

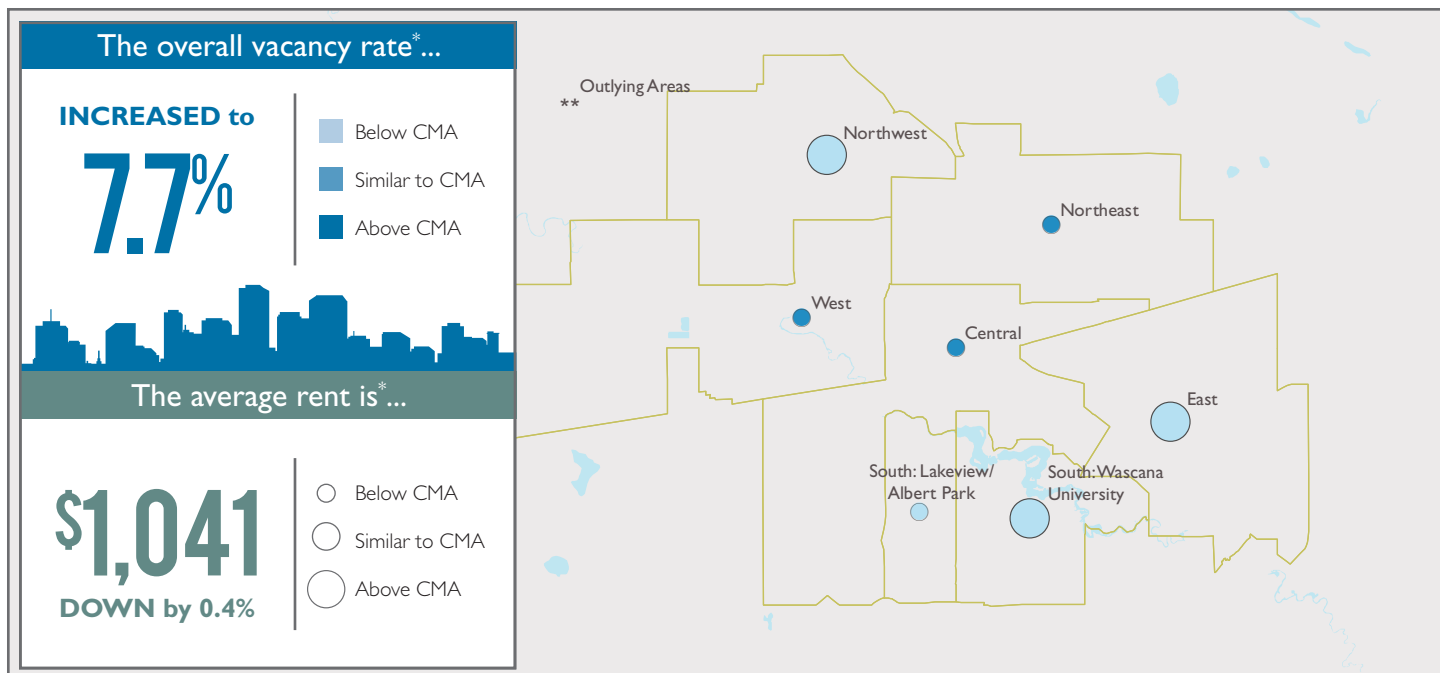
# RENTAL MARKET REPORT

## Regina CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
11.5%	9.0%	6.7%	2.9%
<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>
\$700 Avg. Rent	\$935 Avg. Rent	\$1,130 Avg. Rent	\$1,323 Avg. Rent

“Regina’s apartment vacancy rate rose for a second year as the expansion in supply outpaced gains in rental demand.”

**Goodson Mwale**  
Senior Analyst

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

## Key analysis findings

- The overall apartment vacancy rate increased for a second consecutive year.
- Same-sample<sup>1</sup> apartment rents posted modest decreases over the previous year.
- Average rents for condominium apartments remained stable.

## Regina's apartment vacancy rate increases further

According to the results of the Rental Market Survey conducted by CMHC in October 2018, the vacancy rate<sup>2</sup> in the primary rental market in the Regina Census Metropolitan Area (CMA) rose to 7.7% from 7.0% in October 2017. While demand for purpose-built rental apartments increased this fall, supply rose at a faster rate, nudging the vacancy rate higher.

## Gains in rental demand still lagging the expansion in supply

Demand for rental accommodation is being supported by full-time employment growth this year among the population aged 25-44 years. In addition, a series of interest rate hikes over the past year have raised the costs of homeownership. This has prompted some households to turn to the rental market for their accommodation needs, while other renter households are choosing to rent for longer. These factors, along with continued population growth, contributed to the increase in the number of occupied apartments in Regina's primary rental market by 346 units this fall.

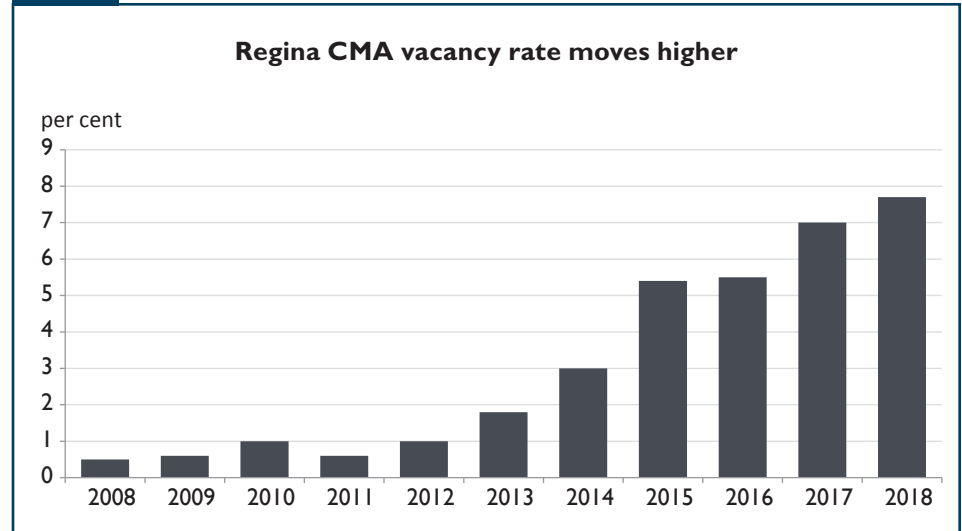
That being said, supply of purpose-built rental units continued to outpace demand in October 2018. Regina's rental apartment universe gained an additional 472 units this fall, bringing the total universe to 13,316 units from 12,844 in October 2017. The west-end and central part of the city accounted for the majority of

