

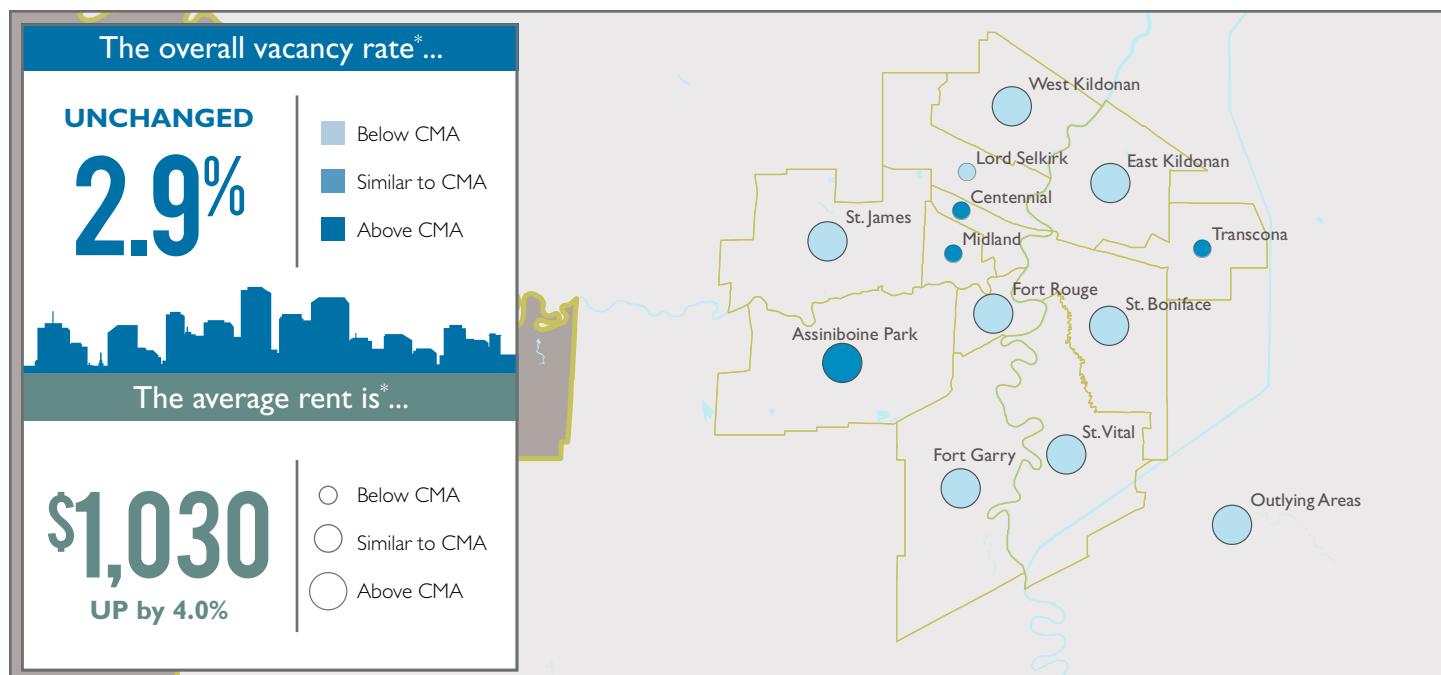
# RENTAL MARKET REPORT

## Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
2.6%	2.9%	3.0%	3.7%
<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>
\$697 Avg. Rent	\$920 Avg. Rent	\$1,179 Avg. Rent	\$1,446 Avg. Rent

“Vacancy rate in the Winnipeg CMA remained fairly stable as increasing supply was offset by growing demand.”

**Christian Arkilley**  
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.

## Highlights

- The vacancy rate in the Winnipeg CMA was 2.9%, relatively unchanged from October 2017.
- The average rent for a two-bedroom apartment was \$1,179 in October 2018 compared to \$1,107 in October 2017.
- Overall same-sample apartment rents increased by 4.0% from a year earlier.

## Vacancy rate in the Winnipeg CMA remained stable

Results of CMHC's Rental Market Survey show that the apartment vacancy rate<sup>1</sup> in the Winnipeg Census Metropolitan Area (CMA) was 2.9% in October 2018. There were a number of newly completed rental units in 2018, which resulted in an increase in supply in the purpose-built rental market. However, the demand for rental units in the Winnipeg CMA also increased which caused the vacancy rate to remain stable.

## Demographics and labour market conditions continue to support rental demand

The demand for rental units in the Winnipeg CMA remains strong, with the pace of growth increasing in 2018 compared to the previous survey. This is partially attributable to positive international immigration

levels. The Manitoba province as well as the Winnipeg CMA has been losing people through interprovincial migration. This has been offset by gains from international immigration and non-permanent residents such as international students, who have high tendency to rent upon arrival. The population of ages from 20-34 years and 65+ years continued to increase in the Winnipeg CMA that created additional demand for rental units as these age groups are considered prime renting cohorts. In 2018, employment in Winnipeg has been increasing, with gains in part-time employment while full-time employment remains relatively flat. Also, increasing mortgage rates and tightening mortgage rules support demand for apartment rentals as rentals are a more affordable option.

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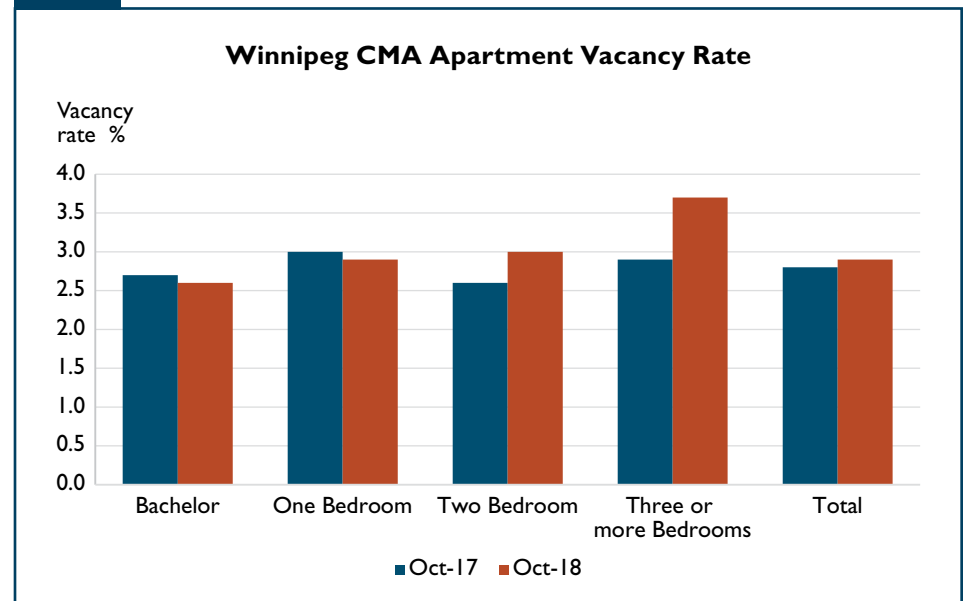
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## Rental Supply increased

Elevated construction levels in 2018 has led to an increase in the rental supply in the Winnipeg CMA. According to the October 2018 rental survey, the rental universe expanded by an additional 2,332 units from the 2017 survey with two-bedroom units contributing 1,251 (more than 50%) of the total additional units.

Figure 1



Source: CMHC Rental Market Survey

<sup>1</sup> Based on privately-initiated rental apartment structures of three or more units.

These additional two-bedroom units were not fully absorbed causing the vacancy rate of the two-bedroom units to increase from 2.6 to 3.0. All other apartment units were relatively stable. The rental universe increased in most areas of the Winnipeg CMA, with the Assiniboine Park experiencing the largest year-over-year percentage change in rental supply, increasing by 30%. This is in line with an increase in the number of rental apartment completions in this area as well.

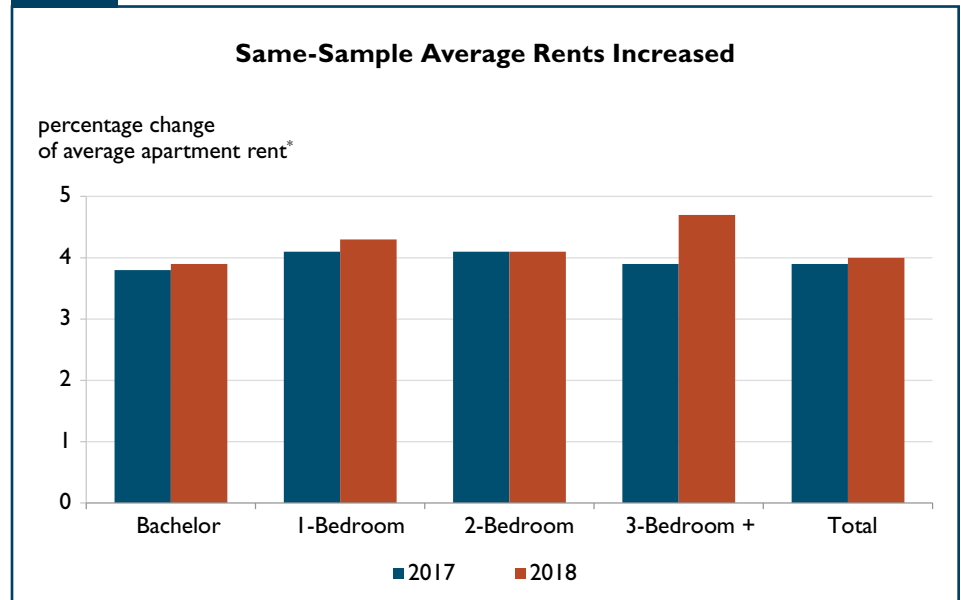
The overall apartment turnover rate in October 2018 was 25.5%, up from the 22.0% in the previous survey. In October 2018, neighbourhoods in the core areas of the Winnipeg CMA had higher apartment turnover rate of 29.0% compared to the 23.4% apartment turnover for those in the suburban areas.

