

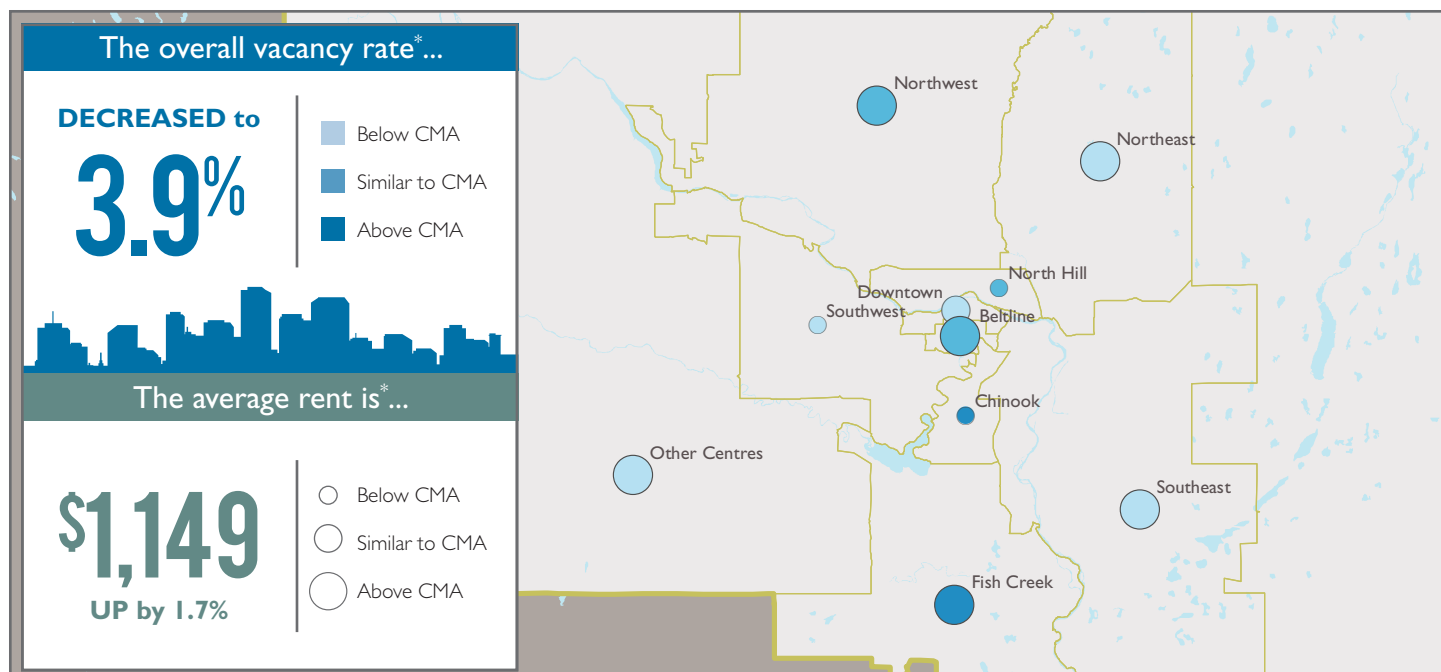
RENTAL MARKET REPORT

Calgary CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
2.4%	3.6%	4.3%	5.9%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$879 Avg. Rent	\$1,050 Avg. Rent	\$1,272 Avg. Rent	\$1,244 Avg. Rent

“A resurgence of migration, particularly from interprovincial sources, has increased the demand for rental units, resulting in significantly lower vacancy rates and rising rents in Calgary.”

James Cuddy
Senior Analyst, Economics

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

Highlights

- The apartment vacancy rate significantly decreased for the second consecutive year to 3.9% in 2018 from 6.3% in 2017.
- The average two-bedroom rent was \$1,272 in October 2018, compared to \$1,247 in October 2017.
- Same-sample apartment rental rates increased after two consecutive years of decline.

Primary rental market continues to tighten despite strong supply

In the Calgary Census Metropolitan Area (CMA), the apartment vacancy rate¹ in the primary rental market declined to 3.9% in October 2018 from 6.3% in October 2017. This is the second consecutive year of declining vacancy rates, representing a significant tightening of the rental market. Supply in the primary rental market continued to post strong gains in 2018, growing by 3.7%. The purpose-built rental apartment universe increased by 1,407 units from 38,160 in October 2017 to 39,567 in October 2018, however demand outpaced supply whereby 2,268 additional units were occupied in October 2018 compared to last year.

Recovering migration and a shift to affordable options drive rental demand

The Calgary CMA added 8,200 jobs in the first 10 months of this year, representing an increase of 1.0% from the corresponding period last year. By this time last year, employment had increased by 3.6% year-over-year.² Unlike last year, however, the bulk of employment gains came from the goods-producing sector. Calgary's elevated unemployment rate may also be delaying the movement from rental to homeownership.

Stronger migration in 2018 relative to last year has also been a key component in driving higher demand for rentals this year. Calgary's 2018 Civic Census reported a 1.7% increase in population, with net migration showing a strong recovery from 2016 and 2017 levels.³ Quarterly migration flows for Alberta indicate a recovery of interprovincial

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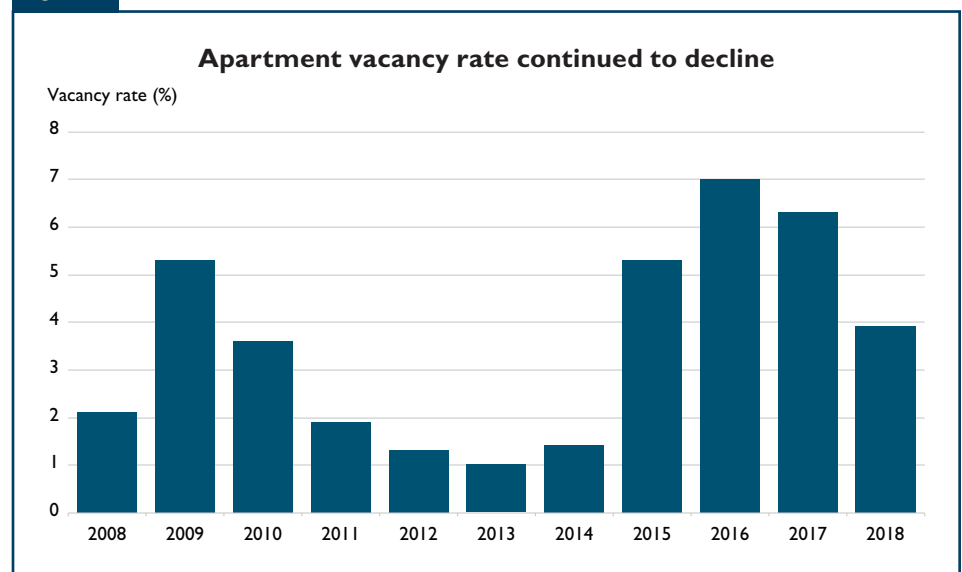
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migration in the first half of 2018 after 10 consecutive quarters of negative growth. International migration continues to remain a strong component of population growth.

Demand for condominium apartment rentals outpace strong supply

Similar to the purpose-built rental market, the supply of investor-owned condominium apartment rental units also posted strong gains. The universe increased by 6.7% from 21,753 units in October 2017 to 23,216 units in October 2018. Demand for condominium rental units continued

Figure 1



Source: CMHC Rental Market Survey

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

² Statistics Canada. Table 14-10-0097-01.