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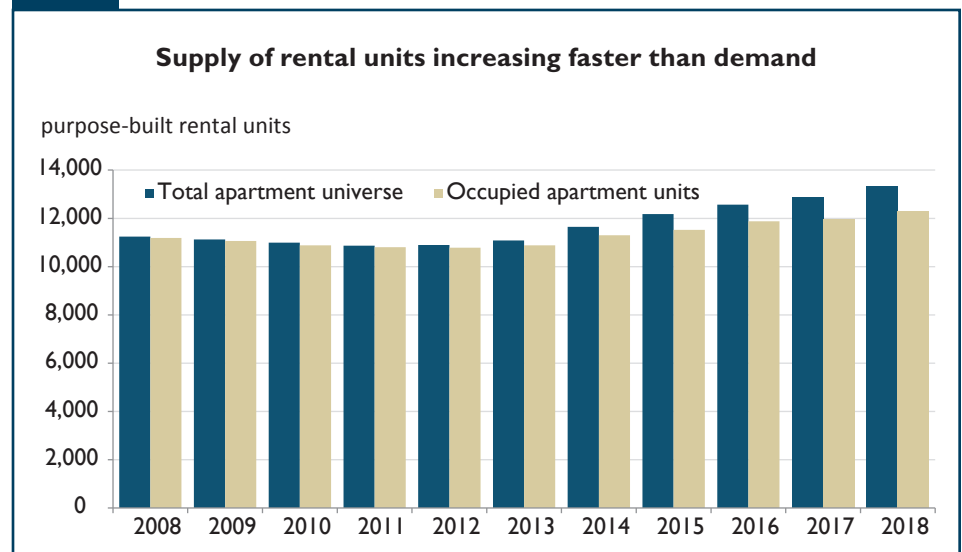
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Figure 1



Source: CMHC October Rental Market Survey – Structures of 3+ units

Figure 2



Source: CMHC, October Surveys

<sup>1</sup> 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.

<sup>2</sup> Based on privately initiated rental apartment structures of three or more units.

the increase in rental supply this year. Between 2012 and 2017, more than 3,800 purpose-built rental apartment units were initiated in the Regina CMA. An additional 495 rental apartments were started from January through October this year. Meanwhile, there were a total of 829 rental apartment completions between July 2017 and June 2018. These have contributed to the increase in Regina’s vacancy rate this October.

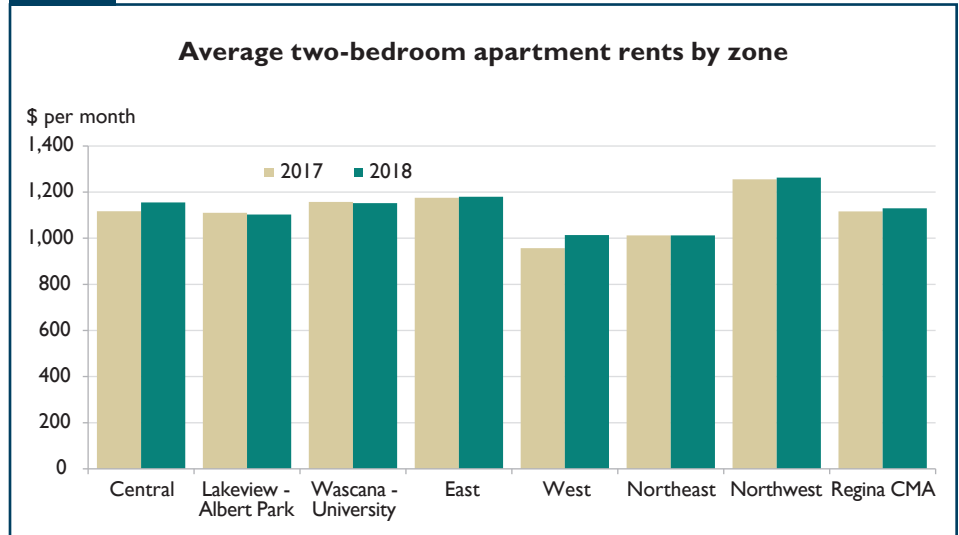
### Turnover<sup>3</sup> rate increases with newer supply

Based on the 2018 survey results, nearly one in every two rental apartment units (48.8%) in the Regina CMA had a new tenant move in within the last 12 months. This represents an increase over last year’s turnover rate of 36.2%. Across the Regina CMA, one-bedroom and two-bedroom suites reported an increase this fall in the turnover rate over last October. Among the different rental zones, the Central zone reported the highest turnover rate of 59%, up from 41.9% in October 2017. In addition, older structures built between 1960 and 1974 reported an increase in turnover between the two fall surveys.

### An elevated vacancy rate limits increase in average rents

The same-sample rent for a two-bedroom apartment in Regina declined by 0.5% from a year earlier. With an elevated apartment vacancy rate, landlords and property managers faced additional competition for tenants as new rental supply came to market. Accounting for both new

Figure 3



Source: CMHC October Rental Market Survey – Structures of 3+ units

and existing structures, the average monthly rent for a two-bedroom apartment<sup>4</sup> in the Regina CMA was \$1,130 in October 2018, compared to \$1,116 in October 2017.

