

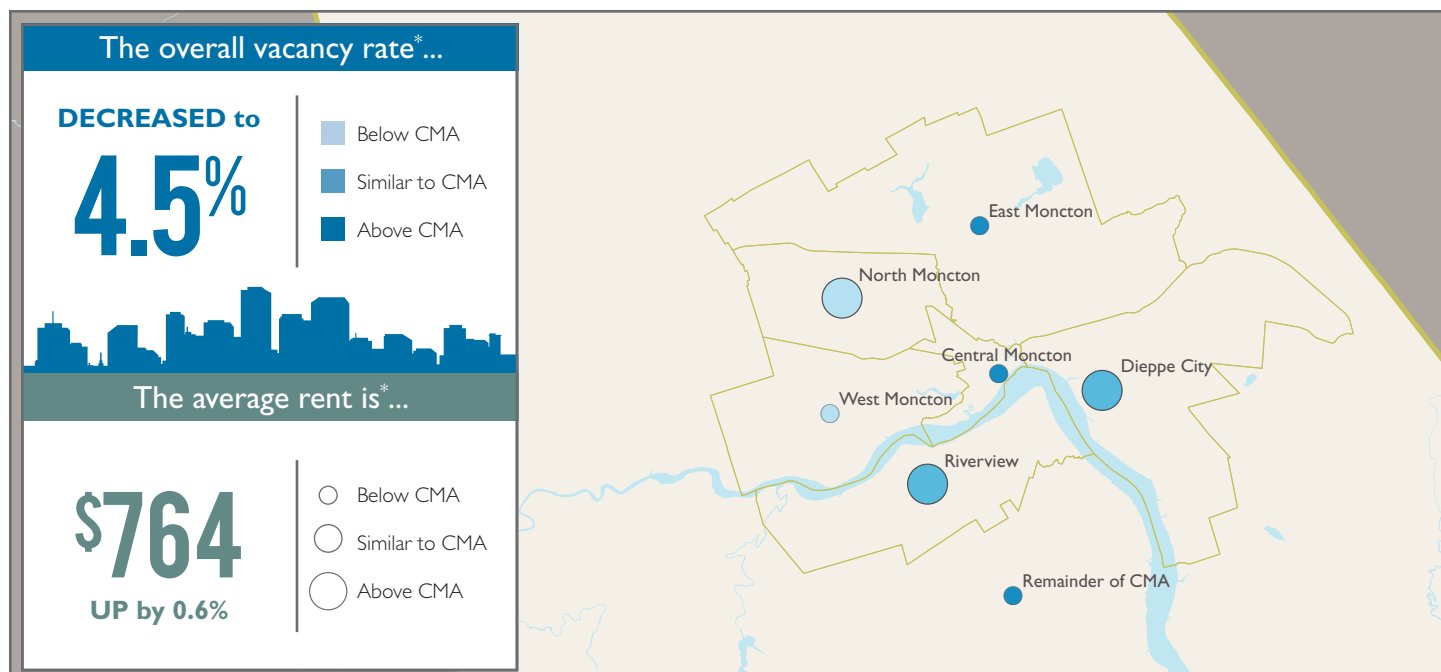
RENTAL MARKET REPORT

Moncton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
7.5%	4.3%	4.3%	5.6%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$584 Avg. Rent	\$676 Avg. Rent	\$803 Avg. Rent	\$930 Avg. Rent

“Moncton’s vacancy rate dropped again this year. Down one and a half percentage points to 4.5%.”

Michael Edwards
Senior Market Analyst

*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. A review of the geographic coding of structures in the Atlantic was done and 2016 statistics were restated in this report to reflect these geographic corrections.

Key Findings

- Average rents were up 0.6% this year, which was below the provincial average.¹
- Moncton's vacancy rate fell to its lowest point since 2011.
- Migration inflows continue to drive rental demand.

