

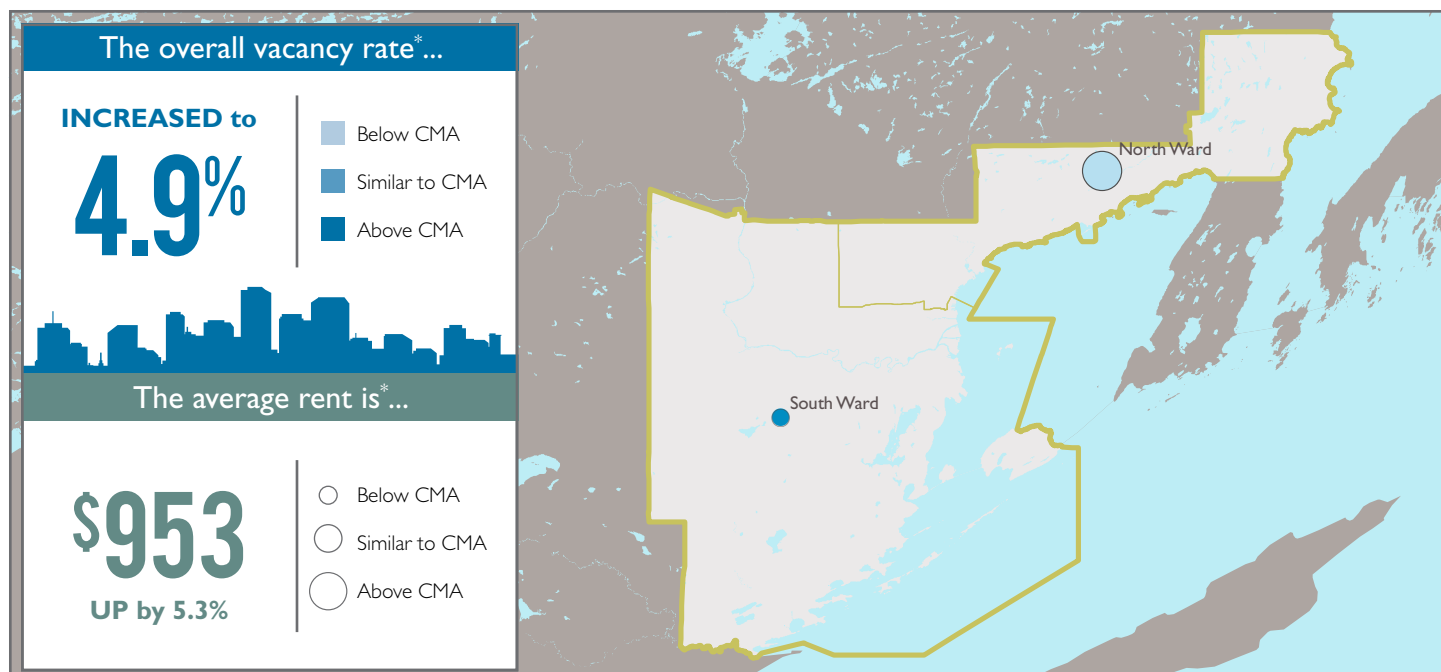
# RENTAL MARKET REPORT

## Thunder Bay CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
7.7%	5.1%	4.4%	6.0%
<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>
\$666 Avg. Rent	\$831 Avg. Rent	\$1,037 Avg. Rent	\$1,296 Avg. Rent

“The vacancy rate moved higher due to more households transitioning into homeownership and above average growth in rental supply.”

**Christopher Zakher**  
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.

## Key Analysis Findings

- The rental apartment vacancy rate in the Thunder Bay CMA increased to 4.9% from 3.2% last year.
- Factors contributing to the higher vacancy rate were more renters transitioning into homeownership and higher than average growth in the rental apartment universe.
- Despite elevated vacancies this year, the fixed sample<sup>1</sup> average rent for two-bedroom apartments grew by more than the Ontario Rent Review Guideline set for 2018.