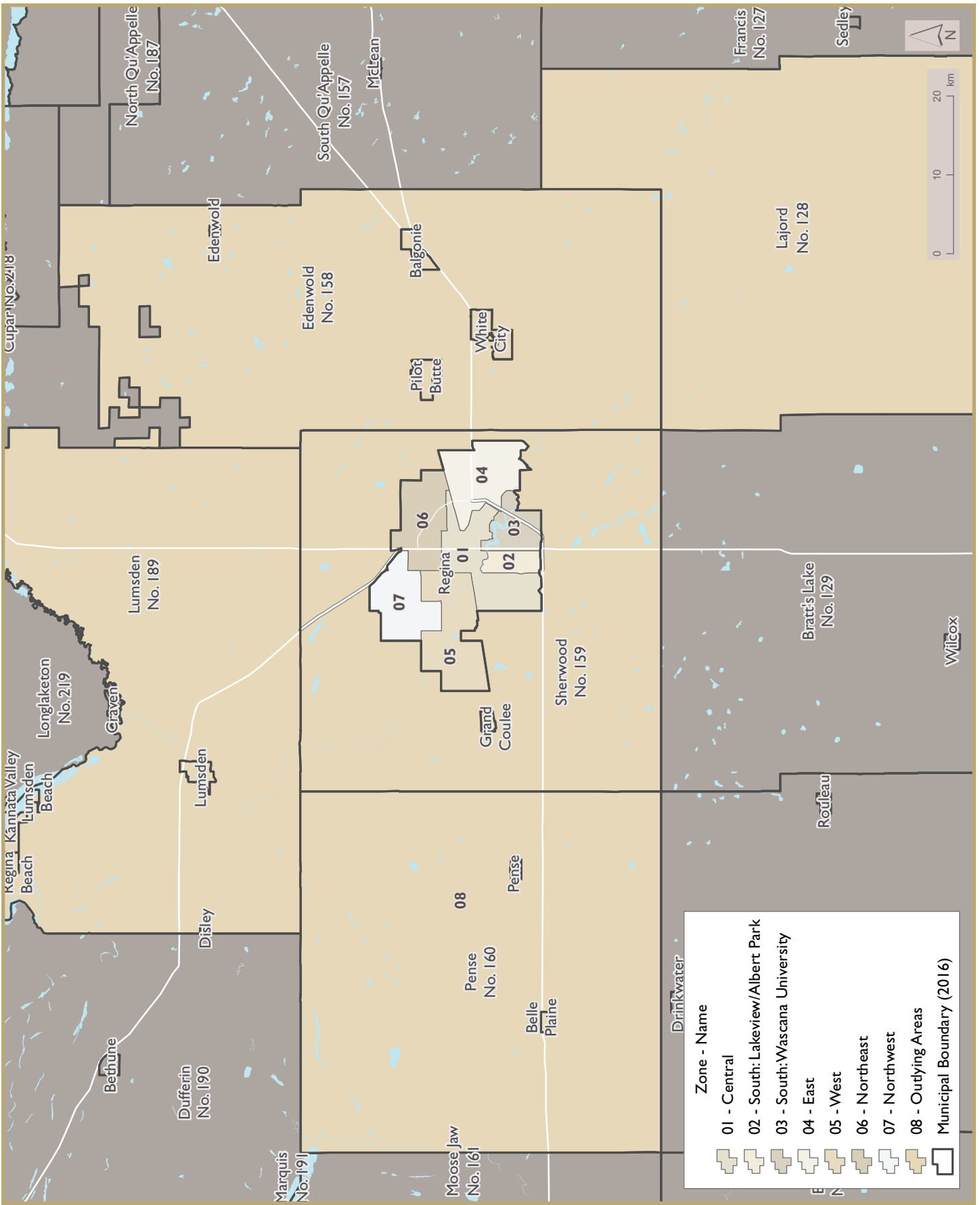
### Condominium apartment rents remain stable

In Regina’s secondary rental market, the average rent for a two-bedroom condominium apartment was \$1,397 in October 2018, compared to \$1,350 in October 2017. Condominium apartments typically command higher rents as they tend to be newer units and often include various amenities.

The vacancy rate for rental condominium apartment units was 9.6% in October 2018, compared to 0.4% in October 2017. The condominium universe in Regina remained unchanged at 7,411 units this October, while the proportion of investor-owned condominiums identified as rental in the survey increased to 25.6% from 20.4% in October 2017.

<sup>3</sup> 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.

<sup>4</sup> Rents may not include utilities such as heating and electricity.



<b>RMS ZONE DESCRIPTIONS - REGINA CMA</b>	
Zone 1	<b>Central</b> - North: Ross Ave E, McKinley Ave; East: Hwy 1, Park St; West: Courtney St; South: Hwy 1.
Zone 2	<b>South: Lakeview/Albert Park</b> - North: Wascana Creek; East: Albert St; West: Lewvan Dr; South: Hwy 1.
Zone 3	<b>South: Wascana-University</b> - North: College Ave, 19th Ave; East: Fleet St; West: Albert St; South: 5th Base Line.
Zone 4	<b>East</b> -North: Cormorant Dr; East: Prince of Wales Dr; West: Winnipeg St, Park St, Hwy 1; South: Wascana Lake.
Zone 5	<b>West</b> - North: 9th Ave N; East: Pasqua St, Lewvan Dr; West: Pinkie Rd; South: Surveyed Rd.
Zone 6	<b>Northeast</b> - North: South of Inland Dr; East: Prince of Wales Dr; West: Pasqua St; South: Ross Ave E.
Zone 7	<b>Northwest</b> - North: Armour Rd; East: Albert St N; West: Pinkie Rd; South: between Read Ave and Fulton Dr., 9th Ave. N.
<b>Zones 1-7</b>	<b>Regina City</b>
Zone 8	<b>Outlying Areas</b>
<b>Zones 1-8</b>	<b>Regina CMA</b>

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Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

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I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina 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 - Central	8.6 a	11.5 c ↑	7.5 a	10.3 a ↑	4.7 a	6.9 a ↑	5.3 a	3.1 a ↓	6.6 a	8.9 a ↑
Zone 2 - South: Lakeview/Albert Park	5.4 b	15.0 a ↑	6.7 a	6.5 a -	6.4 a	6.0 a -	**	6.8 a	6.5 a	6.8 a ↑
Zone 3 - South: Wascana University	4.5 a	**	4.4 a	6.1 a ↑	6.7 a	3.7 b ↓	**	**	5.7 a	4.7 a ↓
Zone 4 - East	0.0 a	0.0 a -	10.6 a	5.7 b ↓	6.2 a	5.2 a ↓	15.8 a	3.9 a ↓	8.1 a	5.2 a ↓
Zone 5 - West	6.1 a	10.2 a ↑	7.9 a	11.9 a ↑	6.8 a	11.3 a ↑	0.0 a	0.0 a -	7.0 a	11.1 a ↑
Zone 6 - Northeast	18.0 d	0.0 b ↓	13.6 a	13.5 a -	6.7 a	7.8 a ↑	**	**	8.8 a	9.2 a -
Zone 7 - Northwest	**	**	9.7 a	4.1 a ↓	6.8 a	5.5 a ↓	8.5 a	2.4 a ↓	7.6 a	5.0 a ↓
Regina City (Zones 1-7)	7.8 a	11.6 a ↑	7.9 a	8.9 a ↑	6.1 a	6.7 a ↑	9.9 a	2.9 a ↓	7.1 a	7.7 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>7.8 a</b>	<b>11.5 a ↑</b>	<b>7.9 a</b>	<b>9.0 a ↑</b>	<b>6.1 a</b>	<b>6.7 a ↑</b>	<b>9.9 a</b>	<b>2.9 a ↓</b>	<b>7.0 a</b>	<b>7.7 a ↑</b>