## Same-sample rents increased in Winnipeg CMA

Same-sample average rent for all types of apartment units increased by 4.0% in October 2018 compared to a 3.9% increase in the previous year. According to the October 2018 survey, same-sample two-bedroom apartment rents<sup>2</sup> grew by 4.1%, same growth rate as in October 2017. Rents grew more in the suburban areas at 4.1% compared to 3.8% in core areas.

The average two-bedroom apartment rent, when accounting for both new and existing structures, was \$1,179 per month in October 2018 compared to \$1,107 a year earlier.

Figure 2



Source: CMHC Rental Market Survey (October)

\* 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.

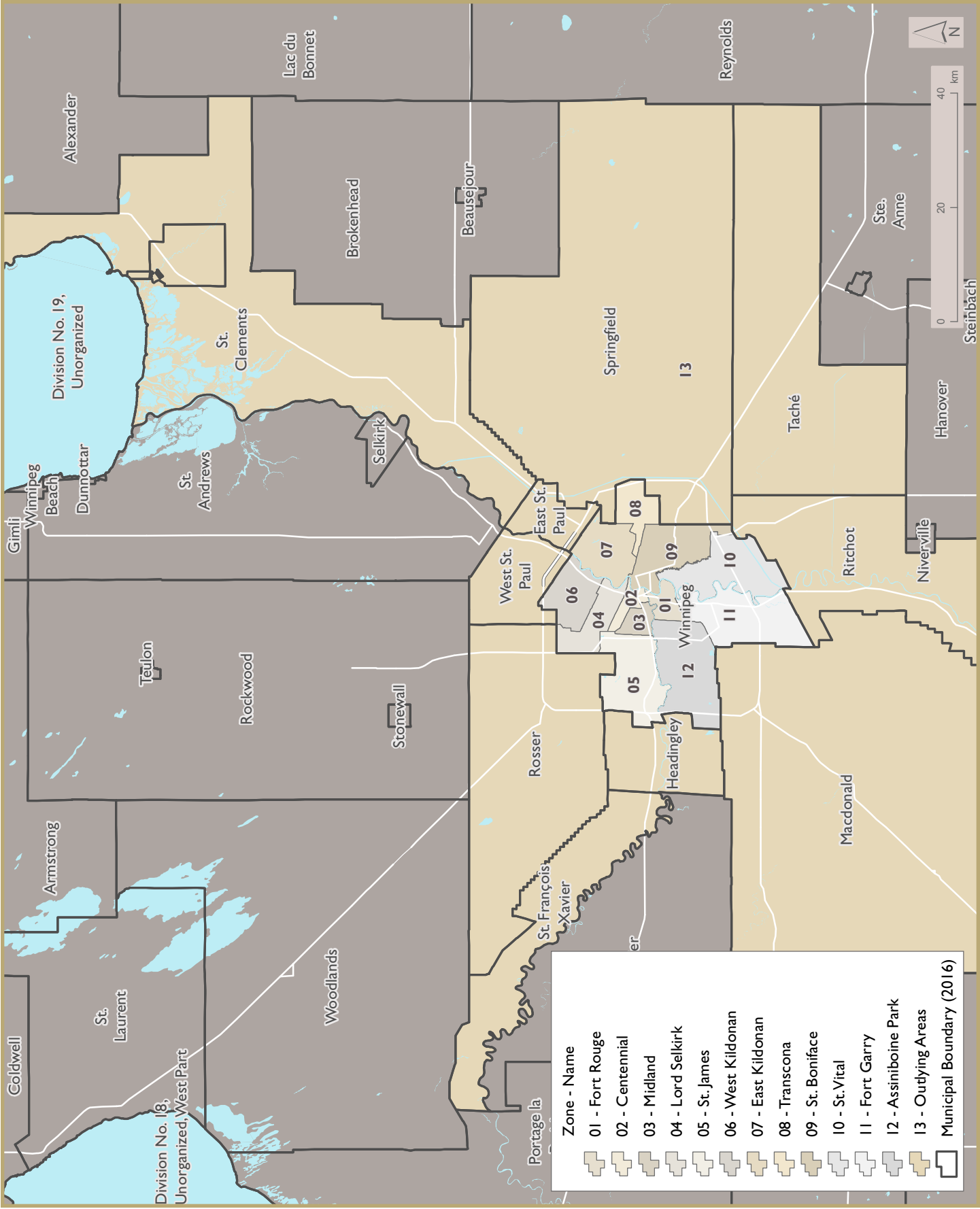
## Supply of rental condominium apartments decreases

An alternative housing option to the purpose built rental market is the rental condominium apartment. There were 3,813 condominium units in the secondary rental market according to the October 2018 survey, a 3.7% decrease from the previous year. Rental condominiums represented 20.4% of all condominiums in Winnipeg with an estimated condominium universe of 18,670 units.

According to the October 2018 survey, the rental condominium vacancy rate in the Winnipeg CMA was 2.9% compared to 2.8% the previous year. This is in line with the apartment vacancy rate in the

Winnipeg CMA. Condominiums used for rental purposes tend to post higher average rents than the purpose built rental market as they typically offer more amenities. The average two-bedroom condominium apartment unit rented for \$1,363 per month, \$184 more than the average two-bedroom rent in the purpose built rental market.

<sup>2</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.



RMS ZONE DESCRIPTIONS - WINNIPEG CMA	
Zone 1	<b>Fort Rouge</b> - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	<b>Centennial</b> - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St.
Zone 3	<b>Midland</b> - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street.
Zone 4	<b>Lord Selkirk</b> - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arborg, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits).
<b>Zone 1-4</b>	<b>Core Area</b>
Zone 5	<b>St. James</b> - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.
Zone 6	<b>West Kildonan</b> - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	<b>East Kildonan</b> - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River.
Zone 8	<b>Transcona</b> - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit.
Zone 9	<b>St. Boniface</b> - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River.
Zone 10	<b>St. Vital</b> - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	<b>Fort Garry</b> - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits.
Zone 12	<b>Assiniboine Park</b> - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
<b>Zones 5-12</b>	<b>Suburban Areas</b>
Zone 13	<b>Outlying Areas</b>
<b>Zones 1-13</b>	<b>Winnipeg CMA</b>

CONDOMINIUM SUB AREA DESCRIPTIONS - WINNIPEG CMA	
Sub Area 1	<b>Core</b>
Sub Area 2	<b>Suburban North</b>
Sub Area 3	<b>Suburban South</b>
Sub Area 4	<b>Outlying Areas</b>
<b>Sub Areas 1-4</b>	<b>Winnipeg CMA</b>