Moncton's vacancy rate falls

Moncton's vacancy rate fell one and a half percentage points this year. The drop was a combination of low growth in the rental stock and a modest increase in rental demand. According to the results of the Rental Market Survey conducted in October 2017, the vacancy rate for the Moncton Census Metropolitan Area (CMA) was down to 4.5%.²

Modest growth in rental demand

There were an additional 349 rental households captured in this year's Rental Market Survey. This is roughly equal to the average growth in demand over the previous five years. Employment losses early in the year likely encouraged some outmigration, while gains from immigration and employment growth later in the year erased any early drop in rental demand.

Enrollment at Université de Moncton (UdeM) peaked in 2012 and has dropped by an average of 210 students per year since. UdeM is a major draw for intraprovincial migrants, as young people move from the northern part of New Brunswick to continue their education in the city. New Brunswick's university age population has been falling for

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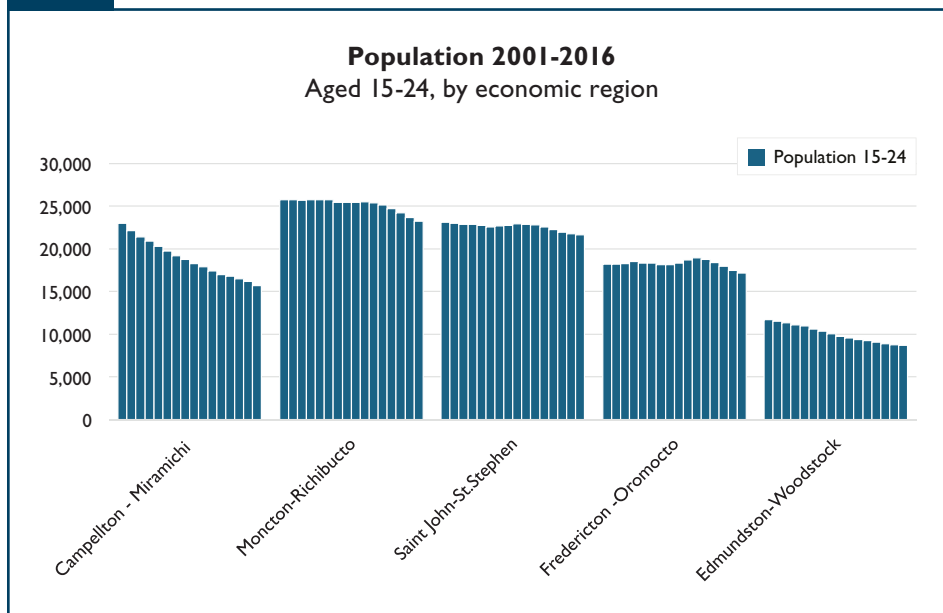
some time, but the effect is more pronounced post-2012 and in the northern economic regions that cover Woodstock to Edmundston and Campbellton to Miramichi.

The last major driver of rental demand in the Moncton CMA comes from downsizing baby boomers. This market segment tends to prefer newer rental stock with its associated higher rents. The vacancy rate for apartments costing \$1,000 or more fell to 1.8% in 2017. This is well below the vacancy rate for all other price points. The rapid drop in vacancies for this segment is likely coming from improved liquidity on the existing home market. Several developers in the city have indicated that the length of time required to sell a home was a barrier for some of their prospective clients. Sales on the existing home market have increased quite strongly over the past two years, which has likely freed up more than a few retirees looking to downsize.

Apartment construction has slowed

At 77 units, the 12 months ended June 30th 2017 saw the fewest rental apartment completions since 2001. This is well down from the 401 units