³ Calgary 2018 Civic Census.

to grow as the number of vacant units declined year-over-year despite increased supply, pushing the vacancy rate down to 2.7%. Notably, 35.3% of condominium apartments were rented up 1.3 percentage points from October 2017. Condominium apartment rents are typically higher as units tend to be newer and include various amenities. The average rent for a two-bedroom condominium apartment was \$1,533 compared to \$1,272 in the purpose-built rental market. While the increased prevalence of condominium apartment rentals compete with the purpose-built rental units, both markets have tightened significantly despite strong supply growth in both segments.

The tenant turnover⁴ rate in the Calgary CMA was 35.4% in October 2018. Zones that reported above average turnover rates included Northwest, Northeast, and Other Centres, while Downtown, Beltline, North Hill, Southwest, and Chinook had below average turnover rates.

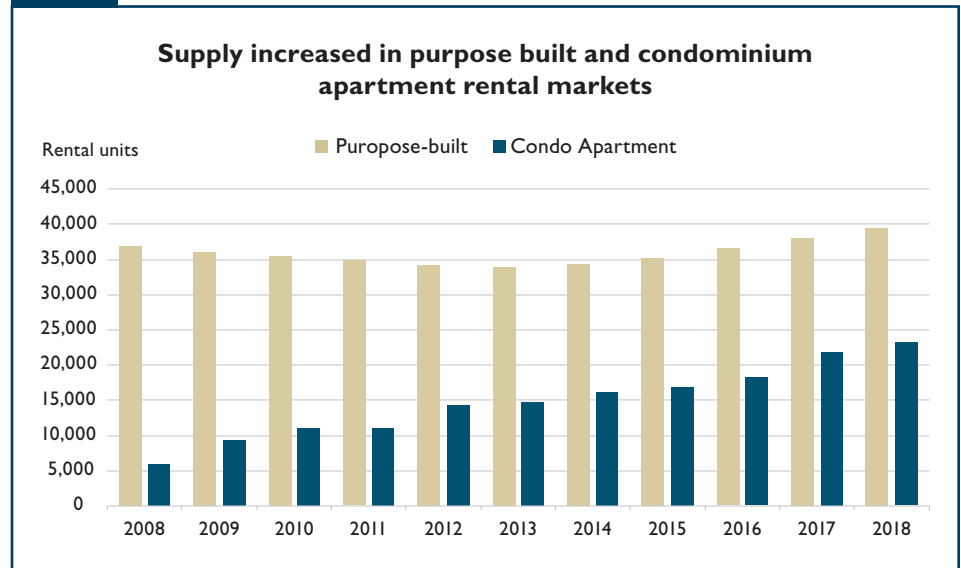
Rental rates rise after two consecutive years of decline

Despite competition from the secondary rental market, apartment rental rates increased after two consecutive years of decline.

Same-sample rents⁵ for two-bedroom units increased 1.5% year-over-year in October 2018 compared to a decline of 1.0% in October 2017.

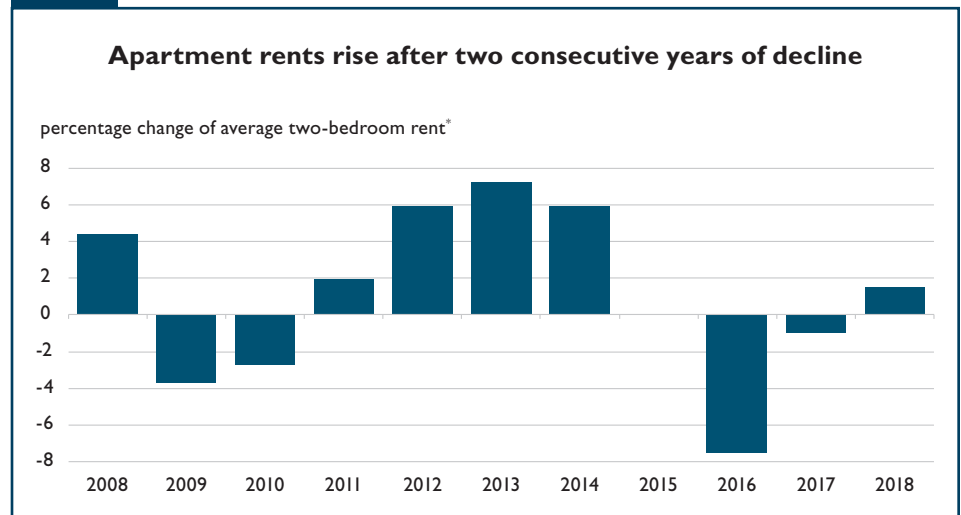
A resurgence of migration, particularly from interprovincial sources has increased the demand for rental units, resulting in significantly lower vacancy rates and rising rents in Calgary.