The results of the Rental Market Survey conducted in October 2018 revealed that the rental apartment vacancy rate<sup>2</sup> in the Thunder Bay Census Metropolitan Area (CMA) was 4.9%, up from 3.2% a year ago. This marked the highest vacancy rate among all Ontario CMAs this year. An estimated 1.2% drop in the number of occupied units alongside a 0.6% increase to the CMA's rental apartment universe resulted in the vacancy rate moving higher.

### The vacancy rate increased in both sub-markets albeit for different reasons

The decline in demand was almost exclusively concentrated in the CMA's South Ward (Zone 2) whereas all of the growth in supply was concentrated in the North Ward (Zone 1). These distinct changes ultimately had the same effect of pushing vacancy rates higher in both sub-markets. The South Ward has historically been

less popular evidenced by higher vacancy rates for as long as we have collected data by rental zone. The aging rental stock in the South Ward coupled with its relative distance from key amenities such as the hospital and the university may explain this. Higher than usual purpose-built rental apartment construction last year, most of which occurred in the North Ward, resulted in the CMA's rental apartment universe growing at a rate of 0.6% in 2018, well above the ten-year annual average of 0.1%.

### Renters transitioning into homeownership responsible for declining rental demand

The movement of households out of rental accommodations and into homeownership explains the drop in rental demand witnessed this year. Data from our insurance sector seems to confirm this with a 19.5% year-to-September increase in mortgage approvals specifically

## SUBSCRIBE NOW!

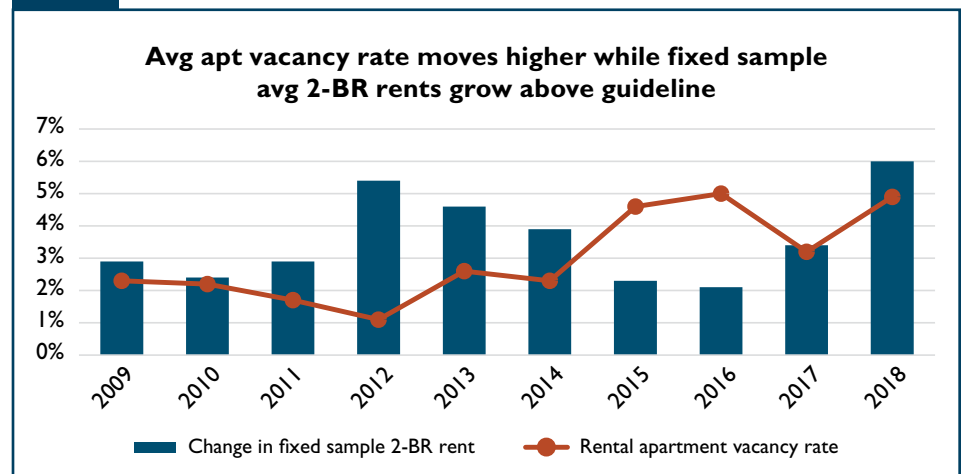
Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your [myCMHC account](#) today!

for those who transitioned out of the rental tenure and into homeownership<sup>3</sup>. Higher than average full-time employment levels for the age band of 25-to-44, a key home buying demographic, have certainly helped in this transition. Despite mortgage rates having moved higher, they are still comparatively low relative to historic levels and may have encouraged some of these households to lock-in prior to any further possible rate increases.

A key source of rental demand last year were international students who have been driving immigration to Thunder Bay in recent years (pushing net migration into positive territory last year for the first time since 2013).

Figure 1



Source: CMHC, Rental Market Survey

<sup>1</sup> The percentage change of fixed sample average rent is a measure of the market movement, and is based on those structures that were common to the survey sample in both 2017 and 2018. 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 fall 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.

<sup>3</sup> Data for mortgage approvals was for insured mortgages where borrowers placed a down payment of less than 20% of the purchase price on a home.