Figure 1

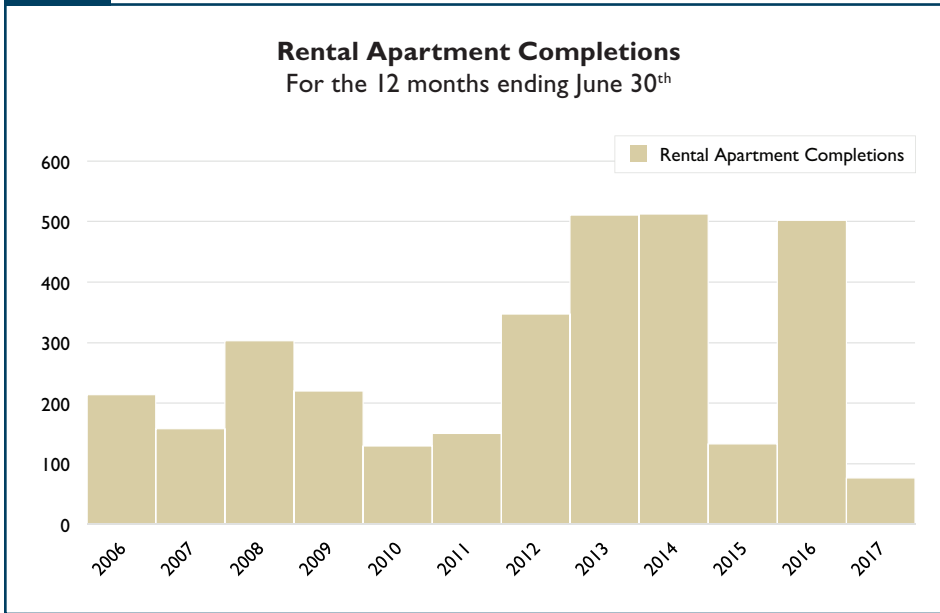


Source: Statistics Canada.

¹ 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 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

² The survey is based on privately initiated rental apartment structures of three or more units.

Figure 2



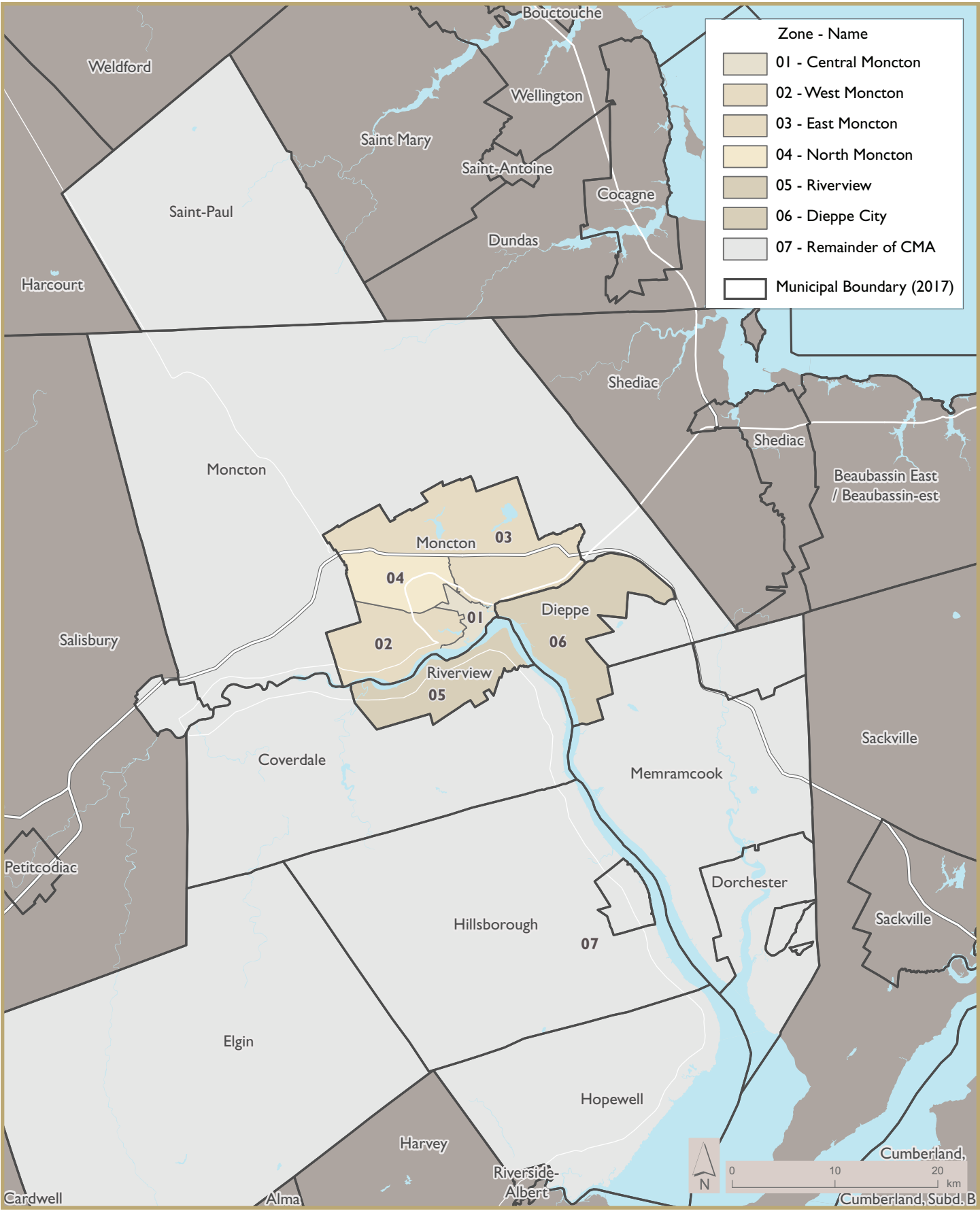
Source: CMHC Starts and Completions Survey.