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Regina 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 - Central	690 a	673 a	888 a	880 a	1,117 a	1,155 a	1,253 c	1,588 a	954 a	981 a
Zone 2 - South: Lakeview/Albert Park	759 a	760 a	994 a	996 a	1,110 a	1,103 a	1,386 b	1,291 a	1,032 a	1,032 a
Zone 3 - South: Wascana University	769 b	768 b	974 a	984 a	1,157 a	1,152 a	**	**	1,077 a	1,077 a
Zone 4 - East	**	799 a	967 a	985 a	1,175 a	1,180 a	1,293 a	1,292 a	1,141 a	1,151 a
Zone 5 - West	678 a	659 a	885 a	896 a	957 a	1,014 a	1,121 a	1,263 a	919 a	969 a
Zone 6 - Northeast	733 a	729 a	906 a	904 a	1,012 a	1,012 a	**	**	976 a	975 a
Zone 7 - Northwest	**	**	1,105 a	1,112 a	1,255 a	1,263 a	1,412 a	1,352 a	1,233 a	1,238 a
Regina City (Zones 1-7)	710 a	700 a	935 a	935 a	1,116 a	1,131 a	1,292 a	1,323 a	1,027 a	1,041 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>710 a</b>	<b>700 a</b>	<b>935 a</b>	<b>935 a</b>	<b>1,116 a</b>	<b>1,130 a</b>	<b>1,292 a</b>	<b>1,323 a</b>	<b>1,026 a</b>	<b>1,041 a</b>

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

### I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina 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 - Central	392	373	2,241	2,219	1,504	1,703	57	64	4,194	4,359
Zone 2 - South: Lakeview/Albert Park	154	153	1,116	1,116	1,042	1,041	30	30	2,342	2,340
Zone 3 - South: Wascana University	22	22	360	359	538	535	8	8	928	924
Zone 4 - East	6	7	322	349	1,037	1,076	146	148	1,511	1,580
Zone 5 - West	49	49	405	421	613	755	20	44	1,087	1,269
Zone 6 - Northeast	29	29	427	425	1,030	1,013	18	18	1,504	1,485
Zone 7 - Northwest	2	2	270	268	900	983	82	82	1,254	1,335
Regina City (Zones 1-7)	654	635	5,141	5,157	6,664	7,106	361	394	12,820	13,292
Zone 8 - Outlying Areas	1	1	12	12	11	11	0	0	24	24
<b>Regina CMA</b>	<b>655</b>	<b>636</b>	<b>5,153</b>	<b>5,169</b>	<b>6,675</b>	<b>7,117</b>	<b>361</b>	<b>394</b>	<b>12,844</b>	<b>13,316</b>

### I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina 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 - Central	9.6 <sup>a</sup>	n/a	9.2 <sup>a</sup>	n/a	7.6 <sup>a</sup>	n/a	5.3 <sup>a</sup>	n/a	8.6 <sup>a</sup>	n/a
Zone 2 - South: Lakeview/Albert Park	7.4 <sup>b</sup>	n/a	8.9 <sup>a</sup>	n/a	8.8 <sup>a</sup>	n/a	**	n/a	8.8 <sup>a</sup>	n/a
Zone 3 - South: Wascana University	4.5 <sup>a</sup>	n/a	5.6 <sup>a</sup>	n/a	8.2 <sup>a</sup>	n/a	**	n/a	7.0 <sup>a</sup>	n/a
Zone 4 - East	0.0 <sup>a</sup>	n/a	19.3 <sup>a</sup>	n/a	17.3 <sup>a</sup>	n/a	18.5 <sup>a</sup>	n/a	17.8 <sup>a</sup>	n/a
Zone 5 - West	10.2 <sup>a</sup>	n/a	8.9 <sup>a</sup>	n/a	8.2 <sup>a</sup>	n/a	0.0 <sup>a</sup>	n/a	8.4 <sup>a</sup>	n/a
Zone 6 - Northeast	21.6 <sup>d</sup>	n/a	15.5 <sup>a</sup>	n/a	8.1 <sup>a</sup>	n/a	**	n/a	10.4 <sup>a</sup>	n/a
Zone 7 - Northwest	**	n/a	13.1 <sup>a</sup>	n/a	12.9 <sup>a</sup>	n/a	16.8 <sup>a</sup>	n/a	13.2 <sup>a</sup>	n/a
Regina City (Zones 1-7)	9.4 <sup>a</sup>	n/a	10.2 <sup>a</sup>	n/a	10.2 <sup>a</sup>	n/a	13.2 <sup>a</sup>	n/a	10.2 <sup>a</sup>	n/a
Zone 8 - Outlying Areas	**	n/a	**	n/a	**	n/a	-	n/a	**	n/a
<b>Regina CMA</b>	<b>9.3<sup>a</sup></b>	<b>n/a</b>	<b>10.2<sup>a</sup></b>	<b>n/a</b>	<b>10.2<sup>a</sup></b>	<b>n/a</b>	<b>13.2<sup>a</sup></b>	<b>n/a</b>	<b>10.2<sup>a</sup></b>	<b>n/a</b>

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 Rent <sup>1</sup> by Zone and Bedroom Type Regina 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 - Central	++	-1.5 c	1.1 a	-0.7 a	1.1 a	-1.0 a	++	++	0.7 b
Zone 2 - South: Lakeview/Albert Park	0.9 a	++	0.6 a	0.1 b	0.7 a	-0.2 b	++	-0.5 b	0.7 a	-0.2 b
Zone 3 - South: Wascana University	++	++	++	1.1 a	0.7 a	++	**	**	0.3 b	0.6 a
Zone 4 - East	**	**	-0.7 a	++	0.8 a	-0.7 a	++	-1.2 a	0.8 a	-0.4 b
Zone 5 - West	++	-0.7 b	-0.2 a	++	++	++	**	-1.0 d	-0.4 a	++
Zone 6 - Northeast	++	0.9 d	2.1 b	-0.5 b	1.3 a	++	**	**	1.6 a	++
Zone 7 - Northwest	**	**	-3.0 b	-2.7 b	-1.8 a	-1.3 a	-2.3 a	-5.1 a	-1.6 b	-1.2 a
Regina City (Zones 1-7)	0.5 b	-0.6 a	0.4 a	-0.4 a	0.6 a	-0.5 a	-1.0 d	-2.2 b	0.5 a	-0.4 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>++</b>	<b>-0.6 a</b>	<b>0.4 a</b>	<b>-0.4 a</b>	<b>0.6 a</b>	<b>-0.5 a</b>	<b>-1.0 d</b>	<b>-2.2 b</b>	<b>0.5 a</b>	<b>-0.4 a</b>

