

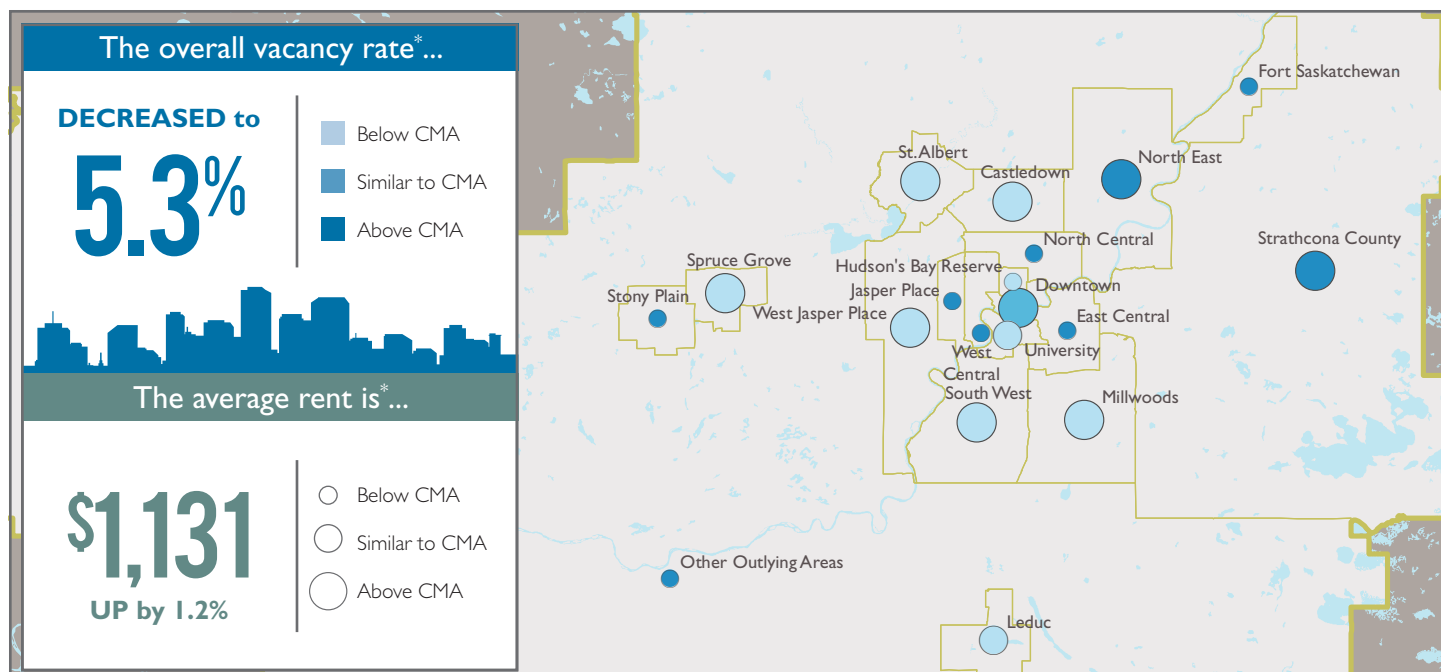
RENTAL MARKET REPORT

Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
4.9%	5.3%	5.4%	5.2%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$862 Avg. Rent	\$1,017 Avg. Rent	\$1,246 Avg. Rent	\$1,373 Avg. Rent

“Despite growing supply in the primary rental market, vacancy rates have moved lower and rental rates have risen.”

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 was 5.3% in October 2018, down 1.7 percentage points from last year.
- The average two-bedroom rent was \$1,246 in October 2018 compared to \$1,215 in October 2017.
- Increased rental demand led to a rise in same-sample rental rates for the first time in three years.

Rental apartment demand outpaced supply

The primary rental apartment vacancy rate¹ in the Edmonton Census Metropolitan Area (CMA) declined to 5.3% in October 2018 from 7.0% in October 2017. The vacancy rate declined despite a 2.4% increase in primary rental market supply. The purpose-built rental apartment universe increase by 1,638 units from 67,432 in October 2017 to 69,070 in October 2018. Demand outpaced new supply as 2,698 additional units were occupied in October 2018 compared to last year.

Stronger employment growth and migration supported rental demand

Employment growth in 2018 in Edmonton has been stronger than other areas of the province, driven in large part by industries such as oil and gas extraction, educational services and public administration. Edmonton added over 16,000 jobs in the first 10 months of this year, representing an increase of 2.1% from the corresponding period last year². Average weekly earnings have also gained momentum this year compared to last year.

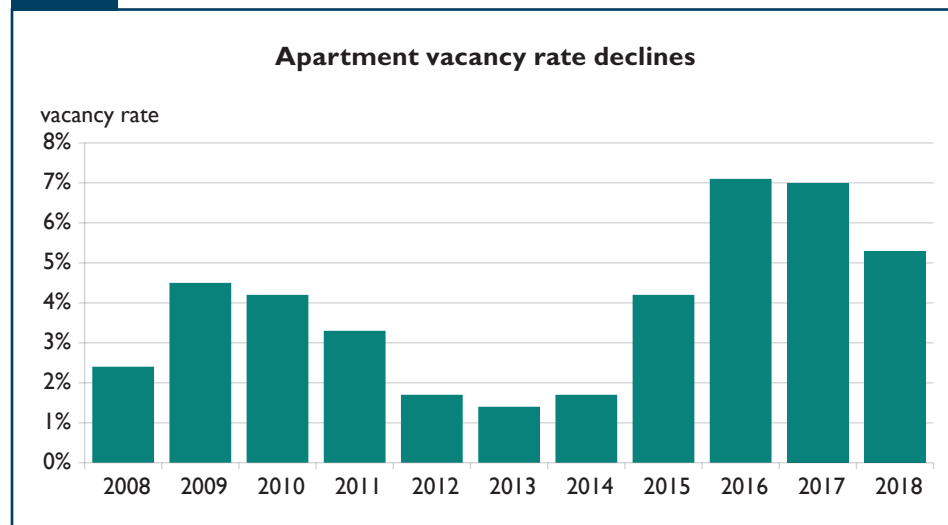
Stronger migration flows into the Edmonton CMA have also contributed to increased demand for rentals. In particular, net interprovincial migration across Alberta shifted to positive territory in the first half of 2018. This comes after the last oil price shock had prompted a 2-year exodus of individuals from Alberta,

SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

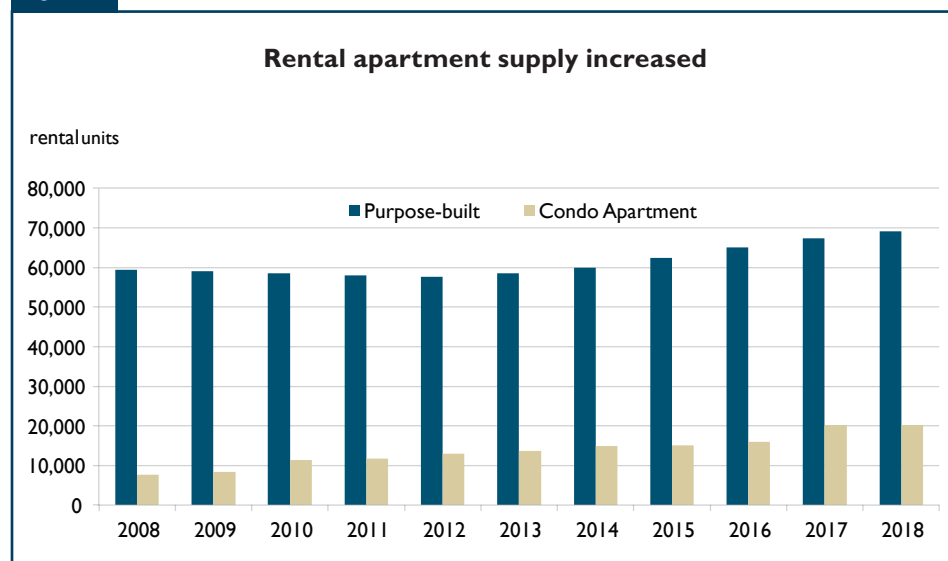
Get your [myCMHC account](#) today!

Figure 1



Source: CMHC Rental Market Survey

Figure 2



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.

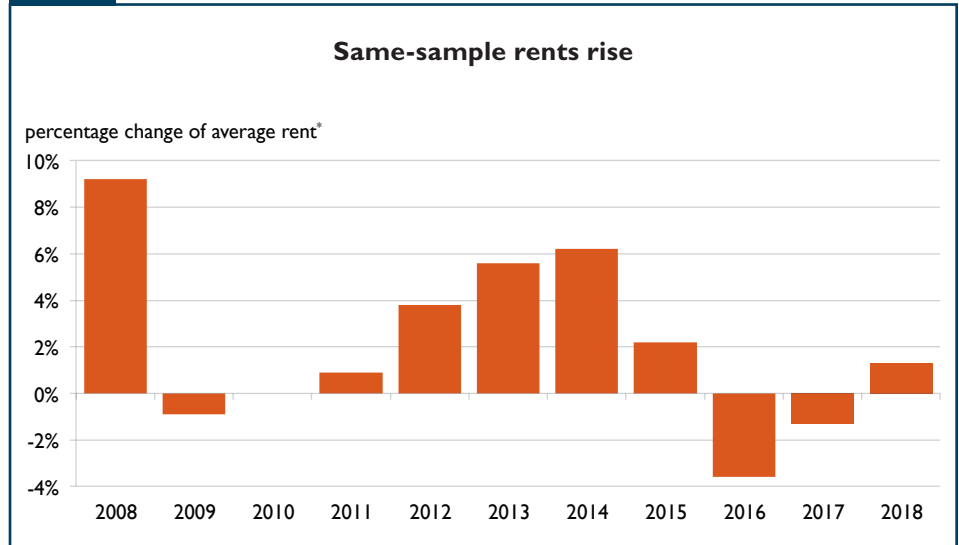
in part, to seek employment in other areas across Canada. International migration continued to be an important source of rental demand, as migrants tend to rent before purchasing a home.

Rental demand spilling over into the secondary market

Growing rental demand also permeated into the investor-owned condominium apartment rental market. The supply of these units decreased slightly by 0.4% from 20,258 units in October 2017 to 20,186 units in October 2018. The vacancy rate, on the other hand, decreased to 4.2% in October 2018 from 6.9% in October 2017. Nearly 38% of condominium apartment universe in Edmonton were identified as investor-owned rental units. The average condominium apartment rent was \$1,321 in October 2018, compared to \$1,265 in October 2017. Strong demand for rentals in Edmonton has led to tightening in both the primary and condominium rental markets.

The tenant turnover³ rate in Edmonton decreased to 32.0% in October 2018 from 34.6% in October 2017. A lower turnover rate indicates that there was less movement among tenants compared to last year. Notably, the turnover rate in units constructed

Figure 3



Source: CMHC Rental Market Survey

*The percentage change of average rent is based on those structure that were common to the survey sample in both October 2017 and October 2018

in 2005 or later dropped significantly from 41.9% in 2017 to 28.4% in 2018. This may be partially attributed to households choosing to postpone the move from rental to homeownership.