The number of study permit holders in Thunder Bay increased by 39.2%<sup>4</sup> in August 2018 relative to the same month last year yet this most recent wave of students seem to have largely circumvented the primary rental market<sup>5</sup>. This has kept vacancies elevated in the face of increased supply. It is conceivable that these students instead opted for the secondary rental market which industry contacts suggest is more affordable<sup>6</sup>. According to a research highlight published by CMHC, the secondary rental market is the source of most of Thunder Bay's occupied rental housing accounting for 62.1% of all renter households<sup>7</sup>.

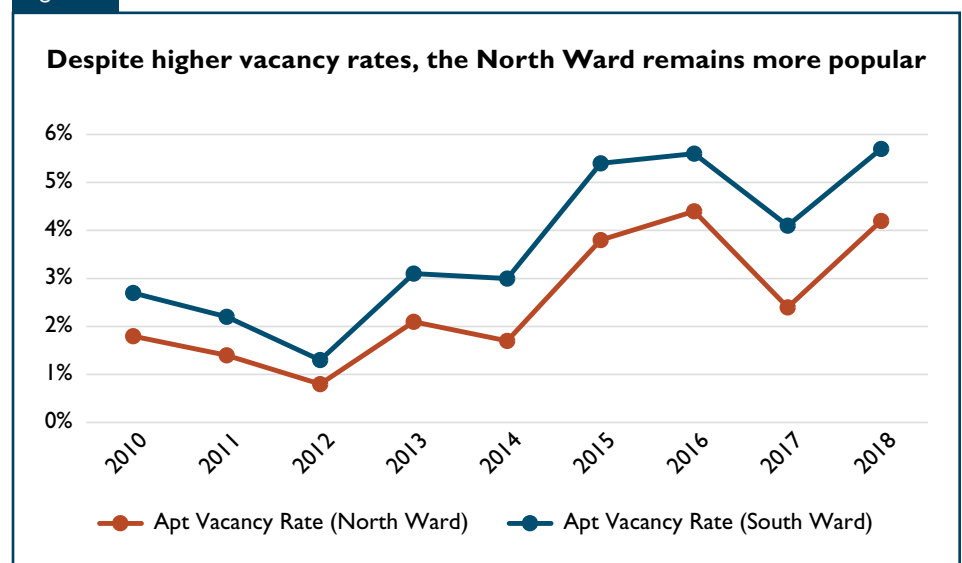
Lastly, slightly improved youth employment (ages 15-to-24) this year has not translated into the formation of additional rental households. Employment growth for this group was concentrated in part-time jobs which may not have provided the necessary stability for some to leave their parental households.

## Fixed sample rent growth above 2018 guideline

Despite elevated vacancies this year, fixed sample rents for two-bedroom units grew at a rate of 6.0% which was well above the Ontario Rent Increase Guideline of 1.8% set for 2018. Supporting this increase has been stronger than average wage growth in the CMA – up 3.2% on a year-to-September basis compared to the same period last year – due to the combined effects of a tighter labour market and the higher minimum wage.

Meanwhile, the average rent for a two-bedroom unit moved 8.1%<sup>8</sup> higher owing to both the introduction of new supply and renovations to some of the existing rental stock. With approximately 77% of Thunder Bay's purpose-built rental apartment stock having been constructed prior to 1979, industry contacts suggest that some structures underwent renovations with the cost of capital expenditures reflected in the higher rents.