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

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Regina 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 - Central	**	**	**	55.9 a	**	**	**	**	41.9 a	59.0 a ↑
Zone 2 - South: Lakeview/Albert Park	24.3 d	**	29.9 a	**	24.6 a	**	**	**	27.3 a	**
Zone 3 - South: Wascana University	**	**	36.2 a	43.4 a ↑	38.1 a	46.7 a ↑	**	**	38.2 a	45.0 a ↑
Zone 4 - East	**	**	45.8 a	**	**	**	**	**	**	**
Zone 5 - West	**	**	31.9 a	**	23.7 a	27.4 a ↑	**	**	27.7 a	28.8 a -
Zone 6 - Northeast	**	**	**	**	26.4 d	**	**	**	27.4 d	**
Zone 7 - Northwest	**	**	**	57.7 a	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	35.9 a	49.2 a ↑	36.8 a	49.5 a ↑	**	**	36.2 a	48.8 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>**</b>	<b>**</b>	<b>36.0 a</b>	<b>49.3 a ↑</b>	<b>36.8 a</b>	<b>49.5 a ↑</b>	<b>**</b>	<b>**</b>	<b>36.2 a</b>	<b>48.8 a ↑</b>

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 Regina 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	
<b>Regina CMA</b>											
Pre 1940	9.2	15.7	7.9	14.9	**	6.5	25.0	0.0	9.0	13.5	
1940 - 1959	12.4	9.2	10.5	14.2	8.0	9.6	0.0	0.0	9.4	11.6	
1960 - 1974	6.3	9.8	7.3	7.7	5.7	6.4	**	4.3	6.4	7.2	
1975 - 1989	5.4	10.5	8.0	9.0	8.0	7.8	19.0	3.5	8.4	8.1	
1990 - 2004	-	-	10.9	8.0	**	**	**	**	3.8	2.7	
2005+	-	-	8.3	4.9	4.1	5.7	3.1	2.4	5.0	5.3	
Total	7.8	11.5	7.9	9.0	6.1	6.7	9.9	2.9	7.0	7.7	

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Regina 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	
<b>Regina CMA</b>											
Pre 1940	659	631	801	791	984	969	**	1,185	795	788	
1940 - 1959	714	695	837	822	957	941	1,179	1,115	880	866	
1960 - 1974	740	742	895	894	1,046	1,040	1,135	1,123	957	954	
1975 - 1989	712	694	997	1,001	1,098	1,107	1,304	1,301	1,063	1,071	
1990 - 2004	-	-	**	**	**	**	**	**	**	**	
2005+	-	-	1,143	1,142	1,268	1,282	1,407	1,452	1,246	1,265	
Total	710	700	935	935	1,116	1,130	1,292	1,323	1,026	1,041	

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 Regina 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	
<b>Regina CMA</b>															
Pre 1940	**	**		**	**		**	**		**	**		**	**	
1940 - 1959	**	**		42.7 a	**		**	**		**	**		46.1 a	**	
1960 - 1974	29.3 d	29.4 d	-	30.9 a	36.9 a	↑	31.6 a	37.3 a	↑	**	**		31.0 a	36.5 a	↑
1975 - 1989	**	**		36.4 a	37.5 a	-	30.5 a	31.6 a	-	**	**		33.8 a	34.4 a	-
1990 - 2004	-	-		**	**		**	**		**	**		**	**	
2005+	-	-		55.5 a	**		**	95.6 a		**	**		**	**	
Total	**	**		36.0 a	49.3 a	↑	36.8 a	49.5 a	↑	**	**		36.2 a	48.8 a	↑

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina 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	
<b>Regina CMA</b>															
3 to 5 Units	**	**		12.4 c	9.2 b	↓	9.0 b	6.8 b	↓	10.9 a	7.2 a	↓	10.1 a	7.2 a	↓
6 to 19 Units	9.4 b	7.8 a	↓	8.2 a	10.3 a	↑	5.9 a	8.1 a	↑	7.2 a	5.0 a	↓	7.0 a	8.9 a	↑
20 to 49 Units	8.1 a	15.4 d	↑	9.9 a	10.5 a	↑	7.1 a	6.6 a	↓	10.6 d	0.9 a	↓	8.4 a	8.8 a	-
50 to 99 Units	1.4 a	5.2 a	↑	5.5 a	5.8 a	↑	5.7 a	5.3 a	↓	13.5 a	1.5 a	↓	5.8 a	5.3 a	↓
100+ Units	-	-		2.8 a	3.1 a	↑	2.6 a	2.9 a	↑	**	**		2.7 a	3.0 a	↑
Total	7.8 a	11.5 a	↑	7.9 a	9.0 a	↑	6.1 a	6.7 a	↑	9.9 a	2.9 a	↓	7.0 a	7.7 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 Regina 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
<b>Regina CMA</b>										
3 to 5 Units	775 b	722 b	804 a	805 a	967 a	961 a	1,186 c	1,202 a	936 a	941 a
6 to 19 Units	713 a	704 a	888 a	886 a	1,029 a	1,024 a	1,237 a	1,234 a	965 a	961 a
20 to 49 Units	706 a	694 a	928 a	923 a	1,150 a	1,141 a	1,248 a	1,205 a	1,023 a	1,018 a
50 to 99 Units	715 a	716 a	1,011 a	1,017 a	1,226 a	1,267 a	1,480 a	1,537 a	1,138 a	1,187 a
100+ Units	-	-	1,061 a	1,067 a	1,228 a	1,231 a	**	**	1,139 a	1,144 a
<b>Total</b>	710 a	700 a	935 a	935 a	1,116 a	1,130 a	1,292 a	1,323 a	1,026 a	1,041 a