Stronger demand increased rents for the first time in three years

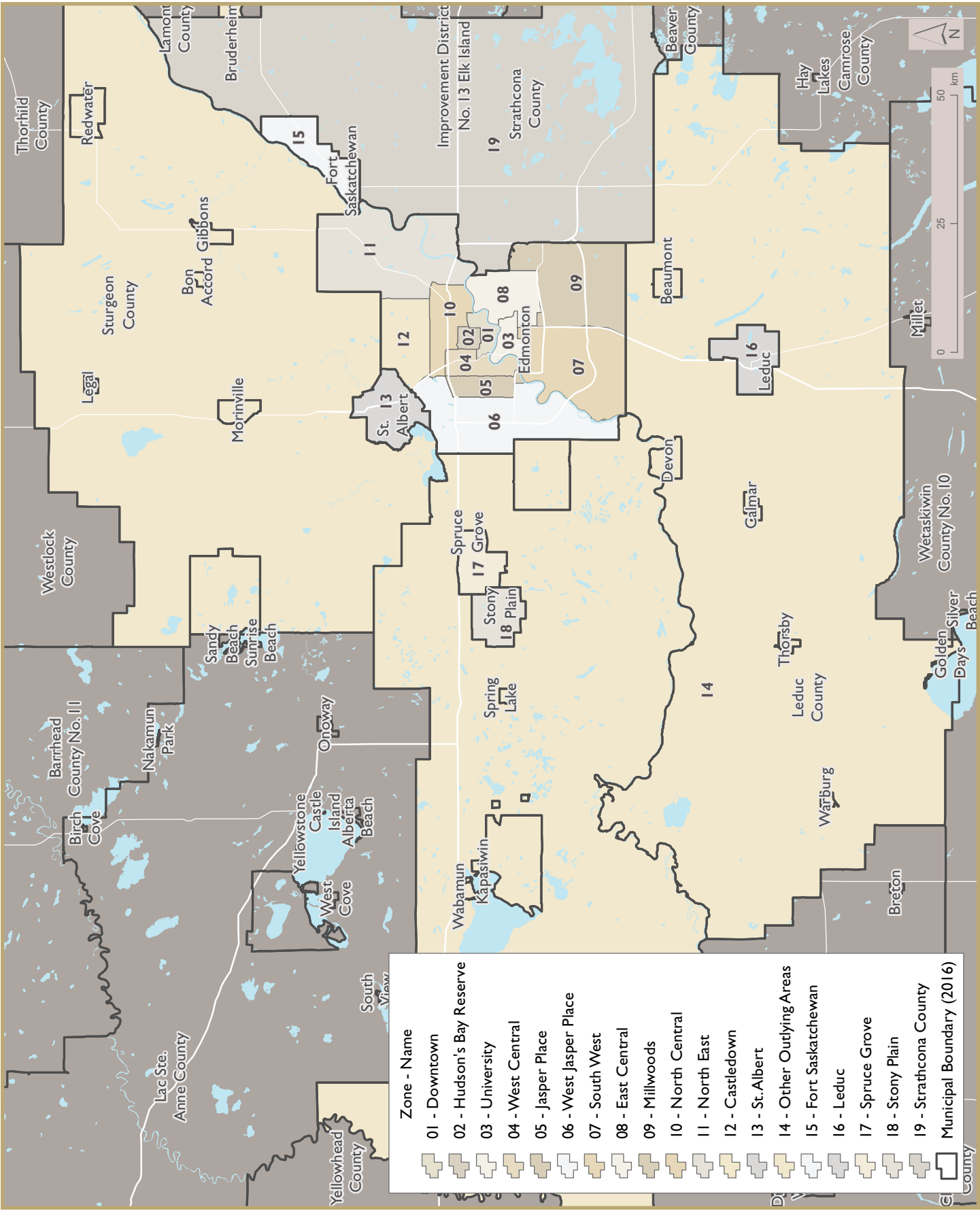
Declining vacancy rates in the primary and condominium rental markets have pushed apartment rental rates higher. Same-sample rents⁴ for two-bedroom units increased 1.3% in October 2018 compared to a decline

of 1.3% in October 2017. Stronger interprovincial migration combined with positive employment growth and lower turnover rates in Edmonton has helped to reduce vacancy rates in both the primary and condominium rental markets. Despite growing supply in the primary rental market, vacancy rates have moved lower and rental rates have risen.

The average two-bedroom rent, accounting for both new and existing structures, was \$1,246 in October 2018, compared to \$1,215 in October 2017.

³ 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.

⁴ 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 - 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: Whitemud 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

I.I.I Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton 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
Downtown (Zone 1)	7.0 a	5.0 b ↓	6.3 a	4.9 a ↓	8.6 a	6.7 a ↓	8.5 b	1.6 c ↓	7.1 a	5.4 a ↓
Hudson Bay Reserve (Zone 2)	7.9 c	6.5 c -	10.8 c	5.2 b ↓	8.3 b	3.8 c ↓	**	**	9.6 a	4.9 b ↓
University (Zone 3)	6.1 c	2.4 c ↓	7.4 b	4.5 b ↓	5.4 b	3.2 b ↓	**	**	6.7 b	4.0 b ↓
West Central (Zone 4)	8.1 c	**	9.6 b	7.5 b ↓	11.4 a	6.7 b ↓	4.6 d	**	10.1 a	7.3 a ↓
Edmonton Core (Zones 1-4)	6.9 a	4.8 b ↓	7.7 a	5.1 a ↓	8.3 a	5.5 a ↓	5.9 c	4.8 c -	7.7 a	5.2 a ↓
Jasper Place (Zone 5)	**	3.7 d	5.8 b	6.3 b -	4.3 b	5.0 b -	4.5 d	4.6 c -	5.1 b	5.5 a -
West Jasper Place (Zone 6)	6.1 a	5.4 a ↓	4.3 a	2.7 a ↓	4.4 b	3.9 b -	4.4 b	4.1 c -	4.5 a	3.6 a ↓
West (Zones 5-6)	6.8 c	4.6 b ↓	5.2 b	4.8 b -	4.4 b	4.4 a -	4.5 b	4.4 b -	4.8 a	4.6 a ↓
South West (Zone 7)	7.6 b	5.0 b ↓	4.5 a	2.8 a ↓	4.7 a	3.8 a ↓	2.9 a	3.5 b -	4.6 a	3.5 a ↓
East Central (Zone 8)	5.1 d	1.0 d ↓	10.7 c	6.0 b ↓	14.8 a	11.2 a ↓	**	**	12.2 a	8.0 a ↓
Millwoods (Zone 9)	0.0 d	**	2.3 a	6.7 c ↑	3.9 c	4.3 c -	5.0 d	4.4 c -	3.4 b	4.8 c ↑
South (Zones 7-9)	6.3 c	3.7 c ↓	5.3 a	4.1 a ↓	5.7 a	4.8 a ↓	3.5 b	3.6 b -	5.5 a	4.5 a ↓
North Central (Zone 10)	8.9 c	**	10.3 c	8.8 b -	10.1 d	11.6 c -	**	**	10.0 c	9.5 b -
North East (Zone 11)	**	2.8 c	5.2 a	6.4 a ↑	7.9 a	6.9 a ↓	6.2 c	5.2 b -	6.9 a	6.6 a -
Castledowns (Zone 12)	4.2 d	0.0 d ↓	6.2 b	4.2 c ↓	7.1 a	4.9 a ↓	6.4 c	5.8 b -	6.7 a	4.8 b ↓
North (Zones 10-12)	8.4 c	**	8.0 b	7.3 b -	8.2 a	7.4 a -	6.6 b	6.3 b -	8.0 a	7.2 a ↓
Edmonton City (Zones 1-12)	7.1 a	4.8 b ↓	7.0 a	5.2 a ↓	6.9 a	5.5 a ↓	5.1 a	4.8 a -	6.9 a	5.3 a ↓
St. Albert (Zone 13)	**	**	4.8 a	1.2 a ↓	2.4 a	2.3 a -	4.6 a	4.6 a -	3.1 a	2.3 a ↓
Other Outlying Areas (Zone 14)	17.7 a	18.6 a ↑	16.0 a	13.3 c ↓	11.9 a	9.2 b ↓	29.4 a	15.9 a ↓	14.1 a	11.2 c ↓
Fort Saskatchewan (Zone 15)	**	**	4.9 a	7.9 c ↑	12.2 a	9.0 c ↓	**	**	11.1 a	8.6 b ↓
Leduc (Zone 16)	0.0 a	0.0 a -	4.5 a	2.7 b ↓	4.9 a	1.4 a ↓	2.6 a	2.7 b -	4.7 a	1.7 a ↓
Spruce Grove (Zone 17)	**	**	4.7 a	2.8 a ↓	6.9 a	3.7 a ↓	**	3.7 a	6.4 a	3.6 a ↓
Stony Plain (Zone 18)	**	**	10.8 a	4.2 a ↓	10.8 a	6.5 a ↓	25.7 a	19.4 a ↓	12.5 a	7.3 a ↓
Strathcona County (Zone 19)	**	**	5.2 a	7.7 b ↑	11.5 a	6.0 a ↓	4.5 a	8.5 a ↑	9.6 a	6.5 a ↓
All Outlying Areas (Zones 14-19)	16.2 a	**	7.4 a	6.3 a ↓	9.2 a	5.6 a ↓	18.9 d	11.6 a ↓	9.1 a	6.0 a ↓
Edmonton CMA	7.3 a	4.9 b ↓	7.0 a	5.3 a ↓	7.0 a	5.4 a ↓	5.9 a	5.2 a ↓	7.0 a	5.3 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18										
Downtown (Zone 1)	879	a	903	a	1,059	a	1,089	a	1,387	a	1,432	a	1,551	a	1,541	a	1,145	a	1,184	a
Hudson Bay Reserve (Zone 2)	696	b	736	a	849	a	896	a	1,055	a	1,116	a	1,121	b	1,138	a	910	a	953	a
University (Zone 3)	914	a	967	a	1,001	a	1,050	a	1,330	a	1,363	a	1,394	b	1,411	a	1,084	a	1,134	a
West Central (Zone 4)	692	a	750	a	912	a	926	a	1,074	a	1,086	a	1,391	a	1,366	a	977	a	996	a
Edmonton Core (Zones 1-4)	858	a	890	a	994	a	1,030	a	1,269	a	1,319	a	1,440	a	1,410	a	1,073	a	1,113	a
Jasper Place (Zone 5)	752	a	780	a	894	a	909	a	1,075	a	1,081	a	1,270	a	1,245	a	989	a	1,005	a
West Jasper Place (Zone 6)	862	a	853	a	1,046	a	1,076	a	1,221	a	1,287	a	1,386	a	1,437	a	1,154	a	1,212	a
West (Zones 5-6)	809	a	821	a	960	a	978	a	1,155	a	1,194	a	1,332	a	1,345	a	1,071	a	1,107	a
South West (Zone 7)	950	a	948	a	1,101	a	1,112	a	1,258	a	1,298	a	1,422	a	1,442	a	1,212	a	1,239	a
East Central (Zone 8)	897	b	877	a	940	a	957	a	1,122	a	1,130	a	1,534	d	1,336	b	1,042	a	1,043	a
Millwoods (Zone 9)	730	a	879	b	985	a	1,047	a	1,218	a	1,250	a	1,485	a	1,447	a	1,169	a	1,212	a
South (Zones 7-9)	922	a	922	a	1,046	a	1,067	a	1,231	a	1,266	a	1,441	a	1,434	a	1,177	a	1,204	a
North Central (Zone 10)	734	a	724	a	850	a	867	a	994	a	1,002	a	1,133	a	1,182	a	890	a	903	a
North East (Zone 11)	814	a	839	a	993	a	1,002	a	1,177	a	1,204	a	1,362	a	1,346	a	1,125	a	1,150	a
Castledowns (Zone 12)	712	a	834	c	1,025	a	1,046	a	1,226	a	1,265	a	1,381	a	1,400	a	1,178	a	1,209	a
North (Zones 10-12)	739	a	737	a	923	a	941	a	1,151	a	1,179	a	1,325	a	1,329	a	1,050	a	1,075	a
Edmonton City (Zones 1-12)	840	a	866	a	987	a	1,016	a	1,215	a	1,253	a	1,382	a	1,379	a	1,094	a	1,128	a
St. Albert (Zone 13)	**		**		1,039	a	1,061	a	1,293	a	1,301	a	1,386	a	1,396	a	1,253	a	1,264	a
Other Outlying Areas (Zone 14)	815	a	820	a	936	a	933	a	1,110	a	1,136	a	1,212	a	1,184	a	1,037	a	1,057	a
Fort Saskatchewan (Zone 15)	687	a	604	c	1,040	a	841	a	1,190	a	1,057	a	**		**		1,140	a	1,009	a
Leduc (Zone 16)	**		786	a	941	a	1,004	a	1,122	a	1,165	a	**		1,250	a	1,080	a	1,131	a
Spruce Grove (Zone 17)	**		**		1,029	a	1,083	a	1,179	a	1,225	a	1,129	a	**		1,133	a	1,176	a
Stony Plain (Zone 18)	**		**		987	a	1,003	a	1,041	a	1,058	a	1,291	a	1,294	a	1,053	a	1,067	a
Strathcona County (Zone 19)	**		**		1,193	a	1,227	a	1,409	a	1,381	a	1,285	a	1,245	a	1,343	a	1,332	a
All Outlying Areas (Zones 14-19)	773	a	715	b	1,022	a	1,036	a	1,188	a	1,178	a	1,272	a	1,259	a	1,137	a	1,135	a
Edmonton CMA	839	a	862	a	989	a	1,017	a	1,215	a	1,246	a	1,376	a	1,373	a	1,101	a	1,131	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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown (Zone 1)	1,463	1,498	7,218	7,607	3,907	4,065	203	200	12,791	13,370
Hudson Bay Reserve (Zone 2)	324	330	2,581	2,713	1,480	1,473	116	65	4,501	4,581
University (Zone 3)	775	780	3,464	3,467	1,687	1,712	147	148	6,073	6,107
West Central (Zone 4)	214	236	1,407	1,471	1,059	1,096	56	62	2,736	2,865
Edmonton Core (Zones 1-4)	2,776	2,844	14,670	15,258	8,133	8,346	522	475	26,101	26,923
Jasper Place (Zone 5)	157	144	1,940	1,969	1,560	1,647	286	313	3,943	4,073
West Jasper Place (Zone 6)	146	145	1,261	1,287	2,099	2,175	315	317	3,821	3,924
West (Zones 5-6)	303	289	3,201	3,256	3,659	3,822	601	630	7,764	7,997
South West (Zone 7)	212	211	3,071	3,117	5,374	5,618	549	554	9,206	9,500
East Central (Zone 8)	111	111	1,108	1,086	1,017	1,016	70	66	2,306	2,279
Millwoods (Zone 9)	36	36	781	810	2,450	2,541	155	150	3,422	3,537
South (Zones 7-9)	359	358	4,960	5,013	8,841	9,175	774	770	14,934	15,316
North Central (Zone 10)	471	474	2,360	2,352	1,407	1,389	154	152	4,392	4,367
North East (Zone 11)	43	41	1,354	1,360	2,765	2,830	304	328	4,466	4,559
Castledowns (Zone 12)	48	49	792	849	1,671	1,755	243	240	2,754	2,893
North (Zones 10-12)	562	564	4,506	4,561	5,843	5,974	701	720	11,612	11,819
Edmonton City (Zones 1-12)	4,000	4,055	27,337	28,088	26,476	27,317	2,598	2,595	60,411	62,055
St. Albert (Zone 13)	1	1	272	273	1,036	1,032	151	151	1,460	1,457
Other Outlying Areas (Zone 14)	21	20	236	235	399	399	18	18	674	672
Fort Saskatchewan (Zone 15)	35	35	266	266	783	783	12	12	1,096	1,096
Leduc (Zone 16)	5	5	264	265	858	860	38	38	1,165	1,168
Spruce Grove (Zone 17)	10	10	325	329	770	669	26	26	1,131	1,034
Stony Plain (Zone 18)	5	5	189	190	323	325	74	72	591	592
Strathcona County (Zone 19)	4	4	250	274	628	696	22	22	904	996
All Outlying Areas (Zones 14-19)	80	79	1,530	1,559	3,761	3,732	190	188	5,561	5,558
Edmonton CMA	4,081	4,135	29,139	29,920	31,273	32,081	2,939	2,934	67,432	69,070