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

### 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Winnipeg 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 - Fort Rouge	1.5 c	0.8 a -	2.7 a	3.3 b -	2.6 a	2.5 a -	**	2.4 b	2.5 a	2.8 a -
Zone 2 - Centennial	3.3 c	2.1 a ↓	3.5 b	3.7 b -	4.3 c	4.4 c -	**	**	3.7 b	3.6 b -
Zone 3 - Midland	2.8 a	4.7 b ↑	3.5 b	5.0 a ↑	5.2 c	4.0 c -	0.0 d	**	3.7 b	4.7 a ↑
Zone 4 - Lord Selkirk	**	0.0 d	2.8 b	3.2 d -	3.8 d	2.6 c -	0.0 d	0.0 d -	3.1 c	2.7 c -
Core Area (Zones 1-4)	2.8 a	2.7 a -	3.2 a	3.8 a ↑	3.6 b	3.3 b -	1.0 d	3.0 d ↑	3.2 a	3.5 a -
Zone 5 - St. James	2.9 a	1.8 b ↓	4.2 a	2.7 a ↓	3.0 a	2.2 a ↓	0.6 b	2.9 c ↑	3.5 a	2.4 a ↓
Zone 6 - West Kildonan	2.2 b	0.0 a ↓	3.2 b	1.8 a ↓	1.4 a	1.0 a ↓	**	**	2.2 a	1.3 a ↓
Zone 7 - East Kildonan	0.5 a	1.1 a ↑	2.5 a	1.7 a ↓	2.5 b	3.8 d -	**	**	2.5 a	2.6 b -
Zone 8 - Transcona	**	**	6.9 c	6.1 c -	6.5 b	5.1 c -	**	**	6.5 b	5.4 c -
Zone 9 - St. Boniface	3.4 d	**	1.7 a	2.4 a ↑	1.6 a	1.8 a -	**	**	1.8 a	2.1 a ↑
Zone 10 - St. Vital	2.3 b	9.4 b ↑	2.8 a	1.8 a ↓	1.8 a	1.8 a -	3.1 d	0.0 c ↓	2.3 a	2.0 a ↓
Zone 11 - Fort Garry	3.2 a	0.0 a ↓	3.1 a	3.0 a -	2.6 a	2.6 a -	4.0 b	4.6 b -	2.8 a	2.8 a -
Zone 12 - Assiniboine Park	2.5 a	2.2 a ↓	2.8 a	2.4 b -	1.9 a	8.8 c ↑	**	17.6 d	2.7 a	6.9 c ↑
Suburban Areas (Zones 5-12)	2.4 a	2.3 a -	3.0 a	2.2 a ↓	2.3 a	2.9 a ↑	3.5 d	4.2 c -	2.6 a	2.6 a -
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	0.9 a	2.4 c ↑
Winnipeg CMA	2.7 a	2.6 a -	3.0 a	2.9 a -	2.6 a	3.0 a ↑	2.9 c	3.7 b -	2.8 a	2.9 a -

### 1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Winnipeg 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 - Fort Rouge	647 a	687 a	918 a	935 a	1,205 a	1,231 a	1,529 b	1,494 a	1,033 a	1,054 a
Zone 2 - Centennial	650 a	705 a	829 a	882 a	1,038 a	1,103 a	**	1,334 c	850 a	904 a
Zone 3 - Midland	594 a	628 a	716 a	767 a	895 a	933 a	**	1,182 c	739 a	787 a
Zone 4 - Lord Selkirk	456 b	408 c	672 a	693 a	772 a	831 b	**	**	704 a	738 a
Core Area (Zones 1-4)	626 a	673 a	819 a	858 a	1,070 a	1,107 a	1,394 b	1,366 a	879 a	918 a
Zone 5 - St. James	740 a	785 a	926 a	952 a	1,106 a	1,148 a	1,457 a	1,497 a	1,012 a	1,051 a
Zone 6 - West Kildonan	647 b	623 a	913 a	951 a	1,053 a	1,150 a	1,202 c	1,297 c	988 a	1,068 a
Zone 7 - East Kildonan	696 a	735 a	905 a	944 a	1,093 a	1,180 a	1,404 a	1,430 a	984 a	1,054 a
Zone 8 - Transcona	**	**	816 a	820 a	920 a	978 a	**	**	871 a	905 a
Zone 9 - St. Boniface	689 a	703 b	879 a	890 a	1,088 a	1,184 a	1,338 a	1,433 b	977 a	1,041 a
Zone 10 - St. Vital	761 a	795 a	939 a	985 a	1,181 a	1,250 a	1,346 a	1,380 a	1,052 a	1,115 a
Zone 11 - Fort Garry	770 a	807 a	975 a	1,036 a	1,166 a	1,242 a	1,396 a	1,492 a	1,095 a	1,165 a
Zone 12 - Assiniboine Park	755 a	772 a	981 a	1,082 a	1,218 a	1,354 a	1,678 b	1,944 a	1,143 a	1,275 a
Suburban Areas (Zones 5-12)	723 a	755 a	921 a	963 a	1,119 a	1,202 a	1,409 a	1,495 a	1,021 a	1,091 a
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	1,317 a	1,377 c
Winnipeg CMA	655 a	697 a	880 a	920 a	1,107 a	1,179 a	1,390 a	1,446 a	970 a	1,030 a

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



### I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Winnipeg 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 - Fort Rouge	399	378	3,956	3,978	2,970	2,944	167	173	7,492	7,473
Zone 2 - Centennial	1,248	1,431	3,970	4,165	1,868	1,918	56	45	7,142	7,559
Zone 3 - Midland	897	910	2,776	2,811	1,103	1,045	65	69	4,841	4,835
Zone 4 - Lord Selkirk	66	68	838	800	653	652	62	60	1,619	1,580
Core Area (Zones 1-4)	2,610	2,787	11,540	11,754	6,594	6,559	350	347	21,094	21,447
Zone 5 - St. James	427	426	2,734	2,745	3,063	3,102	185	185	6,409	6,458
Zone 6 - West Kildonan	42	42	1,751	1,778	2,328	2,460	136	157	4,257	4,437
Zone 7 - East Kildonan	228	236	4,611	4,756	3,480	3,919	286	320	8,605	9,231
Zone 8 - Transcona	7	7	193	183	236	246	24	24	460	460
Zone 9 - St. Boniface	175	168	2,073	2,062	2,305	2,313	75	62	4,628	4,605
Zone 10 - St. Vital	116	118	1,991	2,022	2,091	2,194	78	78	4,276	4,412
Zone 11 - Fort Garry	69	68	2,044	2,185	3,154	3,345	196	200	5,463	5,798
Zone 12 - Assiniboine Park	39	45	764	1,008	1,216	1,552	88	133	2,107	2,738
Suburban Areas (Zones 5-12)	1,103	1,110	16,161	16,739	17,873	19,131	1,068	1,159	36,205	38,139
Zone 13 - Outlying Areas	0	0	9	9	39	67	60	77	108	153
<b>Winnipeg CMA</b>	<b>3,713</b>	<b>3,897</b>	<b>27,710</b>	<b>28,502</b>	<b>24,506</b>	<b>25,757</b>	<b>1,478</b>	<b>1,583</b>	<b>57,407</b>	<b>59,739</b>