### 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina 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
Zone 1 - Central	9.9 b	7.9 b ↓	8.4 a	10.8 a ↑	8.6 a	11.4 a ↑	2.7 a	6.2 a ↑	3.0 a	3.9 a ↑
Zone 2 - South: Lakeview/Albert Park	11.8 c	4.1 c ↓	8.0 a	7.7 a -	5.4 a	8.6 a ↑	**	**	**	**
Zone 3 - South: Wascana University	**	**	5.0 a	4.2 a ↓	6.6 a	5.4 b ↓	-	-	-	-
Zone 4 - East	0.0 a	5.0 a ↑	7.4 a	7.1 a -	6.5 a	3.5 c ↓	10.3 a	3.9 a ↓	-	-
Zone 5 - West	10.8 c	10.0 b -	6.6 a	13.7 a ↑	6.6 a	6.2 a ↓	-	**	-	-
Zone 6 - Northeast	-	-	6.0 a	9.2 a ↑	15.4 a	12.2 a ↓	7.5 a	5.3 a ↓	-	-
Zone 7 - Northwest	-	-	4.0 b	4.9 a ↑	11.2 a	5.3 a ↓	6.4 a	4.9 a ↓	-	-
<b>Regina City (Zones 1-7)</b>	10.1 a	7.2 a ↓	7.0 a	8.9 a ↑	8.4 a	8.7 a -	5.8 a	5.3 a ↓	2.7 a	3.0 a ↑
Zone 8 - Outlying Areas	-	-	-	-	**	**	-	-	-	-
<b>Regina CMA</b>	10.1 a	7.2 a ↓	7.0 a	8.9 a ↑	8.4 a	8.8 a -	5.8 a	5.3 a ↓	2.7 a	3.0 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 Regina 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	
<b>Regina CMA</b>											
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	37.2 a	41.5 a ↑	35.9 a	39.7 a ↑	**	67.4 a	36.7 a	41.3 a ↑	
20 to 49 Units	**	**	34.3 a	51.1 a ↑	35.3 a	**	**	**	35.0 a	53.5 a ↑	
50 to 99 Units	**	**	**	**	**	**	**	**	**	**	
100+ Units	-	-	**	36.9 a	**	**	**	**	**	35.2 a	
Total	**	**	36.0 a	49.3 a ↑	36.8 a	49.5 a ↑	**	**	36.2 a	48.8 a ↑	

1.4 Private Apartment Vacancy Rates (%) <sup>1</sup> by Rent Range and Bedroom Type Regina 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	
<b>Regina CMA</b>											
LT \$400	**	**	**	**	**	**	**	**	**	**	
\$400 - \$499	**	14.0 d	**	**	**	**	**	**	**	11.4 d	
\$500 - \$599	**	10.5 d	**	**	**	**	**	**	12.3 d	10.0 c -	
\$600 - \$699	5.1 b	10.7 c ↑	12.7 d	16.9 d ↑	**	**	**	**	9.1 b	13.7 c ↑	
\$700 - \$799	6.5 b	14.8 c ↑	6.8 b	10.8 a ↑	5.4 c	8.1 b ↑	**	**	6.6 a	11.5 a ↑	
\$800+	8.2 c	8.1 b -	7.5 a	8.8 a ↑	6.2 a	6.9 a ↑	11.1 c	3.4 b ↓	6.8 a	7.5 a ↑	
Total	7.8 a	11.5 a ↑	7.9 a	9.0 a ↑	6.1 a	6.7 a ↑	9.9 a	2.9 a ↓	7.0 a	7.7 a ↑	

<sup>1</sup>Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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

2.1.1 Private Row (Townhouse) Vacancy Rates (%)										
by Zone and Bedroom Type										
Regina 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 - Central	**	**	**	**	**	**	11.4 a	3.5 a ↓	6.6 a	3.0 a ↓
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	2.2 a	4.4 a ↑	2.3 a	5.2 a ↑
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	0.0 a	1.3 a	4.1 a ↑	5.8 a	3.6 a ↓	4.8 a	3.7 a ↓
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>**</b>	<b>**</b>	<b>21.4 a</b>	<b>5.0 a ↓</b>	<b>1.7 a</b>	<b>4.0 a ↑</b>	<b>5.8 a</b>	<b>3.6 a ↓</b>	<b>4.9 a</b>	<b>3.8 a ↓</b>

2.1.2 Private Row (Townhouse) Average Rents (\$)										
by Zone and Bedroom Type										
Regina 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 - Central	**	**	**	**	**	**	**	1,455 a	**	1,356 a
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	1,313 a	1,303 a	1,297 a	1,290 a
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	1,096 a	1,250 a	1,271 a	1,382 a	1,379 a	1,338 a	1,341 a
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>1,051 a</b>	<b>1,242 a</b>	<b>1,263 a</b>	<b>1,382 a</b>	<b>1,379 a</b>	<b>1,333 a</b>	<b>1,337 a</b>

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 Regina 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 - Central	1	1	10	16	160	171	176	173	347	361
Zone 2 - South: Lakeview/Albert Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - South: Wascana University	0	0	0	0	0	0	34	34	34	34
Zone 4 - East	0	0	0	0	34	34	276	273	310	307
Zone 5 - West	0	0	0	0	36	35	40	36	76	71
Zone 6 - Northeast	0	0	0	0	0	0	12	12	12	12
Zone 7 - Northwest	0	0	2	2	4	4	52	51	58	57
Regina City (Zones 1-7)	1	1	12	18	234	244	590	579	837	842
Zone 8 - Outlying Areas	0	0	2	2	6	6	0	0	8	8
<b>Regina CMA</b>	<b>1</b>	<b>1</b>	<b>14</b>	<b>20</b>	<b>240</b>	<b>250</b>	<b>590</b>	<b>579</b>	<b>845</b>	<b>850</b>

### 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina 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 - Central	**	n/a	**	n/a	**	n/a	14.8 <sup>a</sup>	n/a	8.4 <sup>a</sup>	n/a
Zone 2 - South: Lakeview/Albert Park	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Zone 3 - South: Wascana University	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Zone 4 - East	-	n/a	-	n/a	**	n/a	5.1 <sup>a</sup>	n/a	4.8 <sup>a</sup>	n/a
Zone 5 - West	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 6 - Northeast	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Zone 7 - Northwest	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Regina City (Zones 1-7)	**	n/a	**	n/a	1.7 <sup>a</sup>	n/a	8.5 <sup>a</sup>	n/a	6.8 <sup>a</sup>	n/a
Zone 8 - Outlying Areas	-	n/a	**	n/a	**	n/a	-	n/a	**	n/a
<b>Regina CMA</b>	<b>**</b>	<b>n/a</b>	<b>21.4<sup>a</sup></b>	<b>n/a</b>	<b>2.1<sup>a</sup></b>	<b>n/a</b>	<b>8.5<sup>a</sup></b>	<b>n/a</b>	<b>6.9<sup>a</sup></b>	<b>n/a</b>

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 Rent <sup>1</sup> by Zone and Bedroom Type Regina 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 - Central	**	**	**	**	**	**	**	**	**
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	1.4 a	-0.9 a	1.3 a	-0.5 b
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	0.6 a	1.0 d	1.1 a	++	0.9 a	++
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	**	**	**	**	0.6 a	1.0 d	1.1 a	++	0.9 a	++