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

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Edmonton 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
Downtown (Zone 1)	-1.3 a	2.2 b	-1.5 c	1.8 c	-1.4 a	1.6 b	++	++	-1.5 a	1.7 c
Hudson Bay Reserve (Zone 2)	++	++	++	++	++	++	**	**	++	++
University (Zone 3)	++	5.0 c	-2.0 c	3.2 c	-2.7 c	3.5 c	++	**	-2.4 b	3.3 b
West Central (Zone 4)	**	++	-1.5 c	-1.0 a	-1.6 b	-0.9 a	**	++	-2.0 b	-0.7 a
Edmonton Core (Zones 1-4)	-1.3 a	2.8 b	-1.4 a	1.6 b	-1.6 b	1.6 b	++	++	-1.6 b	1.6 b
Jasper Place (Zone 5)	++	++	++	++	-0.7 b	++	++	++	++	0.4 b
West Jasper Place (Zone 6)	0.9 d	1.1 a	0.8 a	0.7 a	0.4 b	++	++	2.9 b	++	1.1 a
West (Zones 5-6)	++	0.6 b	++	0.5 a	++	0.5 b	++	1.6 c	++	0.7 a
South West (Zone 7)	++	++	-0.8 a	0.5 a	-0.6 b	1.3 a	++	1.6 c	-0.6 b	1.2 a
East Central (Zone 8)	++	++	++	++	++	++	++	++	1.6 c	++
Millwoods (Zone 9)	**	**	-2.2 b	**	-2.6 b	2.8 b	**	2.1 b	-2.7 b	2.6 b
South (Zones 7-9)	++	++	-0.8 a	0.6 a	-0.9 a	1.5 b	++	1.5 c	-0.7 a	1.4 a
North Central (Zone 10)	-2.3 c	++	++	++	++	++	++	++	-1.3 d	++
North East (Zone 11)	++	2.1 c	++	1.3 a	-1.4 a	2.1 a	**	++	-0.9 a	1.5 a
Castledowns (Zone 12)	-4.3 d	**	++	2.1 c	-1.6 c	2.6 b	1.1 d	0.7 b	-1.4 a	2.4 c
North (Zones 10-12)	-2.3 c	1.2 d	++	0.9 a	-1.3 a	1.6 b	**	++	-1.2 a	1.1 a
Edmonton City (Zones 1-12)	-1.0 a	2.0 b	-0.9 a	1.1 a	-1.2 a	1.5 a	++	0.9 a	-1.1 a	1.3 a
St. Albert (Zone 13)	**	**	-7.1 b	3.2 b	-3.1 c	0.9 a	-1.6 a	1.9 a	-3.2 c	0.9 a
Other Outlying Areas (Zone 14)	**	1.3 a	1.0 d	-0.6 b	++	-1.4 a	++	2.5 c	++	-1.1 a
Fort Saskatchewan (Zone 15)	-9.6 c	**	++	++	-2.9 a	-3.9 b	**	**	-3.2 b	-4.1 b
Leduc (Zone 16)	**	**	++	2.5 c	-3.1 b	4.0 c	**	**	-2.5 a	3.9 c
Spruce Grove (Zone 17)	**	**	-3.2 c	++	-3.0 b	++	**	**	-3.2 b	++
Stony Plain (Zone 18)	**	**	-4.3 d	2.7 a	-3.9 c	0.8 a	**	0.2 a	-4.3 c	1.4 a
Strathcona County (Zone 19)	**	**	++	1.4 a	-0.9 d	-1.0 a	**	-3.5 a	++	++
All Outlying Areas (Zones 14-19)	-4.1 d	-1.2 d	-1.2 a	0.9 a	-2.5 a	++	-1.1 d	++	-2.3 a	++
Edmonton CMA	-1.1 a	2.0 b	-1.0 a	1.1 a	-1.3 a	1.3 a	++	0.9 a	-1.3 a	1.2 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.