### I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg 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 - Fort Rouge	1.8 c	n/a	3.7 b	n/a	3.6 b	n/a	**	n/a	3.5 b	n/a
Zone 2 - Centennial	5.5 b	n/a	6.0 b	n/a	9.4 b	n/a	**	n/a	6.7 a	n/a
Zone 3 - Midland	3.5 b	n/a	4.5 a	n/a	6.3 b	n/a	0.0 d	n/a	4.7 b	n/a
Zone 4 - Lord Selkirk	**	n/a	4.8 c	n/a	4.8 d	n/a	0.0 d	n/a	4.6 c	n/a
Core Area (Zones 1-4)	4.2 b	n/a	4.8 a	n/a	5.7 a	n/a	1.0 d	n/a	5.0 a	n/a
Zone 5 - St. James	4.8 a	n/a	6.8 a	n/a	6.1 a	n/a	0.6 b	n/a	6.2 a	n/a
Zone 6 - West Kildonan	2.2 b	n/a	4.5 b	n/a	2.4 a	n/a	**	n/a	3.4 b	n/a
Zone 7 - East Kildonan	0.9 a	n/a	7.0 b	n/a	5.3 c	n/a	**	n/a	6.0 b	n/a
Zone 8 - Transcona	**	n/a	6.9 c	n/a	6.5 b	n/a	**	n/a	6.5 b	n/a
Zone 9 - St. Boniface	6.0 d	n/a	3.2 b	n/a	3.5 a	n/a	**	n/a	3.4 a	n/a
Zone 10 - St. Vital	3.8 b	n/a	3.9 a	n/a	2.3 a	n/a	**	n/a	3.2 a	n/a
Zone 11 - Fort Garry	8.7 a	n/a	4.8 a	n/a	4.7 a	n/a	9.6 a	n/a	5.0 a	n/a
Zone 12 - Assiniboine Park	2.5 a	n/a	4.0 b	n/a	2.5 a	n/a	**	n/a	3.5 b	n/a
Suburban Areas (Zones 5-12)	4.1 a	n/a	5.4 a	n/a	4.2 a	n/a	5.1 c	n/a	4.8 a	n/a
Zone 13 - Outlying Areas	-	n/a	**	n/a	**	n/a	**	n/a	1.9 a	n/a
<b>Winnipeg CMA</b>	<b>4.1 a</b>	<b>n/a</b>	<b>5.2 a</b>	<b>n/a</b>	<b>4.6 a</b>	<b>n/a</b>	<b>4.1 c</b>	<b>n/a</b>	<b>4.8 a</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 Winnipeg 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 - Fort Rouge	4.8 d	4.4 c	6.8 b	3.4 c	6.6 c	2.9 b	++	2.8 c	6.1 c	3.2 c
Zone 2 - Centennial	3.9 c	2.7 c	2.3 c	4.1 c	3.0 b	3.3 d	4.6 d	2.1 b	2.6 b	3.5 c
Zone 3 - Midland	++	5.3 c	1.8 c	6.4 b	2.5 c	6.6 c	++	++	1.8 c	5.6 b
Zone 4 - Lord Selkirk	++	++	**	2.5 c	**	1.6 c	**	**	**	2.2 c
Core Area (Zones 1-4)	3.4 c	3.8 c	3.9 b	4.3 b	4.9 b	3.6 b	**	2.7 c	3.9 b	3.8 b
Zone 5 - St. James	3.4 d	2.4 c	3.3 b	3.2 a	3.5 b	3.1 a	**	4.1 b	3.4 b	3.2 a
Zone 6 - West Kildonan	4.1 b	-2.9 b	4.8 b	2.0 b	4.1 b	2.0 b	**	1.5 c	4.4 b	2.0 b
Zone 7 - East Kildonan	5.5 b	5.7 b	4.4 b	5.2 b	3.9 b	4.9 b	4.9 b	5.1 c	4.1 b	5.1 b
Zone 8 - Transcona	**	**	9.3 b	2.1 b	9.5 a	4.5 b	**	**	8.9 a	3.7 b
Zone 9 - St. Boniface	++	4.6 c	5.3 b	2.7 c	2.9 c	4.5 b	**	**	3.4 c	3.7 b
Zone 10 - St. Vital	4.7 b	5.7 a	4.9 b	3.5 b	4.9 b	4.6 b	4.6 c	5.0 c	5.1 b	3.7 b
Zone 11 - Fort Garry	2.4 a	5.0 a	3.7 b	7.4 a	3.0 c	5.5 a	++	8.2 a	3.5 b	5.4 a
Zone 12 - Assiniboine Park	8.0 b	++	**	5.9 d	**	5.1 d	1.2 d	**	3.7 d	5.1 d
Suburban Areas (Zones 5-12)	4.2 b	4.0 b	4.3 a	4.3 a	3.7 a	4.3 a	3.4 d	5.2 b	4.0 a	4.1 a
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	0.5 a	4.3 c
<b>Winnipeg CMA</b>	<b>3.8 b</b>	<b>3.9 b</b>	<b>4.1 a</b>	<b>4.3 a</b>	<b>4.1 a</b>	<b>4.1 a</b>	<b>3.9 d</b>	<b>4.7 b</b>	<b>3.9 a</b>	<b>4.0 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 Winnipeg 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 - Fort Rouge	**	**	19.4 d	28.6 d ↑	23.6 d	28.2 d -	**	**	21.5 d	28.0 a ↑
Zone 2 - Centennial	**	**	24.9 d	28.9 d -	**	**	**	**	23.2 d	29.0 d ↑
Zone 3 - Midland	**	**	17.9 d	**	15.3 d	**	**	**	16.9 d	**
Zone 4 - Lord Selkirk	**	**	**	27.8 d	**	**	**	**	**	28.5 d
Core Area (Zones 1-4)	18.4 d	**	21.0 a	28.6 a ↑	22.1 d	28.1 d ↑	**	**	21.0 a	29.0 a ↑
Zone 5 - St. James	**	**	18.7 d	23.5 a ↑	17.3 a	21.5 a ↑	**	**	18.1 a	22.7 a ↑
Zone 6 - West Kildonan	3.9 d	0.0 d ↓	22.0 d	23.0 a -	22.3 d	21.3 a -	**	**	22.1 d	22.0 a -
Zone 7 - East Kildonan	**	**	21.3 a	19.8 a -	21.2 d	19.5 d -	**	**	22.5 d	19.5 a ↓
Zone 8 - Transcona	**	**	11.9 d	22.0 d ↑	15.9 d	19.3 d ↑	**	**	14.4 c	20.2 a ↑
Zone 9 - St. Boniface	**	**	20.3 d	22.6 a -	23.0 a	22.3 a -	**	**	22.1 a	22.8 a -
Zone 10 - St. Vital	**	**	21.1 d	21.3 d -	18.0 d	22.1 d -	**	**	19.3 d	21.8 d -
Zone 11 - Fort Garry	**	**	29.5 d	31.5 a -	26.7 d	28.5 d -	24.3 d	**	27.7 a	30.3 a -
Zone 12 - Assiniboine Park	**	20.6 a	32.7 a	**	38.1 a	**	**	**	35.2 a	**
Suburban Areas (Zones 5-12)	**	25.4 d	22.3 a	23.5 a -	22.4 a	23.0 a -	22.4 d	26.2 d -	22.6 a	23.4 a -
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	32.4 a	27.8 a ↓
<b>Winnipeg CMA</b>	<b>21.4 d</b>	<b>**</b>	<b>21.8 a</b>	<b>25.6 a ↑</b>	<b>22.3 a</b>	<b>24.3 a ↑</b>	<b>25.6 d</b>	<b>25.6 d -</b>	<b>22.0 a</b>	<b>25.5 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 Winnipeg 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>Winnipeg CMA</b>															
Pre 1940	4.7	b	3.8	b	-	5.5	b	4.2	b	↓	5.8	b	3.7	b	↓
1940 - 1959	2.5	b	2.7	b	-	4.0	b	2.8	a	↓	2.9	b	4.3	c	↑
1960 - 1974	1.7	a	2.1	a	↑	2.6	a	2.3	a	↓	2.6	a	2.1	a	↓
1975 - 1989	0.8	a	1.2	a	↑	2.1	a	3.0	a	↑	2.0	a	1.7	a	↓
1990 - 2004	-		-			1.5	a	2.2	a	↑	**		0.0	a	
2005+	**		0.9	a		3.2	d	4.6	c	-	2.2	b	5.6	b	↑
Total	2.7	a	2.6	a	-	3.0	a	2.9	a	-	2.6	a	3.0	a	↑

### 1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Winnipeg 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	
Winnipeg CMA																				
Pre 1940	554	a	583	a	717	a	747	a	874	a	904	a	1,216	b	1,246	b	746	a	779	a
1940 - 1959	654	a	685	a	790	a	826	a	990	a	1,052	a	1,244	b	1,151	b	830	a	871	a
1960 - 1974	718	a	749	a	900	a	931	a	1,077	a	1,121	a	1,411	a	1,453	a	964	a	1,002	a
1975 - 1989	730	a	762	a	903	a	943	a	1,080	a	1,118	a	1,378	b	1,416	b	1,002	a	1,041	a
1990 - 2004	-		-		978	a	956	a	1,173	a	1,166	a	-		-		1,125	a	1,105	a
2005+	725	a	908	a	1,191	a	1,241	a	1,392	a	1,476	a	1,470	a	1,573	a	1,340	a	1,411	a
Total	655	a	697	a	880	a	920	a	1,107	a	1,179	a	1,390	a	1,446	a	970	a	1,030	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 Winnipeg 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										
Winnipeg CMA																								
Pre 1940	**	**		20.7	d	**		21.1	d	**		**	**		20.1	d	**							
1940 - 1959	**	**		23.5	d	29.8	d	↑	22.5	d	27.7	d	↑	**	**		23.4	d	28.5	d	↑			
1960 - 1974	**	27.0	d	19.9	a	23.6	a	↑	20.6	a	23.0	a	↑	**	**		20.4	a	23.5	a	↑			
1975 - 1989	**	25.3	d	22.2	a	21.1	a	-	23.1	a	21.6	a	-	22.2	d	28.5	d	-	22.5	a	21.7	a	-	
1990 - 2004	-	-		**	**		**	**	32.1	a	-	-	-		**	**		32.1	a	-	-	-		
2005+	**	**		**	**		**	26.5	d	23.3	d	-	**	**		**	**		28.9	d	27.3	d	-	
Total	21.4	d	**		21.8	a	25.6	a	↑	22.3	a	24.3	a	↑	25.6	d	25.6	d	-	22.0	a	25.5	a	↑

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Winnipeg 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							
Winnipeg CMA																										
3 to 5 Units	0.0	c		**		1.7	c		**		2.3	c	3.1	d	-		**		**		2.1	c	3.1	d	-	
6 to 19 Units	2.4	c		1.9	c	-	4.1	b	2.5	b	↓	3.2	c	3.9	b	-	0.0	c	4.1	d	↑	3.6	b	3.0	a	-
20 to 49 Units	4.0	b		3.0	b	↓	3.6	a	3.2	a	↓	2.8	a	2.0	a	↓	0.9	d	1.7	c	-	3.3	a	2.6	a	↓
50 to 99 Units	1.3	a		2.9	a	↑	2.4	a	3.0	a	↑	2.0	a	3.3	a	↑	5.5	d	6.0	c	-	2.2	a	3.2	a	↑
100+ Units	1.7	a		2.2	a	↑	2.5	a	2.8	a	-	2.9	a	3.3	b	-	2.6	b	3.3	c	-	2.6	a	3.0	a	↑
Total	2.7	a		2.6	a	-	3.0	a	2.9	a	-	2.6	a	3.0	a	↑	2.9	c	3.7	b	-	2.8	a	2.9	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 Winnipeg 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>Winnipeg CMA</b>										
3 to 5 Units	515 b	554 b	699 b	712 b	902 a	918 a	**	1,114 c	788 a	809 a
6 to 19 Units	605 a	620 a	751 a	784 a	911 a	968 a	1,078 b	1,173 a	794 a	845 a
20 to 49 Units	616 a	661 a	806 a	841 a	1,008 a	1,086 a	1,256 a	1,352 a	870 a	928 a
50 to 99 Units	650 a	674 a	943 a	966 a	1,181 a	1,273 a	1,505 a	1,632 a	1,075 a	1,146 a
100+ Units	767 a	818 a	968 a	1,017 a	1,191 a	1,251 a	1,458 a	1,510 a	1,061 a	1,116 a
Total	655 a	697 a	880 a	920 a	1,107 a	1,179 a	1,390 a	1,446 a	970 a	1,030 a