Figure 2



Source: CMHC, Rental Market Survey

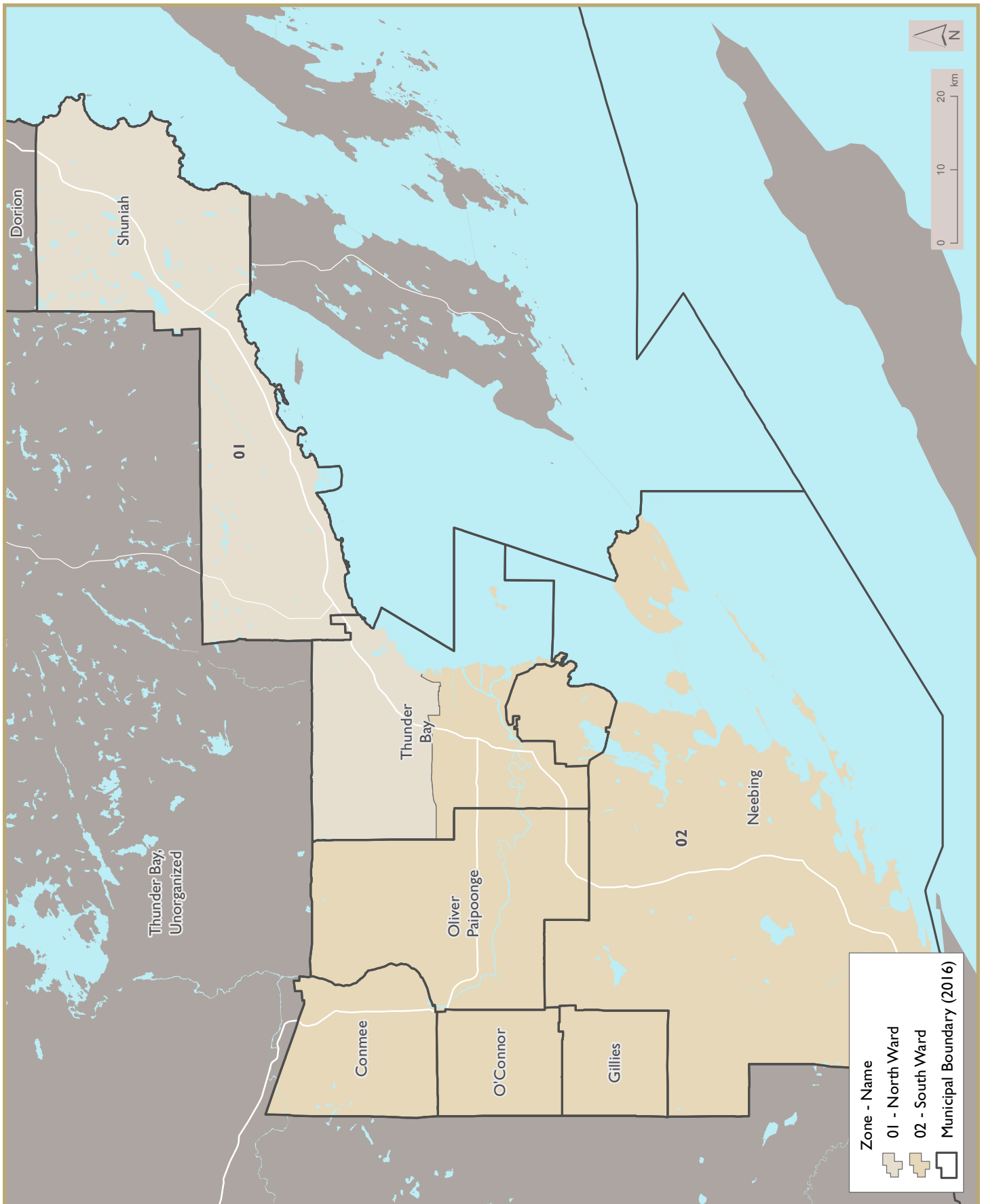
<sup>4</sup> Immigration, Refugees and Citizenship Canada, Open data.

<sup>5</sup> The primary rental market consists of all rental units in privately initiated, purpose-built rental structures with at least three rental units (apartments and row housing). The focus of this report is the primary rental market – more specifically; the primary rental apartment market.

<sup>6</sup> The secondary rental market consists of all rental units not in the primary rental market, namely: rented condominiums, publically initiated (subsidized) rental units, freehold row house rentals and rental units in structures with fewer than 3 units.