averaged over the previous five years. A period of overbuilding from 2012 to 2014 caused vacancy rates to rise, which in turn discouraged new apartment construction. This slowdown in apartment construction was a major contributor to the vacancy rate drop over the past two years.

Growth in average rent slows

The increase in average rent for units common to both the 2016 and 2017 surveys was 0.6% and was below the inflation rate for that period. Normally, falling vacancy rates would be associated with much stronger growth in rents. However, after several years of elevated vacancy rates, some landlords may have

just started adjusting their rents to fill vacancies. Sometimes prices are described as being sticky in the downward direction, meaning they can adjust up easier than they can adjust down. Rents likely fall into this category because property managers are likely to first try other means to entice renters. Therefore, the lack of price growth this year may be a delayed response from elevated vacancies in prior years.



RMS ZONE DESCRIPTIONS - MONCTON CMA	
Zone 1	Central Moncton - All areas north of Petitcodiac River, west of Wheeler Blvd and east of Collishaw and Vaughan Harvey Blvd.
Zone 2	West Moncton - All areas west of Collishaw and Vaughan Harvey Blvd and south of Berry Mills and Killam Dr.
Zone 3	East Moncton - All areas south of TC Highway, east of North Branch Halls Creek and north of Old Shediac Rd.
Zone 4	North Moncton - All areas bounded by Berry Mills and Killam Dr., Edgett Ave., and TC Highway.
Zones 1-4	Moncton City
Zone 5	Town of Riverview
Zone 6	City of Dieppe
Zone 7	Remainder of CMA
Zones 1-7	Moncton CMA

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- 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

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I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Moncton 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
Central Moncton	**	**	5.8 c	**	7.0 c	3.4 d ↓	**	**	7.0 b	5.7 c -
West Moncton	1.0 d	5.3 d ↑	1.9 c	2.9 c -	4.7 c	3.3 d ↓	**	**	3.7 c	3.6 c -
East Moncton	10.3 d	7.3 b ↓	7.6 c	2.0 c ↓	7.4 c	6.2 c -	9.3 c	1.9 a ↓	7.6 c	5.2 c ↓
North Moncton	0.8 a	4.2 d ↑	**	1.9 c	6.6 c	2.9 c ↓	1.3 d	**	6.1 c	2.7 b ↓
Moncton City	**	7.8 c	5.8 b	4.5 d -	6.8 b	4.1 b ↓	**	5.2 d	6.5 b	4.5 b ↓
Riverview	**	**	**	4.0 d	4.7 c	4.4 c -	**	**	5.3 b	4.4 c -
Dieppe City	**	**	3.9 d	3.1 d -	3.6 c	4.5 c -	**	**	3.6 c	4.1 c -
Remainder of CMA	**	**	6.0 a	**	**	**	**	**	4.5 a	7.3 c ↑
Moncton CMA	**	7.5 c	5.8 b	4.3 c -	6.0 b	4.3 b ↓	5.8 d	5.6 d -	6.0 a	4.5 b ↓