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

I.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Edmonton 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
Downtown (Zone 1)	41.9 a	39.4 a -	34.8 a	30.2 a ↓	35.2 a	32.6 a -	**	**	35.7 a	32.0 a ↓
Hudson Bay Reserve (Zone 2)	**	**	27.3 d	**	**	**	**	**	26.3 d	**
University (Zone 3)	**	**	31.8 a	28.5 a ↓	35.8 a	27.8 a ↓	**	**	32.8 a	28.8 a ↓
West Central (Zone 4)	**	**	**	**	**	31.3 a	**	**	**	31.9 a
Edmonton Core (Zones 1-4)	35.3 a	35.3 a -	32.2 a	28.5 a ↓	32.3 a	29.6 a -	28.9 d	**	32.5 a	29.5 a ↓
Jasper Place (Zone 5)	**	**	28.3 d	28.6 d -	28.8 a	29.9 a -	25.2 d	36.0 a ↑	28.2 a	29.9 a -
West Jasper Place (Zone 6)	51.5 a	41.6 a ↓	44.4 a	44.7 a -	45.0 a	46.6 a -	43.8 a	55.8 a ↑	45.0 a	46.5 a -
West (Zones 5-6)	40.9 a	**	35.1 a	35.4 a -	37.5 a	38.7 a -	35.5 a	46.5 a ↑	36.5 a	38.0 a -
South West (Zone 7)	**	**	**	35.6 a	37.9 a	29.7 a ↓	**	32.3 a	38.8 a	31.7 a ↓
East Central (Zone 8)	**	**	24.9 d	30.0 a ↑	26.1 a	27.4 a -	**	**	25.7 a	28.5 a -
Millwoods (Zone 9)	0.0 d	**	**	**	38.0 a	**	**	45.7 a	37.0 a	32.7 a ↓
South (Zones 7-9)	**	**	35.7 a	34.4 a -	36.4 a	29.8 a ↓	**	34.0 a	36.3 a	31.4 a ↓
North Central (Zone 10)	**	**	27.4 d	**	**	23.9 d	**	**	27.9 d	25.9 d -
North East (Zone 11)	62.0 a	61.5 a -	36.4 a	34.0 a -	35.6 a	33.1 a ↓	**	**	36.2 a	34.0 a ↓
Castledowns (Zone 12)	**	**	**	36.8 a	44.4 a	38.1 a ↓	43.5 a	39.1 a -	42.2 a	37.7 a ↓
North (Zones 10-12)	**	**	31.7 a	31.1 a -	37.2 a	32.4 a ↓	35.9 a	34.1 a -	34.4 a	31.8 a ↓
Edmonton City (Zones 1-12)	35.0 a	34.1 a -	33.0 a	30.7 a ↓	35.5 a	31.6 a ↓	35.3 a	35.7 a -	34.3 a	31.5 a ↓
St. Albert (Zone 13)	-	**	32.4 a	29.4 a ↓	22.2 a	35.9 a ↑	37.6 a	34.4 a ↓	26.5 a	34.3 a ↑
Other Outlying Areas (Zone 14)	**	**	**	**	**	19.2 d	**	**	33.8 a	28.3 d ↓
Fort Saskatchewan (Zone 15)	**	**	**	**	**	**	**	**	**	**
Leduc (Zone 16)	**	**	42.1 a	**	**	**	**	**	**	**
Spruce Grove (Zone 17)	**	**	**	**	**	43.9 a	**	**	**	42.3 a
Stony Plain (Zone 18)	**	**	**	27.9 a	33.5 a	37.8 a ↑	**	34.7 a	**	34.5 a
Strathcona County (Zone 19)	**	**	44.0 a	**	46.8 a	42.1 a ↓	27.3 a	26.8 a ↓	45.2 a	39.0 a ↓
All Outlying Areas (Zones 14-19)	**	**	38.9 a	34.9 a ↓	41.2 a	37.3 a -	**	**	40.2 a	36.6 a -
Edmonton CMA	34.8 a	34.2 a -	33.4 a	30.9 a ↓	35.8 a	32.4 a ↓	35.8 a	35.7 a -	34.6 a	32.0 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Edmonton CMA										
Pre 1960	**	**	11.3 c	6.1 c ↓	12.4 a	8.6 a ↓	6.5 a	**	11.7 a	7.3 b ↓
1960 - 1974	7.4 b	5.0 b ↓	7.7 a	6.0 a ↓	7.1 a	5.9 a ↓	5.6 b	5.7 b -	7.4 a	5.9 a ↓
1975 - 1989	6.0 b	4.6 b ↓	5.5 a	4.3 a ↓	6.4 a	5.3 a ↓	5.9 b	5.6 a -	5.9 a	4.8 a ↓
1990 - 2004	11.5 a	6.6 b ↓	4.8 a	3.5 a ↓	5.1 a	4.1 a ↓	0.0 a	0.0 a -	5.3 a	4.0 a ↓
2005+	7.9 a	2.2 c ↓	6.2 a	5.0 a ↓	7.3 b	4.9 a ↓	**	1.8 a	7.1 a	4.8 a ↓
Total	7.3 a	4.9 b ↓	7.0 a	5.3 a ↓	7.0 a	5.4 a ↓	5.9 a	5.2 a ↓	7.0 a	5.3 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Edmonton CMA										
Pre 1960	639 b	649 a	863 a	817 a	1,070 a	1,035 a	1,458 a	**	962 a	917 a
1960 - 1974	817 a	840 a	951 a	979 a	1,134 a	1,168 a	1,326 a	1,337 a	1,020 a	1,048 a
1975 - 1989	866 a	890 a	983 a	1,007 a	1,170 a	1,183 a	1,376 a	1,383 a	1,084 a	1,103 a
1990 - 2004	1,011 a	1,052 a	1,147 a	1,158 a	1,265 a	1,265 a	1,244 a	**	1,216 a	1,222 a
2005+	1,133 a	1,150 b	1,272 a	1,267 a	1,383 a	1,410 a	1,737 b	1,529 a	1,364 a	1,379 a
Total	839 a	862 a	989 a	1,017 a	1,215 a	1,246 a	1,376 a	1,373 a	1,101 a	1,131 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-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18						
Edmonton CMA																									
Pre 1960	**		**		**		34.1	a		29.0	d	28.0	a	-	51.7	a	**		**		31.0	a			
1960 - 1974	34.5	a	33.4	a	-	31.8	a	30.3	a	-	32.4	a	31.5	a	-	33.9	a	32.6	a	-	32.3	a	31.1	a	-
1975 - 1989	36.7	a	32.9	a	-	33.5	a	32.2	a	-	37.6	a	36.7	a	-	38.5	a	39.3	a	-	35.7	a	34.6	a	-
1990 - 2004	**		**		**		25.6	d		37.0	a	35.0	a	-	4.5	a	**		**		36.1	a	32.3	a	↓
2005+	21.5	d	**		**		**			41.4	a	27.3	a	↓	**		**		**		41.9	a	28.4	a	↓
Total	34.8	a	34.2	a	-	33.4	a	30.9	a	↓	35.8	a	32.4	a	↓	35.8	a	35.7	a	-	34.6	a	32.0	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-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18		
Edmonton CMA																					
3 to 5 Units	**		**		**		**		**		10.0 c		**		**		8.9 c		7.0 c		-
6 to 19 Units	8.9 c		5.6 d ↓		9.3 b		6.6 b ↓		9.5 b		7.1 a ↓		5.3 c		6.7 c -		9.1 a		6.7 a ↓		
20 to 49 Units	10.0 a		6.4 b ↓		7.7 a		5.8 a ↓		7.7 a		6.3 a ↓		6.7 b		6.5 a -		7.7 a		6.1 a ↓		
50 to 99 Units	4.6 b		2.8 b ↓		4.9 a		4.3 a ↓		5.1 a		3.7 a ↓		4.2 c		3.7 a -		5.0 a		3.8 a		
100+ Units	5.2 a		4.4 b ↓		5.0 a		3.9 a ↓		6.8 a		5.3 a ↓		6.4 b		1.8 a ↓		5.9 a		4.5 a ↓		
Total	7.3 a		4.9 b ↓		7.0 a		5.3 a ↓		7.0 a		5.4 a ↓		5.9 a		5.2 a ↓		7.0 a		5.3 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Edmonton CMA										
3 to 5 Units	**	**	849 c	869 c	1,032 b	1,029 a	1,384 c	1,244 b	1,073 b	1,037 a
6 to 19 Units	740 a	754 a	856 a	877 a	1,032 a	1,048 a	1,258 a	1,305 a	927 a	951 a
20 to 49 Units	743 a	776 a	909 a	935 a	1,120 a	1,137 a	1,340 a	1,341 a	1,015 a	1,035 a
50 to 99 Units	901 a	889 a	1,084 a	1,109 a	1,263 a	1,291 a	1,458 a	1,407 a	1,197 a	1,223 a
100+ Units	980 a	1,019 a	1,195 a	1,225 a	1,423 a	1,471 a	1,510 a	1,525 a	1,291 a	1,333 a
Total	839 a	862 a	989 a	1,017 a	1,215 a	1,246 a	1,376 a	1,373 a	1,101 a	1,131 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown (Zone 1)	**	**	7.5 c	5.5 c ↓	8.9 a	6.0 b ↓	5.7 b	5.5 b -	6.7 a	5.0 a ↓
Hudson Bay Reserve (Zone 2)	**	**	11.3 d	3.3 d ↓	9.6 a	5.4 b ↓	**	**	**	**
University (Zone 3)	**	**	9.0 c	3.1 d ↓	5.7 b	4.3 b ↓	4.4 a	7.8 a ↑	5.5 a	3.2 a ↓
West Central (Zone 4)	**	**	5.5 c	5.9 c -	11.8 a	8.8 a ↓	-	-	**	**
Edmonton Core (Zones 1-4)	**	**	8.8 b	4.1 b ↓	9.0 a	6.1 a ↓	5.3 a	6.1 b -	6.6 a	4.7 a ↓
Jasper Place (Zone 5)	**	**	5.2 c	9.3 c ↑	5.1 a	4.3 a ↓	**	3.2 c	**	**
West Jasper Place (Zone 6)	-	-	5.7 a	3.7 c ↓	5.6 b	6.2 b -	3.4 b	3.0 a -	4.1 a	2.9 a ↓
West (Zones 5-6)	**	**	5.4 b	6.9 b -	5.3 a	4.7 a -	3.9 c	3.1 a -	4.1 b	2.6 a ↓
South West (Zone 7)	**	0.0 a	5.2 d	3.3 d -	4.9 a	3.8 a ↓	4.0 b	3.1 a ↓	4.9 a	3.8 a ↓
East Central (Zone 8)	5.5 d	3.4 d -	14.9 a	8.3 a ↓	16.6 d	10.0 b ↓	**	8.9 a	**	**
Millwoods (Zone 9)	**	**	4.2 c	4.8 c -	4.1 a	4.0 c -	2.7 c	1.5 a ↓	**	20.1 a
South (Zones 7-9)	4.5 d	2.8 c -	10.2 a	6.5 b ↓	6.6 a	4.8 a ↓	3.6 b	2.8 a ↓	4.7 a	6.0 a ↑
North Central (Zone 10)	4.5 d	15.0 d ↑	11.6 d	10.6 c -	8.1 b	8.4 b -	**	**	-	-
North East (Zone 11)	**	**	9.1 b	12.3 c ↑	8.7 b	11.3 c ↑	6.4 b	4.4 a ↓	**	**
Castledowns (Zone 12)	-	-	**	3.9 d	6.2 a	5.4 b -	7.5 b	3.5 a ↓	**	**
North (Zones 10-12)	4.0 d	12.9 d ↑	11.1 c	10.5 c -	7.4 a	7.8 a -	6.5 a	4.0 a ↓	3.5 a	2.9 a ↓
Edmonton City (Zones 1-12)	7.8 c	5.0 d -	9.0 a	6.5 a ↓	7.6 a	6.0 a ↓	4.7 a	3.9 a ↓	5.8 a	4.7 a ↓
St. Albert (Zone 13)	-	-	4.0 d	5.2 c -	4.7 a	4.3 b -	2.6 a	1.4 a ↓	**	**
Other Outlying Areas (Zone 14)	**	20.6 a	19.0 a	18.4 d -	12.5 c	**	**	**	**	**
Fort Saskatchewan (Zone 15)	**	**	9.6 a	12.0 c ↑	11.7 a	**	15.5 a	4.9 a ↓	**	**
Leduc (Zone 16)	-	-	13.5 a	4.7 a ↓	4.1 a	0.7 a ↓	2.9 a	2.1 a ↓	**	**
Spruce Grove (Zone 17)	**	**	6.1 c	5.6 c -	7.1 b	5.6 b -	4.1 a	3.3 a ↓	**	**
Stony Plain (Zone 18)	-	-	**	**	13.6 a	11.0 a ↓	**	**	**	**
Strathcona County (Zone 19)	-	-	3.0 a	**	4.3 a	3.2 c ↓	12.9 a	7.8 b ↓	**	**
All Outlying Areas (Zones 14-19)	**	17.7 d	12.1 a	9.1 a ↓	9.4 a	7.6 b ↓	8.2 a	4.2 a ↓	7.4 a	3.3 a ↓
Edmonton CMA	8.9 c	7.0 c -	9.1 a	6.7 a ↓	7.7 a	6.1 a ↓	5.0 a	3.8 a ↓	5.9 a	4.5 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Edmonton CMA										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	27.4 d	29.0 a	30.1 a -	32.9 a	31.8 a -	**	**	30.3 a	31.1 a -
20 to 49 Units	29.8 d	26.5 d -	31.1 a	27.3 a ↓	33.9 a	33.0 a -	34.9 a	33.0 a -	32.5 a	30.0 a ↓
50 to 99 Units	**	**	37.1 a	33.4 a ↓	38.8 a	30.4 a ↓	**	34.6 a	38.4 a	32.1 a ↓
100+ Units	44.8 a	42.3 a -	39.0 a	35.8 a ↓	37.0 a	35.2 a -	38.0 a	34.9 a ↓	38.6 a	36.1 a ↓
Total	34.8 a	34.2 a -	33.4 a	30.9 a ↓	35.8 a	32.4 a ↓	35.8 a	35.7 a -	34.6 a	32.0 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Edmonton CMA										
LT \$700	10.8 d	8.1 c -	**	5.7 d	**	**	**	**	9.0 c	7.1 c -
\$700 - \$849	9.2 b	5.5 b ↓	10.3 c	7.8 b ↓	**	3.9 d	**	**	10.0 c	7.1 b ↓
\$850 - \$999	5.3 b	3.6 b ↓	7.4 a	5.9 a ↓	9.9 b	10.7 a -	**	**	8.1 a	7.0 a ↓
\$1000 - \$1149	4.9 b	4.0 c -	4.1 a	3.0 a ↓	8.1 a	5.4 a ↓	7.6 c	**	6.0 a	4.1 a ↓
\$1150 - \$1299	**	2.4 c	5.5 a	4.4 a ↓	4.4 a	2.9 a ↓	8.8 c	7.9 c -	4.9 a	3.6 a ↓
\$1300+	28.0 a	12.2 c ↓	7.6 a	8.6 a ↑	7.6 a	6.3 a ↓	4.5 b	4.5 b -	7.2 a	6.5 a ↓
Total	7.3 a	4.9 b ↓	7.0 a	5.3 a ↓	7.0 a	5.4 a ↓	5.9 a	5.2 a ↓	7.0 a	5.3 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														
Edmonton 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
Downtown (Zone 1)	-	-		**	**		**	**		**	**		**	**
Hudson Bay Reserve (Zone 2)	-	-		-	-		**	**		**	**		**	1.9 a
University (Zone 3)	-	-		**	-		**	**		**	**		**	**
West Central (Zone 4)	**	**		4.9 a	**		**	**		0.0 c	2.8 c	↑	4.9 d	4.7 c
Edmonton Core (Zones 1-4)	**	**		5.7 a	**		**	5.9 c		0.3 a	2.6 c	↑	4.7 d	4.1 c
Jasper Place (Zone 5)	-	-		**	**		**	**		**	4.1 a		4.2 c	3.6 a
West Jasper Place (Zone 6)	-	-		3.8 a	0.0 a	↓	1.5 a	1.5 a	-	2.9 a	2.6 a	↓	2.4 a	2.1 a
West (Zones 5-6)	-	-		2.7 a	0.0 a	↓	1.4 a	1.6 a	↑	3.4 a	2.9 a	↓	2.7 a	2.3 a
South West (Zone 7)	-	-		-	-		7.4 a	4.9 a	↓	5.2 a	5.1 a	-	5.8 a	5.0 a
East Central (Zone 8)	-	-		**	**		12.4 a	10.0 a	↓	4.2 b	4.7 a	-	7.2 a	6.6 a
Millwoods (Zone 9)	-	-		**	**		5.1 a	6.2 b	-	4.2 a	3.0 b	↓	4.4 a	4.2 b
South (Zones 7-9)	-	-		**	**		8.1 a	6.7 a	↓	4.7 a	4.5 a	-	5.8 a	5.2 a
North Central (Zone 10)	**	**		20.0 a	**		4.6 a	8.0 a	↑	5.3 a	6.5 a	↑	5.3 a	7.0 a
North East (Zone 11)	**	**		**	**		11.5 a	9.1 a	↓	5.6 a	4.3 a	↓	7.2 a	5.6 a
Castledowns (Zone 12)	-	-		-	-		**	**		5.5 a	4.7 a	↓	5.5 a	4.7 a
North (Zones 10-12)	**	**		**	**		8.2 a	8.6 b	-	5.5 a	5.0 a	↓	6.2 a	5.8 a
Edmonton City (Zones 1-12)	**	**		5.7 b	1.9 c	↓	6.8 a	5.9 a	↓	4.5 a	4.3 a	-	5.2 a	4.7 a
St. Albert (Zone 13)	-	-		-	-		**	**		0.8 a	0.8 a	-	0.8 a	0.8 a
Other Outlying Areas (Zone 14)	**	**		5.0 a	0.0 a	↓	26.9 a	5.8 a	↓	5.7 a	8.0 a	↑	12.8 a	6.3 a
Fort Saskatchewan (Zone 15)	-	-		**	**		14.5 a	**		17.7 a	14.0 a	↓	16.9 a	13.1 c
Leduc (Zone 16)	-	-		**	**		15.8 a	2.2 a	↓	4.7 a	6.2 a	↑	8.9 a	4.5 a
Spruce Grove (Zone 17)	-	-		**	-		**	**		**	**		**	**
Stony Plain (Zone 18)	-	-		-	-		**	**		**	**		**	**
Strathcona County (Zone 19)	-	-		-	-		**	**		**	**		**	**
All Outlying Areas (Zones 14-19)	**	**		20.3 a	10.0 a	↓	18.7 a	4.9 a	↓	12.4 a	9.4 a	↓	14.3 a	8.3 a
Edmonton CMA	15.5 a	10.1 a	↓	10.1 a	3.7 d	↓	8.0 a	5.8 a	↓	5.6 a	5.0 a	↓	6.4 a	5.2 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	-	**	**	**	**	**	**
West Central (Zone 4)	**	**	**	864 c	1,058 c	1,197 b	1,282 b	1,348 a	1,160 b	1,257 a
Edmonton Core (Zones 1-4)	**	**	**	932 c	1,100 b	1,219 b	1,303 b	1,353 a	1,189 b	1,270 a
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	1,259 a	1,288 a	1,366 a	1,406 a	1,419 a	1,459 a	1,395 a	1,435 a
West (Zones 5-6)	-	-	1,286 b	1,288 a	1,354 a	1,396 a	1,419 a	1,457 a	1,393 a	1,433 a
South West (Zone 7)	-	-	-	-	1,352 a	1,263 a	1,468 a	1,472 a	1,436 a	1,420 a
East Central (Zone 8)	-	-	**	**	1,315 a	1,203 a	1,365 a	1,278 a	1,343 a	1,248 a
Millwoods (Zone 9)	-	-	974 b	**	1,219 a	1,248 a	1,380 b	1,354 a	1,306 a	1,312 a
South (Zones 7-9)	-	-	948 b	**	1,301 a	1,241 a	1,426 a	1,405 a	1,381 a	1,353 a
North Central (Zone 10)	**	**	775 a	743 b	1,108 a	1,128 a	1,256 a	1,284 a	1,193 a	1,224 a
North East (Zone 11)	**	**	**	**	1,263 a	1,245 a	1,312 a	1,341 a	1,300 a	1,312 a
Castledowns (Zone 12)	-	-	-	-	**	**	1,420 a	1,404 a	1,415 a	1,404 a
North (Zones 10-12)	**	**	775 a	743 b	1,193 a	1,190 a	1,328 a	1,351 a	1,292 a	1,313 a
Edmonton City (Zones 1-12)	**	**	1,040 d	1,033 b	1,253 a	1,259 a	1,376 a	1,387 a	1,332 a	1,345 a
St. Albert (Zone 13)	-	-	-	-	**	**	1,563 a	1,579 a	1,548 a	1,566 a
Other Outlying Areas (Zone 14)	**	**	1,087 c	982 a	1,078 a	1,080 a	1,371 a	1,345 a	1,244 a	1,213 a
Fort Saskatchewan (Zone 15)	-	-	**	**	1,108 a	**	1,346 a	1,374 a	1,305 a	1,337 a
Leduc (Zone 16)	-	-	**	**	1,001 a	1,032 a	1,333 a	1,325 a	1,216 b	1,214 a
Spruce Grove (Zone 17)	-	-	**	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	1,209 b	948 a	1,084 a	1,158 a	1,341 a	1,389 a	1,281 a	1,321 a
Edmonton CMA	**	813 a	1,114 c	1,011 b	1,237 a	1,247 a	1,374 a	1,391 a	1,328 a	1,344 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown (Zone 1)	0	0	9	9	1	1	14	14	24	24
Hudson Bay Reserve (Zone 2)	0	0	0	0	58	62	44	44	102	106
University (Zone 3)	0	0	3	0	5	5	7	7	15	12
West Central (Zone 4)	1	1	41	43	286	288	270	277	598	609
Edmonton Core (Zones 1-4)	1	1	53	52	350	356	335	342	739	751
Jasper Place (Zone 5)	0	0	11	8	44	44	173	171	228	223
West Jasper Place (Zone 6)	0	0	26	26	458	464	694	696	1,178	1,186
West (Zones 5-6)	0	0	37	34	502	508	867	867	1,406	1,409
South West (Zone 7)	0	0	0	0	351	307	874	922	1,225	1,229
East Central (Zone 8)	0	0	6	6	201	201	338	338	545	545
Millwoods (Zone 9)	0	0	14	14	205	206	406	407	625	627
South (Zones 7-9)	0	0	20	20	757	714	1,618	1,667	2,395	2,401
North Central (Zone 10)	1	1	15	15	281	281	536	527	833	824
North East (Zone 11)	8	8	2	2	319	317	806	807	1,135	1,134
Castledowns (Zone 12)	0	0	0	0	30	30	550	784	580	814
North (Zones 10-12)	9	9	17	17	630	628	1,892	2,118	2,548	2,772
Edmonton City (Zones 1-12)	10	10	127	123	2,239	2,206	4,712	4,994	7,088	7,333
St. Albert (Zone 13)	0	0	0	0	8	8	125	125	133	133
Other Outlying Areas (Zone 14)	2	2	20	20	52	52	105	100	179	174
Fort Saskatchewan (Zone 15)	0	0	8	8	69	69	372	372	449	449
Leduc (Zone 16)	0	0	3	3	95	93	148	146	246	242
Spruce Grove (Zone 17)	0	0	38	0	6	57	6	12	50	69
Stony Plain (Zone 18)	0	0	0	0	4	4	29	29	33	33
Strathcona County (Zone 19)	0	0	0	0	20	20	211	211	231	231
All Outlying Areas (Zones 14-19)	2	2	69	31	246	295	871	870	1,188	1,198
Edmonton CMA	12	12	196	154	2,493	2,509	5,708	5,989	8,409	8,664