Figure 2



Source: CMHC Rental Market Survey

Figure 3



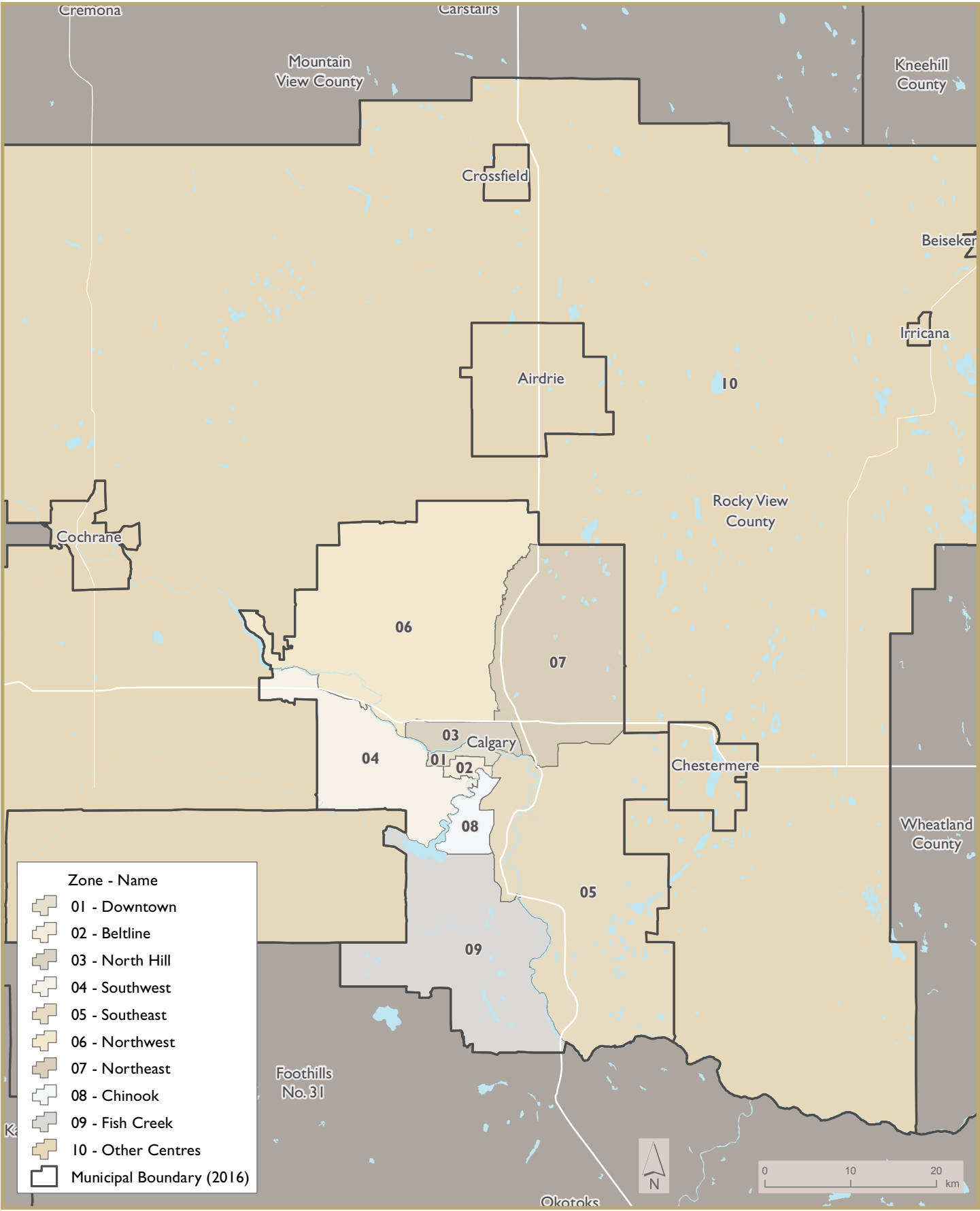
Source: CMHC Rental Market Survey

*The percentage change of average two-bedroom rent is based on structures that were common to the survey sample in both October 2017 and October 2018

The average two-bedroom rent, accounting for both new and existing structures, was \$1,272 in October 2018, compared to \$1,247 in October 2017.

⁴ 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.

⁵ 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 2017 and 2018 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.



RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	Downtown - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	Beltline/Lower Mount Royal - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	North Hill - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	Southwest - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	Southeast - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	Northwest - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	Northeast - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	Chinook - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	Fish Creek - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	Calgary City
Zone 10	Other Centres
Zones 1-10	Calgary CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	Core includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	West includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	East includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	Calgary 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

I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	3.9 b	1.2 a ↓	5.6 a	3.2 b ↓	6.4 a	4.8 b ↓	12.3 a	**	5.8 a	3.7 b ↓
Zone 2 - Beltline	5.6 c	2.1 b ↓	4.5 b	3.7 b ↓	5.2 b	4.4 b ↓	10.5 c	7.1 b ↓	4.9 a	3.9 b ↓
Zone 3 - North Hill	**	5.3 d	6.8 b	3.6 b ↓	5.8 b	4.1 c ↓	**	**	6.3 b	4.0 b ↓
Zone 4 - Southwest	9.8 c	4.5 d ↓	7.2 b	3.2 c ↓	7.3 b	3.5 b ↓	**	**	7.1 a	3.3 b ↓
Zone 5 - Southeast	0.0 c	0.0 c -	4.5 a	1.1 a ↓	6.1 a	3.4 c ↓	9.6 b	6.5 c ↓	5.7 a	2.5 a ↓
Zone 6 - Northwest	**	3.6 d	7.0 b	3.0 b ↓	8.9 b	4.5 b ↓	**	**	8.1 b	4.0 b ↓
Zone 7 - Northeast	**	**	5.6 b	4.4 b ↓	5.6 a	3.4 a ↓	3.9 c	1.2 d ↓	5.5 a	3.6 a ↓
Zone 8 - Chinook	**	0.0 c	5.9 a	6.6 b -	5.3 a	6.5 b ↑	**	**	5.9 a	6.5 b -
Zone 9 - Fish Creek	**	0.0 a	7.1 c	4.5 b ↓	9.9 b	3.9 a ↓	4.4 c	8.9 a ↑	8.7 b	4.4 a ↓
Calgary City (Zones 1-9)	5.7 b	2.3 a ↓	5.7 a	3.6 a ↓	6.9 a	4.3 a ↓	7.1 b	6.0 b -	6.3 a	3.9 a ↓
Zone 10 - Other Centres	0.0 a	8.7 a ↑	6.5 b	2.7 a ↓	7.3 a	4.0 a ↓	**	**	6.9 a	3.6 a ↓
Calgary CMA	5.6 b	2.4 a ↓	5.8 a	3.6 a ↓	6.9 a	4.3 a ↓	7.1 b	5.9 b -	6.3 a	3.9 a ↓

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Calgary CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	850 a	947 a	1,028 a	1,040 a	1,331 a	1,360 a	1,607 a	1,499 a	1,124 a	1,144 a
Zone 2 - Beltline	859 a	896 a	1,051 a	1,093 a	1,318 a	1,396 a	1,913 b	1,894 a	1,140 a	1,194 a
Zone 3 - North Hill	738 a	819 a	879 a	910 a	1,103 b	1,121 a	**	1,291 b	984 a	997 a
Zone 4 - Southwest	777 b	783 b	1,007 a	1,012 a	1,189 a	1,198 a	1,230 b	1,249 b	1,094 a	1,103 a
Zone 5 - Southeast	533 b	936 d	1,026 b	1,156 a	1,267 a	1,290 b	1,043 a	992 a	1,156 a	1,189 a
Zone 6 - Northwest	741 b	723 b	1,120 a	1,078 a	1,282 a	1,239 a	1,233 b	1,237 b	1,203 a	1,162 a
Zone 7 - Northeast	**	**	1,010 a	1,023 a	1,208 a	1,221 a	1,264 a	1,210 a	1,143 a	1,161 a
Zone 8 - Chinook	864 a	835 a	954 a	972 a	1,147 a	1,188 a	1,229 c	1,352 b	1,043 a	1,070 a
Zone 9 - Fish Creek	873 b	894 a	1,036 a	1,059 a	1,209 a	1,232 a	1,184 a	1,250 a	1,153 a	1,177 a
Calgary City (Zones 1-9)	826 a	881 a	1,025 a	1,048 a	1,247 a	1,272 a	1,258 a	1,247 a	1,126 a	1,146 a
Zone 10 - Other Centres	**	743 a	1,058 a	1,088 a	1,244 a	1,273 a	1,074 b	1,114 b	1,189 a	1,204 a
Calgary CMA	825 a	879 a	1,025 a	1,050 a	1,247 a	1,272 a	1,254 a	1,244 a	1,128 a	1,149 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 Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	207	254	3,399	3,336	1,764	1,770	25	34	5,395	5,394
Zone 2 - Beltline	680	721	5,429	5,548	3,430	3,611	62	55	9,601	9,935
Zone 3 - North Hill	88	89	1,575	1,643	1,062	1,143	87	92	2,812	2,967
Zone 4 - Southwest	142	144	1,634	1,624	1,687	1,689	198	197	3,661	3,654
Zone 5 - Southeast	51	51	729	895	984	1,073	179	179	1,943	2,198
Zone 6 - Northwest	75	71	2,084	2,140	2,282	2,445	493	501	4,934	5,157
Zone 7 - Northeast	7	7	710	712	1,514	1,510	106	106	2,337	2,335
Zone 8 - Chinook	32	33	1,228	1,228	1,066	1,071	74	74	2,400	2,406
Zone 9 - Fish Creek	41	41	1,233	1,234	2,311	2,319	275	274	3,860	3,868
Calgary City (Zones 1-9)	1,323	1,411	18,021	18,360	16,100	16,631	1,499	1,512	36,943	37,914
Zone 10 - Other Centres	23	23	286	513	872	1,081	36	36	1,217	1,653
Calgary CMA	1,346	1,434	18,307	18,873	16,972	17,712	1,535	1,548	38,160	39,567

