HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

CANADA AND SELECTED MARKETS

DATE RELEASED: JANUARY 2021

The Rental Market Reports provide in-depth analysis for major centres across Canada. These reports use data from the fall Rental Market Survey results released annually. This analysis will provide insights on the primary and secondary rental markets, a review of rents and vacancy rates relative to socio-economic and demographic trends and highlight various rental affordability indicators. You can use the menu on the next page to navigate to the latest Rental Market Report in the centre of your choice.

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Vancouver

"Higher supply and lower demand combined to increase the vacancy rate in Vancouver CMA, but there are important differences between market segments and geographies."

Eric Bond
Senior Specialist, Market Insights

THE OVERALL VACANCY RATE

Increased to

2.6%

The average rent is

$1,508

UP by 2.0%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
2.9% Vacancy Rate	2.5% Vacancy Rate	2.7% Vacancy Rate	3.6% Vacancy Rate
$1,258 Avg. Rent	$1,415 Avg. Rent	$1,792 Avg. Rent	$2,206 Avg. Rent

Highlights

- The purpose-built rental apartment vacancy rate increased from 1.1% in 2019 to 2.6% in 2020 due to higher supply and lower demand. Newer structures in central areas drove the increase in the vacancy rate, while vacancy rates decreased in suburban markets.
- The pace of average apartment rent increase slowed to 2.0%; however, prospective tenants face higher rents than longer-term tenants, with the average asking rent for vacant units being 21.4% higher than the average rent paid for occupied units.
- While the overall rental market loosened somewhat in 2020, new rental affordability data show that significant imbalances remain, posing challenges for lower income renter households.
- The number of condominium apartments in long-term rental increased by 10.2% (7,137 units) as investor-owners increased their involvement in the long-term condominium rental market.

Vacancy rates increase on higher supply, lower demand

After six consecutive years with vacancy rates close to 1%, the rental market loosened in the Vancouver Census Metropolitan Area (CMA) in 2020. The overall vacancy rate for purpose-built apartments increased from 1.1% in October 2019 to 2.6% in October 2020 (the highest since 1999), but significant differences between market segments and regions have emerged (table 1.1.1).

In general, newer structures and those in central areas saw larger increases in vacancy rates, particularly for high-rise structures with 200 or more units (table 1.3.1). Meanwhile, vacancy rates decreased in suburban markets with lower rents, a trend that also extended to tighter rental market conditions in nearby cities such as Abbotsford-Mission. These regional differences in the vacancy rate are consistent with the findings in other large Canadian centres, such as Toronto and Montreal, where demand has shifted away from downtown cores to more outlying areas and neighbouring cities.

Pandemic impact on employment, migration, and students contributes to lower rental demand

The 2020 pandemic has lowered rental demand in Vancouver through a number of channels. Employment losses have been concentrated among younger people and workers in service industries, both of whom disproportionally rent. These impacts remain ongoing. While seasonally-adjusted employment among the 15-24 age group had partially recovered over the summer, it began to decline again in the fall. Facing unemployment or disrupted incomes, affected tenants may have chosen to combine households or relocate to lower priced accommodation, lowering rental demand in central areas with high rents.

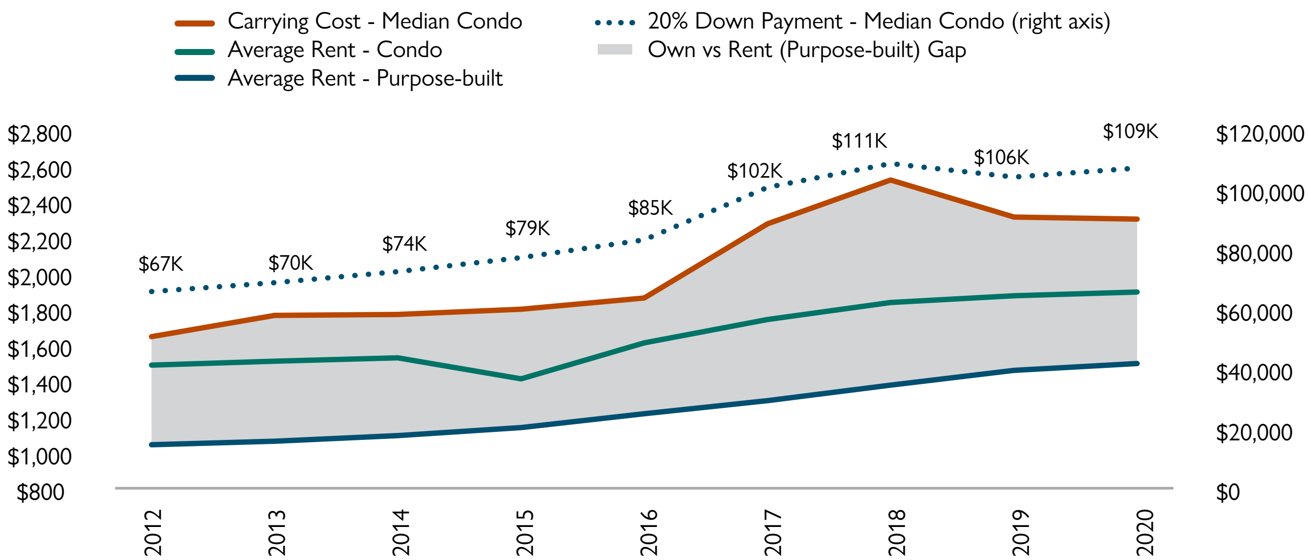
With international borders closed, migration to the Vancouver CMA has slowed significantly. As migration is responsible for the majority of population growth in the region and new migrants tend to form renter households, this interruption negatively impacted rental demand. This impact may, however, be temporary given that the federal government has announced higher immigration targets for the coming years.

With post-secondary education moving online, many students, and especially international students, have relocated away from universities or left Vancouver entirely. In the University Endowment Lands, home to the University of British Columbia, the purpose-built rental apartment vacancy rate increased from 0.4% in 2019 to 13.0% in 2020 (table 1.1.1). The supply of units in this area did not increase during this period, suggesting that this change results purely from a reduction in demand.

Cost gap between rental and entry-level homeownership remains significant

In 2019, the gap between monthly carrying costs and rents narrowed slightly. While the pace of rent increase slowed, lower mortgage interest rates helped offset an increase in carrying costs due to higher condominium prices (Figure 1); however, entry-level home prices continue to remain high relative to local incomes, resulting in many potential home buyers facing financial barriers to entry into homeownership. Some potential homebuyers may therefore choose to rent longer term, contributing to high baseline rental demand.

Figure 1: Monthly rent and carrying cost of ownership, Vancouver CMA



Sources: CMHC Rental Market Survey, CMHC Condominium Apartment Survey, REBGV, FVREB; CMHC calculations

Note: Carrying cost includes mortgage payment (conventional with 25 year amortization and discounted 5-year rate) with a 20% down payment, median condominium (strata) fees and median property taxes.

Pace of rent increase slows with increased competition, pandemic response measures

Same-sample average rents for apartment units in the Vancouver CMA primary rental market increased 2.0% overall, down from 4.7% in 2019 (table 1.1.5). Some high rent central areas of the City of Vancouver saw rents move lower, namely in English Bay (-2.4%) and Kitsilano/Point Grey (-1.3%). Provincial pandemic response measures limiting rent increases and increased competition between landlords contributed to the slower pace of rent increase. Average rents nonetheless increased by more than the provincially-allowable increase[1], which suggests that landlords, through turnover of long-term tenants, are able to increase rents to market levels that are higher.

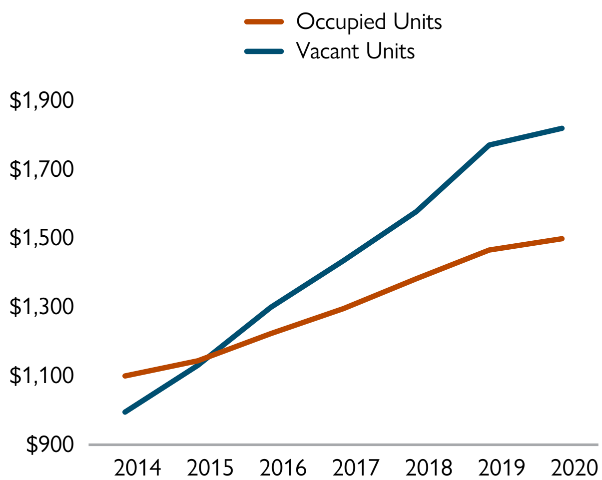
Current market rents for vacant units remain higher than those paid for occupied units

The average asking rent for vacant units was 21.4% higher than the overall average rent for occupied units in the Vancouver CMA (table 1.1.9). This gap suggests that market rents currently faced by prospective tenants continue to see upward pressure following several years of strong demand that raised rents significantly (Figure 2), while tenants remaining in the same unit only face rent increases in-line with the provincially-allowable amount. Given this reality, longer term tenants with lower-than-market rents may be less inclined to move, as reflected in the lower turnover rate of 11.8%[2] observed in 2020 (table 1.1.6).