<sup>7</sup> CMHC Research Highlight, 2011 Census/National Household Survey Housing Series: Issue 11 — The Secondary Rental Market in Canada: Estimated Size and Composition, April 2016.

<sup>8</sup> Unlike the percentage change in fixed sample average rent, the percentage change in average rent is not based on a fixed sample of structures. Please revisit footnote 1 for further clarification, if necessary.



RMS ZONE DESCRIPTIONS - THUNDER BAY CMA	
Zone 1	<b>North Ward:</b> Thunder Bay Census Metropolitan Area north of a line running roughly along 10th and 11th Avenues to Edward Street; then east of Edward Street to Oliver Road; then north of Oliver Road to the CMA's western boundary.
Zone 2	<b>South Ward:</b> Thunder Bay Census Metropolitan Area south of a line running roughly along 10th and 11th Avenues to Edward Street; then west of Edward Street to Oliver Road; then south of Oliver Road to the CMA's western boundary.
<b>Zones 1-2</b>	<b>Thunder Bay CMA</b>

# RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

## Private Apartment Data:

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

Available in SELECTED Rental Market Reports

## Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

## Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

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

## Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

### I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Thunder Bay 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 - North Ward	4.0 d	7.4 c ↑	3.1 d	3.6 b -	2.1 b	4.1 a ↑	0.0 c	6.5 c ↑	2.4 a	4.2 a ↑
Zone 2 - South Ward	**	**	5.4 c	6.6 b -	2.7 b	4.8 b ↑	0.0 d	**	4.1 b	5.7 b ↑
<b>Thunder Bay CMA</b>	<b>5.9 d</b>	<b>7.7 c -</b>	<b>4.3 b</b>	<b>5.1 b -</b>	<b>2.4 a</b>	<b>4.4 a ↑</b>	<b>0.0 c</b>	<b>6.0 c ↑</b>	<b>3.2 b</b>	<b>4.9 a ↑</b>

### I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Thunder Bay 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 - North Ward	600 a	652 a	803 a	887 a	991 a	1,108 a	1,165 b	1,352 b	920 a	1,024 a
Zone 2 - South Ward	643 a	676 a	756 a	769 a	921 a	953 a	1,279 c	1,077 b	847 a	871 a
<b>Thunder Bay CMA</b>	<b>622 a</b>	<b>666 a</b>	<b>778 a</b>	<b>831 a</b>	<b>959 a</b>	<b>1,037 a</b>	<b>1,194 b</b>	<b>1,296 b</b>	<b>886 a</b>	<b>953 a</b>

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 Thunder Bay 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 - North Ward	101	102	1,013	1,037	1,572	1,589	117	121	2,803	2,849
Zone 2 - South Ward	204	200	997	988	1,274	1,272	48	49	2,523	2,509
<b>Thunder Bay CMA</b>	<b>305</b>	<b>302</b>	<b>2,010</b>	<b>2,025</b>	<b>2,846</b>	<b>2,861</b>	<b>165</b>	<b>170</b>	<b>5,326</b>	<b>5,358</b>

### 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Thunder Bay 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 - North Ward	4.0 <sup>d</sup>	n/a	4.3 <sup>c</sup>	n/a	2.3 <sup>a</sup>	n/a	**	n/a	3.0 <sup>a</sup>	n/a
Zone 2 - South Ward	**	n/a	5.6 <sup>c</sup>	n/a	3.2 <sup>c</sup>	n/a	0.0 <sup>d</sup>	n/a	4.4 <sup>b</sup>	n/a
<b>Thunder Bay CMA</b>	<b>5.9<sup>d</sup></b>	<b>n/a</b>	<b>5.0<sup>b</sup></b>	<b>n/a</b>	<b>2.7<sup>a</sup></b>	<b>n/a</b>	<b>**</b>	<b>n/a</b>	<b>3.7<sup>b</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.