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown (Zone 1)	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Hudson Bay Reserve (Zone 2)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
University (Zone 3)	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
West Central (Zone 4)	**	n/a	4.9 ^a	n/a	**	n/a	0.0 ^c	n/a	4.9 ^d	n/a
Edmonton Core (Zones 1-4)	**	n/a	5.7 ^a	n/a	**	n/a	0.6 ^a	n/a	5.1 ^d	n/a
Jasper Place (Zone 5)	-	n/a	**	n/a	**	n/a	**	n/a	4.2 ^c	n/a
West Jasper Place (Zone 6)	-	n/a	11.5 ^a	n/a	2.4 ^a	n/a	5.6 ^a	n/a	4.5 ^a	n/a
West (Zones 5-6)	-	n/a	8.0 ^a	n/a	2.2 ^a	n/a	5.6 ^a	n/a	4.4 ^a	n/a
South West (Zone 7)	-	n/a	-	n/a	11.7 ^a	n/a	9.4 ^a	n/a	10.1 ^a	n/a
East Central (Zone 8)	-	n/a	**	n/a	12.9 ^a	n/a	6.3 ^a	n/a	8.7 ^a	n/a
Millwoods (Zone 9)	-	n/a	**	n/a	6.1 ^a	n/a	8.7 ^a	n/a	7.7 ^a	n/a
South (Zones 7-9)	-	n/a	**	n/a	10.5 ^a	n/a	8.6 ^a	n/a	9.1 ^a	n/a
North Central (Zone 10)	**	n/a	20.0 ^a	n/a	8.5 ^a	n/a	7.7 ^a	n/a	8.2 ^a	n/a
North East (Zone 11)	**	n/a	**	n/a	14.4 ^a	n/a	10.0 ^a	n/a	11.2 ^a	n/a
Castledowns (Zone 12)	-	n/a	-	n/a	**	n/a	8.9 ^a	n/a	9.1 ^a	n/a
North (Zones 10-12)	**	n/a	**	n/a	11.7 ^a	n/a	9.0 ^a	n/a	9.7 ^a	n/a
Edmonton City (Zones 1-12)	**	n/a	7.0 ^b	n/a	9.0 ^a	n/a	7.6 ^a	n/a	8.0 ^a	n/a
St. Albert (Zone 13)	-	n/a	-	n/a	**	n/a	4.0 ^a	n/a	3.8 ^a	n/a
Other Outlying Areas (Zone 14)	**	n/a	5.0 ^a	n/a	26.9 ^a	n/a	6.7 ^a	n/a	13.4 ^a	n/a
Fort Saskatchewan (Zone 15)	-	n/a	**	n/a	17.4 ^a	n/a	17.7 ^a	n/a	17.4 ^a	n/a
Leduc (Zone 16)	-	n/a	**	n/a	15.8 ^a	n/a	6.8 ^a	n/a	10.2 ^a	n/a
Spruce Grove (Zone 17)	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Stony Plain (Zone 18)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Strathcona County (Zone 19)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
All Outlying Areas (Zones 14-19)	**	n/a	20.3 ^a	n/a	19.5 ^a	n/a	13.0 ^a	n/a	14.9 ^a	n/a
Edmonton CMA	15.5^a	n/a	11.0^a	n/a	10.0^a	n/a	8.4^a	n/a	8.9^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.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Edmonton 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
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	-	**	-	**	-	**	-
West Central (Zone 4)	**	**	**	**	++	**	++	++	++	++
Edmonton Core (Zones 1-4)	**	**	**	**	++	++	++	-3.4 d	++	**
Jasper Place (Zone 5)	-	-	-	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	-2.0 a	1.1 a	-3.0 a	2.2 b	-2.5 a	2.4 a	-2.3 a	2.3 a
West (Zones 5-6)	-	-	**	++	-3.6 a	3.1 b	-2.6 a	2.3 a	-2.6 a	2.3 a
South West (Zone 7)	-	-	-	-	1.2 a	**	++	0.8 a	0.5 b	0.8 a
East Central (Zone 8)	-	-	**	**	**	**	**	**	++	**
Millwoods (Zone 9)	-	-	++	**	++	3.7 d	++	**	-1.4 d	**
South (Zones 7-9)	-	-	++	**	++	++	-1.1 a	++	++	++
North Central (Zone 10)	**	**	**	++	-4.2 b	2.0 c	-4.2 d	2.4 c	-4.2 b	2.2 c
North East (Zone 11)	**	**	**	**	++	++	++	3.2 d	++	2.6 c
Castledowns (Zone 12)	-	-	-	-	**	**	**	**	**	**
North (Zones 10-12)	**	**	**	++	-2.3 b	**	-2.5 c	3.3 d	-2.4 b	3.0 c
Edmonton City (Zones 1-12)	**	**	++	++	-2.1 b	0.9 d	-1.6 b	1.4 a	-1.7 b	1.4 a
St. Albert (Zone 13)	-	-	-	-	**	**	0.0 a	1.2 a	0.1 a	1.3 a
Other Outlying Areas (Zone 14)	**	**	**	**	**	1.3 a	-2.6 c	-2.3 c	++	-2.1 c
Fort Saskatchewan (Zone 15)	-	-	**	**	-4.0 a	**	-2.2 a	3.3 d	-2.7 a	++
Leduc (Zone 16)	-	-	**	**	++	2.6 c	**	++	3.4 d	0.6 b
Spruce Grove (Zone 17)	-	-	**	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	++	**	-2.7 c	1.8 b	-2.3 a	4.2 c	-1.5 c	3.2 d
Edmonton CMA	**	**	++	++	-2.2 b	1.1 d	-1.6 b	1.8 c	-1.7 b	1.6 c