[1] The BC Residential Tenancy Branch imposes tenant-based rent guidelines in BC. As part of its emergency pandemic response measures in 2020, the allowable rent increase for existing tenants was 0. When a unit turns over to a new tenant, the landlord is free to set a new rent amount at the market level.

[2] Turnover is a measure of the mobility of tenants and provides a gauge of how often units become available in an area. The Vancouver CMA turnover rate of 11.8% in 2020 compares to 8.1% in Toronto CMA, 11.3% in Montréal CMA, and 30.0% in Calgary CMA.

Figure 2: Average rents of vacant and occupied apartments, all bedroom types, Vancouver CMA ($)



Source: CMHC

Supply of purpose-built rental units increasing

The universe of rental apartments increased by a net 2,388 units[3] in 2020 (table 1.1.3), the highest annual increase among available records since 1990. The increase is a result of the elevated number of new rental units started over the past few years now coming to market. However, with rental starts over the first three quarters of 2020 moving 23% lower year-over-year, there is a risk that the current uncertainty around rental demand leads to a gap in rental completions in the coming years.

Newly-completed units have highest rents, vacancy rates

To better characterize new rental supply in the region, table 3.1.7 provides information on the 2020 rental market outcomes of the 5,288 purpose-built rental units completed in the Vancouver CMA over the past two years. Of these, 2,196 (42%) were in the City of Vancouver, while no units were brought online in West Vancouver, Richmond, Delta, nor the University Endowment Lands during this period.

Units in new structures had both higher rents and vacancy rates than for units of all ages. In the Vancouver CMA, average rents for new two-bedroom units ($2,554) exceeded both the asking rent ($2,157) and occupied rent ($1,781) for two-bedroom units of all ages, revealing the significant premium for newer units. Overall vacancy rates were also much higher in new structures (9.1%) compared with the structures of all ages (2.6%). With the provincially-allowable maximum rent increase currently set to 0, landlords with new high end units may be holding out for tenants willing to pay their asking rents.

Availability of affordable purpose-built rental stock a challenge for many

To provide more information on the affordability of the purpose-built rental stock, table 3.1.8 separates the rental universe into the number of units having the range of rents that would be affordable[4] to each quintile of the renter income distribution in the Vancouver CMA. The results quantify the challenges renter households in the lower quintiles of the income distribution face in finding market rental accommodation: only 0.2% of the Vancouver CMA rental stock would be affordable to renter households in the first 20% of the income distribution (< $25K annual income), while the first 40% of the income distribution (< $47K annual income) can affordably access only 23.9 % of the rental

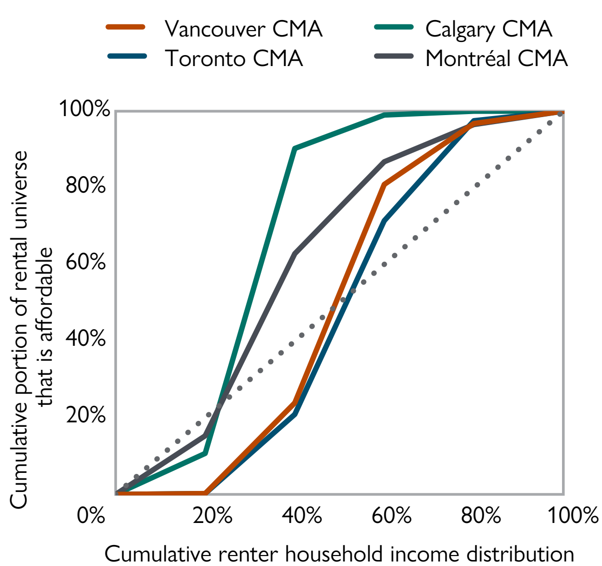
[3] The net change in the rental universe reflects new units completed over the year, units removed temporarily for renovation, and units removed permanently due to demolition or conversion.

[4] Rent ranges are calculated at the affordability threshold of 30% of monthly income for each quintile.

universe. Of these units, only 12% have two or more bedrooms, highlighting additional challenges for families with incomes in these ranges. While the overall rental market loosened somewhat in 2020, these results reinforce that significant imbalances and pressures remain, particularly for lower income renter households.

The distributions of renter household incomes and the corresponding proportion of the rental universe that would be affordable to them can be visualized using the "Lorrenz curve" in Figure 3, which shows that rental affordability improves considerably for households in the third income quintile (access to a cumulative 80.9% of the rental universe). Additionally, important differences in rental affordability between major centres become apparent, as access to rental for lower income quintiles is much greater in Montréal CMA than Vancouver CMA, for example.

Figure 3: Cumulative portion of market purpose-built rental universe that is affordable to each quintile of the renter household income distribution, Vancouver and other CMAs, 2020



Source: CMHC (Rental Market Survey); Statistics Canada Census 2016; CMHC calculations

Number of rental apartment condominiums increases

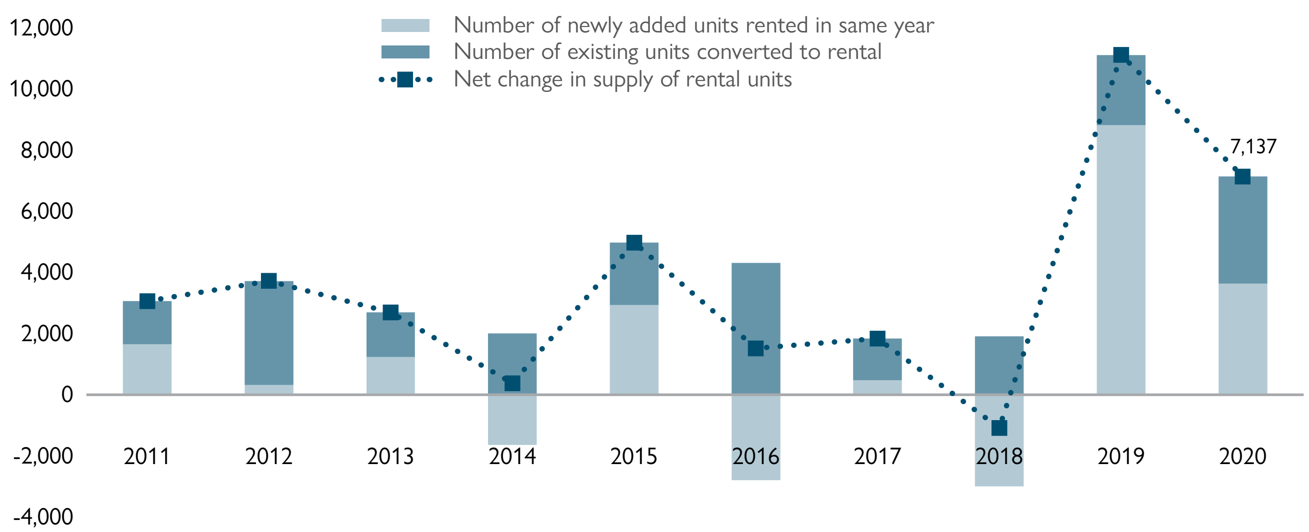
Following a 18.9% increase in 2019, the number of condominiums in long-term rental increased by a further 10.2% (7,137 units) in 2020 as investors repurposed their properties towards long-term rental and added newly-completed units to the market (table 4.3.1). As a result, the proportion of condominiums being rented long-term increased from 28.0% in 2019 to 29.6% in 2020[5]. This evolution in investor activity was quite broad-based, with all areas except the Fraser Valley seeing an increase in the proportion of condominiums rented.

Following several years of record condominium construction, a wave of new units is continuing to come online, many of which are investor-owned. Additionally, a combination of market forces and housing policies from different levels of government have led property owners to convert existing units from other uses to long-term rental, creating new rental supply[6]. In 2020, 3,631 (51%) of the 7,137 condominiums added to the rental market were conversions of existing units to long-term rental (Figure 4). With lower demand for short-term vacation rentals due to less tourism in the pandemic environment, it is likely that some of these conversions are the result of investors now choosing to rent their units to long-term tenants. The increase in supply also resulted in a higher apartment condominium vacancy rate (0.6%), though it remained low in absolute terms (table 4.1.1).

[5] The proportion of condos being rented in 2020 (29.6%) is the highest value recorded in the Vancouver CMA since CMHC's *Condominium Apartment Survey* began in 2007.