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	5.8 ^a	n/a	7.3 ^a	n/a	7.8 ^a	n/a	12.3 ^a	n/a	7.4 ^a	n/a
Zone 2 - Beltline	6.6 ^c	n/a	5.8 ^a	n/a	6.5 ^b	n/a	13.6 ^c	n/a	6.2 ^a	n/a
Zone 3 - North Hill	**	n/a	7.1 ^b	n/a	6.5 ^b	n/a	**	n/a	6.8 ^b	n/a
Zone 4 - Southwest	11.5 ^d	n/a	9.6 ^b	n/a	9.4 ^b	n/a	5.7 ^d	n/a	9.4 ^a	n/a
Zone 5 - Southeast	0.0 ^c	n/a	8.3 ^a	n/a	7.8 ^a	n/a	9.6 ^b	n/a	7.9 ^a	n/a
Zone 6 - Northwest	**	n/a	9.2 ^b	n/a	10.8 ^c	n/a	11.8 ^d	n/a	10.2 ^c	n/a
Zone 7 - Northeast	**	n/a	7.3 ^b	n/a	10.3 ^a	n/a	5.4 ^b	n/a	9.2 ^a	n/a
Zone 8 - Chinook	**	n/a	7.8 ^a	n/a	7.1 ^a	n/a	**	n/a	7.7 ^a	n/a
Zone 9 - Fish Creek	**	n/a	11.7 ^c	n/a	13.7 ^c	n/a	5.3 ^c	n/a	12.5 ^a	n/a
Calgary City (Zones 1-9)	6.9 ^b	n/a	7.6 ^a	n/a	9.1 ^a	n/a	8.9 ^b	n/a	8.3 ^a	n/a
Zone 10 - Other Centres	0.0 ^a	n/a	11.0 ^a	n/a	9.5 ^a	n/a	**	n/a	9.5 ^a	n/a
Calgary CMA	6.7^b	n/a	7.6^a	n/a	9.1^a	n/a	8.9^b	n/a	8.3^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

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

I.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Zone 1 - Downtown	-3.4 ^c	++	-3.0 ^c	1.7 ^a	-1.3 ^a	2.0 ^b	**	**	-2.3 ^c	1.7 ^a
Zone 2 - Beltline	++	++	++	0.8 ^d	++	++	++	**	++	**
Zone 3 - North Hill	++	**	-4.2 ^d	3.1 ^d	**	++	**	4.5 ^d	-4.2 ^d	2.8 ^c
Zone 4 - Southwest	++	++	1.1 ^a	1.5 ^a	0.7 ^b	2.7 ^c	**	++	++	2.0 ^b
Zone 5 - Southeast	++	**	-2.1 ^c	2.3 ^c	++	1.0 ^a	++	++	++	0.9 ^d
Zone 6 - Northwest	++	++	++	++	1.4 ^d	++	++	1.3 ^d	++	++
Zone 7 - Northeast	**	**	-6.5 ^b	2.4 ^b	-2.8 ^b	1.0 ^a	++	++	-3.9 ^b	1.6 ^b
Zone 8 - Chinook	-2.0 ^c	1.7 ^b	-3.4 ^d	3.3 ^d	-3.3 ^d	**	**	**	-3.2 ^d	2.9 ^c
Zone 9 - Fish Creek	++	5.0 ^d	-5.1 ^b	1.3 ^a	-3.5 ^d	1.0 ^d	++	5.5 ^c	-3.8 ^c	1.1 ^a
Calgary City (Zones 1-9)	++	**	-2.1 ^b	1.6 ^a	-1.1 ^a	1.4 ^a	++	++	-1.7 ^b	1.7 ^b
Zone 10 - Other Centres	**	**	++	1.9 ^b	2.2 ^a	2.1 ^b	++	++	2.0 ^b	1.6 ^a
Calgary CMA	++	**	-2.0^b	1.6^a	-1.0^a	1.5^a	++	++	-1.6^b	1.7^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.

I.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	**	**	44.7 ^a	**	**	25.3 ^d	**	**	46.2 ^a	29.0 ^d ↓
Zone 2 - Beltline	**	**	35.4 ^a	33.7 ^a -	33.0 ^a	29.8 ^a -	**	**	35.6 ^a	32.6 ^a -
Zone 3 - North Hill	**	**	30.6 ^a	**	29.8 ^a	24.3 ^a ↓	**	**	30.1 ^a	28.9 ^a -
Zone 4 - Southwest	**	**	36.2 ^a	34.3 ^a -	35.5 ^a	36.5 ^a -	**	**	36.2 ^a	34.4 ^a -
Zone 5 - Southeast	**	**	28.5 ^d	**	24.9 ^a	**	**	**	26.7 ^a	**
Zone 6 - Northwest	**	**	38.3 ^a	38.5 ^a -	38.3 ^a	42.7 ^a ↑	**	**	38.5 ^a	41.1 ^a -
Zone 7 - Northeast	**	**	40.1 ^a	**	**	39.3 ^a	**	23.7 ^d	43.0 ^a	36.7 ^a ↓
Zone 8 - Chinook	**	**	29.6 ^a	25.1 ^d -	**	26.4 ^d	**	**	30.2 ^a	26.2 ^d -
Zone 9 - Fish Creek	**	**	22.0 ^d	**	23.0 ^d	**	**	**	23.0 ^d	**
Calgary City (Zones 1-9)	**	**	35.8 ^a	36.1 ^a -	34.3 ^a	34.4 ^a -	**	**	35.5 ^a	35.1 ^a -
Zone 10 - Other Centres	**	**	40.3 ^a	38.4 ^a -	39.8 ^a	42.1 ^a -	**	**	39.6 ^a	40.6 ^a -
Calgary CMA	**	**	35.9^a	36.2^a -	34.6^a	34.9^a -	**	**	35.6^a	35.4^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 Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Calgary CMA										
Pre 1960	**	2.7 c	3.4 d	2.8 c -	7.7 c	4.3 c ↓	**	**	5.1 c	3.4 c ↓
1960 - 1974	8.5 b	2.6 b ↓	6.3 a	4.0 a ↓	6.8 a	4.6 a ↓	5.7 b	6.6 c -	6.5 a	4.3 a ↓
1975 - 1989	0.8 a	1.4 a ↑	5.4 a	4.0 a ↓	6.5 a	4.5 a ↓	9.4 c	4.6 d ↓	6.0 a	4.2 a ↓
1990 - 2004	-	-	7.6 b	0.9 a ↓	4.6 b	2.8 b ↓	**	**	5.8 b	2.3 a ↓
2005+	**	3.2 a	5.3 b	2.0 a ↓	8.1 b	3.3 b ↓	9.6 a	2.6 c ↓	7.0 b	2.8 a ↓
Total	5.6 b	2.4 a ↓	5.8 a	3.6 a ↓	6.9 a	4.3 a ↓	7.1 b	5.9 b -	6.3 a	3.9 a ↓