### 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Winnipeg 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 - Fort Rouge	5.4 d	3.4 d -	3.2 d	3.4 d -	2.7 a	2.5 a -	1.4 a	3.2 a ↑	2.3 b	2.5 a -
Zone 2 - Centennial	0.0 d	0.0 d -	**	2.3 c	5.6 b	4.1 b ↓	1.8 c	3.8 b ↑	2.0 a	3.7 b ↑
Zone 3 - Midland	**	0.0 d	2.9 c	2.5 c -	3.7 a	4.0 b -	1.6 a	4.6 a ↑	6.5 a	**
Zone 4 - Lord Selkirk	**	**	2.8 b	1.9 c -	5.1 c	3.1 b ↓	**	**	**	**
Core Area (Zones 1-4)	1.9 c	**	3.9 c	2.6 b -	4.0 a	3.5 a ↓	1.5 b	3.5 a ↑	2.6 a	4.1 b ↑
Zone 5 - St. James	**	**	5.2 c	3.2 d ↓	4.9 b	2.6 a ↓	2.7 a	3.5 b ↑	2.9 a	1.8 a ↓
Zone 6 - West Kildonan	**	**	4.9 d	0.5 b ↓	2.3 b	1.3 a ↓	1.9 c	2.3 a -	1.7 a	0.2 a ↓
Zone 7 - East Kildonan	**	**	2.6 c	2.4 c -	1.6 a	1.6 a -	1.7 c	1.8 c -	3.3 c	3.6 c -
Zone 8 - Transcona	**	**	3.5 b	5.5 c ↑	**	**	**	**	-	-
Zone 9 - St. Boniface	**	0.0 b	2.4 b	3.5 c -	1.3 a	2.5 a ↑	1.4 a	1.4 a -	1.8 a	1.6 a ↓
Zone 10 - St. Vital	**	**	**	3.2 d	3.3 a	2.3 a ↓	2.7 b	1.6 b ↓	1.4 a	1.7 a ↑
Zone 11 - Fort Garry	**	**	4.4 d	2.4 c ↓	2.5 b	1.9 c -	2.0 a	3.3 a ↑	3.2 a	2.9 a ↓
Zone 12 - Assiniboine Park	**	**	2.7 a	**	2.9 a	2.1 a ↓	3.2 b	7.8 b ↑	**	**
Suburban Areas (Zones 5-12)	2.3 c	2.8 c -	3.2 b	3.4 b -	2.7 a	1.9 a ↓	2.4 a	3.1 a ↑	2.6 a	2.5 a -
Zone 13 - Outlying Areas	-	-	**	**	**	**	-	-	-	-
<b>Winnipeg CMA</b>	<b>2.1 c</b>	<b>3.1 d -</b>	<b>3.6 b</b>	<b>3.0 a -</b>	<b>3.3 a</b>	<b>2.6 a ↓</b>	<b>2.2 a</b>	<b>3.2 a ↑</b>	<b>2.6 a</b>	<b>3.0 a ↑</b>

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 Winnipeg 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	
Winnipeg CMA															
3 to 5 Units	**	**		**	**		**	**		**	**		**	27.4	d
6 to 19 Units	**	**		23.5	d	**	22.2	d	28.5	a	↑	**	**	23.6	a
20 to 49 Units	**	**		20.5	d	28.2	a	↑	22.5	a	28.6	a	↑	20.8	a
50 to 99 Units	**	20.5	d	21.2	a	24.6	a	↑	22.4	a	23.1	a	-	22.0	a
100+ Units	**	**		21.6	a	20.9	a	-	22.0	a	19.8	a	-	22.4	d
Total	21.4	d	**	21.8	a	25.6	a	↑	22.3	a	24.3	a	↑	25.6	d

I.4 Private Apartment Vacancy Rates (%) <sup>1</sup> by Rent Range and Bedroom Type Winnipeg 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										
Winnipeg CMA																													
LT \$500	0.8	a			0.7	a	-		**			1.0	d		**		**		**		**	0.8	a						
\$500 - \$699	3.7	b			3.0	b	-		2.7	b		2.2	a	-	4.7	d	3.6	d	-	**	**		3.2	b	2.6	a	-		
\$700 - \$899	2.4	b			2.2	a	-		2.7	a		3.0	a	-	2.6	a	2.7	a	-	**	**		2.6	a	2.9	a	-		
\$900 - \$1099	6.5	c			3.1	d	↓		3.0	a		2.5	a	↓	2.4	a	2.2	a	-	0.6	a	3.9	d	↑	2.7	a	2.4	a	↓
\$1100 - \$1299	**			**	**				5.0	b		4.1	b	-	2.1	a	1.5	a	↓	0.0	b	2.2	c	↑	2.7	a	2.3	a	↓
\$1300+	**			**	**				6.5	c		4.3	b	↓	3.2	b	5.6	b	↑	4.5	c	4.1	b	-	3.8	a	5.3	b	↑
Total	2.7	a			2.6	a	-		3.0	a		2.9	a	-	2.6	a	3.0	a	↑	2.9	c	3.7	b	-	2.8	a	2.9	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.

### 2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Winnipeg 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 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	1.1 a	**	**	**	0.7 a
Zone 3 - Midland	**	**	12.5 d	**	**	**	**	0.0 a	3.3 d	0.0 d ↓
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	1.5 a	2.6 c -
Core Area (Zones 1-4)	**	**	7.2 c	**	0.0 d	1.2 a ↑	1.1 a	0.7 b -	1.1 a	0.9 a -
Zone 5 - St. James	-	-	-	-	0.0 a	0.0 a -	0.0 a	**	0.0 a	1.4 a ↑
Zone 6 - West Kildonan	-	-	-	-	-	-	**	**	**	**
Zone 7 - East Kildonan	**	**	**	**	**	**	5.7 d	4.5 c -	4.3 d	**
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	**	-	**	4.2 a	1.2 a	0.6 a ↓	1.1 a	0.8 a ↓
Zone 10 - St. Vital	-	-	-	-	**	-	**	3.4 a	**	3.4 a
Zone 11 - Fort Garry	-	-	-	**	**	**	3.1 c	3.1 a -	2.6 b	3.6 a ↑
Zone 12 - Assiniboine Park	**	**	**	**	**	**	10.0 a	3.4 a ↓	12.1 c	3.5 c ↓
Suburban Areas (Zones 5-12)	4.2 a	2.5 a ↓	4.7 a	13.0 a ↑	2.1 c	4.1 c ↑	2.5 a	2.3 a -	2.6 b	3.2 b ↑
Zone 13 - Outlying Areas	-	-	-	-	**	**	0.0 a	1.6 a ↑	0.0 a	1.5 a ↑
Winnipeg CMA	4.1 a	2.5 a ↓	6.2 c	**	0.9 a	2.8 a ↑	2.0 b	2.0 a -	2.0 a	2.6 a ↑

