.2 a	**	35.7 a
Castledowns (Zone 12)	**	**	36.4 a	**	44.1 a	44.4 a -	**	**	39.5 a	39.6 a -
North (Zones 10-12)	**	**	31.9 a	31.7 a -	37.3 a	37.2 a -	37.6 a	34.3 a -	35.5 a	34.4 a -
Edmonton City (Zones 1-12)	32.7 a	35.0 a -	35.5 a	33.1 a ↓	36.4 a	35.3 a -	35.9 a	33.5 a ↓	35.8 a	34.1 a ↓
St. Albert (Zone 13)	-	-	**	32.4 a	**	22.2 a	28.9 a	**	**	26.6 a
Other Outlying Areas (Zone 14)	**	**	**	**	**	**	**	**	**	33.0 a
Fort Saskatchewan (Zone 15)	**	**	**	**	39.1 a	**	**	**	**	**
Leduc (Zone 16)	**	**	**	42.0 a	**	**	**	**	**	**
Spruce Grove (Zone 17)	**	**	22.3 d	**	20.0 d	**	**	**	20.6 d	**
Stony Plain (Zone 18)	**	**	**	**	**	33.2 a	**	**	**	**
Strathcona County (Zone 19)	**	**	19.2 d	44.0 a ↑	42.0 a	47.9 a ↑	**	21.9 a	37.2 a	40.4 a -
All Outlying Areas (Zones 14-19)	**	**	27.9 d	38.6 a ↑	36.1 a	41.2 a ↑	**	28.7 d	32.7 a	38.5 a ↑
Edmonton CMA	**32.0 a**	**34.8 a -**	**35.2 a**	**33.4 a ↓**	**36.6 a**	**35.6 a -**	**35.1 a**	**33.0 a -**	**35.6 a**	**34.3 a ↓**

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[1]
Vacancy Rates (%)
Edmonton CMA - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Central	7.1 b	7.8 b -	7.6 a	7.7 a -
Suburban	**	5.3 c	6.3 a	5.7 a ↓
Other Metro	**	**	7.5 a	7.8 a ↑
Edmonton CMA	**6.8 b**	**6.9 b -**	**7.1 a**	**7.0 a -**

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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Edmonton CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Central	839 b	835 a -	1,066 b	966 a Δ	1,386 b	1,209 a Δ	1,509 c	1,330 a Δ
Suburban	**	870 a	1,109 b	1,035 a Δ	1,302 b	1,220 a Δ	1,469 b	1,407 a Δ
Other Metro	**	774 a	989 c	1,024 a -	1,244 b	1,211 a Δ	**	1,327 a
Edmonton CMA	**840 b**	**839 a -**	**1,072 a**	**989 a Δ**	**1,346 a**	**1,215 a Δ**	**1,495 b**	**1,376 a Δ**

[1]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.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Edmonton CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Central	787 a	839 b -	1,137 b	1,066 b -	1,396 b	1,386 b -	1,403 b	1,509 c -	1,330 b	1,272 b -
Suburban	819 b	**	1,100 b	1,109 b -	1,346 a	1,302 b -	1,525 b	1,469 b -	1,286 a	1,273 b -
Other Metro	**	**	1,155 c	989 c -	1,377 b	1,244 b -	**	**	1,256 b	1,190 b -
Edmonton CMA	**797 a**	**840 b -**	**1,127 b**	**1,072 a -**	**1,377 a**	**1,346 a -**	**1,465 b**	**1,495 b -**	**1,310 a**	**1,265 a -**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) by Building Size Edmonton CMA - October 2017

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Edmonton CMA				
3 to 24 Units	10.3 d	8.8 b -	8.8 a	9.1 a -
25 to 49 Units	**	8.7 c	7.0 a	6.8 a -
50 to 74 Units	**	5.1 d	4.9 a	4.6 a -
75 to 99 Units	4.4 d	**	5.9 a	5.4 a -
100+ Units	6.0 c	5.4 c -	6.2 a	5.9 a ↓
Total	6.8 b	6.9 b -	7.1 a	7.0 a -

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

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
Edmonton CMA - October 2017

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental			Vacancy Rate		
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17		Oct-16	Oct-17	
Central	21,713	22,356	8,144 a	9,792 a	37.5 a	43.8 a	↑	7.1 b	7.8 b	-
Suburban	22,984	25,618	6,249 d	8,639 a	27.2 d	33.7 a	↑	**	5.3 c	
Other Metro	4,843	5,019	**	**	**	**		**	**	
Edmonton CMA	**49,540**	**52,993**	**15,904 a**	**20,258 a**	**32.1 a**	**38.2 a**	↑	**6.8 b**	**6.9 b**	-

[1] 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
Edmonton CMA - October 2017

Size (number of units)	Condominium Universe		Rental Units [1]		Percentage of Units in Rental			Vacancy Rate		
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17		Oct-16	Oct-17	
Edmonton CMA										
3 to 24 Units	3,986	4,179	1,904 a	1,963 a	47.8 a	47.0 a	-	10.3 d	8.8 b	-
25 to 49 Units	5,635	6,055	**	2,423 a	**	40.0 a		**	8.7 c	
50 to 74 Units	6,654	6,868	1,778 d	2,304 a	26.7 d	33.6 a	↑	**	5.1 d	
75 to 99 Units	5,744	6,123	**	2,433 a	**	39.7 a		4.4 d	**	
100+ Units	27,521	29,768	8,588 a	11,118 a	31.2 a	37.4 a	↑	6.0 c	5.4 c	-
Total	49,540	52,993	15,904 a	20,258 a	32.1 a	38.2 a	↑	6.8 b	6.9 b	-

[1] 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.

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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