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.

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
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)	-	-	50.0 ^a	30.8 ^a ↓	42.6 ^a	34.9 ^a ↓	39.2 ^a	39.7 ^a -	40.7 ^a	37.7 ^a ↓
West (Zones 5-6)	-	-	**	**	42.2 ^a	**	39.6 ^a	37.8 ^a ↓	40.7 ^a	36.4 ^a ↓
South West (Zone 7)	-	-	-	-	23.8 ^d	25.8 ^d -	26.9 ^a	27.5 ^a -	26.0 ^a	27.1 ^a -
East Central (Zone 8)	-	-	**	**	**	**	27.7 ^d	**	27.6 ^d	**
Millwoods (Zone 9)	-	-	**	**	**	**	**	**	**	**
South (Zones 7-9)	-	-	**	**	**	28.2 ^d	28.3 ^a	26.7 ^a -	29.0 ^a	27.1 ^d -
North Central (Zone 10)	**	**	26.7 ^a	**	**	**	**	43.4 ^a	**	42.1 ^a
North East (Zone 11)	**	**	**	**	**	**	34.1 ^a	30.0 ^a ↓	33.9 ^a	30.8 ^a -
Castledowns (Zone 12)	-	-	-	-	**	**	**	**	**	**
North (Zones 10-12)	**	**	**	**	**	**	33.7 ^a	**	34.5 ^a	**
Edmonton City (Zones 1-12)	**	**	**	**	32.5 ^a	31.6 ^a -	32.4 ^a	35.1 ^a -	32.6 ^a	33.9 ^a -
St. Albert (Zone 13)	-	-	-	-	**	**	**	**	**	**
Other Outlying Areas (Zone 14)	**	**	20.0 ^a	5.0 ^a ↓	28.8 ^a	34.6 ^a ↑	**	**	**	**
Fort Saskatchewan (Zone 15)	-	-	**	**	**	**	**	**	**	27.0 ^d
Leduc (Zone 16)	-	-	**	**	**	39.8 ^a	**	25.2 ^d	**	31.1 ^a
Spruce Grove (Zone 17)	-	-	-	-	**	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	**	18.9 ^a	41.4 ^a	31.8 ^a ↓	26.4 ^d	25.6 ^d -	**	27.3 ^a
Edmonton CMA	**	**	**	**	33.7^a	31.5^a -	31.5^a	33.5^a -	32.3^a	32.7^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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown (Zone 1)	7.0 a	5.0 b ↓	6.3 a	4.9 a ↓	8.6 a	6.7 a ↓	7.9 b	1.5 b ↓	7.1 a	5.4 a ↓
Hudson Bay Reserve (Zone 2)	7.9 c	6.5 c -	10.8 c	5.2 b ↓	8.2 b	3.7 c ↓	**	4.5 d	9.5 a	4.8 b ↓
University (Zone 3)	6.1 c	2.4 c ↓	7.4 b	4.5 b ↓	5.3 b	3.2 b ↓	**	**	6.7 b	4.0 b ↓
West Central (Zone 4)	8.0 c	**	9.4 b	7.3 b ↓	11.4 c	6.8 b ↓	0.7 b	3.5 c ↑	9.2 a	6.8 a ↓
Edmonton Core (Zones 1-4)	6.9 a	4.8 b ↓	7.6 a	5.1 a ↓	8.4 a	5.5 a ↓	3.5 c	3.9 c -	7.7 a	5.1 a ↓
Jasper Place (Zone 5)	**	3.7 d	5.7 b	6.3 b -	4.1 b	4.9 b -	4.9 c	4.4 b -	5.1 b	5.4 a -
West Jasper Place (Zone 6)	6.1 a	5.4 a ↓	4.3 a	2.7 a ↓	3.9 b	3.5 b -	3.4 a	3.1 a -	4.0 a	3.3 a ↓
West (Zones 5-6)	6.8 c	4.6 b ↓	5.1 b	4.8 b -	4.0 a	4.1 a -	3.9 a	3.5 a -	4.5 a	4.3 a -
South West (Zone 7)	7.6 b	5.0 b ↓	4.5 a	2.8 a ↓	4.9 a	3.9 a ↓	4.3 a	4.5 a -	4.7 a	3.7 a ↓
East Central (Zone 8)	5.1 d	1.0 d ↓	10.6 c	5.9 b ↓	14.4 a	11.0 a ↓	4.5 c	4.3 b -	11.2 a	7.7 a ↓
Millwoods (Zone 9)	0.0 d	**	2.2 a	6.7 c ↑	4.0 b	4.4 b -	4.4 b	3.5 b -	3.6 b	4.7 c ↑
South (Zones 7-9)	6.3 c	3.7 c ↓	5.3 a	4.1 a ↓	5.9 a	4.9 a ↓	4.4 a	4.2 a -	5.5 a	4.6 a ↓
North Central (Zone 10)	8.9 c	**	10.4 c	8.8 b -	9.2 c	11.0 c -	5.9 b	7.1 b ↑	9.3 b	9.1 b -
North East (Zone 11)	**	2.4 c	5.2 a	6.4 a ↑	8.2 a	7.2 a ↓	5.8 b	4.6 a ↓	7.0 a	6.4 a -
Castledowns (Zone 12)	4.2 d	0.0 d ↓	6.2 b	4.2 c ↓	7.1 a	4.9 b ↓	5.7 a	5.0 a ↓	6.5 a	4.8 a ↓
North (Zones 10-12)	8.3 c	**	8.0 b	7.3 b -	8.2 a	7.5 a -	5.8 a	5.3 a -	7.7 a	6.9 a ↓
Edmonton City (Zones 1-12)	7.1 a	4.9 b ↓	7.0 a	5.2 a ↓	6.9 a	5.5 a ↓	4.7 a	4.5 a -	6.7 a	5.3 a ↓
St. Albert (Zone 13)	**	**	4.8 a	1.2 a ↓	2.4 a	2.3 a -	2.9 a	2.9 a -	2.9 a	2.2 a ↓
Other Outlying Areas (Zone 14)	23.7 a	17.3 a ↓	15.2 a	12.3 c ↓	13.7 a	8.8 b ↓	9.3 a	9.3 a -	13.9 a	10.2 c ↓
Fort Saskatchewan (Zone 15)	**	**	4.7 a	9.0 c ↑	12.4 a	8.7 c ↓	18.8 a	13.8 a ↓	12.8 a	9.9 b ↓
Leduc (Zone 16)	0.0 a	0.0 a -	4.5 a	2.7 b ↓	6.0 a	1.5 a ↓	4.3 a	5.5 a ↑	5.5 a	2.2 a ↓
Spruce Grove (Zone 17)	**	**	7.9 b	2.8 a ↓	6.9 a	3.7 a ↓	**	2.6 a	7.4 a	3.6 a ↓
Stony Plain (Zone 18)	**	**	10.8 a	4.2 a ↓	10.7 a	6.3 a ↓	19.6 d	16.8 d -	12.1 a	7.2 b ↓
Strathcona County (Zone 19)	**	**	5.2 a	7.7 b ↑	12.2 a	6.5 a ↓	11.6 a	5.1 a ↓	10.6 a	6.5 a ↓
All Outlying Areas (Zones 14-19)	18.1 a	**	7.9 a	6.3 a ↓	9.8 a	5.5 a ↓	13.5 a	9.8 a ↓	10.0 a	6.4 a ↓
Edmonton CMA	7.3 a	5.0 b ↓	7.0 a	5.2 a ↓	7.1 a	5.4 a ↓	5.7 a	5.0 a ↓	6.9 a	5.3 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown (Zone 1)	879 a	903 a	1,059 a	1,089 a	1,387 a	1,432 a	1,541 a	1,535 a	1,145 a	1,184 a
Hudson Bay Reserve (Zone 2)	696 b	736 a	849 a	896 a	1,064 a	1,125 a	1,260 b	1,209 a	920 a	962 a
University (Zone 3)	914 a	967 a	1,000 a	1,050 a	1,330 a	1,362 a	1,394 b	1,412 a	1,084 a	1,135 a
West Central (Zone 4)	692 a	751 a	911 a	925 a	1,070 a	1,106 a	1,298 b	1,352 a	1,008 a	1,042 a
Edmonton Core (Zones 1-4)	858 a	890 a	994 a	1,029 a	1,262 a	1,315 a	1,379 a	1,386 a	1,076 a	1,118 a
Jasper Place (Zone 5)	752 a	780 a	895 a	909 a	1,080 a	1,087 a	1,327 a	1,318 a	1,011 a	1,027 a
West Jasper Place (Zone 6)	862 a	853 a	1,050 a	1,080 a	1,249 a	1,307 a	1,408 a	1,452 a	1,211 a	1,264 a
West (Zones 5-6)	809 a	821 a	963 a	981 a	1,180 a	1,216 a	1,383 a	1,410 a	1,121 a	1,156 a
South West (Zone 7)	950 a	948 a	1,101 a	1,112 a	1,264 a	1,296 a	1,449 a	1,461 a	1,239 a	1,260 a
East Central (Zone 8)	897 b	877 a	940 a	957 a	1,155 a	1,142 a	1,392 a	1,288 a	1,100 a	1,082 a
Millwoods (Zone 9)	730 a	879 b	984 a	1,046 a	1,218 a	1,250 a	1,408 a	1,381 a	1,190 a	1,227 a
South (Zones 7-9)	922 a	922 a	1,046 a	1,067 a	1,237 a	1,264 a	1,431 a	1,414 a	1,205 a	1,224 a
North Central (Zone 10)	734 a	724 a	850 a	866 a	1,015 a	1,024 a	1,230 a	1,260 a	939 a	954 a
North East (Zone 11)	814 a	848 a	993 a	1,002 a	1,185 a	1,208 a	1,324 a	1,343 a	1,160 a	1,183 a
Castledowns (Zone 12)	712 a	834 c	1,025 a	1,046 a	1,228 a	1,265 a	1,407 a	1,403 a	1,219 a	1,251 a
North (Zones 10-12)	739 a	739 a	922 a	940 a	1,155 a	1,180 a	1,327 a	1,345 a	1,094 a	1,120 a
Edmonton City (Zones 1-12)	840 a	866 a	987 a	1,016 a	1,218 a	1,254 a	1,378 a	1,384 a	1,119 a	1,151 a
St. Albert (Zone 13)	**	**	1,039 a	1,061 a	1,293 a	1,300 a	1,460 a	1,471 a	1,274 a	1,285 a
Other Outlying Areas (Zone 14)	794 a	801 a	946 a	937 a	1,106 a	1,130 a	1,349 a	1,318 a	1,080 a	1,088 a
Fort Saskatchewan (Zone 15)	687 a	604 c	1,037 a	844 a	1,183 a	1,064 a	1,347 a	1,372 a	1,188 a	1,104 a
Leduc (Zone 16)	**	786 a	941 a	1,003 a	1,111 a	1,153 a	1,325 a	1,310 a	1,103 a	1,145 a
Spruce Grove (Zone 17)	**	**	1,060 a	1,083 a	1,180 a	1,236 a	1,201 b	1,316 b	1,142 a	1,190 a
Stony Plain (Zone 18)	**	**	987 a	1,003 a	1,042 a	1,060 a	1,291 a	1,269 a	1,065 a	1,072 a
Strathcona County (Zone 19)	**	**	1,193 a	1,227 a	1,404 a	1,379 a	1,324 a	1,475 a	1,339 a	1,361 a
All Outlying Areas (Zones 14-19)	767 a	711 b	1,029 a	1,034 a	1,182 a	1,176 a	1,330 a	1,368 a	1,163 a	1,168 a
Edmonton CMA	839 a	862 a	990 a	1,017 a	1,216 a	1,246 a	1,375 a	1,385 a	1,126 a	1,155 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown (Zone 1)	1,463	1,498	7,227	7,616	3,908	4,066	217	214	12,815	13,394
Hudson Bay Reserve (Zone 2)	324	330	2,581	2,713	1,538	1,535	160	109	4,603	4,687
University (Zone 3)	775	780	3,467	3,467	1,692	1,717	154	155	6,088	6,119
West Central (Zone 4)	215	237	1,448	1,514	1,345	1,384	326	339	3,334	3,474
Edmonton Core (Zones 1-4)	2,777	2,845	14,723	15,310	8,483	8,702	857	817	26,840	27,674
Jasper Place (Zone 5)	157	144	1,951	1,977	1,604	1,691	459	484	4,171	4,296
West Jasper Place (Zone 6)	146	145	1,287	1,313	2,557	2,639	1,009	1,013	4,999	5,110
West (Zones 5-6)	303	289	3,238	3,290	4,161	4,330	1,468	1,497	9,170	9,406
South West (Zone 7)	212	211	3,071	3,117	5,725	5,925	1,423	1,476	10,431	10,729
East Central (Zone 8)	111	111	1,114	1,092	1,218	1,217	408	404	2,851	2,824
Millwoods (Zone 9)	36	36	795	824	2,655	2,747	561	557	4,047	4,164
South (Zones 7-9)	359	358	4,980	5,033	9,598	9,889	2,392	2,437	17,329	17,717
North Central (Zone 10)	472	475	2,375	2,367	1,688	1,670	690	679	5,225	5,191
North East (Zone 11)	51	49	1,356	1,362	3,084	3,147	1,110	1,135	5,601	5,693
Castledowns (Zone 12)	48	49	792	849	1,701	1,785	793	1,024	3,334	3,707
North (Zones 10-12)	571	573	4,523	4,578	6,473	6,602	2,593	2,838	14,160	14,591
Edmonton City (Zones 1-12)	4,010	4,065	27,464	28,211	28,715	29,523	7,310	7,589	67,499	69,388
St. Albert (Zone 13)	1	1	272	273	1,044	1,040	276	276	1,593	1,590
Other Outlying Areas (Zone 14)	23	22	256	255	451	451	123	118	853	846
Fort Saskatchewan (Zone 15)	35	35	274	274	852	852	384	384	1,545	1,545
Leduc (Zone 16)	5	5	267	268	953	953	186	184	1,411	1,410
Spruce Grove (Zone 17)	10	10	363	329	776	726	32	38	1,181	1,103
Stony Plain (Zone 18)	5	5	189	190	327	329	103	101	624	625
Strathcona County (Zone 19)	4	4	250	274	648	716	233	233	1,135	1,227
All Outlying Areas (Zones 14-19)	82	81	1,599	1,590	4,007	4,027	1,061	1,058	6,749	6,756
Edmonton CMA	4,093	4,147	29,335	30,074	33,766	34,590	8,647	8,923	75,841	77,734