### 2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Winnipeg 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 - Fort Rouge	-	-	-	-	**	**	**	**	**	1,288 c
Zone 2 - Centennial	-	-	**	**	862 a	953 a	1,029 b	1,153 b	930 b	1,035 b
Zone 3 - Midland	**	**	786 a	**	999 b	**	**	1,003 a	927 b	945 b
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	1,368 c
Core Area (Zones 1-4)	**	**	808 b	**	976 a	1,053 b	1,149 c	1,226 a	1,021 b	1,113 b
Zone 5 - St. James	-	-	-	-	844 a	866 a	1,214 b	**	1,061 a	1,118 b
Zone 6 - West Kildonan	-	-	-	-	-	-	**	**	**	**
Zone 7 - East Kildonan	**	**	**	**	1,046 c	1,155 b	1,262 b	1,344 a	1,079 b	1,164 a
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	**	-	**	**	1,316 a	1,370 a	1,297 a	1,348 a
Zone 10 - St. Vital	-	-	-	-	**	-	1,129 b	1,241 a	1,129 b	1,241 a
Zone 11 - Fort Garry	-	-	-	**	**	**	1,407 a	1,523 a	1,440 a	1,536 a
Zone 12 - Assiniboine Park	**	**	**	**	**	**	1,673 a	1,735 a	1,404 b	1,441 b
Suburban Areas (Zones 5-12)	703 a	730 a	**	1,113 a	1,280 c	1,336 b	1,314 a	1,400 a	1,276 a	1,348 a
Zone 13 - Outlying Areas	-	-	-	-	**	**	1,377 a	1,462 a	1,351 a	1,462 a
Winnipeg CMA	705 a	731 a	868 b	1,047 b	1,112 b	1,220 b	1,308 a	1,390 a	1,233 a	1,317 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 Winnipeg 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 - Fort Rouge	0	0	0	0	17	17	6	6	23	23
Zone 2 - Centennial	0	0	14	16	89	92	61	66	164	174
Zone 3 - Midland	1	1	18	18	42	36	11	21	72	76
Zone 4 - Lord Selkirk	0	0	0	0	35	35	48	46	83	81
Core Area (Zones 1-4)	1	1	32	34	183	180	126	139	342	354
Zone 5 - St. James	0	0	0	0	29	29	43	43	72	72
Zone 6 - West Kildonan	0	0	0	0	0	0	6	6	6	6
Zone 7 - East Kildonan	30	30	2	30	42	90	77	110	151	260
Zone 8 - Transcona	0	0	0	0	0	0	12	12	12	12
Zone 9 - St. Boniface	0	0	3	0	24	24	344	348	371	372
Zone 10 - St. Vital	0	0	0	0	6	0	82	87	88	87
Zone 11 - Fort Garry	0	0	0	20	86	114	229	255	315	389
Zone 12 - Assiniboine Park	10	10	10	10	12	12	30	29	62	61
Suburban Areas (Zones 5-12)	40	40	15	60	199	269	823	890	1,077	1,259
Zone 13 - Outlying Areas	0	0	0	0	13	13	174	188	187	201
<b>Winnipeg CMA</b>	<b>41</b>	<b>41</b>	<b>47</b>	<b>94</b>	<b>395</b>	<b>462</b>	<b>1,123</b>	<b>1,217</b>	<b>1,606</b>	<b>1,814</b>

### 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Winnipeg 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 - Fort Rouge	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 2 - Centennial	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Zone 3 - Midland	**	n/a	12.5 <sup>d</sup>	n/a	**	n/a	**	n/a	3.3 <sup>d</sup>	n/a
Zone 4 - Lord Selkirk	-	n/a	-	n/a	**	n/a	**	n/a	1.5 <sup>a</sup>	n/a
Core Area (Zones 1-4)	**	n/a	7.2 <sup>c</sup>	n/a	0.0 <sup>d</sup>	n/a	1.1 <sup>a</sup>	n/a	1.1 <sup>a</sup>	n/a
Zone 5 - St. James	-	n/a	-	n/a	0.0 <sup>a</sup>	n/a	0.0 <sup>a</sup>	n/a	0.0 <sup>a</sup>	n/a
Zone 6 - West Kildonan	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Zone 7 - East Kildonan	**	n/a	**	n/a	**	n/a	5.7 <sup>d</sup>	n/a	4.3 <sup>d</sup>	n/a
Zone 8 - Transcona	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Zone 9 - St. Boniface	-	n/a	**	n/a	**	n/a	6.4 <sup>a</sup>	n/a	5.9 <sup>a</sup>	n/a
Zone 10 - St. Vital	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 11 - Fort Garry	-	n/a	-	n/a	**	n/a	3.1 <sup>c</sup>	n/a	2.6 <sup>b</sup>	n/a
Zone 12 - Assiniboine Park	**	n/a	**	n/a	**	n/a	10.0 <sup>a</sup>	n/a	12.1 <sup>c</sup>	n/a
Suburban Areas (Zones 5-12)	4.2 <sup>a</sup>	n/a	4.7 <sup>a</sup>	n/a	2.1 <sup>c</sup>	n/a	4.8 <sup>b</sup>	n/a	4.4 <sup>b</sup>	n/a
Zone 13 - Outlying Areas	-	n/a	-	n/a	**	n/a	0.0 <sup>a</sup>	n/a	0.5 <sup>a</sup>	n/a
<b>Winnipeg CMA</b>	<b>4.1<sup>a</sup></b>	<b>n/a</b>	<b>6.2<sup>c</sup></b>	<b>n/a</b>	<b>1.2<sup>a</sup></b>	<b>n/a</b>	<b>3.7<sup>b</sup></b>	<b>n/a</b>	<b>3.2<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.



### 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	10.4 d	**	**	**	**
Zone 3 - Midland	**	**	**	**	**	**	**	**	++	5.3 d
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	**
Core Area (Zones 1-4)	**	**	**	**	2.2 c	**	++	**	3.6 d	**
Zone 5 - St. James	-	-	-	-	**	2.1 a	**	**	**	4.8 b
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	**	++	++	4.0 d	**	4.1 d	**
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	**	-	**	**	0.8 a	3.8 a	0.9 a	3.8 a
Zone 10 - St. Vital	-	-	-	-	**	-	**	**	**	**
Zone 11 - Fort Garry	-	-	-	**	**	**	++	6.2 a	++	7.0 a
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	1.6 a	**	3.2 d
Suburban Areas (Zones 5-12)	**	3.3 a	**	**	**	**	1.9 b	4.9 b	1.9 c	5.1 b
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	5.7 a	++	5.7 b
<b>Winnipeg CMA</b>	<b>14.1 c</b>	<b>3.1 a</b>	<b>**</b>	<b>5.9 d</b>	<b>3.4 d</b>	<b>**</b>	<b>2.0 b</b>	<b>5.7 b</b>	<b>2.1 b</b>	<b>5.8 b</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.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	15.3 a	**	15.5 a	**	15.2 a	**
Zone 3 - Midland	**	**	**	**	**	**	**	**	**	**
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	**
Core Area (Zones 1-4)	**	**	**	**	13.5 d	**	14.5 d	**	16.6 d	**
Zone 5 - St. James	-	-	-	-	**	**	**	**	**	**
Zone 6 - West Kildonan	-	-	-	-	-	-	**	**	**	**
Zone 7 - East Kildonan	**	**	**	**	**	**	**	**	**	**
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	22.9 d	**	22.9 d	**
Zone 10 - St. Vital	-	-	-	-	-	-	**	21.5 d	**	21.5 d
Zone 11 - Fort Garry	-	-	-	-	**	**	30.2 a	14.6 a ↓	30.5 a	16.0 d ↓
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	**	**	25.3 d	17.7 d ↓	27.1 a	19.1 d ↓
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	30.3 a	22.8 d	29.7 a ↑
<b>Winnipeg CMA</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>19.6 d</b>	<b>**</b>	<b>24.1 a</b>	<b>20.3 d ↓</b>	<b>24.3 a</b>	<b>20.9 d ↓</b>

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 Winnipeg 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 - Fort Rouge	1.5 c	0.8 a -	2.7 a	3.3 b -	2.6 a	2.4 a -	**	2.3 b -	2.5 a	2.8 a -
Zone 2 - Centennial	3.3 c	2.1 a ↓	3.5 b	3.7 b -	4.1 c	4.2 c -	1.2 d	3.7 d ↑	3.6 b	3.5 b -
Zone 3 - Midland	2.7 a	4.7 b ↑	3.6 b	4.9 a ↑	5.0 c	3.9 c -	0.0 d	**	3.7 b	4.6 a ↑
Zone 4 - Lord Selkirk	**	0.0 d	2.8 b	3.2 d -	3.6 d	2.6 c -	**	**	3.0 b	2.7 c -
Core Area (Zones 1-4)	2.8 a	2.7 a -	3.2 a	3.8 a ↑	3.5 b	3.2 b -	1.1 a	2.4 c ↑	3.2 a	3.4 a -
Zone 5 - St. James	2.9 a	1.8 b ↓	4.2 a	2.7 a ↓	3.0 a	2.2 a ↓	0.5 b	2.8 b ↑	3.4 a	2.4 a ↓
Zone 6 - West Kildonan	2.2 b	0.0 a ↓	3.2 b	1.8 a ↓	1.4 a	1.0 a ↓	**	**	2.2 a	1.3 a ↓
Zone 7 - East Kildonan	0.4 a	1.3 a ↑	2.5 a	1.8 a ↓	2.5 b	3.8 d -	3.5 d	2.5 c -	2.5 a	2.7 b -
Zone 8 - Transcona	**	**	6.9 c	6.1 c -	6.5 b	5.1 c -	**	**	6.3 b	5.3 c -
Zone 9 - St. Boniface	3.4 d	**	1.7 a	2.4 a ↑	1.6 a	1.9 a ↑	1.4 a	0.9 a ↓	1.7 a	2.0 a ↑
Zone 10 - St. Vital	2.3 b	9.4 b ↑	2.8 a	1.8 a ↓	1.8 a	1.8 a -	2.3 c	1.8 b -	2.3 a	2.0 a -
Zone 11 - Fort Garry	3.2 a	0.0 a ↓	3.1 a	2.9 a -	2.5 a	2.7 a -	3.5 b	3.8 a -	2.8 a	2.8 a -
Zone 12 - Assiniboine Park	6.2 a	1.8 a ↓	2.9 a	2.5 b -	2.0 a	8.8 c ↑	13.0 d	14.8 c -	3.0 a	6.8 c ↑
Suburban Areas (Zones 5-12)	2.5 a	2.3 a -	3.0 a	2.3 a ↓	2.3 a	3.0 a ↑	3.0 c	3.3 b -	2.6 a	2.7 a -
Zone 13 - Outlying Areas	-	-	**	**	0.0 a	5.0 d ↑	0.4 a	1.1 a ↑	0.3 a	1.9 b ↑
<b>Winnipeg CMA</b>	<b>2.7 a</b>	<b>2.6 a -</b>	<b>3.1 a</b>	<b>2.9 a -</b>	<b>2.6 a</b>	<b>3.0 a ↑</b>	<b>2.4 b</b>	<b>2.9 a -</b>	<b>2.8 a</b>	<b>2.9 a -</b>