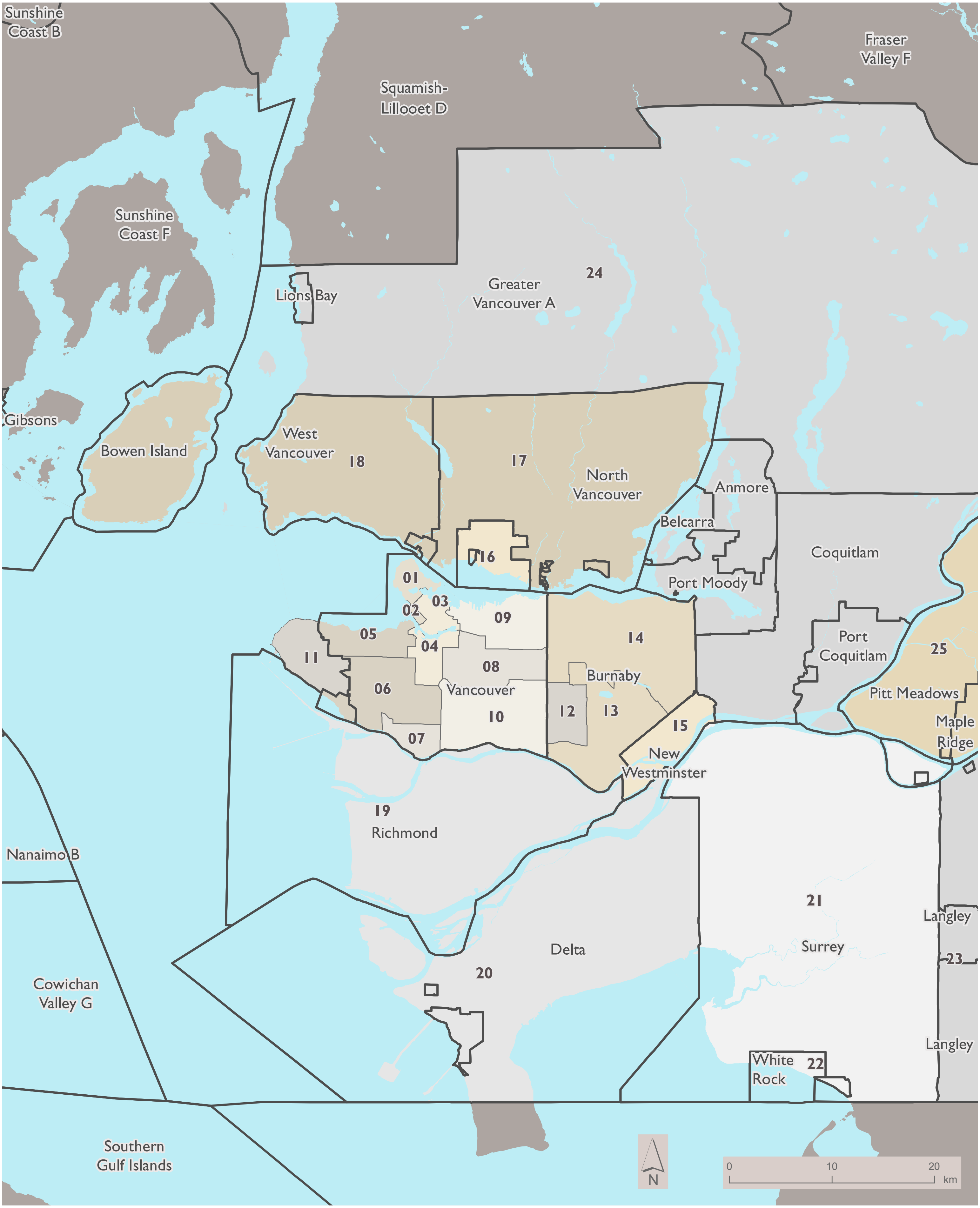
[6] For additional analysis of the important changes observed in the condominium rental market in 2019, see the CMHC Housing Observer article "Increase in Supply of Rental Condominiums in Vancouver" (November 26, 2020).

Figure 4: Components of change in supply of rental condominium apartments, Vancouver CMA



Source: CMHC

Download the [Excel data table (XLSX)] for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.


Sunshine Coast B
Squamish-Lillooet D
Fraser Valley F
Sunshine Coast F
Lions Bay
Greater Vancouver A
24
Gibsons
Bowen Island
West Vancouver
18
17
North Vancouver
Anmore
Belcarra
Coquitlam
16
Port Moody
01
03
02
09
05
14
04
11
08
Burnaby
06
Vancouver
10
12
13
15
07
New Westminster
Port Coquitlam
25
Pitt Meadows
Maple Ridge
19
Richmond
Nanaimo B
21
Langley
Surrey
23
Delta
20
Cowichan Valley G
Langley
White Rock
22
Southern Gulf Islands
N
0
10
20
km

RMS Zone Descriptions – Vancouver CMA

Zone 1	**West End, Stanley Park** is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	**English Bay** runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	**Downtown** is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	**West End/Downtown**
Zone 4	**South Granville/Oak** is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	**Kitsilano/Point Grey** is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	**Westside/Kerrisdale** is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaugnessy and Oakridge.
Zone 7	**Marpole** is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	**Mount Pleasant/Renfrew Heights** is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	**East Hastings** is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	**Southeast Vancouver** includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	**Vancouver City**
Zone 11	**University Endowment Lands** includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	**Central Park/Metrotown** is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	**Southeast Burnaby** extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	**North Burnaby** is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	**Burnaby City**
Zone 15	**New Westminster** is the city boundaries.
Zone 16	**North Vancouver City** is the city boundaries.
Zone 17	**North Vancouver DM** is the district boundaries.
Zone 18	**West Vancouver** is the district boundaries.
Zone 19	**Richmond** is the city boundaries.
Zone 20	**Delta** is the corporation boundaries.
Zone 21	**Surrey** is the city boundaries.
Zone 22	**White Rock** is the city boundaries.
Zone 23	**Langley City** and **Langley DM** includes both the city and township boundaries.

Zone 24	**Tri-Cities** consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	**Pitt Meadows/Maple Ridge** is the district boundaries for both municipalities.
Zones 1-25	**Vancouver CMA**

Condominium Sub Area Descriptions – Vancouver CMA

Sub Area 1	**North Shore** includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	**Burrard Peninsula** includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	**Vancouver Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), and Zone 11 (University Endowment Lands).
Sub Area 4	**Vancouver Eastside** includes RMS Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings) and Zone 10 (Southeast Vancouver).
Sub Areas 3-4	**Vancouver East/Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).**
Sub Areas 2-3-4	**City of Vancouver**
Sub Area 5	**Suburban Vancouver** includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 6	**Fraser Valley** includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas 1-6	**Vancouver CMA**

Go Back to Table of Content

Victoria

"Rent growth remains robust despite higher vacancies, highlighting rental affordability challenges amidst pandemic uncertainties."

Pershing Sun
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Increased to

2.2%

The average rent is

$1,275

UP by 3.3%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
2.1% Vacancy Rate	2.1% Vacancy Rate	2.4% Vacancy Rate	0.9% Vacancy Rate
$1,015 Avg. Rent	$1,185 Avg. Rent	$1,507 Avg. Rent	$1,758 Avg. Rent

Highlights

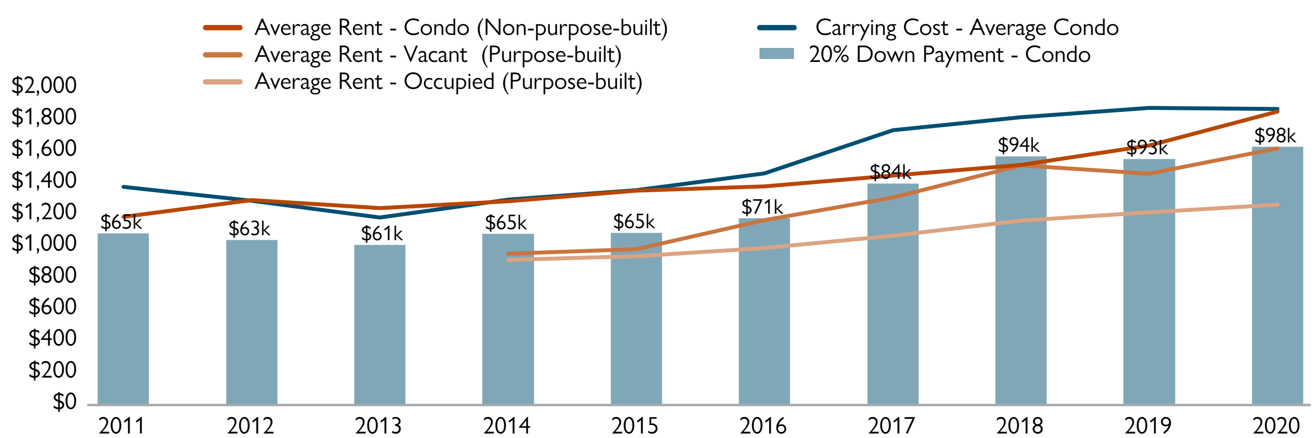
- The vacancy rate increased to 2.2% in Victoria's purpose-built rental apartments as the Covid-19 pandemic slowed down demand growth.
- The average apartment rent increased by 3.3%, faster than inflation and the provincially allowable rent increase, resulting in a $356 premium of asking rent for vacant units compared to rent for occupied units.
- Localized rental construction and completions led to little rental universe expansion in most of the municipalities.
- Rental affordability remains a challenge for low-income households looking for suitable and family-friendly unit sizes.