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Calgary CMA										
Pre 1960	798 b	886 b	956 a	987 a	1,175 a	1,181 a	**	1,458 c	1,023 a	1,036 a
1960 - 1974	849 a	885 a	969 a	985 a	1,163 a	1,185 a	1,224 a	1,237 a	1,047 a	1,065 a
1975 - 1989	768 a	797 a	1,039 a	1,045 a	1,205 a	1,217 a	1,159 a	1,203 a	1,122 a	1,133 a
1990 - 2004	-	-	1,066 a	1,066 a	1,312 a	1,277 a	**	**	1,224 a	1,193 a
2005+	**	1,114 a	1,306 a	1,326 a	1,508 a	1,554 a	1,898 a	1,536 a	1,436 a	1,450 a
Total	825 a	879 a	1,025 a	1,050 a	1,247 a	1,272 a	1,254 a	1,244 a	1,128 a	1,149 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 Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Calgary CMA										
Pre 1960	**	**	**	27.9 d	**	**	**	**	**	**
1960 - 1974	**	**	38.3 a	37.4 a -	37.7 a	33.3 a ↓	**	**	38.7 a	35.8 a -
1975 - 1989	**	**	30.8 a	31.0 a -	30.7 a	33.7 a ↑	**	**	30.9 a	32.2 a -
1990 - 2004	-	-	33.8 a	36.3 a ↑	**	39.6 a	**	**	34.1 a	38.7 a ↑
2005+	**	**	**	**	**	39.4 a	**	**	**	42.8 a
Total	**	**	35.9 a	36.2 a -	34.6 a	34.9 a -	**	**	35.6 a	35.4 a -

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Calgary CMA										
3 to 5 Units	**	0.0 d	**	**	8.1 b	4.6 c ↓	7.4 c	5.8 c -	8.0 b	4.8 b ↓
6 to 19 Units	**	2.9 c	7.0 b	3.6 b ↓	8.7 b	4.4 b ↓	**	**	7.6 a	3.8 b ↓
20 to 49 Units	3.8 c	3.0 b -	5.8 a	3.8 a ↓	6.4 a	4.7 a ↓	**	5.1 b	6.0 a	4.2 a ↓
50 to 99 Units	**	1.7 a	7.1 a	3.8 a ↓	7.0 a	3.3 a ↓	7.2 b	1.3 a ↓	7.0 a	3.4 a ↓
100 to 199 Units	8.7 a	2.3 a ↓	5.3 a	2.8 a ↓	6.6 b	3.7 b ↓	7.4 a	1.8 a ↓	6.1 a	3.2 a ↓
200+ Units	2.4 c	0.9 a ↓	3.2 b	3.9 a ↑	6.0 a	5.1 a ↓	**	21.5 a	4.4 a	4.6 a -
Total	5.6 b	2.4 a ↓	5.8 a	3.6 a ↓	6.9 a	4.3 a ↓	7.1 b	5.9 b -	6.3 a	3.9 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 Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Calgary CMA										
3 to 5 Units	793 b	718 c	873 a	845 b	984 a	992 a	1,089 a	1,080 a	1,009 a	1,005 a
6 to 19 Units	775 a	788 b	878 a	900 a	1,058 a	1,098 a	1,564 d	1,370 b	945 a	960 a
20 to 49 Units	768 a	832 a	982 a	998 a	1,195 a	1,196 a	1,324 b	1,336 a	1,075 a	1,085 a
50 to 99 Units	1,038 b	998 a	1,069 a	1,130 a	1,292 a	1,314 a	1,605 a	1,573 a	1,208 a	1,237 a
100 to 199 Units	962 a	1,065 a	1,186 a	1,177 a	1,375 a	1,391 a	1,386 a	1,492 a	1,279 a	1,282 a
200+ Units	919 a	933 a	1,094 a	1,133 a	1,407 a	1,447 a	1,340 b	1,348 a	1,219 a	1,261 a
Total	825 a	879 a	1,025 a	1,050 a	1,247 a	1,272 a	1,254 a	1,244 a	1,128 a	1,149 a

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

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	**	**	11.9 d	**	12.1 c	3.4 c ↓	**	**	3.3 b	2.2 b ↓	5.1 a	3.9 a ↓
Zone 2 - Beltline	2.5 b	1.3 a ↓	6.8 c	3.5 c ↓	4.2 a	4.2 a -	5.0 a	5.2 c -	5.1 b	3.7 b ↓	2.4 c	3.4 a -
Zone 3 - North Hill	**	7.1 c	6.1 c	2.6 c ↓	4.5 a	4.6 b -	**	**	**	**	-	-
Zone 4 - Southwest	**	**	9.7 b	4.2 c ↓	6.3 a	3.0 a ↓	5.3 b	2.9 a ↓	**	**	-	-
Zone 5 - Southeast	9.3 b	5.1 b ↓	8.4 b	2.4 b ↓	5.5 a	1.9 a ↓	**	**	3.0 a	1.9 c ↓	-	-
Zone 6 - Northwest	10.7 d	**	7.1 c	4.7 c -	6.7 c	3.8 b ↓	11.5 a	1.5 a ↓	7.4 c	3.9 a ↓	-	-
Zone 7 - Northeast	3.3 d	**	**	**	5.8 c	5.5 a -	7.8 a	3.5 a ↓	**	**	**	**
Zone 8 - Chinook	9.3 c	**	7.9 b	**	8.3 b	8.9 b -	5.2 a	3.3 a ↓	5.4 a	4.5 a ↓	**	**
Zone 9 - Fish Creek	4.3 a	2.9 a ↓	**	1.2 a	4.8 c	3.2 a ↓	9.5 a	4.4 a ↓	**	**	**	**
Calgary City (Zones 1-9)	8.1 b	4.9 b ↓	7.6 a	3.8 b ↓	5.7 a	4.2 a ↓	7.4 a	3.5 a ↓	6.1 a	3.1 a ↓	4.4 a	4.6 a -
Zone 10 - Other Centres	4.9 d	3.3 d -	5.9 a	7.4 b ↑	11.5 a	4.7 a ↓	4.5 a	2.4 a ↓	-	**	-	**
Calgary CMA	8.0 b	4.8 b ↓	7.6 a	3.8 b ↓	6.0 a	4.2 a ↓	7.0 a	3.4 a ↓	6.1 a	3.2 a ↓	4.4 a	4.6 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 Calgary CMA

Size	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Calgary CMA															
3 to 5 Units	**	**		**	**		**	**		**	**		33.1	a	35.3
6 to 19 Units	**	**		37.0	a	34.8	a	-		30.5	a	29.5	a	-	35.5
20 to 49 Units	**	**		33.9	a	31.1	a	↓		39.3	a	34.0	a	↓	37.0
50 to 99 Units	**	**		37.9	a	**				35.3	a	44.1	a	↑	36.6
100 to 199 Units	**	**		36.6	a	**				37.5	a	35.2	a	-	37.1
200+ Units	**	**		35.5	a	**				**		23.9	d		**
Total	**	**		35.9	a	36.2	a	-		34.6	a	34.9	a	-	35.6

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

Rent Range	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Calgary CMA															
LT \$750	**	3.5	d	9.3	c	3.4	d	↓		**	**		7.9	c	3.2
\$750 - \$899	4.5	d	1.8	c	↓	7.2	b	4.1	b	↓	8.3	c	4.7	d	↓
\$900 - \$1049	5.3	d	0.0	b	↓	4.8	b	2.8	a	↓	8.1	b	4.8	b	↓
\$1050 - \$1199	**	9.0	c	4.8	b	4.1	b	-		5.0	b	3.5	b	↓	**
\$1200 - \$1349	**	**		6.5	b	2.7	a	↓		5.4	b	4.0	a	↓	**
\$1350+	**	10.5	d	8.7	b	6.3	b	↓		10.7	a	5.4	a	↓	9.4
Total	5.6	b	2.4	a	↓	5.8	a	3.6	a	↓	6.9	a	4.3	a	↓