### 3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Winnipeg 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 - Fort Rouge	647 a	687 a	918 a	935 a	1,203 a	1,231 a	1,529 b	1,493 a	1,032 a	1,054 a
Zone 2 - Centennial	650 a	705 a	829 a	882 a	1,030 a	1,095 a	1,118 c	1,224 b	852 a	907 a
Zone 3 - Midland	594 a	628 a	717 a	767 a	899 a	934 a	**	1,133 b	741 a	789 a
Zone 4 - Lord Selkirk	456 b	408 c	672 a	693 a	802 a	856 b	**	**	733 a	770 a
Core Area (Zones 1-4)	626 a	673 a	819 a	858 a	1,067 a	1,106 a	1,323 b	1,324 a	882 a	921 a
Zone 5 - St. James	740 a	785 a	926 a	952 a	1,103 a	1,145 a	1,408 a	1,460 a	1,012 a	1,052 a
Zone 6 - West Kildonan	647 b	623 a	913 a	951 a	1,053 a	1,150 a	1,202 c	1,313 b	988 a	1,069 a
Zone 7 - East Kildonan	689 a	728 a	905 a	945 a	1,093 a	1,180 a	1,351 b	1,403 a	986 a	1,057 a
Zone 8 - Transcona	**	**	816 a	820 a	920 a	978 a	**	**	866 a	901 a
Zone 9 - St. Boniface	689 a	703 b	879 a	890 a	1,088 a	1,182 a	1,319 a	1,378 a	1,001 a	1,064 a
Zone 10 - St. Vital	761 a	795 a	939 a	985 a	1,181 a	1,250 a	1,223 a	1,308 a	1,054 a	1,117 a
Zone 11 - Fort Garry	770 a	807 a	975 a	1,037 a	1,176 a	1,255 a	1,402 a	1,510 a	1,114 a	1,189 a
Zone 12 - Assiniboine Park	790 a	796 a	982 a	1,082 a	1,220 a	1,355 a	1,677 b	1,900 a	1,151 a	1,279 a
Suburban Areas (Zones 5-12)	722 a	754 a	921 a	964 a	1,121 a	1,203 a	1,361 a	1,450 a	1,029 a	1,100 a
Zone 13 - Outlying Areas	-	-	**	**	1,525 b	**	1,307 a	1,380 a	1,338 a	1,425 a
<b>Winnipeg CMA</b>	<b>656 a</b>	<b>697 a</b>	<b>880 a</b>	<b>920 a</b>	<b>1,107 a</b>	<b>1,180 a</b>	<b>1,350 a</b>	<b>1,420 a</b>	<b>977 a</b>	<b>1,039 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 Winnipeg 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 - Fort Rouge	399	378	3,956	3,978	2,987	2,961	173	179	7,515	7,496
Zone 2 - Centennial	1,248	1,431	3,984	4,181	1,957	2,010	117	111	7,306	7,733
Zone 3 - Midland	898	911	2,794	2,829	1,145	1,081	76	90	4,913	4,911
Zone 4 - Lord Selkirk	66	68	838	800	688	687	110	106	1,702	1,661
Core Area (Zones 1-4)	2,611	2,788	11,572	11,788	6,777	6,739	476	486	21,436	21,801
Zone 5 - St. James	427	426	2,734	2,745	3,092	3,131	228	228	6,481	6,530
Zone 6 - West Kildonan	42	42	1,751	1,778	2,328	2,460	142	163	4,263	4,443
Zone 7 - East Kildonan	258	266	4,613	4,786	3,522	4,009	363	430	8,756	9,491
Zone 8 - Transcona	7	7	193	183	236	246	36	36	472	472
Zone 9 - St. Boniface	175	168	2,076	2,062	2,329	2,337	419	410	4,999	4,977
Zone 10 - St. Vital	116	118	1,991	2,022	2,097	2,194	160	165	4,364	4,499
Zone 11 - Fort Garry	69	68	2,044	2,205	3,240	3,459	425	455	5,778	6,187
Zone 12 - Assiniboine Park	49	55	774	1,018	1,228	1,564	118	162	2,169	2,799
Suburban Areas (Zones 5-12)	1,143	1,150	16,176	16,799	18,072	19,400	1,891	2,049	37,282	39,398
Zone 13 - Outlying Areas	0	0	9	9	52	80	234	265	295	354
<b>Winnipeg CMA</b>	<b>3,754</b>	<b>3,938</b>	<b>27,757</b>	<b>28,596</b>	<b>24,901</b>	<b>26,219</b>	<b>2,601</b>	<b>2,800</b>	<b>59,013</b>	<b>61,553</b>