Rent increased albeit rising vacancy rate

The vacancy rate of the purpose-built rental apartments[7] in the Victoria Census Metropolitan Area (CMA) increased from 1.0% in 2019 to 2.2% in 2020, the first time it has surpassed 2% since 2013. Vacancies increased in larger structures (100+ units) and all unit types except for the 3+ bedrooms, indicative of reduced demand for smaller units. Compared with the national CMA average (3.2%), Victoria's rental market remains relatively tight. In terms of rent, same-sample average rent[8] was up 3.3% this year, the fifth consecutive year that rents were higher than the provincially allowable rent increase[9]. The gap between asking rent for vacant units and occupied units has climbed from $39 to $356 in the past 6 years (Figure 1), which discourages long-term renters from moving because the market rent is set free of the provincial restrictions through turning-over existing tenants. In fact, the turnover rate declined in most of the regions in the Victoria CMA.

Variances among different regions within Greater Victoria remains. The top two most populated municipalities, City of Victoria and Saanich, saw greater vacancy increases and lesser rent growth compared to the other regions. Esquimalt saw high rent increase (7.5%) while maintaining the lowest average rent among all regions, leaving ample room for potential rent increase given its proximity to downtown Victoria and relative affordability.

Figure 1: Rising cost of homeownership and market rent keep tenant in long-term rental



Source: CMHC, VREB, CMHC calculation

Note: Carrying cost includes mortgage payment for a conventional 25 year amortization with a 20% down payment for average price of condominium home, but exclude strata fees and taxes. Average rent is of all home types from bachelor units to 3 bedroom + units.

[7] The Rental Market Survey includes privately initiated rental apartment structures of three or more units.

[8] The estimate of same-sample average rent change is based on structures that were common to the survey sample for both the previous survey year and the current survey year.

[9] The BC Residential Tenancy Regulation set the allowable rent increase for 2019 at 2.5%, 2020 at 2.6%, and 2021 at 1.4%. For 2020 and 2021, as part of the Covid-19 tenants support programs, the Rent Increase Freeze is in effect from March 2020 to July 2021. https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/during-a-tenancy/rent-increases.

Pandemic drives down rental demand

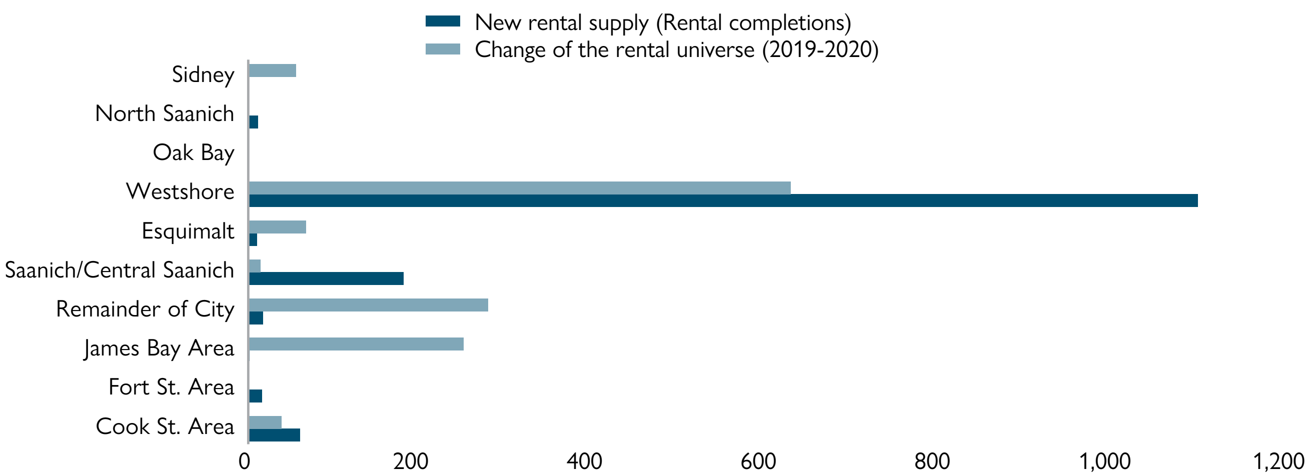
The pandemic induced economic downturn and travel restrictions, led to the commencement of virtual-schooling/working, which provided options for renters to move further away from city centre or combine households for affordable housings. These changes collectively slowed down the rental demand this year. The unemployment rate in BC peaked at 11% in June, while the rate for renter population (young-adults 15-24yr) reached 24% in July. Albeit having recovered partially since, the unemployment remained twice as high as pre-pandemic levels[10]. Tourism, one the largest also the hardest hit sectors, saw job loss of over 40%[11] since May. International migration, the primary driver of population growth in BC pre-pandemic, saw net outflow since Q2, resulting in delayed lease renewal or cancellation. Rent arrears is another direct impact from job loss. The Victoria CMA ranked highest among all CMAs in BC with over 6% arrears rate this year (Table 5.0). However, the prospect of rapid vaccine development and increasingly positive outlook provide reasons to consider the headwinds transitory, but socio-economic uncertainties warrant continued monitoring.

Rental supply increased locally

The apartment rental universe expanded by 5%, driven by elevated new supply (rental completions). The Westshore region[12] expanded by 33%, due to its high rental completions that accounts for 80% of all regions in Victoria CMA. The other regions expanded less due to demolition and renovations (Figure 2). The abundance of newer rental units in Westshore led to the average apartment rent ($1,499) surpassing all other regions including downtown.

The condominium rental universe added a record 653 units this year (Table 4.3.1). The reduced demand for short-tern accommodation, along with high maintenance cost, led to condominium owners converting units to long-term rentals.

Figure 2: Rental universe expansion driven by new supply from few areas



Source: CMHC Rental Market Survey, CMHC Starts and Completion Survey

Note: Rental completions refers to cumulative completion from Nov. 2019 to Oct. 2020, which is the same time frame between 2019 and 2020 Rental Market Surveys.

[10] Statistics Canada. Table 14-10-0095-01 Labour force characteristics by census metropolitan area, three-month moving average, unadjusted for seasonality (x 1,000).

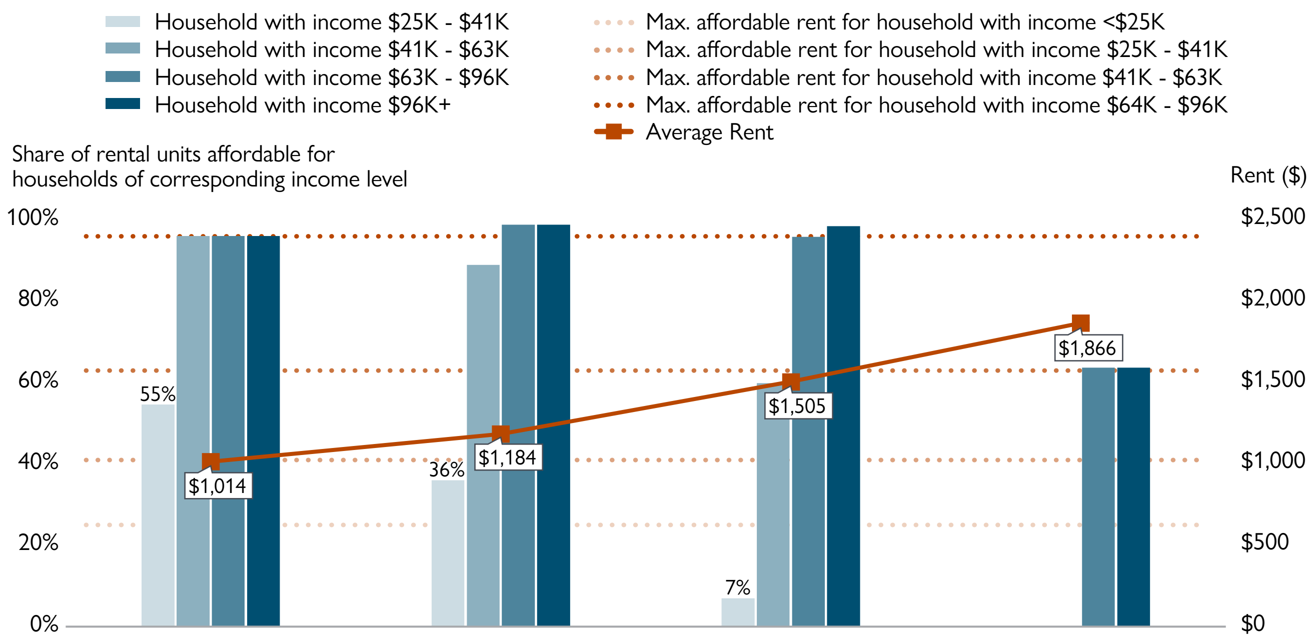
[11] Year-over-year average monthly change. Statistics Canada. Table 14-10-0097-01 Employment by industry, three-month moving average, unadjusted for seasonality, census metropolitan areas (x 1,000).

[12] The Westshore survey zone includes Landford, View Royal, Colwood and Sooke.