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.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA																		
Zone	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total					
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18				
Zone 1 - Downtown	-	-		-	-		**	**		**	**		**	**				
Zone 2 - Beltline	-	-		-	-		**	**		**	**		**	**				
Zone 3 - North Hill	-	-		**	**		0.0	a	0.0	a	-		**	**				
Zone 4 - Southwest	**	**		**	**		2.1	c	**		6.7	a	**	4.4	c			
Zone 5 - Southeast	-	-		**	**		3.3	a	2.2	a	↓		4.0	a	2.8	b	↓	
Zone 6 - Northwest	**	**		3.6	c	0.0	d	↓	4.8	a	4.3	b	-	7.5	b	5.5	b	↓
Zone 7 - Northeast	-	-		-	-		**		4.8	a			6.3	c	3.0	a	↓	
Zone 8 - Chinook	-	-		-	-		**	**		**	**			7.4	a	1.9	c	↓
Zone 9 - Fish Creek	**	**		**	**		**		3.0	a			3.5	a	4.0	b	↑	
Calgary City (Zones 1-9)	9.8	c	**	6.4	c	1.9	c	↓	5.0	b	3.5	a	↓	6.0	a	3.8	a	↓
Zone 10 - Other Centres	-	-		-	-		**	**		**	**		**	**		**	**	
Calgary CMA	9.8	c	**	6.4	c	1.9	c	↓	5.0	b	3.9	a	↓	6.0	a	3.9	a	↓

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Calgary CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Zone 1 - Downtown	-	-	-	-	**	**	**	**	**	**	
Zone 2 - Beltline	-	-	-	-	**	**	**	**	**	**	
Zone 3 - North Hill	-	-	**	**	1,118 b	1,075 a	**	**	1,030 a	1,406 d	
Zone 4 - Southwest	**	**	**	**	1,140 a	1,118 b	1,170 a	1,232 a	1,153 a	1,180 a	
Zone 5 - Southeast	-	-	**	**	1,232 d	1,270 b	1,220 b	1,313 b	1,222 b	1,289 b	
Zone 6 - Northwest	**	**	880 b	839 a	1,042 a	1,071 a	1,394 a	1,401 a	1,183 a	1,226 a	
Zone 7 - Northeast	-	-	-	-	1,348 b	1,299 a	1,486 a	1,442 a	1,421 a	1,381 a	
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	1,302 a	
Zone 9 - Fish Creek	**	**	**	**	1,035 b	1,074 a	1,204 a	1,218 a	1,077 a	1,104 a	
Calgary City (Zones 1-9)	**	**	915 a	900 b	1,136 a	1,159 a	1,351 a	1,376 a	1,222 a	1,252 a	
Zone 10 - Other Centres	-	-	-	-	**	**	**	**	**	**	
Calgary CMA	**	**	915 a	900 b	1,136 a	1,168 a	1,353 a	1,380 a	1,225 a	1,260 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 Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	0	0	0	0	2	2	1	1	3	3
Zone 2 - Beltline	0	0	0	0	5	5	6	6	11	11
Zone 3 - North Hill	0	0	14	14	15	12	11	10	40	36
Zone 4 - Southwest	1	1	19	13	104	98	104	102	228	214
Zone 5 - Southeast	0	0	3	3	274	277	302	302	579	582
Zone 6 - Northwest	8	8	58	58	777	538	604	594	1,447	1,198
Zone 7 - Northeast	0	0	0	0	378	376	496	500	874	876
Zone 8 - Chinook	0	0	0	0	27	36	27	22	54	58
Zone 9 - Fish Creek	2	2	35	35	507	499	170	178	714	714
Calgary City (Zones 1-9)	11	11	129	123	2,089	1,843	1,721	1,715	3,950	3,692
Zone 10 - Other Centres	0	0	0	0	10	51	77	82	87	133
Calgary CMA	11	11	129	123	2,099	1,894	1,798	1,797	4,037	3,825

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 2 - Beltline	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 3 - North Hill	-	n/a	**	n/a	0.0	a	**	n/a	7.5	a
Zone 4 - Southwest	**	n/a	**	n/a	3.1	d	6.7	a	4.9	c
Zone 5 - Southeast	-	n/a	**	n/a	4.0	a	6.0	a	5.0	a
Zone 6 - Northwest	**	n/a	3.6	c	5.1	a	10.5	a	7.3	a
Zone 7 - Northeast	-	n/a	-	n/a	8.3	c	7.0	c	7.5	c
Zone 8 - Chinook	-	n/a	-	n/a	**	n/a	**	n/a	7.4	a
Zone 9 - Fish Creek	**	n/a	**	n/a	13.3	c	3.5	a	10.3	c
Calgary City (Zones 1-9)	9.8	c	6.4	c	7.3	a	7.5	a	7.4	a
Zone 10 - Other Centres	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Calgary CMA	9.8	c	6.4	c	7.3	a	7.8	a	7.5	a

n/a: As of 2018, the number of available units is no longer collected.

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 Rent¹ by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Zone 1 - Downtown	-	-	-	-	-	**	-	**	-	**
Zone 2 - Beltline	-	-	-	-	-	-	-	-	-	-
Zone 3 - North Hill	-	-	**	**	++	-2.6 a	**	**	**	**
Zone 4 - Southwest	**	**	**	**	2.8 c	-2.8 c	++	++	++	++
Zone 5 - Southeast	-	-	**	**	++	++	++	++	++	++
Zone 6 - Northwest	**	**	++	**	-1.7 c	1.7 b	1.1 d	1.7 a	++	1.3 a
Zone 7 - Northeast	-	-	-	-	3.6 d	4.7 d	3.1 c	4.4 d	3.1 d	4.5 c
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	++	3.6 c	++	++	++	2.9 c
Calgary City (Zones 1-9)	**	**	**	++	++	2.5 b	1.3 d	2.0 c	++	2.3 b
Zone 10 - Other Centres	-	-	-	-	**	**	**	**	**	**
Calgary CMA	**	**	**	++	++	2.5 b	1.4 a	2.0 b	++	2.2 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.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	-	-	-	-	-	**	-	**	-	**
Zone 2 - Beltline	-	-	-	-	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	**	**	**	**	**	**
Zone 4 - Southwest	**	**	**	**	**	**	**	**	**	**
Zone 5 - Southeast	-	-	**	**	**	**	25.8 d	**	28.1 d	**
Zone 6 - Northwest	**	**	**	**	**	26.9 d	39.9 a	25.7 d ↓	40.9 a	25.7 d ↓
Zone 7 - Northeast	-	-	-	-	**	**	28.6 d	**	29.6 d	**
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	**	**	**	**	22.6 d	**
Calgary City (Zones 1-9)	**	**	42.4 a	**	33.3 a	**	29.7 a	24.9 d ↓	32.0 a	**
Zone 10 - Other Centres	-	-	-	-	**	**	**	**	**	**
Calgary CMA	**	**	42.4 a	**	33.1 a	**	30.0 a	25.0 d ↓	32.0 a	29.9 d -