### I.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Zone and Bedroom Type Thunder Bay 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 - North Ward	**	4.6 d	1.3 d	**	++	7.8 c	**	**	1.1 d	7.9 c
Zone 2 - South Ward	4.6 d	**	5.3 c	3.1 d	**	3.9 c	++	++	6.8 c	2.7 c
<b>Thunder Bay CMA</b>	<b>5.5 d</b>	<b>3.6 d</b>	<b>3.3 d</b>	<b>6.1 c</b>	<b>3.4 d</b>	<b>6.0 b</b>	<b>**</b>	<b>++</b>	<b>3.8 c</b>	<b>5.3 c</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.

### I.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Thunder Bay 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 - North Ward	**	**	**	13.1 c	**	10.1 a	**	13.0 d	**	11.5 a
Zone 2 - South Ward	**	14.9 d	18.3 d	12.0 c ↓	**	13.3 c	0.0 d	**	18.1 d	13.0 a ↓
<b>Thunder Bay CMA</b>	<b>**</b>	<b>15.1 d</b>	<b>**</b>	<b>12.6 a</b>	<b>23.7 d</b>	<b>11.5 a ↓</b>	<b>**</b>	<b>13.8 d</b>	<b>25.1 d</b>	<b>12.2 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 Thunder Bay 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						
Thunder Bay CMA																									
Pre 1960	**		**		**		8.3	c		1.4	d	4.0	d	↑	0.0	d	**		4.7	c	7.3	c	↑		
1960 - 1974	4.1	d	5.3	b	-	3.9	b	3.9	b	-	3.0	b	4.8	a	↑	0.0	d	**		3.4	b	4.5	a	↑	
1975 - 1989	0.0	d	0.0	d	-	2.0	b	3.4	b	↑	2.6	b	4.3	b	↑	**		0.0	c		2.4	a	3.9	b	↑
1990+	**		**		**		**			0.7	b	4.3	c	↑	0.0	c	7.1	c	↑	**		5.5	b		
Total	5.9	d	7.7	c	-	4.3	b	5.1	b	-	2.4	a	4.4	a	↑	0.0	c	6.0	c	↑	3.2	b	4.9	a	↑

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Thunder Bay 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		
Thunder Bay CMA																					
Pre 1960	570	b	645	b	720	a	722	b	889	a	915	a	**		**		758	a	779	a	
1960 - 1974	685	a	689	a	807	a	856	a	944	a	1,005	a	1,158	b	1,397	d	873	a	932	a	
1975 - 1989	582	b	659	c	791	a	884	a	939	a	1,030	a	1,209	a	1,188	a	896	a	983	a	
1990+	**		**		848	c	964	d	1,190	a	1,293	a	1,194	b	1,331	b	1,164	a	1,289	a	
Total	622	a	666	a	778	a	831	a	959	a	1,037	a	1,194	b	1,296	b	886	a	953	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 Thunder Bay 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>Thunder Bay CMA</b>										
Pre 1960	**	**	**	12.4 d	**	**	**	**	20.4 d	12.8 c ↓
1960 - 1974	**	13.3 c	**	13.3 a	**	12.2 a	**	**	**	12.8 a
1975 - 1989	**	**	**	11.5 c	**	10.5 a	**	7.3 c	**	10.8 a
1990+	**	**	**	**	**	13.7 c	11.9 d	14.1 d -	**	13.8 c
Total	**	15.1 d	**	12.6 a	23.7 d	11.5 a ↓	**	13.8 d	25.1 d	12.2 a ↓