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

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Regina 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 - Central	**	**	**	**	**	**	**	37.4 a	**	36.8 a
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	33.1 a	36.8 a ↑	31.4 a	38.9 a ↑
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	31.8 a	37.3 a ↑	35.2 a	37.5 a -	33.9 a	37.5 a ↑
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	**	**	**	14.2 a	32.6 a	38.0 a ↑	35.2 a	37.5 a -	34.1 a	37.7 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  
Regina 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 - Central	8.5 a	11.4 c ↑	7.5 a	10.2 a ↑	4.4 a	6.5 a ↑	9.9 a	3.4 a ↓	6.6 a	8.5 a ↑
Zone 2 - South: Lakeview/Albert Park	5.4 b	15.0 a ↑	6.7 a	6.5 a -	6.4 a	6.0 a -	**	6.8 a	6.5 a	6.8 a ↑
Zone 3 - South: Wascana University	4.5 a	**	4.4 a	6.1 a ↑	6.7 a	3.7 b ↓	**	**	5.9 a	4.6 a ↓
Zone 4 - East	0.0 a	0.0 a -	10.6 a	5.7 b ↓	6.1 a	5.4 a ↓	6.9 a	4.2 a ↓	7.1 a	5.2 a ↓
Zone 5 - West	6.1 a	10.2 a ↑	7.9 a	11.9 a ↑	6.5 a	10.9 a ↑	3.3 a	2.5 a ↓	6.8 a	10.7 a ↑
Zone 6 - Northeast	18.0 d	0.0 b ↓	13.6 a	13.5 a -	6.7 a	7.8 a ↑	0.0 a	**	8.7 a	9.1 a -
Zone 7 - Northwest	**	**	10.0 a	4.1 a ↓	6.8 a	5.5 a ↓	6.7 a	2.3 a ↓	7.4 a	4.9 a ↓
Regina City (Zones 1-7)	7.8 a	11.5 a ↑	8.0 a	8.9 a ↑	6.0 a	6.6 a ↑	7.3 b	3.3 a ↓	6.9 a	7.4 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>7.8 a</b>	<b>11.5 a ↑</b>	<b>8.0 a</b>	<b>9.0 a ↑</b>	<b>6.0 a</b>	<b>6.6 a ↑</b>	<b>7.3 b</b>	<b>3.3 a ↓</b>	<b>6.9 a</b>	<b>7.4 a ↑</b>

**3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$)  
by Zone and Bedroom Type  
Regina 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 - Central	691 a	674 a	888 a	881 a	1,131 a	1,167 a	1,433 b	1,491 a	984 a	1,011 a
Zone 2 - South: Lakeview/Albert Park	759 a	760 a	994 a	996 a	1,110 a	1,103 a	1,386 b	1,291 a	1,032 a	1,032 a
Zone 3 - South: Wascana University	769 b	768 b	974 a	984 a	1,157 a	1,152 a	**	**	1,094 a	1,095 a
Zone 4 - East	**	799 a	967 a	985 a	1,175 a	1,180 a	1,306 a	1,299 a	1,168 a	1,174 a
Zone 5 - West	678 a	659 a	885 a	896 a	975 a	1,026 a	1,315 b	1,323 a	946 a	989 a
Zone 6 - Northeast	733 a	729 a	906 a	904 a	1,012 a	1,012 a	**	**	978 a	976 a
Zone 7 - Northwest	**	**	1,105 a	1,112 a	1,255 a	1,263 a	1,421 a	1,386 a	1,241 a	1,245 a
Regina City (Zones 1-7)	711 a	701 a	935 a	936 a	1,121 a	1,135 a	1,350 a	1,355 a	1,046 a	1,059 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>711 a</b>	<b>701 a</b>	<b>934 a</b>	<b>935 a</b>	<b>1,120 a</b>	<b>1,135 a</b>	<b>1,350 a</b>	<b>1,355 a</b>	<b>1,045 a</b>	<b>1,059 a</b>

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 Regina 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 - Central	393	374	2,251	2,235	1,664	1,874	233	237	4,541	4,720
Zone 2 - South: Lakeview/Albert Park	154	153	1,116	1,116	1,042	1,041	30	30	2,342	2,340
Zone 3 - South: Wascana University	22	22	360	359	538	535	42	42	962	958
Zone 4 - East	6	7	322	349	1,071	1,110	422	421	1,821	1,887
Zone 5 - West	49	49	405	421	649	790	60	80	1,163	1,340
Zone 6 - Northeast	29	29	427	425	1,030	1,013	30	30	1,516	1,497
Zone 7 - Northwest	2	2	272	270	904	987	134	133	1,312	1,392
Regina City (Zones 1-7)	655	636	5,153	5,175	6,898	7,350	951	973	13,657	14,134
Zone 8 - Outlying Areas	1	1	14	14	17	17	0	0	32	32
<b>Regina CMA</b>	<b>656</b>	<b>637</b>	<b>5,167</b>	<b>5,189</b>	<b>6,915</b>	<b>7,367</b>	<b>951</b>	<b>973</b>	<b>13,689</b>	<b>14,166</b>

### 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Regina 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 - Central	9.6 <sup>a</sup>	n/a	9.3 <sup>a</sup>	n/a	7.0 <sup>a</sup>	n/a	12.4 <sup>a</sup>	n/a	8.6 <sup>a</sup>	n/a
Zone 2 - South: Lakeview/Albert Park	7.4 <sup>b</sup>	n/a	8.9 <sup>a</sup>	n/a	8.8 <sup>a</sup>	n/a	**	n/a	8.8 <sup>a</sup>	n/a
Zone 3 - South: Wascana University	4.5 <sup>a</sup>	n/a	5.6 <sup>a</sup>	n/a	8.2 <sup>a</sup>	n/a	**	n/a	7.2 <sup>a</sup>	n/a
Zone 4 - East	0.0 <sup>a</sup>	n/a	19.3 <sup>a</sup>	n/a	16.9 <sup>a</sup>	n/a	9.7 <sup>a</sup>	n/a	15.6 <sup>a</sup>	n/a
Zone 5 - West	10.2 <sup>a</sup>	n/a	8.9 <sup>a</sup>	n/a	8.1 <sup>a</sup>	n/a	5.0 <sup>a</sup>	n/a	8.3 <sup>a</sup>	n/a
Zone 6 - Northeast	21.6 <sup>d</sup>	n/a	15.5 <sup>a</sup>	n/a	8.1 <sup>a</sup>	n/a	0.0 <sup>a</sup>	n/a	10.3 <sup>a</sup>	n/a
Zone 7 - Northwest	**	n/a	13.4 <sup>a</sup>	n/a	12.8 <sup>a</sup>	n/a	12.6 <sup>a</sup>	n/a	12.9 <sup>a</sup>	n/a
Regina City (Zones 1-7)	9.3 <sup>a</sup>	n/a	10.3 <sup>a</sup>	n/a	9.9 <sup>a</sup>	n/a	10.3 <sup>a</sup>	n/a	10.0 <sup>a</sup>	n/a
Zone 8 - Outlying Areas	**	n/a	**	n/a	**	n/a	-	n/a	**	n/a
<b>Regina CMA</b>	<b>9.3<sup>a</sup></b>	<b>n/a</b>	<b>10.2<sup>a</sup></b>	<b>n/a</b>	<b>9.9<sup>a</sup></b>	<b>n/a</b>	<b>10.3<sup>a</sup></b>	<b>n/a</b>	<b>10.0<sup>a</sup></b>	<b>n/a</b>