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 Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	3.9 b	1.2 a ↓	5.6 a	3.2 b ↓	6.3 a	4.8 b ↓	10.8 a	**	5.8 a	3.7 b ↓
Zone 2 - Beltline	5.6 c	2.1 b ↓	4.5 b	3.7 b ↓	5.2 b	4.4 b ↓	10.5 d	6.6 b ↓	4.9 a	3.9 b ↓
Zone 3 - North Hill	**	5.3 d	6.9 b	3.6 b ↓	5.7 b	4.1 c ↓	**	**	6.3 b	3.9 b ↓
Zone 4 - Southwest	9.8 c	4.5 d ↓	7.2 b	3.1 c ↓	7.0 b	3.4 b ↓	4.0 d	**	6.9 a	3.2 b ↓
Zone 5 - Southeast	0.0 c	0.0 c -	4.5 a	1.1 a ↓	5.5 a	3.1 b ↓	6.1 a	4.2 b ↓	5.2 a	2.5 a ↓
Zone 6 - Northwest	**	3.2 d	6.9 b	2.9 a ↓	7.9 b	4.4 b ↓	8.1 b	5.9 b ↓	7.6 a	4.1 a ↓
Zone 7 - Northeast	**	**	5.6 b	4.4 b ↓	5.7 a	3.7 a ↓	5.8 b	2.6 a ↓	5.7 a	3.6 a ↓
Zone 8 - Chinook	**	0.0 c	5.9 a	6.6 b -	5.5 a	6.4 b -	11.9 d	4.9 c ↓	6.0 a	6.3 b -
Zone 9 - Fish Creek	**	0.0 a	7.1 c	4.5 b ↓	9.3 b	3.8 a ↓	4.0 c	7.1 a ↑	8.2 b	4.3 a ↓
Calgary City (Zones 1-9)	5.7 b	2.2 a ↓	5.7 a	3.6 a ↓	6.7 a	4.2 a ↓	6.5 a	4.9 b ↓	6.2 a	3.9 a ↓
Zone 10 - Other Centres	0.0 a	8.7 a ↑	6.5 b	2.7 a ↓	7.2 a	4.5 a ↓	7.0 c	4.2 b ↓	6.9 a	4.1 a ↓
Calgary CMA	5.6 b	2.3 a ↓	5.8 a	3.6 a ↓	6.7 a	4.2 a ↓	6.5 a	4.9 a ↓	6.3 a	3.9 a ↓

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	850 a	947 a	1,028 a	1,040 a	1,335 a	1,361 a	1,730 a	1,526 a	1,127 a	1,144 a
Zone 2 - Beltline	859 a	896 a	1,051 a	1,093 a	1,318 a	1,396 a	1,913 b	1,897 a	1,140 a	1,194 a
Zone 3 - North Hill	738 a	819 a	879 a	909 a	1,104 a	1,120 a	**	1,409 c	984 a	1,001 a
Zone 4 - Southwest	777 b	783 b	1,007 a	1,012 a	1,186 a	1,195 a	1,210 a	1,242 a	1,097 a	1,107 a
Zone 5 - Southeast	533 b	936 d	1,024 b	1,155 a	1,260 a	1,285 b	1,147 a	1,172 a	1,171 a	1,210 a
Zone 6 - Northwest	736 b	715 a	1,114 a	1,073 a	1,220 a	1,207 a	1,317 a	1,331 a	1,198 a	1,174 a
Zone 7 - Northeast	**	**	1,010 a	1,023 a	1,240 a	1,237 a	1,439 a	1,394 a	1,219 a	1,221 a
Zone 8 - Chinook	864 a	835 a	954 a	972 a	1,143 a	1,191 a	1,241 b	1,343 a	1,046 a	1,075 a
Zone 9 - Fish Creek	868 b	891 a	1,034 a	1,058 a	1,181 a	1,204 a	1,193 a	1,238 a	1,142 a	1,165 a
Calgary City (Zones 1-9)	826 a	880 a	1,024 a	1,048 a	1,235 a	1,260 a	1,306 a	1,315 a	1,135 a	1,156 a
Zone 10 - Other Centres	**	743 a	1,058 a	1,088 a	1,242 a	1,283 a	1,285 b	1,358 a	1,199 a	1,226 a
Calgary CMA	824 a	877 a	1,024 a	1,049 a	1,235 a	1,262 a	1,305 a	1,317 a	1,137 a	1,159 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 Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	207	254	3,399	3,336	1,766	1,772	26	35	5,398	5,397
Zone 2 - Beltline	680	721	5,429	5,548	3,435	3,616	68	61	9,612	9,946
Zone 3 - North Hill	88	89	1,589	1,657	1,077	1,155	98	102	2,852	3,003
Zone 4 - Southwest	143	145	1,653	1,637	1,791	1,787	302	299	3,889	3,868
Zone 5 - Southeast	51	51	732	898	1,258	1,350	481	481	2,522	2,780
Zone 6 - Northwest	83	79	2,142	2,198	3,059	2,983	1,097	1,095	6,381	6,355
Zone 7 - Northeast	7	7	710	712	1,892	1,886	602	606	3,211	3,211
Zone 8 - Chinook	32	33	1,228	1,228	1,093	1,107	101	96	2,454	2,464
Zone 9 - Fish Creek	43	43	1,268	1,269	2,818	2,818	445	452	4,574	4,582
Calgary City (Zones 1-9)	1,334	1,422	18,150	18,483	18,189	18,474	3,220	3,227	40,893	41,606
Zone 10 - Other Centres	23	23	286	513	882	1,132	113	118	1,304	1,786
Calgary CMA	1,357	1,445	18,436	18,996	19,071	19,606	3,333	3,345	42,197	43,392

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	5.8 a	n/a	7.3 a	n/a	7.7 a	n/a	10.8 a	n/a	7.4 a	n/a
Zone 2 - Beltline	6.6 c	n/a	5.8 a	n/a	6.5 b	n/a	13.6 d	n/a	6.2 a	n/a
Zone 3 - North Hill	**	n/a	7.1 b	n/a	6.4 b	n/a	**	n/a	6.8 b	n/a
Zone 4 - Southwest	11.5 d	n/a	9.6 b	n/a	9.0 b	n/a	6.1 c	n/a	9.1 a	n/a
Zone 5 - Southeast	0.0 c	n/a	8.3 a	n/a	6.9 a	n/a	7.3 a	n/a	7.3 a	n/a
Zone 6 - Northwest	**	n/a	9.0 b	n/a	9.4 b	n/a	11.0 c	n/a	9.5 a	n/a
Zone 7 - Northeast	**	n/a	7.3 b	n/a	9.9 a	n/a	6.7 b	n/a	8.7 a	n/a
Zone 8 - Chinook	**	n/a	7.8 a	n/a	7.2 a	n/a	11.9 d	n/a	7.7 a	n/a
Zone 9 - Fish Creek	**	n/a	11.6 c	n/a	13.6 a	n/a	4.5 b	n/a	12.2 a	n/a
Calgary City (Zones 1-9)	6.9 b	n/a	7.6 a	n/a	8.9 a	n/a	8.2 a	n/a	8.2 a	n/a
Zone 10 - Other Centres	0.0 a	n/a	11.0 a	n/a	9.4 a	n/a	11.8 c	n/a	9.7 a	n/a
Calgary CMA	6.7 b	n/a	7.6 a	n/a	8.9 a	n/a	8.3 a	n/a	8.2 a	n/a

n/a: As of 2018, the number of available units is no longer collected.