Rental affordability and suitability remain a challenge for low-income households

This year's survey suggests only 7% of 2-bedroom units are available and affordable[13] to households with incomes between $25K-$41K. Upgrading to larger units as households grow, would require spending more than 30% of their income. Although 36% of 1-bedroom units are affordable to this group, their maximum affordable rent ($1,024) barely matches the market rent of bachelor units ($1,014), which means the supply of affordable units is still insufficient to bring down the market rent of 1-bedroom units. Meanwhile, low-income households may face competition from higher-income households applying for similar units, with higher tolerance for rent increase and favorable application profiles due to higher income figures. (Figure 3.)

Figure 3: As rent growth continues to outpace inflation, finding affordable and suitable homes has become increasingly challenging for low-income households

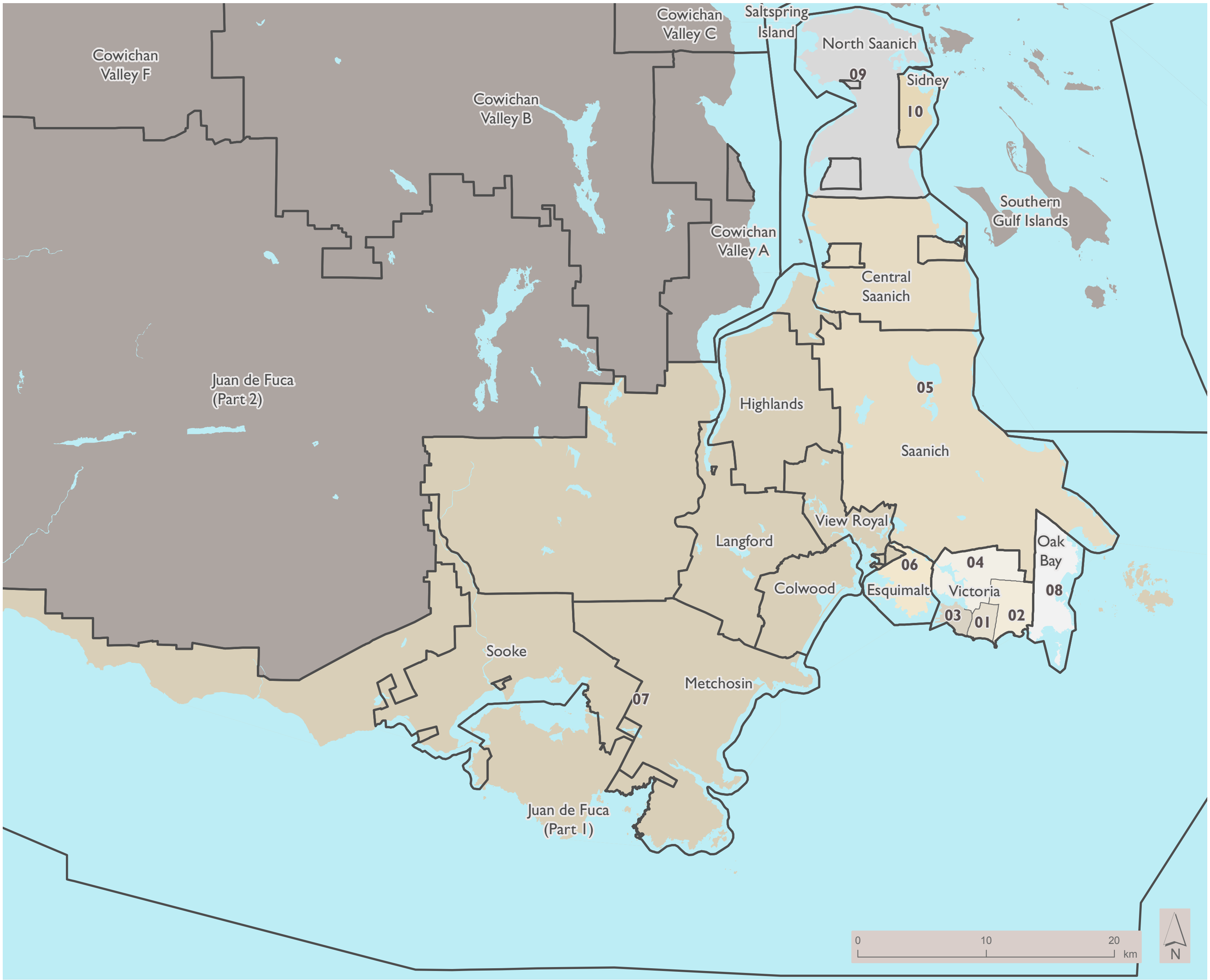


Source: CMHC, VREB, CMHC calculation

Note: Average rent refers to the average of rent of both apartments and townhouses in the purpose-built rental universe. Data on rental units that are affordable for household with income <$25k is suppressed for confidentiality or quality reasons. Cumulative share of affordable rental units maybe lower than 100% because data on rental universe of certain income threshold is suppressed for confidentiality or quality reasons.

[13] Rent at less than 30% of income.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



RMS Zone Descriptions – Victoria CMA

Zone 1	**Cook St. Area** - includes Fairfield and Rockland neighbourhoods - bounded on west by Douglas St., on north by Fort St. and on east by Moss St.
Zone 2	**Fort St. Area** - includes Fernwood neighbourhood - bounded on west by Cook St., on north by Bay St. and on east by City of Victoria boundary.
Zone 3	**James Bay Area** - bounded on east by Douglas St.
Zone 4	**Remainder of City** - includes downtown core, Victoria West, Hillside and Jubilee neighbourhoods - bounded on east by Cook St. and on south by Bay St.
Zones 1-4	**City of Victoria**
Zone 5	**Saanich/Central Saanich**
Zone 6	**Esquimalt**
Zone 7	**Langford/View Royal/Colwood/Sooke**
Zone 8	**Oak Bay**
Zone 9	**North Saanich**

Zone 10	**Sidney**
Zones 5-10	**Remainder of Metro Victoria**
Zones 1-10	**Victoria CMA**

Condominium Sub Area Descriptions – Victoria CMA

Sub Area 1	**City of Victoria** includes RMS Zone 1 (Cook St. Area); Zone 2 (Fort St. Area); Zone 3 (James Bay Area) and Zone 4 (Remainder of City).
Sub Area 2	**Remainder of Metro Victoria** includes RMS Zone 5 (Saanich/Central Saanich); Zone 6 (Esquimalt); Zone 7 (Langford/View Royal/Colwood/Sooke); Zone 8 (Oak Bay); Zone 9 (North Saanich) and Zone 10 (Sidney).
Sub Areas 1-2	**Victoria CMA**

Go Back to Table of Content

Edmonton

THE OVERALL VACANCY RATE

"Slower rental demand due to weaker economic conditions and lower migration combined with higher rental supply resulted in an increase in vacancy rate in the Edmonton CMA."

Christian Arkilley
Senior Analyst, Economics

Increased to

7.2%

The average rent is

$1,153

UP by 0.8%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
8.2% Vacancy Rate	6.9% Vacancy Rate	7.4% Vacancy Rate	5.8% Vacancy Rate
$881 Avg. Rent	$1,031 Avg. Rent	$1,272 Avg. Rent	$1,385 Avg. Rent

Highlights

- The purpose-built rental apartment vacancy rate increased to 7.2% due to lower demand and higher supply.
- Despite the increase in overall vacancy rate, there was no significant change in average rents.
- Market conditions continue to be tight in the condominium apartment segment, resulting in a decline in the vacancy rate.

Vacancy rate increased in Edmonton but resulted in no significant change in rents

The results of CMHC's 2020 Rental Market Survey (RMS) indicate that the purpose-built rental apartment vacancy rate in the Edmonton CMA increased to 7.2% in October 2020 from 4.9% in October 2019 (figure 1), the highest since 1997. The trend was the same in almost all neighbourhoods in the CMA. The increase in vacancy rate was due to higher supply and slower than expected rental demand as a result of weaker economic conditions and lower migration. Vacancy rates were generally higher within the City of Edmonton compared to the outlying areas of the CMA (table 1.1.1).

Despite the increase in apartment vacancy rate, the overall average rent was statistically unchanged at $1,153 in October 2020, compared to $1,144 in October 2019 (table 1.1.2). The rate at which same-sample average apartment rent was increasing slowed for all bedroom types in October 2020 (table 1.1.5). Increased competition from both new and existing units likely limited the ability of landlords to raise rents for existing tenants. Additionally, the gap between asking rents for units that were vacant at the time of the survey and those paid for units that were occupied was insignificant (table 1.1.9).