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Moncton 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
Central Moncton	566 c	569 b	646 a	658 a	761 a	761 a	877 b	804 b	716 a	711 a
West Moncton	598 b	600 c	676 a	656 a	796 a	768 a	864 b	818 b	742 a	719 a
East Moncton	**	622 b	664 b	645 a	754 a	763 a	1,038 c	1,053 b	753 a	752 a
North Moncton	566 a	565 a	737 a	728 a	870 a	880 a	932 c	909 c	819 a	817 a
Moncton City	574 a	579 a	676 a	673 a	793 a	795 a	938 b	908 b	757 a	751 a
Riverview	**	**	719 b	740 b	832 a	830 a	1,049 c	1,161 c	822 a	829 a
Dieppe City	**	**	685 a	692 a	798 a	818 b	1,171 c	961 a	793 a	800 a
Remainder of CMA	**	**	561 a	549 a	666 b	661 b	**	**	607 a	613 a
Moncton CMA	580 a	584 a	678 a	676 a	798 a	803 a	961 b	930 b	767 a	764 a

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

I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Moncton 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
Central Moncton	159	165	1,147	1,153	1,601	1,648	165	172	3,072	3,138
West Moncton	110	110	370	372	582	585	43	45	1,105	1,112
East Moncton	31	50	414	424	1,807	1,805	117	121	2,369	2,400
North Moncton	132	132	597	598	1,572	1,594	83	85	2,384	2,409
Moncton City	432	457	2,528	2,547	5,562	5,632	408	423	8,930	9,059
Riverview	7	7	175	175	1,019	1,067	37	37	1,238	1,286
Dieppe City	4	4	219	219	1,324	1,320	50	49	1,597	1,592
Remainder of CMA	1	1	35	35	50	58	9	9	95	103
Moncton CMA	444	469	2,957	2,976	7,955	8,077	504	518	11,860	12,040

I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Moncton 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
Central Moncton	**	**	7.3 c	**	7.5 b	4.3 c ↓	**	**	7.9 b	6.7 c ↓
West Moncton	**	5.3 d	3.2 d	3.1 d -	6.0 c	3.8 c ↓	**	**	5.5 c	4.0 c ↓
East Moncton	10.3 d	7.3 b ↓	7.6 c	3.4 d ↓	8.4 c	6.6 c -	11.6 d	1.9 a ↓	8.4 c	5.8 c ↓
North Moncton	3.5 d	4.2 d -	7.9 c	2.0 c ↓	8.1 c	3.2 d ↓	**	**	7.7 b	2.9 b ↓
Moncton City	9.2 c	8.8 c -	6.9 b	5.1 c -	7.8 b	4.7 b ↓	10.0 c	5.8 d ↓	7.7 a	5.1 b ↓
Riverview	**	**	**	4.0 d	5.6 c	5.0 c -	**	**	6.3 b	4.9 c -
Dieppe City	**	**	3.9 d	3.1 d -	4.6 b	4.7 c -	**	**	4.4 b	4.4 c -
Remainder of CMA	**	**	6.0 a	**	**	**	**	**	4.5 a	7.3 c ↑
Moncton CMA	9.8 c	8.5 c -	6.8 b	4.8 c ↓	7.0 b	4.8 b ↓	8.6 c	**	7.1 a	5.0 b ↓

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

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Moncton 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
	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
Central Moncton	++	**	**	**	2.4 c	++	++	++	2.3 c	++
West Moncton	**	++	2.0 b	-2.9 c	1.8 c	-1.9 c	5.6 d	++	2.0 b	-1.3 d
East Moncton	**	**	4.3 c	++	2.2 b	0.7 b	1.1 a	1.4 a	2.5 b	++
North Moncton	5.7 c	++	2.8 c	0.6 b	2.7 a	++	++	++	2.8 a	++
Moncton City	2.4 c	++	2.6 b	++	2.3 a	++	1.9 c	++	2.4 a	++
Riverview	**	**	++	1.1 d	++	++	**	++	++	++
Dieppe City	**	**	++	++	++	1.3 a	++	++	0.8 d	++
Remainder of CMA	**	**	2.7 a	-0.6 a	**	++	**	**	1.6 c	2.3 b
Moncton CMA	2.3 c	**	2.3 b	0.6 b	1.9 a	0.8 d	1.5 a	1.5 c	2.0 a	0.6 b