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-17		Oct-18	Oct-17		Oct-18	Oct-17		Oct-18	Oct-17		Oct-18	Oct-17		Oct-18
Downtown (Zone 1)	8.2	a	n/a	8.0	a	n/a	9.9	a	n/a	9.7	b	n/a	8.7	a	n/a
Hudson Bay Reserve (Zone 2)	9.1	c	n/a	13.0	a	n/a	9.1	b	n/a	**		n/a	11.5	a	n/a
University (Zone 3)	6.4	c	n/a	9.8	b	n/a	6.7	b	n/a	**		n/a	8.6	b	n/a
West Central (Zone 4)	10.0	d	n/a	10.9	c	n/a	12.3	a	n/a	1.6	c	n/a	10.4	a	n/a
Edmonton Core (Zones 1-4)	8.0	a	n/a	9.6	a	n/a	9.5	a	n/a	7.0	c	n/a	9.3	a	n/a
Jasper Place (Zone 5)	**		n/a	7.4	b	n/a	5.9	b	n/a	5.4	c	n/a	6.6	b	n/a
West Jasper Place (Zone 6)	8.3	a	n/a	6.9	a	n/a	5.7	b	n/a	6.5	a	n/a	6.3	a	n/a
West (Zones 5-6)	8.3	b	n/a	7.2	a	n/a	5.8	a	n/a	6.2	a	n/a	6.5	a	n/a
South West (Zone 7)	11.7	a	n/a	6.1	a	n/a	6.9	a	n/a	7.7	a	n/a	6.9	a	n/a
East Central (Zone 8)	**		n/a	13.4	a	n/a	16.4	a	n/a	6.6	b	n/a	13.6	a	n/a
Millwoods (Zone 9)	0.0	d	n/a	4.7	a	n/a	6.6	b	n/a	8.1	b	n/a	6.3	a	n/a
South (Zones 7-9)	10.1	c	n/a	7.4	a	n/a	8.1	a	n/a	7.6	a	n/a	7.8	a	n/a
North Central (Zone 10)	9.5	c	n/a	11.0	c	n/a	10.8	d	n/a	7.7	b	n/a	10.3	c	n/a
North East (Zone 11)	**		n/a	6.2	a	n/a	11.2	a	n/a	9.9	a	n/a	9.6	a	n/a
Castledowns (Zone 12)	4.2	d	n/a	8.2	a	n/a	9.3	a	n/a	8.3	a	n/a	8.7	a	n/a
North (Zones 10-12)	9.1	c	n/a	9.0	b	n/a	10.6	a	n/a	8.8	a	n/a	9.7	a	n/a
Edmonton City (Zones 1-12)	8.3	a	n/a	8.8	a	n/a	8.7	a	n/a	7.7	a	n/a	8.6	a	n/a
St. Albert (Zone 13)	**		n/a	5.5	a	n/a	4.9	a	n/a	5.8	a	n/a	5.2	a	n/a
Other Outlying Areas (Zone 14)	23.7	a	n/a	15.9	a	n/a	14.7	a	n/a	10.1	a	n/a	14.7	a	n/a
Fort Saskatchewan (Zone 15)	**		n/a	6.6	a	n/a	14.2	a	n/a	19.0	a	n/a	14.2	a	n/a
Leduc (Zone 16)	0.0	a	n/a	9.4	a	n/a	6.4	a	n/a	5.9	a	n/a	6.9	a	n/a
Spruce Grove (Zone 17)	**		n/a	11.2	c	n/a	8.0	a	n/a	**		n/a	9.1	a	n/a
Stony Plain (Zone 18)	**		n/a	16.5	a	n/a	11.0	a	n/a	21.6	d	n/a	14.3	a	n/a
Strathcona County (Zone 19)	**		n/a	8.8	a	n/a	13.9	a	n/a	11.6	a	n/a	12.3	a	n/a
All Outlying Areas (Zones 14-19)	18.1	a	n/a	11.1	a	n/a	10.9	a	n/a	14.2	a	n/a	11.5	a	n/a
Edmonton CMA	8.5	a	n/a	8.9	a	n/a	8.9	a	n/a	8.4	a	n/a	8.8	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 Edmonton 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
Downtown (Zone 1)	-1.3 a	2.2 b	-1.5 a	1.8 c	-1.4 a	1.6 b	++	++	-1.5 a	1.7 c
Hudson Bay Reserve (Zone 2)	++	++	++	++	++	++	++	-2.8 c	++	++
University (Zone 3)	++	5.0 c	-2.0 c	3.2 c	-2.7 c	3.5 c	++	**	-2.3 b	3.3 b
West Central (Zone 4)	**	++	-1.5 c	-1.0 a	-1.6 c	-0.8 a	**	++	-1.5 a	-0.9 a
Edmonton Core (Zones 1-4)	-1.3 a	2.8 b	-1.4 a	1.6 b	-1.6 b	1.6 b	++	++	-1.5 b	1.5 a
Jasper Place (Zone 5)	++	++	++	++	-1.1 a	0.8 a	-0.6 b	0.7 a	-0.8 d	0.6 a
West Jasper Place (Zone 6)	0.9 d	1.1 a	0.5 a	0.7 a	-0.5 a	1.0 a	-1.1 a	2.7 a	-0.6 a	1.4 a
West (Zones 5-6)	++	0.6 b	++	0.6 a	-0.8 a	0.9 a	-0.9 a	1.8 a	-0.7 a	1.1 a
South West (Zone 7)	++	++	-0.8 a	0.5 a	-0.5 b	1.3 a	++	1.3 a	-0.4 b	1.1 a
East Central (Zone 8)	++	++	++	++	++	++	++	**	++	**
Millwoods (Zone 9)	**	**	-1.9 b	1.4 d	-2.4 b	2.9 b	-1.9 c	3.0 d	-2.5 b	2.9 b
South (Zones 7-9)	++	++	-0.7 a	0.6 a	-0.9 a	1.2 a	-0.7 b	0.7 b	-0.8 a	1.1 a
North Central (Zone 10)	-2.2 c	++	++	++	-1.9 c	++	-2.7 c	1.5 d	-2.2 b	++
North East (Zone 11)	++	**	++	1.3 a	-1.0 a	1.9 a	**	++	-0.7 a	1.7 b
Castledowns (Zone 12)	-4.3 d	**	++	2.1 c	-1.6 c	2.6 b	++	**	-1.6 c	3.1 d
North (Zones 10-12)	-2.2 c	1.2 d	++	0.9 a	-1.5 a	1.6 b	++	1.2 a	-1.5 a	1.6 b
Edmonton City (Zones 1-12)	-1.0 a	2.0 b	-0.9 a	1.1 a	-1.3 a	1.4 a	++	1.1 a	-1.2 a	1.3 a
St. Albert (Zone 13)	**	**	-7.1 b	3.2 b	-3.1 c	0.9 a	-1.1 a	1.7 a	-2.9 b	0.9 a
Other Outlying Areas (Zone 14)	**	2.7 a	2.1 c	-1.2 a	++	-1.1 a	++	++	++	-1.4 a
Fort Saskatchewan (Zone 15)	-9.6 c	**	++	++	-3.1 b	-2.3 c	-2.6 a	**	-3.0 b	++
Leduc (Zone 16)	**	**	++	2.4 c	-2.6 a	3.9 c	++	++	-1.5 b	3.3 c
Spruce Grove (Zone 17)	**	**	-3.2 d	++	-3.0 b	++	**	**	-3.2 c	++
Stony Plain (Zone 18)	**	**	-4.3 d	2.7 a	-3.9 c	0.7 a	++	0.2 a	-3.7 c	1.4 a
Strathcona County (Zone 19)	**	**	++	1.4 a	-2.4 b	++	-6.0 a	8.6 a	-2.2 b	2.4 a
All Outlying Areas (Zones 14-19)	-5.7 d	++	-1.0 d	0.8 a	-2.5 a	++	-1.8 b	2.3 c	-2.2 a	0.7 b
Edmonton CMA	-1.1 a	2.0 b	-1.0 a	1.1 a	-1.4 a	1.3 a	++	1.2 a	-1.3 a	1.3 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.