Vacancy rates are higher in newer rental units due to higher rents

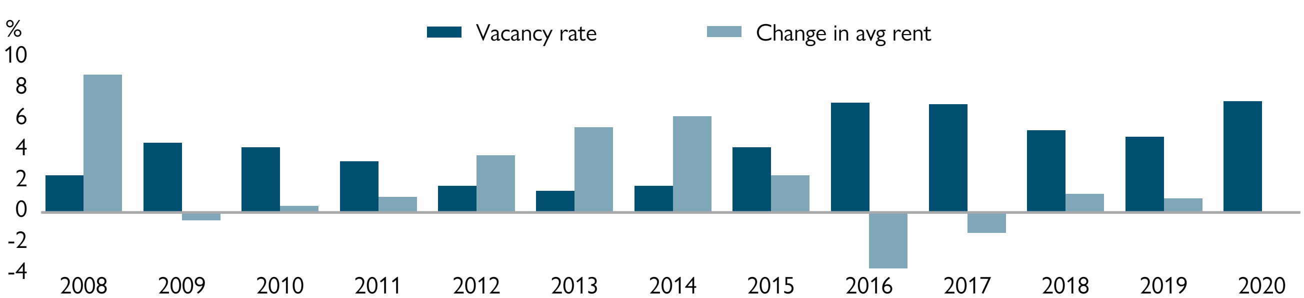
The average rent for new units in structures completed in the past two years was $1,513 (table 3.1.7), 31.2% higher than the average rent of purpose-built rental units of all ages. However, amid strong competition, the higher rents resulted in lower absorption and higher vacancy rates in those newer units compared to the vacancy rate for all structures. In 2020, the vacancy rate for the newer rental units was 12.0%, 4.8 percentage points higher than the vacancy rate for units of all ages, which was 7.2%.

Surge in the supply of rental apartment units met with slower demand

Rental supply in the Edmonton CMA increased in 2020 as more rental structures were completed. The apartment rental universe, expanded by 3.1% to 72,061 units. One-bedroom and two-bedroom units contributed 90% of the total apartment rental universe in 2020. Following increased rental apartment starts in recent years, rental completions in the Edmonton CMA more than doubled over the past year, with 2,223 completions.

Demand for rental units weakened in Edmonton over the past year, with the economy being impacted by both the COVID-19 pandemic and the fall in oil prices. The region has experienced consistent job losses since the beginning of 2020 (over 121,000 job losses in the first half of 2020) predominantly among the younger demographics (20% for aged 15-24 and 65% for aged 25-44) who are considered prime rental cohorts.

Figure 1: No significant change in rent despite increase in vacancy rate



Source: CMHC Rental Market Survey

Travel restrictions due to the COVID-19 pandemic has limited international migration, which contributed to 50% of the population growth in 2019. In Q2 2020, Alberta's international migration declined by 93% compared to Q2 2019, while non-permanent residents left the province. The decrease in migration had a negative impact on rental demand since new migrants tend to form renter households. Lastly, the decrease in real five-year discounted mortgage rate also resulted in a shift in overall housing demand from the rental market to the homeownership market.

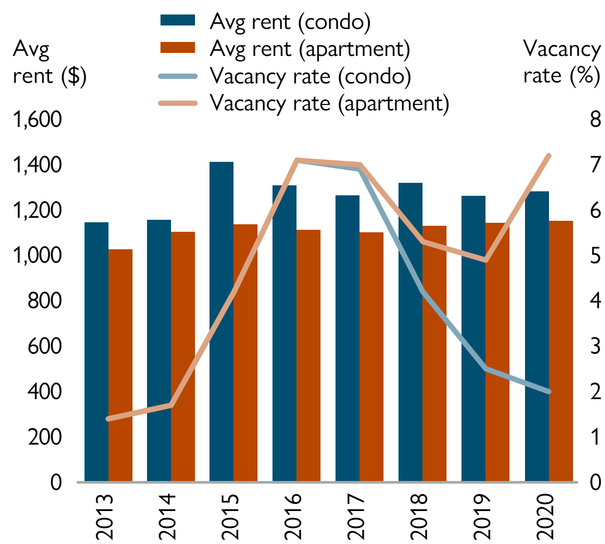
Turnover rates decreased across all areas and unit types

Property owners in Edmonton had new tenants in a quarter of their rental apartment units in the past year, with the overall apartment turnover rate decreasing from 29.4% in October 2019 to 25.0% in October 2020 (table 1.1.6). The turnover rates decreased in both suburban and core areas of the CMA across all bedroom types. Part of the decrease in turnover rate could be attributed to the complexities of the COVID-19 situation, which lowered the appetite for renters to move to a different unit.

Market conditions tighten in the condominium apartment market

In the condominium apartment rental market, the vacancy rate decreased from 2.5% in 2019 to 2.0% in 2020 due to the increase in demand for condominium apartment units resulting from consumer preferences in the Edmonton CMA (figure 2). The increase in demand is in spite of rents, that were on average, 11.3% higher than those for purpose built rental apartments. In 2020, 38.3% of the condominium universe were used as rental units, unchanged from 2019 as supply held steady (table 4.3.1).

Figure 2: Vacancy rate continues to fall in the condo apartment market



Source: CMHC Rental Market Survey

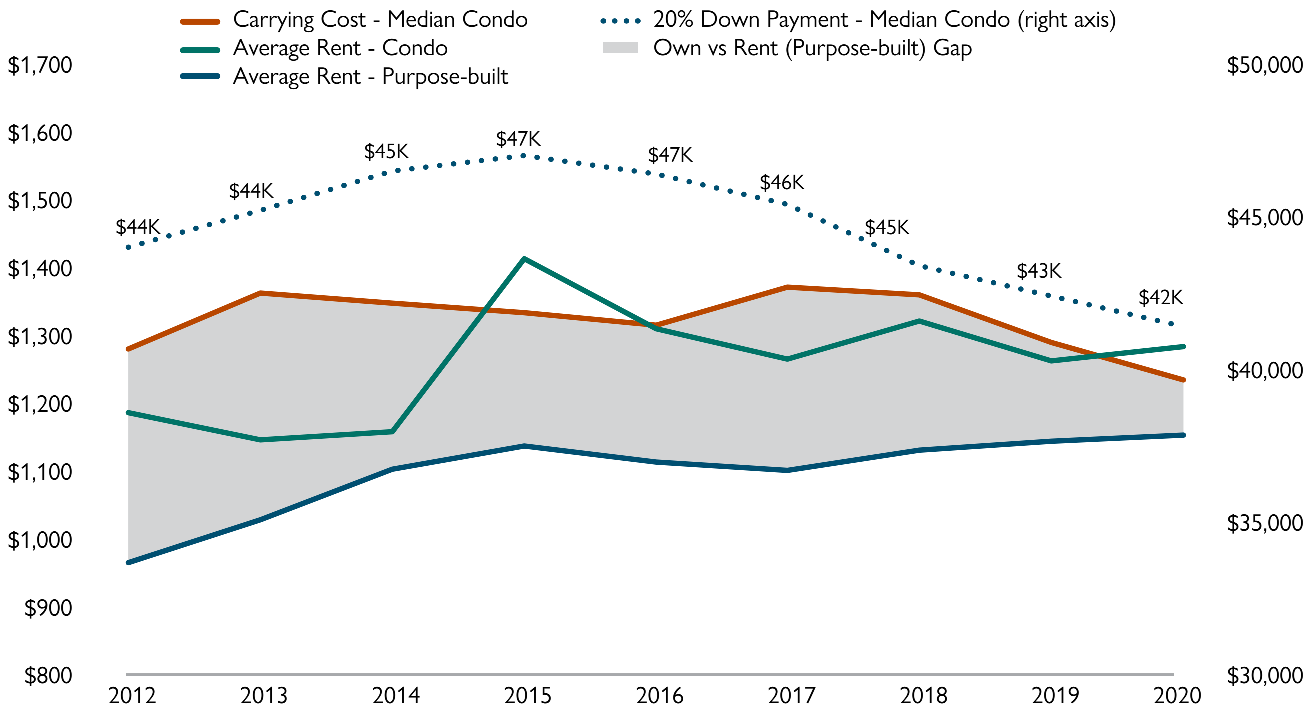
Affordability challenges in the rental market persist in the Edmonton CMA

According to the newly introduced table 3.1.8, renter households with annual income of less than $36K (1st quintile) can only afford the first 15.1% of the rental stock within the Edmonton CMA. While 56.0% of the bachelor universe is affordable by this renter household cohort, only 29.6% of one-bedroom, 2.5% of two-bedrooms and none of 3+ bedrooms are affordable to them. This means that about a quarter of the households with annual income of less than $36K are spending more than 30% of their income on rent. Despite greater rental affordability than many other Canadian cities, challenges remain in the Edmonton CMA, especially for low-income households seeking larger units.

Gap between renting and owning continues to narrow

In Edmonton, the monthly cost of homeownership for condominiums is usually above renting. However, the gap between carrying cost and renting continues to narrow due to the easing of condominium prices in the CMA (figure 3). In 2020, the average rent of condominium apartments surpassed the carrying cost of ownership partly due to the decrease in lending rate. This was also the case in 2015, where an increase in demand led to a 22% increase in average rent, which exceeded carrying costs. Interestingly, both cases coincided with periods of economic uncertainties and fall in oil prices. On the other hand, average rents in the purpose-built apartment market remain below both the carrying cost and average rent in the condominium market in the Edmonton CMA.