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 Rent<sup>1</sup> by Zone and Bedroom Type Regina 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 - Central	++	-1.5 c	1.0 a	-0.7 a	1.1 a	-0.8 a	0.6 b	++	0.7 a
Zone 2 - South: Lakeview/Albert Park	0.9 a	++	0.6 a	0.1 b	0.7 a	-0.2 b	++	-0.5 b	0.7 a	-0.2 b
Zone 3 - South: Wascana University	++	++	++	1.1 a	0.7 a	++	**	**	0.3 b	0.6 a
Zone 4 - East	**	**	-0.7 a	++	0.7 a	-0.5 b	++	-1.1 a	0.8 a	-0.4 b
Zone 5 - West	++	-0.7 b	-0.2 a	++	++	++	++	++	-0.3 a	++
Zone 6 - Northeast	++	0.9 d	2.1 b	-0.5 b	1.3 a	++	**	**	1.6 a	++
Zone 7 - Northwest	**	**	-3.0 b	-2.7 b	-1.7 a	-1.3 a	-2.1 a	-4.6 a	-1.5 b	-1.1 a
Regina City (Zones 1-7)	0.5 b	-0.6 a	0.4 a	-0.4 a	0.6 a	-0.4 a	++	-1.4 a	0.5 a	-0.3 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>++</b>	<b>-0.6 a</b>	<b>0.3 a</b>	<b>-0.4 a</b>	<b>0.6 a</b>	<b>-0.4 a</b>	<b>++</b>	<b>-1.4 a</b>	<b>0.5 a</b>	<b>-0.3 a</b>

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

### 3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Regina 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 - Central	**	**	**	**	49.7 a	64.1 a ↑	**	**	41.5 a	57.3 a ↑
Zone 2 - South: Lakeview/Albert Park	24.3 d	**	29.9 a	**	24.6 a	**	**	**	27.3 a	**
Zone 3 - South: Wascana University	**	**	36.2 a	43.4 a ↑	38.1 a	46.7 a ↑	**	**	38.7 a	45.2 a ↑
Zone 4 - East	**	**	45.8 a	**	**	**	**	**	45.7 a	**
Zone 5 - West	**	**	31.9 a	**	23.8 a	27.3 a ↑	**	**	28.2 a	29.4 a -
Zone 6 - Northeast	**	**	**	**	26.4 d	**	**	**	27.2 d	**
Zone 7 - Northwest	**	**	**	57.6 a	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	35.9 a	49.1 a ↑	36.6 a	49.1 a ↑	35.8 a	40.6 a ↑	36.1 a	48.1 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
<b>Regina CMA</b>	<b>**</b>	<b>**</b>	<b>36.0 a</b>	<b>49.2 a ↑</b>	<b>36.6 a</b>	<b>49.1 a ↑</b>	<b>35.8 a</b>	<b>40.6 a ↑</b>	<b>36.1 a</b>	<b>48.1 a ↑</b>

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

**4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>  
Vacancy Rates (%)  
Regina CMA - October 2018**

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-17	Oct-18	Oct-17	Oct-18
Regina CMA	0.4 b	9.6 b ↑	7.0 a	7.7 a ↑

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

**4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>  
Average Rents (\$) by Bedroom Type  
Regina CMA - October 2018**

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Regina CMA	**	700 a	**	935 a	1,397 c	1,130 a Δ	**	1,323 a

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											
Regina 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	
Regina CMA	**	**	**	**	1,350 b	1,397 c	-	**	**	1,336 a	1,434 c

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS <sup>1</sup>										
Total Vacancy Rates (%)										
by Building Size										
Regina CMA - October 2018										
Size	Rental Condominium Apartments				Apartments in the RMS <sup>1</sup>					
	Oct-17		Oct-18		Oct-17		Oct-18			
Regina CMA										
3 to 24 Units		**		11.3 d		8.0 a		9.2 a		↑
25 to 49 Units		**		7.7 c		7.0 a		7.7 a		↑
50+ Units		0.0 c		9.7 c	-	5.1 a		4.9 a		↓
Total		0.4 b		9.6 b	↑	7.0 a		7.7 a		↑

<sup>1</sup>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 Regina CMA - October 2018

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
<b>Regina CMA</b>	7,411	7,411	1,509 d	1,900 a	20.4 d	25.6 a ↑	0.4 b	9.6 b ↑

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

### 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments by Project Size Regina CMA - October 2018

Size (number of units)	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
<b>Regina CMA</b>								
3 to 24 Units	1,236	1,209	283 d	319 a	22.9 d	26.4 a ↑	**	11.3 d
25 to 49 Units	1,758	1,946	243 c	310 d	13.8 c	15.9 d -	**	7.7 c
50+ Units	4,417	4,256	1,004 d	1,292 a	22.7 d	30.4 a ↑	0.0 c	9.7 c -
<b>Total</b>	<b>7,411</b>	<b>7,411</b>	<b>1,509 d</b>	<b>1,900 a</b>	<b>20.4 d</b>	<b>25.6 a ↑</b>	<b>0.4 b</b>	<b>9.6 b ↑</b>

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

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

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

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

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



## RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be  $\bar{x}$  and its standard deviation be  $\sigma_{\bar{x}}$ . Then the Coefficient of Variation is given by  $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$ .

### Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a — Excellent
- b — Very good
- c — Good
- d — Fair (Use with Caution)
- \*\* — Poor — Suppressed
- ++ — Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category
- n/a — Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

#### Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

\*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

#### Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

## Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- \*\* — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

## Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Turnover:** A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

### Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 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.

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