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown (Zone 1)	41.9 a	39.4 a -	34.8 a	30.3 a ↓	35.2 a	32.6 a -	**	**	35.7 a	32.0 a ↓
Hudson Bay Reserve (Zone 2)	**	**	27.3 d	**	**	**	**	**	26.7 d	**
University (Zone 3)	**	**	32.1 a	28.5 a ↓	35.8 a	27.8 a ↓	**	**	32.9 a	28.7 a ↓
West Central (Zone 4)	**	**	**	**	**	30.1 a	**	**	**	30.8 a
Edmonton Core (Zones 1-4)	35.3 a	35.3 a -	32.2 a	28.5 a ↓	31.6 a	29.5 a -	**	28.0 d	32.2 a	29.4 a ↓
Jasper Place (Zone 5)	**	**	28.3 d	28.6 d -	29.0 a	29.8 a -	**	33.8 a	28.9 a	29.9 a -
West Jasper Place (Zone 6)	51.5 a	41.6 a ↓	44.5 a	44.4 a -	44.6 a	44.4 a -	40.8 a	44.9 a ↑	44.0 a	44.4 a -
West (Zones 5-6)	40.9 a	**	35.2 a	35.4 a -	38.1 a	38.2 a -	37.9 a	41.5 a ↑	37.1 a	37.7 a -
South West (Zone 7)	**	**	**	35.6 a	37.0 a	29.5 a ↓	32.5 a	29.3 a ↓	37.2 a	31.1 a ↓
East Central (Zone 8)	**	**	25.1 d	30.0 a ↑	26.2 a	26.6 d -	**	**	26.1 a	27.3 a -
Millwoods (Zone 9)	0.0 d	**	**	**	38.4 a	**	**	**	36.9 a	**
South (Zones 7-9)	**	**	35.7 a	34.3 a -	35.9 a	29.6 a ↓	31.7 a	29.1 a -	35.2 a	30.8 a ↓
North Central (Zone 10)	**	**	27.4 d	**	**	26.7 d	**	38.2 a	29.8 d	28.4 d -
North East (Zone 11)	62.0 a	**	36.4 a	34.0 a -	35.4 a	33.1 a -	34.2 a	31.7 a ↓	35.7 a	33.4 a ↓
Castledowns (Zone 12)	**	**	**	36.8 a	44.4 a	38.1 a ↓	**	**	39.6 a	**
North (Zones 10-12)	**	**	31.7 a	31.0 a -	37.2 a	32.8 a ↓	34.3 a	**	34.4 a	33.5 a -
Edmonton City (Zones 1-12)	35.0 a	34.0 a -	33.1 a	30.7 a ↓	35.3 a	31.6 a ↓	33.5 a	35.3 a -	34.1 a	31.8 a ↓
St. Albert (Zone 13)	-	**	32.4 a	29.4 a ↓	22.2 a	35.5 a ↑	**	27.8 a	26.6 a	32.9 a ↑
Other Outlying Areas (Zone 14)	**	**	**	**	**	**	**	**	33.0 a	28.4 d ↓
Fort Saskatchewan (Zone 15)	**	**	**	**	**	**	**	**	**	**
Leduc (Zone 16)	**	**	42.0 a	**	**	**	**	26.7 d	**	**
Spruce Grove (Zone 17)	**	**	**	**	**	42.2 a	**	**	**	**
Stony Plain (Zone 18)	**	**	**	27.9 a	33.2 a	36.6 a ↑	**	**	**	34.0 a
Strathcona County (Zone 19)	**	**	44.0 a	**	47.9 a	43.2 a ↓	21.9 a	18.2 a ↓	40.4 a	35.7 a ↓
All Outlying Areas (Zones 14-19)	**	**	38.6 a	34.5 a ↓	41.2 a	36.8 a -	28.7 d	27.5 d -	38.5 a	34.9 a ↓
Edmonton CMA	34.8 a	34.2 a -	33.4 a	30.9 a ↓	35.6 a	32.3 a ↓	33.0 a	34.2 a -	34.3 a	32.1 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 (%) Edmonton CMA - October 2018

Condo Sub Area	Rental Condominium Apartments			Apartments in the RMS ¹				
	Oct-17		Oct-18		Oct-17		Oct-18	
Central	7.8	b	5.1	c ↓	7.7	a	5.7	a ↓
Suburban	5.3	c	3.6	d -	5.7	a	4.7	a ↓
Other Metro	**		3.7	d	7.8	a	5.2	a ↓
Edmonton CMA	6.9	b	4.2	b ↓	7.0	a	5.3	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 RMS¹ Average Rents (\$) by Bedroom Type Edmonton CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS¹	Rental Condo Apts.	Apts. in the RMS¹	Rental Condo Apts.	Apts. in the RMS¹	Rental Condo Apts.	Apts. in the RMS¹
Central	846 b	861 a -	1,110 b	999 a Δ	1,429 b	1,247 a Δ	1,518 c	1,322 a Δ
Suburban	**	894 a	1,115 b	1,056 a Δ	1,322 b	1,258 a Δ	1,416 b	1,412 a -
Other Metro	**	717 b	1,071 c	1,040 a -	1,376 c	1,203 a Δ	**	1,323 a
Edmonton CMA	848 b	862 a -	1,108 a	1,017 a Δ	1,392 b	1,246 a Δ	1,476 b	1,373 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 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
Central	839 b	846 b -	1,066 b	1,110 b -	1,386 b	1,429 b -	1,509 c	1,518 c -	1,272 b	1,318 b -
Suburban	**	**	1,109 b	1,115 b -	1,302 b	1,322 b -	1,469 b	1,416 b -	1,273 b	1,309 b -
Other Metro	**	**	989 c	1,071 c -	1,244 b	1,376 c -	**	**	1,190 b	1,390 d -
Edmonton CMA	840 b	848 b -	1,072 a	1,108 a -	1,346 a	1,392 b -	1,495 b	1,476 b -	1,265 a	1,321 a -

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

Size	Rental Condominium Apartments			Apartments in the RMS ¹		
	Oct-17		Oct-18	Oct-17		Oct-18
Edmonton CMA						
3 to 24 Units	8.8 b		7.3 c -	9.1 a		6.6 a ↓
25 to 49 Units	8.7 c		6.0 d -	6.8 a		5.8 a ↓
50 to 74 Units	5.1 d		4.1 d -	4.6 a		3.6 a ↓
75 to 99 Units	**		**	5.4 a		4.2 a ↓
100+ Units	5.4 c		2.4 b ↓	5.9 a		4.5 a ↓
Total	6.9 b		4.2 b ↓	7.0 a		5.3 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 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
Central	22,356	22,262	9,792 a	8,974 a	43.8 a	40.3 a ↓	7.8 b	5.1 c ↓
Suburban	25,618	26,383	8,639 a	9,785 a	33.7 a	37.1 a ↑	5.3 c	3.6 d -
Other Metro	5,019	5,142	**	1,452 d	**	28.2 d	**	3.7 d
Edmonton CMA	52,993	53,787	20,258 a	20,186 a	38.2 a	37.5 a -	6.9 b	4.2 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 Edmonton 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
Edmonton CMA								
3 to 24 Units	4,179	4,013	1,963 a	1,854 a	47.0 a	46.2 a -	8.8 b	7.3 c -
25 to 49 Units	6,055	6,040	2,423 a	2,380 a	40.0 a	39.4 a -	8.7 c	6.0 d -
50 to 74 Units	6,868	6,885	2,304 a	**	33.6 a	**	5.1 d	4.1 d -
75 to 99 Units	6,123	6,336	2,433 a	**	39.7 a	**	**	**
100+ Units	29,768	30,513	11,118 a	11,724 a	37.4 a	38.4 a -	5.4 c	2.4 b ↓
Total	52,993	53,787	20,258 a	20,186 a	38.2 a	37.5 a -	6.9 b	4.2 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 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.

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.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#), [Instagram](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it.

- ✓ Information in one central location
- ✓ Desktop and mobile friendly
- ✓ Neighbourhood-level data

cmhc.ca/hmportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at **cmhc.ca/housingmarketinformation**

Housing Observer

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

www.cmhc.ca/observer