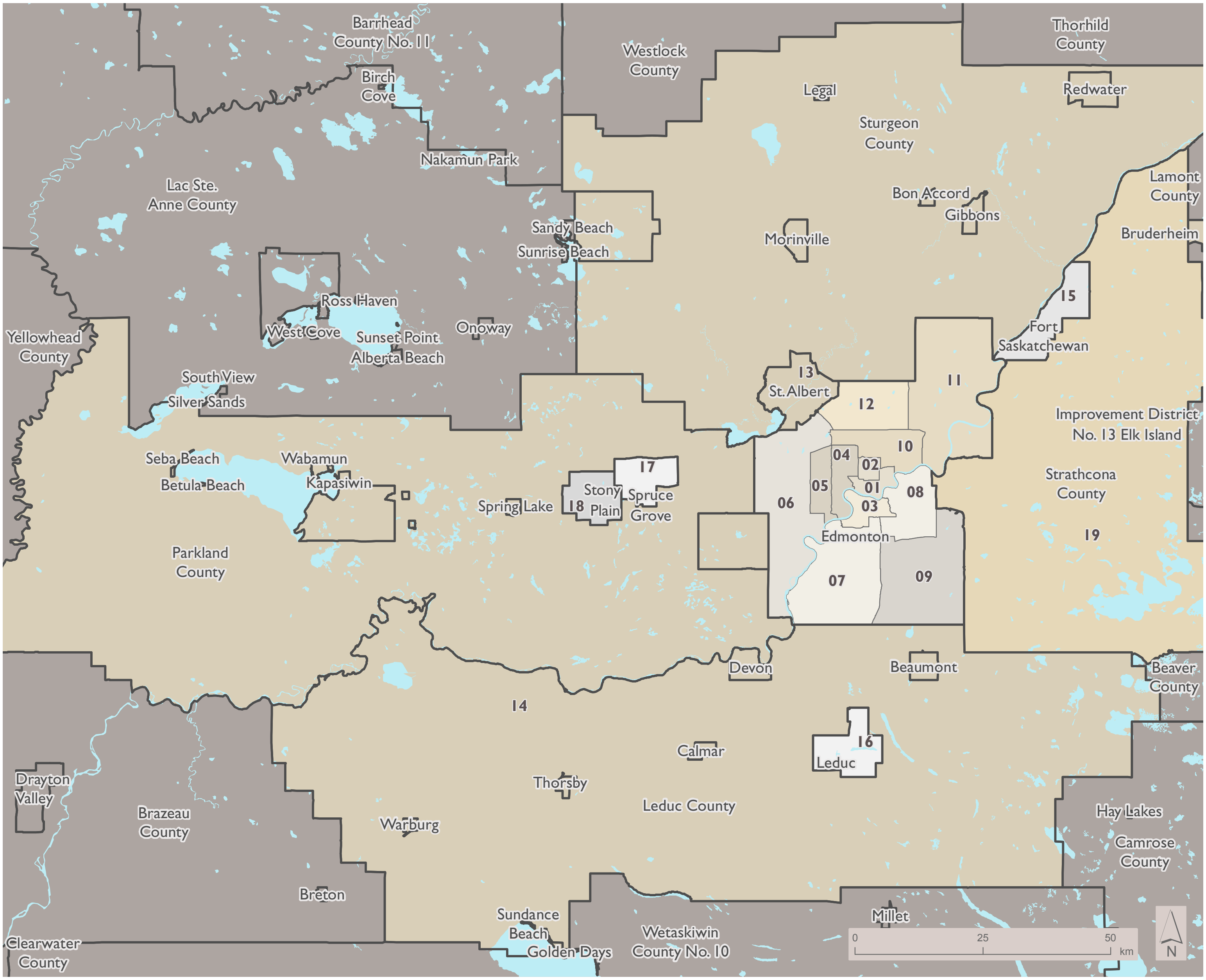
Figure 3: Monthly rent and carrying cost of ownership



Sources: CMHC Rental Market Survey, Realtors Association of Edmonton (RAE); CMHC calculations

Note: Carrying cost includes mortgage payment (conventional with 25 year amortization and discounted 5-year rate) with a 20% down payment, median condominium (strata) fees and median property taxes.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



RMS Zone Descriptions – Edmonton CMA

Zone 1	**Downtown -** North: 112 Ave NW, 104 Ave NW, 107 Ave NW; East: North Saskatchewan River; West: Connaught Dr NW; South: North Saskatchewan River.
Zone 2	**Hudson Bay Reserve** - North: 118 Ave NW; East: 101 St NW, 97 St NW; West: 120 St NW; South: 105 Ave NW.
Zone 3	**University** - North: North Saskatchewan River; East: 91 St NW, 95a St NW, 97 St NW; West: North Saskatchewan River; South: 61 Ave NW, 72 Ave NW
Zone 4	**West Central** - North: Yellowhead Trail NW, East: 121 St NW, Connaught Dr NW; West: 149 St NW; South: North Saskatchewan River.
Zones 1-4	**Edmonton Core**
Zone 5	**Jasper Place** - North: Yellowhead Trail NW; East: 149 St NW; West: 170 St NW; South: Whitemud Dr NW, North Saskatchewan River.
Zone 6	**West Jasper Place** - North: 137 Ave NW, Big Lake; East: 149 St NW, 170 St NW; West: 231 St NW, Winterburn Rd; South: North Saskatchewan River.
Zones 5-6	**West**

Zone 7	**South West** - North: 72 Ave NW, 60 Ave NW; East: Gateway Blvd NW; West: North Saskatchewan River; South: 41 Ave SW.
Zone 8	**East Central** - North: North Saskatchewan River; East: 34 St NW; West: Gateway Blvd NW, 91 St NW, 95a St NW, 97 St NW; South: Whiemud Dr NW, 51 Ave NW.
Zone 9	**Millwoods** - North: Sherwood Park Fwy, Whitemud Dr NW, 51 Ave NW; East: Meridian St NW; West: Gateway Blvd NW; South: 41 Ave SW.
Zone 7-9	**South**
Zone 10	**North Central** - North: 137 Ave NW; East: 50 St NW; West: 149 St NW, 121 St NW; South: 112 Ave NW, North Saskatchewan River.
Zone 11	**North East** - North: 259 Ave NW; East: 33 St NE, North Saskatchewan River; West: 66 St NW, 50 St NW; South: North Saskatchewan River
Zone 12	**Castledown** - North: Township Road 542; East: 66 St NW; West: Vaness Rd, Arbor Cres, Mark Messier Trail; South: 137 Ave NW.
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - North: Township Road 544; East: Range Road 253, Bellrose Dr, Poundmaker Rd, Vaness Rd; West: Range Road 260, Range Road 260A; South: Big Lake, 137 Ave NW.
Zone 14	**Outlying Areas**
Zone 15	**Fort Saskatchewan** - North: Township Road 554; East: Range Road 220, Range Road 223, Range Road 224, West: North Saskatchewan River; South: Range Road 225.
Zone 16	**Leduc** - North: Airport Rd; East: Range Road 225; West: Range Road 254; South: Township Road 492.
Zone 17	**Spruce Grove** - North: Hwy 16; East: Range Road 271; West: Range Road 275; South: Hwy 628.
Zone 18	**Stony Plain** - North: Between Township Road 532 and Hwy 16a; East: Range Road 275; West: Allan Beach Rd; South: Between Hwy 628 and Township Road 522.
Zone 19	**Strathcona County** - North: North Saskatchewan River; East: Range Road 205, 204, 203, 210, 202; West: Range Road 220, North Saskatchewan River, 34 St NE, Meridian St NW; South: Township Rd 510.
Zone 14-19	**All Outlying Areas**
Zones 1-19	**Edmonton CMA**

Condominium Sub Area Descriptions – Edmonton CMA

Sub Area 1	**Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	**Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	**Other Metro** includes RMS Zone 13 (St. Albert); Zone 14 (Outlying Areas); Zone 15 (Fort Saskatchewan); Zone 16 (Leduc); Zone 17 (Spruce Grove); Zone 18 (Stony Plain); and Zone 19 (Strathcona County).
Sub Areas 1-3	**Edmonton CMA**

Go Back to Table of Content

Calgary

"Pandemic related impacts, oil sector job losses, and continued rental supply increases led to increased vacancy rates."

Michael Mak
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Increased to

6.6%

The average rent is

$1,195

Unchanged from 2019

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
5.9% Vacancy Rate	6.8% Vacancy Rate	6.3% Vacancy Rate	7.3% Vacancy Rate
$883 Avg. Rent	$1,087 Avg. Rent	$1,323 Avg. Rent	$1,296 Avg. Rent

Highlights

- The apartment vacancy rate in the Calgary CMA rose to 6.6%, a level last seen in 2016.
- The average rent in Calgary rose slightly to $1,195, as property owners use non-price measures to compete for tenants.
- Rental supply in both primary and secondary rental markets grew by 2.5% (1,650 units), led by a higher increase in primary rental units.