### 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg 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 - Fort Rouge	1.8 c	n/a	3.7 b	n/a	3.6 b	n/a	**	n/a	3.5 b	n/a
Zone 2 - Centennial	5.5 b	n/a	6.0 b	n/a	9.0 b	n/a	1.2 d	n/a	6.6 a	n/a
Zone 3 - Midland	3.5 b	n/a	4.6 a	n/a	6.1 b	n/a	0.0 d	n/a	4.7 b	n/a
Zone 4 - Lord Selkirk	**	n/a	4.8 c	n/a	4.5 d	n/a	**	n/a	4.5 c	n/a
Core Area (Zones 1-4)	4.1 b	n/a	4.8 a	n/a	5.6 a	n/a	1.1 a	n/a	4.9 a	n/a
Zone 5 - St. James	4.8 a	n/a	6.8 a	n/a	6.0 a	n/a	0.5 b	n/a	6.1 a	n/a
Zone 6 - West Kildonan	2.2 b	n/a	4.5 b	n/a	2.4 a	n/a	**	n/a	3.4 b	n/a
Zone 7 - East Kildonan	0.8 a	n/a	7.0 b	n/a	5.3 c	n/a	3.5 d	n/a	6.0 b	n/a
Zone 8 - Transcona	**	n/a	6.9 c	n/a	6.5 b	n/a	**	n/a	6.3 b	n/a
Zone 9 - St. Boniface	6.0 d	n/a	3.2 b	n/a	3.4 a	n/a	5.8 a	n/a	3.6 a	n/a
Zone 10 - St. Vital	3.8 b	n/a	3.9 a	n/a	2.3 a	n/a	4.5 d	n/a	3.2 a	n/a
Zone 11 - Fort Garry	8.7 a	n/a	4.8 a	n/a	4.6 a	n/a	6.1 a	n/a	4.9 a	n/a
Zone 12 - Assiniboine Park	6.2 a	n/a	4.1 b	n/a	2.5 a	n/a	13.0 d	n/a	3.7 b	n/a
Suburban Areas (Zones 5-12)	4.1 a	n/a	5.4 a	n/a	4.2 a	n/a	4.9 b	n/a	4.8 a	n/a
Zone 13 - Outlying Areas	-	n/a	**	n/a	1.9 a	n/a	0.9 a	n/a	1.0 a	n/a
<b>Winnipeg CMA</b>	<b>4.1 a</b>	<b>n/a</b>	<b>5.2 a</b>	<b>n/a</b>	<b>4.6 a</b>	<b>n/a</b>	<b>3.9 b</b>	<b>n/a</b>	<b>4.8 a</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 Winnipeg 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 - Fort Rouge	4.8 d	4.4 c	6.8 b	3.4 c	6.6 c	2.9 b	++	2.8 c	6.1 c	3.2 c
Zone 2 - Centennial	3.9 c	2.7 c	2.3 c	4.1 c	2.9 b	3.5 c	3.6 d	5.1 d	2.6 b	3.7 c
Zone 3 - Midland	++	5.3 c	1.8 c	6.3 b	2.6 c	6.5 c	++	++	2.0 c	5.6 b
Zone 4 - Lord Selkirk	++	++	**	2.5 c	**	1.8 c	++	++	**	2.5 c
Core Area (Zones 1-4)	3.4 c	3.8 c	3.9 b	4.3 b	4.8 b	3.7 b	**	3.4 d	3.9 b	3.8 b
Zone 5 - St. James	3.4 d	2.4 c	3.3 b	3.2 a	3.5 b	3.1 a	**	4.2 b	3.3 b	3.2 a
Zone 6 - West Kildonan	4.1 b	-2.9 b	4.8 b	2.0 b	4.1 b	2.0 b	**	1.5 c	4.4 b	2.0 b
Zone 7 - East Kildonan	5.6 b	5.7 b	4.4 b	5.2 b	3.9 b	5.1 b	4.8 b	5.3 b	4.1 b	5.2 b
Zone 8 - Transcona	**	**	9.3 b	2.1 b	9.5 a	4.5 b	**	**	8.8 a	3.7 b
Zone 9 - St. Boniface	++	4.6 c	5.3 b	2.7 c	2.9 c	4.4 b	4.5 d	4.6 c	3.1 c	3.7 b
Zone 10 - St. Vital	4.7 b	5.7 a	4.9 b	3.5 b	4.9 b	4.6 b	4.5 c	4.9 d	5.1 b	3.7 b
Zone 11 - Fort Garry	2.4 a	5.0 a	3.7 b	7.4 a	3.0 b	5.6 a	++	8.0 a	3.4 b	5.5 a
Zone 12 - Assiniboine Park	10.0 b	++	**	5.9 d	3.4 d	5.0 d	2.8 c	**	4.0 d	5.0 d
Suburban Areas (Zones 5-12)	4.3 b	4.0 b	4.3 a	4.3 a	3.8 a	4.3 a	3.2 c	5.2 b	3.9 a	4.1 a
Zone 13 - Outlying Areas	-	-	**	**	++	**	0.8 d	5.1 b	++	5.2 b
<b>Winnipeg CMA</b>	<b>3.9 b</b>	<b>3.9 b</b>	<b>4.2 a</b>	<b>4.3 a</b>	<b>4.1 a</b>	<b>4.1 a</b>	<b>3.7 c</b>	<b>4.9 b</b>	<b>3.9 a</b>	<b>4.0 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 Winnipeg 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 - Fort Rouge	**	**	19.4 d	28.6 d ↑	23.5 d	28.1 d ↑	**	**	21.4 d	28.0 a ↑
Zone 2 - Centennial	**	**	24.9 d	28.9 d -	**	**	**	**	23.0 d	28.8 d ↑
Zone 3 - Midland	**	**	18.2 d	**	15.2 d	**	**	**	17.1 d	**
Zone 4 - Lord Selkirk	**	**	**	27.8 d	**	**	**	**	**	28.0 d
Core Area (Zones 1-4)	18.4 d	**	21.0 a	28.6 a ↑	21.8 d	27.8 a ↑	**	21.9 d	21.0 a	28.9 a ↑
Zone 5 - St. James	**	**	18.7 d	23.5 a ↑	17.3 a	21.5 a ↑	**	**	18.1 a	22.7 a ↑
Zone 6 - West Kildonan	3.9 d	0.0 d ↓	22.0 d	23.0 a -	22.3 d	21.3 a -	**	**	22.1 d	22.0 a -
Zone 7 - East Kildonan	**	14.2 c	21.3 a	19.7 a -	21.2 d	19.6 d -	**	**	22.7 d	19.5 a ↓
Zone 8 - Transcona	**	**	11.9 d	22.0 d ↑	15.9 d	19.3 d ↑	**	**	14.7 c	19.7 a ↑
Zone 9 - St. Boniface	**	**	20.3 d	22.6 a -	23.0 a	22.1 a -	23.9 d	**	22.1 a	22.3 a -
Zone 10 - St. Vital	**	**	21.1 d	21.3 d -	18.0 d	22.1 d -	**	**	19.1 d	21.8 d -
Zone 11 - Fort Garry	**	**	29.5 d	31.5 a -	26.9 d	28.6 d -	27.8 a	22.9 d ↓	27.9 a	29.5 a -
Zone 12 - Assiniboine Park	**	26.4 a	**	**	38.1 a	**	**	**	35.3 a	**
Suburban Areas (Zones 5-12)	**	24.9 a	22.3 a	23.5 a -	22.4 a	23.0 a -	24.0 a	21.8 d -	22.7 a	23.3 a -
Zone 13 - Outlying Areas	-	-	**	**	6.0 c	**	34.3 a	33.3 a ↓	27.3 a	29.0 a -
<b>Winnipeg CMA</b>	<b>21.7 d</b>	<b>**</b>	<b>21.8 a</b>	<b>25.6 a ↑</b>	<b>22.2 a</b>	<b>24.2 a ↑</b>	<b>24.8 a</b>	<b>23.0 a -</b>	<b>22.1 a</b>	<b>25.3 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 (%) Winnipeg CMA - October 2018

Condo Sub Area	Rental Condominium Apartments			Apartments in the RMS <sup>1</sup>		
	Oct-17		Oct-18	Oct-17		Oct-18
Core	4.9	d	**	3.2	a	3.5 a -
Suburban North	2.4	c	2.2 c -	2.8	a	2.3 a ↓
Suburban South	1.0	a	1.3 d -	2.4	a	3.0 a ↑
Outlying Areas	0.0	d	**	0.9	a	2.4 c ↑
<b>Winnipeg CMA</b>	<b>2.8</b>	<b>c</b>	<b>2.9 c -</b>	<b>2.8</b>	<b>a</b>	<b>2.9 a -</b>

<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 Winnipeg 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>
Core	**	673 a	1,083 d	858 a Δ	1,325 d	1,107 a Δ	**	1,366 a
Suburban North	**	753 a	**	945 a	1,169 b	1,157 a -	**	1,425 a
Suburban South	**	759 a	1,117 c	986 a Δ	1,450 d	1,248 a Δ	**	1,581 a
Outlying Areas	**	**	**	**	**	**	**	**
<b>Winnipeg CMA</b>	<b>**</b>	<b>697 a</b>	<b>1,079 b</b>	<b>920 a Δ</b>	<b>1,363 c</b>	<b>1,179 a Δ</b>	<b>**</b>	<b>1,446 a</b>

<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.

### 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Winnipeg CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Core	**	**	1,127 d	1,083 d	**	1,325 d	**	**	**	1,188 c
Suburban North	**	**	**	**	**	1,169 b	**	**	**	1,097 b
Suburban South	**	**	1,090 b	1,117 c	1,288 b	1,450 d	1,503 c	**	1,247 b	1,362 c
Outlying Areas	**	**	**	**	1,293 d	**	**	**	1,231 d	**
<b>Winnipeg CMA</b>	<b>**</b>	<b>**</b>	<b>1,084 b</b>	<b>1,079 b</b>	<b>1,379 c</b>	<b>1,363 c</b>	<b>**</b>	<b>**</b>	<b>1,303 c</b>	<b>1,257 b</b>

### 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Total Vacancy Rates (%) by Building Size Winnipeg CMA - October 2018

Size	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-17	Oct-18	Oct-17	Oct-18
<b>Winnipeg CMA</b>				
3 to 24 Units	4.0 d	4.8 d	3.5 b	3.1 a
25 to 49 Units	**	0.0 d	3.2 a	2.4 a
50 to 99 Units	1.1 d	1.3 d	2.2 a	3.2 a
100+ Units	3.2 d	**	2.6 a	3.0 a
<b>Total</b>	<b>2.8 c</b>	<b>2.9 c</b>	<b>2.8 a</b>	<b>2.9 a</b>

<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 Winnipeg 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
Core	5,467	5,643	1,309 d	1,473 a	23.9 d	26.1 a -	4.9 d	**
Suburban North	3,432	3,501	516 a	524 d	15.0 a	15.0 d -	2.4 c	2.2 c -
Suburban South	8,791	8,945	2,025 d	1,691 d	23.0 d	18.9 d -	1.0 a	1.3 d -
Outlying Areas	567	581	**	73 c	**	12.6 c	0.0 d	**
<b>Winnipeg CMA</b>	<b>18,257</b>	<b>18,670</b>	<b>3,960 a</b>	<b>3,813 a</b>	<b>21.7 a</b>	<b>20.4 a -</b>	<b>2.8 c</b>	<b>2.9 c -</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 Winnipeg 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>Winnipeg CMA</b>								
3 to 24 Units	2,485	2,470	470 d	586 a	18.9 d	23.7 a ↑	4.0 d	4.8 d -
25 to 49 Units	2,797	2,944	397 d	450 d	14.2 d	15.3 d -	**	0.0 d
50 to 99 Units	5,054	5,354	894 d	821 d	17.7 d	15.3 d -	1.1 d	1.3 d -
100+ Units	7,921	7,902	2,134 d	1,946 d	26.9 d	24.6 d -	3.2 d	**
<b>Total</b>	<b>18,257</b>	<b>18,670</b>	<b>3,960 a</b>	<b>3,813 a</b>	<b>21.7 a</b>	<b>20.4 a -</b>	<b>2.8 c</b>	<b>2.9 c -</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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