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

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Moncton 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
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Central Moncton	**	**	**	23.8 d	**	**	**	**	25.9 d	27.6 d -
West Moncton	**	**	**	**	**	**	**	**	**	**
East Moncton	**	**	**	**	**	**	**	**	**	**
North Moncton	**	**	**	**	**	**	**	**	**	**
Moncton City	**	**	**	26.0 d	27.5 d	28.1 d -	**	**	30.0 d	28.9 a -
Riverview	**	**	**	**	24.3 d	**	**	**	**	**
Dieppe City	**	**	**	**	**	**	**	**	**	**
Remainder of CMA	**	**	8.5 a	**	**	**	**	**	11.5 c	**
Moncton CMA	**	**	**	26.0 d	27.3 d	28.2 a -	**	**	29.2 d	28.7 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 Moncton 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
Moncton CMA										
Pre 1940	**	**	**	**	**	**	**	**	11.0 d	**
1940 - 1959	**	**	5.8 d	**	**	**	0.0 d	**	**	**
1960 - 1974	**	3.8 d	5.2 d	2.2 c ↓	9.6 c	6.7 c -	**	**	7.5 c	5.3 c ↓
1975 - 1989	**	**	**	2.8 c	**	4.9 c	**	**	**	4.3 c
1990 - 2004	**	3.8 a	2.3 b	1.1 a ↓	4.5 b	3.1 b ↓	3.4 b	**	4.2 b	2.8 a ↓
2005+	**	9.8 a	5.9 c	3.0 b ↓	3.2 b	3.1 c -	**	2.4 c	4.1 b	3.3 c -
Total	**	7.5 c	5.8 b	4.3 c -	6.0 b	4.3 b ↓	5.8 d	5.6 d -	6.0 a	4.5 b ↓

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Moncton 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
Moncton CMA										
Pre 1940	571 d	585 d	579 a	614 b	716 a	673 b	824 c	720 b	652 a	644 a
1940 - 1959	530 b	519 b	588 a	590 a	664 a	691 a	764 c	**	630 a	626 a
1960 - 1974	529 a	528 a	616 a	603 a	686 a	687 a	823 a	811 a	668 a	662 a
1975 - 1989	496 b	517 b	610 b	641 a	701 a	739 a	**	**	672 a	700 a
1990 - 2004	**	585 a	730 a	719 a	797 a	801 a	962 a	972 a	790 a	789 a
2005+	710 a	703 a	818 a	800 a	967 a	975 a	1,345 b	1,322 b	937 a	928 a
Total	580 a	584 a	678 a	676 a	798 a	803 a	961 b	930 b	767 a	764 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 Moncton 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	
Moncton CMA															
Pre 1940	**	**		**	**		**	**		**	**		**	**	
1940 - 1959	**	**		**	**		**	**		**	**		**	**	
1960 - 1974	**	**		**	**		**	**		**	**		**	**	
1975 - 1989	**	**		**	**		**	**		**	**		**	**	
1990 - 2004	**	**		**	**		28.0 ^d	25.2 ^d	-	**	**		27.2 ^d	24.4 ^d	-
2005+	**	**		**	19.8 ^d		**	26.1 ^d		**	**		**	26.1 ^d	
Total	**	**		**	26.0 ^d		27.3 ^d	28.2 ^a	-	**	**		29.2 ^d	28.7 ^a	-

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Moncton 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	
Moncton CMA															
3 to 5 Units	**	**		**	**		**	3.6 ^d		**	**		8.6 ^c	5.4 ^d	-
6 to 19 Units	**	**		6.5 ^c	**		7.9 ^c	5.6 ^c	↓	**	5.3 ^d		7.7 ^b	5.8 ^c	-
20 to 49 Units	2.5 ^c	6.4 ^c	↑	4.1 ^c	2.3 ^b	↓	4.5 ^b	3.9 ^b	-	**	**		4.3 ^b	3.8 ^b	-
50 to 99 Units	**	3.3 ^d		2.0 ^c	2.0 ^b	-	2.8 ^b	2.9 ^b	-	1.8 ^b	5.6 ^b	↑	2.7 ^b	2.7 ^a	-
100+ Units	**	**		**	**		**	**		**	**		**	**	
Total	**	7.5 ^c		5.8 ^b	4.3 ^c	-	6.0 ^b	4.3 ^b	↓	5.8 ^d	5.6 ^d	-	6.0 ^a	4.5 ^b	↓