### 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Thunder Bay 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>Thunder Bay CMA</b>										
3 to 5 Units	**	**	1.1 d	5.7 d ↑	0.8 d	2.4 c ↑	0.0 c	5.4 d ↑	1.1 a	4.2 d ↑
6 to 19 Units	**	**	8.6 c	6.2 c -	2.6 b	4.4 c ↑	0.0 d	8.1 c ↑	4.9 c	5.4 b -
20 to 49 Units	5.4 d	5.5 a -	2.6 a	4.9 a ↑	3.7 b	5.8 a ↑	**	**	3.4 a	5.4 a ↑
50 to 99 Units	**	5.9 a	2.6 b	4.1 a ↑	1.3 a	4.5 a ↑	**	**	1.7 a	4.4 a ↑
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	5.9 d	7.7 c -	4.3 b	5.1 b -	2.4 a	4.4 a ↑	0.0 c	6.0 c ↑	3.2 b	4.9 a ↑

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

### 1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Thunder Bay 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						
Thunder Bay CMA																				
3 to 5 Units	535	b	622	b	708	a	784	b	944	a	972	b	1,237	b	1,267	b	862	a	907	a
6 to 19 Units	619	a	666	a	746	a	750	a	911	a	998	a	1,112	a	1,280	c	849	a	913	a
20 to 49 Units	687	b	676	a	792	a	850	a	988	a	1,028	a	**		**		891	a	935	a
50 to 99 Units	667	a	725	a	899	a	912	a	1,007	a	1,093	a	**		**		971	a	1,018	a
100+ Units	**		**		**		**		**		**		**		**		**		**	
Total	622	a	666	a	778	a	831	a	959	a	1,037	a	1,194	b	1,296	b	886	a	953	a

### 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Thunder Bay 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 - North Ward	1.3	d	5.3	d	3.9	d	4.1	c	3.1	b	4.6	a	1.0	a	3.8	a	**	**
Zone 2 - South Ward	1.0	d	3.4	d	5.6	c	6.1	b	3.7	b	6.2	a	**	**	-	-	-	-
Thunder Bay CMA	1.1	a	4.2	d	4.9	c	5.4	b	3.4	a	5.4	a	1.7	a	4.4	a	**	**

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

I.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Thunder Bay 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	
Thunder Bay CMA															
3 to 5 Units	**	**		**	**		**	12.3 d		**	**		18.6 d	**	
6 to 19 Units	**	**		**	11.1 c		17.0 d	12.6 c ↓		0.0 d	14.2 d ↑		17.5 d	12.4 c ↓	
20 to 49 Units	**	15.9 a		**	9.5 a		**	11.6 a		**	**		**	11.1 a	
50 to 99 Units	**	13.4 d		**	15.3 a		**	10.8 a		**	**		**	12.4 a	
100+ Units	**	**		**	**		**	**		**	**		**	**	
Total	**	15.1 d		**	12.6 a		23.7 d	11.5 a ↓		**	13.8 d		25.1 d	12.2 a ↓	

I.4 Private Apartment Vacancy Rates (%) <sup>1</sup> by Rent Range and Bedroom Type Thunder Bay 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		
Thunder Bay CMA																					
LT \$600	**		**		**		**		**		**		**		**		**		**		
\$600 - \$699	**		**		**		**		0.0 d		0.0 d	-	**		**		**		5.5 d		
\$700 - \$799	**		**		2.9 c		6.8 c	↑	1.3 d		**		**		**		2.4 c		6.5 c	↑	
\$800 - \$899	**		**		8.1 c		3.3 c	↓	2.3 c		3.9 c	-	**		**		4.6 c		3.7 c	-	
\$900 - \$999	**		**		4.4 d		7.5 c	↑	1.4 a		4.7 c	↑	**		**		2.0 c		5.6 b	↑	
\$1000+	**		**		**		3.9 b		4.3 c		5.9 b	↑	0.0 d		**		3.7 c		5.7 b	↑	
Total	5.9 d		7.7 c	-	4.3 b		5.1 b	-	2.4 a		4.4 a	↑	0.0 c		6.0 c	↑	3.2 b		4.9 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.

## 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](http://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](mailto: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/hmiportal**

**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](https://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](http://www.cmhc.ca/observer)