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 Rent¹ by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Zone 1 - Downtown	-3.4 ^c	++	-3.0 ^c	1.7 ^a	-1.3 ^a	2.0 ^b	**	**	-2.3 ^c	1.7 ^a
Zone 2 - Beltline	++	++	++	0.8 ^d	++	++	++	**	++	**
Zone 3 - North Hill	++	**	-4.2 ^d	3.0 ^c	**	++	**	4.0 ^d	-4.2 ^d	2.7 ^c
Zone 4 - Southwest	++	++	1.1 ^a	1.4 ^a	0.9 ^d	2.5 ^c	++	++	++	1.9 ^b
Zone 5 - Southeast	++	**	-1.9 ^c	2.2 ^c	++	1.0 ^a	++	++	++	1.0 ^d
Zone 6 - Northwest	++	++	++	++	++	0.9 ^d	++	1.6 ^b	++	0.9 ^a
Zone 7 - Northeast	**	**	-6.5 ^b	2.4 ^b	-1.1 ^d	1.7 ^b	1.8 ^c	**	-1.8 ^c	2.2 ^a
Zone 8 - Chinook	-2.0 ^c	1.7 ^b	-3.4 ^d	3.3 ^d	-3.3 ^d	2.7 ^c	**	**	-3.2 ^d	3.2 ^d
Zone 9 - Fish Creek	++	5.0 ^d	-4.4 ^c	1.5 ^a	-3.1 ^c	1.4 ^a	++	3.9 ^d	-3.2 ^c	1.4 ^a
Calgary City (Zones 1-9)	++	1.5 ^d	-2.0 ^b	1.5 ^a	-1.0 ^a	1.5 ^b	**	++	-1.5 ^a	1.7 ^a
Zone 10 - Other Centres	**	**	++	1.9 ^b	2.2 ^b	2.1 ^b	++	1.0 ^d	2.0 ^b	1.5 ^a
Calgary CMA	++	1.5^d	-1.9^b	1.5^a	-0.9^a	1.6^b	**	++	-1.4^a	1.7^a

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.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Downtown	**	**	44.7 ^a	**	**	25.3 ^d	**	**	46.2 ^a	29.0 ^d ↓
Zone 2 - Beltline	**	**	35.4 ^a	33.7 ^a -	33.0 ^a	29.7 ^a -	**	**	35.6 ^a	32.6 ^a -
Zone 3 - North Hill	**	**	30.7 ^a	**	29.7 ^a	24.2 ^a ↓	28.2 ^d	**	30.2 ^a	28.8 ^a -
Zone 4 - Southwest	**	**	36.3 ^a	34.2 ^a -	34.9 ^a	35.7 ^a -	**	**	35.5 ^a	33.6 ^a -
Zone 5 - Southeast	**	**	28.9 ^a	**	26.0 ^a	**	29.3 ^d	**	27.1 ^a	**
Zone 6 - Northwest	**	**	38.3 ^a	38.0 ^a -	39.4 ^a	40.0 ^a -	**	**	39.1 ^a	38.1 ^a -
Zone 7 - Northeast	**	**	40.1 ^a	**	41.1 ^a	39.1 ^a -	**	**	38.7 ^a	35.1 ^a -
Zone 8 - Chinook	**	**	29.6 ^a	25.1 ^d -	**	27.1 ^d	**	**	30.2 ^a	27.3 ^d -
Zone 9 - Fish Creek	**	**	22.8 ^d	**	23.0 ^d	**	**	**	22.9 ^a	**
Calgary City (Zones 1-9)	**	**	35.8 ^a	36.4 ^a -	34.2 ^a	34.1 ^a -	32.4 ^a	29.2 ^a -	35.2 ^a	34.7 ^a -
Zone 10 - Other Centres	**	**	40.3 ^a	38.4 ^a -	39.5 ^a	41.5 ^a -	36.9 ^a	26.0 ^d ↓	39.1 ^a	39.6 ^a -
Calgary CMA	**	**	35.9^a	36.5^a -	34.4^a	34.6^a -	32.6^a	29.1^a ↓	35.3^a	34.9^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 RMS¹ Vacancy Rates (%) Calgary CMA - October 2018

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Core	4.4 c	3.4 c -	5.4 a	3.8 a ↓
West	2.5 b	1.6 c -	7.7 a	4.3 a ↓
East	5.6 d	**	5.9 a	3.2 a ↓
Calgary CMA	3.8 c	2.7 b ↓	6.3 a	3.9 a ↓

¹Apartments 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 RMS¹ Average Rents (\$) by Bedroom Type Calgary CMA - October 2018

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
Core	**	902 a	1,294 b	1,047 a Δ	1,709 b	1,339 a Δ	**	1,552 a
West	**	792 a	1,063 b	1,035 a Δ	1,349 b	1,220 a Δ	**	1,251 a
East	**	870 b	**	1,100 a	**	1,255 a	**	1,077 a
Calgary CMA	**	879 a	1,229 b	1,050 a Δ	1,533 b	1,272 a Δ	**	1,244 a

¹Apartments 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 Calgary CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Core	**	**	1,230 c	1,294 b -	1,588 c	1,709 b -	**	**	1,477 b	1,571 b -
West	**	**	1,102 b	1,063 b -	1,439 b	1,349 b -	**	**	1,365 b	1,329 b -
East	**	**	1,055 d	**	1,200 a	**	**	**	1,291 b	1,404 c -
Calgary CMA	**	**	1,179 b	1,229 b -	1,512 b	1,533 b -	**	**	1,419 b	1,444 b -

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) by Building Size Calgary CMA - October 2018

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Calgary CMA				
3 to 24 Units	3.4 d	2.5 c -	7.4 a	3.9 a ↓
25 to 49 Units	2.8 c	3.2 c -	5.9 a	4.6 a ↓
50 to 74 Units	2.5 c	2.7 c -	7.0 a	3.1 a ↓
75 to 99 Units	**	**	7.0 a	4.0 b ↓
100+ Units	**	2.4 c	5.3 a	3.9 a ↓
Total	3.8 c	2.7 b ↓	6.3 a	3.9 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 Calgary CMA - October 2018

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Core	24,338	25,080	9,500 a	9,534 a	39.0 a	38.0 a	4.4 c	3.4 c
West	27,273	28,085	8,350 a	9,405 a	30.6 a	33.5 a	2.5 b	1.6 c
East	12,293	12,619	3,801 a	4,267 a	30.9 a	33.8 a	5.6 d	**
Calgary CMA	63,904	65,784	21,753 a	23,216 a	34.0 a	35.3 a	3.8 c	2.7 b

¹Columns 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 Calgary CMA - October 2018

Size (number of units)	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Calgary CMA								
3 to 24 Units	4,551	4,556	1,867 a	1,896 a	41.0 a	41.6 a	3.4 d	2.5 c
25 to 49 Units	7,652	7,676	2,755 a	2,921 a	36.0 a	38.0 a	2.8 c	3.2 c
50 to 74 Units	5,741	5,780	1,701 a	1,800 a	29.6 a	31.1 a	2.5 c	2.7 c
75 to 99 Units	4,017	3,782	1,388 a	1,379 a	34.5 a	36.5 a	**	**
100+ Units	41,943	43,990	14,018 a	15,194 a	33.4 a	34.5 a	**	2.4 c
Total	63,904	65,784	21,753 a	23,216 a	34.0 a	35.3 a	3.8 c	2.7 b

¹Columns 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 as 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 2017 and October 2018 data is based on Statistics Canada's 2016 Census area definitions.

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