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

I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Moncton 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
Moncton CMA										
3 to 5 Units	508 c	492 b	598 a	583 a	686 a	672 b	884 b	856 b	682 a	663 a
6 to 19 Units	570 b	578 b	611 a	632 a	740 a	747 a	1,039 c	993 c	713 a	717 a
20 to 49 Units	574 a	584 a	714 a	695 a	804 a	817 a	936 a	937 b	776 a	779 a
50 to 99 Units	683 b	683 a	778 a	778 a	908 a	906 a	1,020 b	1,005 b	871 a	866 a
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	580 a	584 a	678 a	676 a	798 a	803 a	961 b	930 b	767 a	764 a

I.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Moncton 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
Central Moncton	**	**	8.7 c	**	5.3 b	3.7 b ↓	2.9 c	3.5 c -	-	-
West Moncton	**	**	5.1 c	4.3 d -	0.9 a	3.2 a ↑	0.7 b	0.7 a -	-	-
East Moncton	**	**	**	**	**	3.8 c	**	**	**	**
North Moncton	**	**	**	4.0 d	3.1 d	2.4 b -	0.7 b	0.6 a -	**	**
Moncton City	9.1 c	5.5 d -	8.2 b	6.2 c -	4.7 b	3.4 b ↓	1.5 b	1.9 a -	**	**
Riverview	**	**	5.1 d	4.1 d -	5.7 b	4.5 c -	5.7 c	4.9 d -	-	-
Dieppe City	**	**	5.8 d	3.2 d ↓	2.5 b	4.9 d ↑	**	2.9 c	-	-
Remainder of CMA	**	**	**	**	**	**	-	-	-	-
Moncton CMA	8.6 c	5.4 d -	7.7 b	5.8 c -	4.3 b	3.8 b -	2.7 b	2.7 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 Moncton 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	
Moncton CMA															
3 to 5 Units	**	**		**	**		**	**		**	**		**	**	
6 to 19 Units	**	**		**	**		**	**		**	**		27.8 ^d	**	
20 to 49 Units	**	**		**	**		**	24.5 ^d		**	**		**	23.8 ^d	
50 to 99 Units	**	**		**	17.8 ^d		25.9 ^d	24.1 ^d	-	**	**		**	24.8 ^d	
100+ Units	**	**		**	**		**	**		**	**		**	**	
Total	**	**		**	26.0 ^d		27.3 ^d	28.2 ^a	-	**	**		29.2 ^d	28.7 ^a	-

1.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Moncton 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	
Moncton CMA															
LT \$600	**	5.0 ^d		7.9 ^c	**		**	**		**	**		8.1 ^c	**	
\$600 - \$699	**	14.5 ^d		5.4 ^c	1.6 ^c	↓	8.6 ^c	**		3.8 ^d	**		7.6 ^b	4.9 ^c	↓
\$700 - \$799	**	**		3.0 ^c	2.4 ^c	-	4.5 ^b	4.1 ^c	-	**	**		4.3 ^b	4.2 ^b	-
\$800 - \$899	**	**		4.9 ^d	5.5 ^d	-	5.9 ^c	3.9 ^c	↓	**	**		6.0 ^c	4.2 ^c	↓
\$900 - \$999	**	**		**	**		5.3 ^c	3.8 ^d	-	0.0 ^d	**		5.4 ^c	5.7 ^d	-
\$1000+	**	**		**	**		3.4 ^c	1.8 ^c	↓	**	2.5 ^c		5.0 ^c	1.8 ^c	↓
Total	**	7.5 ^c		5.8 ^b	4.3 ^c	-	6.0 ^b	4.3 ^b	↓	5.8 ^d	5.6 ^d	-	6.0 ^a	4.5 ^b	↓

¹Vacancy 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.

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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