Economic downturn weakening rental demand in 2020

Employment conditions continue to improve in the Calgary Census Metropolitan Area (CMA), but the combination of COVID-19 effects and the oil market shock have negatively affected the local labour market and, subsequently, rental demand. While the unemployment rate in October 2020 was 11.5%, lower than the peak of 15.3% in July, unemployment in Calgary remains high compared to the 7.6% unemployment rate seen in October 2019[14]. Employment in the 15-24 age group was especially impacted as employment levels were down by 14.6% in the same period. This further dampened rental demand as 78% of households where the age of the primary maintainer was between 15 to 24 were renters[15]. Compared to October 2019, there were approximately 28,300 less people employed in Calgary, with 26,900 of those being full-time workers[16].

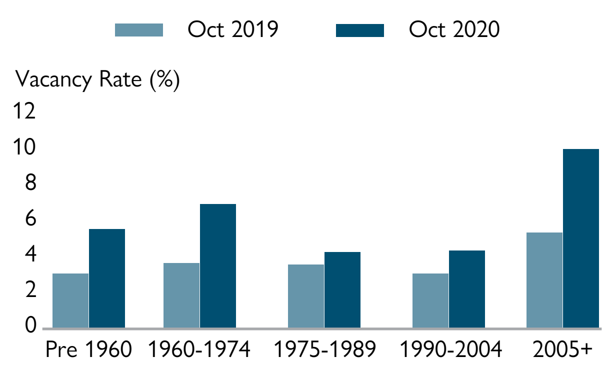
Restrictions in international travel due to the pandemic, a lower propensity to move, and a weakening labour market led to the first observation of negative quarterly net migration to the province of Alberta in the second quarter of 2020, since 1993. The negative net migration was largely driven by an outflow in interprovincial migration, as well as a decrease in immigrants. In the second quarter, an estimated 4,300 immigrants moved to Alberta, compared to over 12,000 in the same period in 2019. As new immigrants and interprovincial migrants are likely to rent before purchasing a home, rental demand weakened[17].

Vacancy rate increases driven by an expansion in the rental universe and softer economic conditions

The results from the 2020 Rental Market Survey show that the overall apartment vacancy rate in the Calgary CMA increased from 3.9% in October 2019 to 6.6% in October 2020. Rental specific construction activity in Calgary has been steady since 2017, resulting in a steady pace of rental completions. As a result, the primary rental market universe saw an increase of 3.2% in 2020, a faster pace of increase compared to 2.8% in 2019. The Downtown survey zone recorded the largest increase in vacancy rate this year, increasing to 8.8% relative to 3.4% in the previous year. With 13.6% (5,722 units) of the rental universe in the CMA, the Downtown zone has the second highest level of rental units behind the Beltline.

While the overall apartment vacancy rate across the CMA was at 6.6%, this was not evenly distributed across all types of buildings. When categorized into structure age, units that were built prior to 2005 reported, on average, vacancy rates below or at the CMA average. However, for buildings built post-2005, the vacancy rate was elevated at 10.1% as of October 2020. (Figure 1.). While some newer units are still in absorption phase, the higher vacancy rate is likely due to the higher rent for newer units combined with prevailing economic conditions, and weaker migration.

Figure 1: Vacancy rates are high in newly built units



Source: CMHC Rental Market Survey

[14] Source: Statistics Canada, Table 14-10-0294-02.

[15] Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016226.

[16] Easing of pandemic restrictions helped the recovery of part-time employment in the second half of 2020, but recent developments show the beginning of permanent layoffs in the oil and gas sector, notably between the energy companies headquartered in Calgary. Under the North American Industry Classification System (NAICS), jobs classified under "Professional, Scientific and Technical Services" have decreased from 105,200 in October 2019 to 90,600 in October 2020, and is one of the few industries to not have shown signs of recovery this year.

[17] Source: Statistics Canada, Tables 17-10-0020-01, 17-10-0040-01.

Average rents remain resilient

Same-sample average rents were largely flat in Calgary for all bedroom types, despite rising vacancy rates and lower employment. At the CMA level, the change was not statistically different from zero compared to the 1.7% increase in the October 2019 survey. This data provides evidence that property managers are using non-price measures to compete for tenants. Local intelligence gathered from stakeholders indicate that incentives like free utilities, lower deposit fees, cash bonuses, and free rent are being used to drive demand for rental units.

When taking the entire universe of rental units into account, the average two-bed rent was $1,323 in the City of Calgary, with the Beltline zone continuing to command the highest rent rate, at an average of $1,447 for a two bedroom. Vacant and occupied units in the CMA had a slight difference, with average rents in vacant units 4.4% higher than rents in occupied units. This is in contrast to other major centres like Vancouver and Toronto, where the average difference is over 20%.

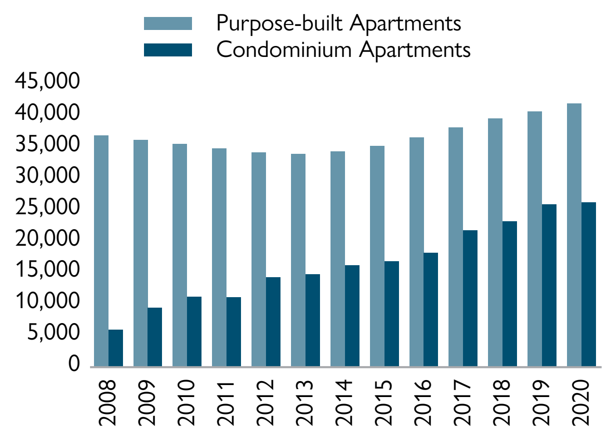
Secondary rental market growth slows down

In the past decade, Calgary saw a rapid growth in rental condominium apartments, from 11,168 secondary rental units in 2010 to 26,240 in 2020. This growth however, slowed down this year and a smaller percentage of condominium apartments were used for rental. Compared to 2019, the number of secondary rental units grew by 1.3% in 2020, the second lowest rate since 2011 (Figure 2.). As secondary rental units are in competition with higher end purpose-built rentals, the continued completion of primary rental units together with weaker rental demand, incentivize condominium owners to not add to the long-term rental supply. The higher end nature of rental condominiums is reflected in the higher average rent of $1,466.

Primary rental supply continues steady increase

The Calgary CMA saw steady growth of primary rental supply this year as the universe grew by 3.2% or 1,306 units. This is amidst continued elevated levels of rental buildings under construction. As of October 2020, there were 2,189 rental units under construction, equal to 5.2% of the primary rental universe. Growth in purpose-built rentals mainly consisted of one and two-bedroom units, as they are the most common in recent years. Rental apartments with three and more bedrooms and bachelor suites continue to be rare in Calgary, making up only 7.2% of the total universe combined. Forty-five percent of the rental supply increase in 2020 was located in the two survey zones of Downtown and Northwest, where 26.7% of Calgary's primary rental apartments are located. The Southeast zone of Calgary also stood out, as it recorded a 11.5% (+271 units) increase in rental supply this year, while containing 6.2% of Calgary's primary rental supply.

Figure 2: Condominium rental slows down as purpose built rentals continue to grow

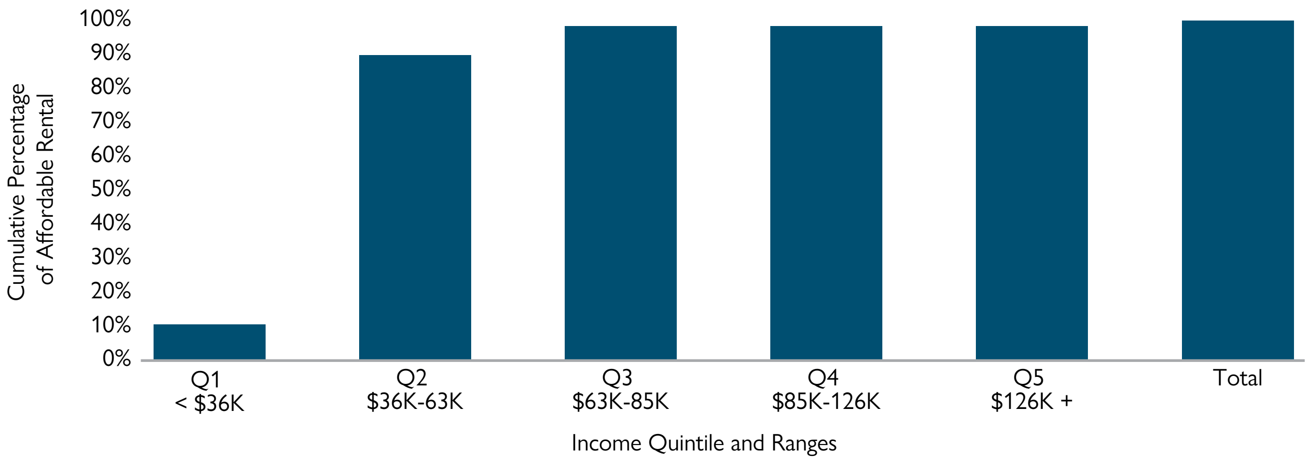


Source: CMHC Rental Market Survey

Affordability gap remains for lower quintile earners

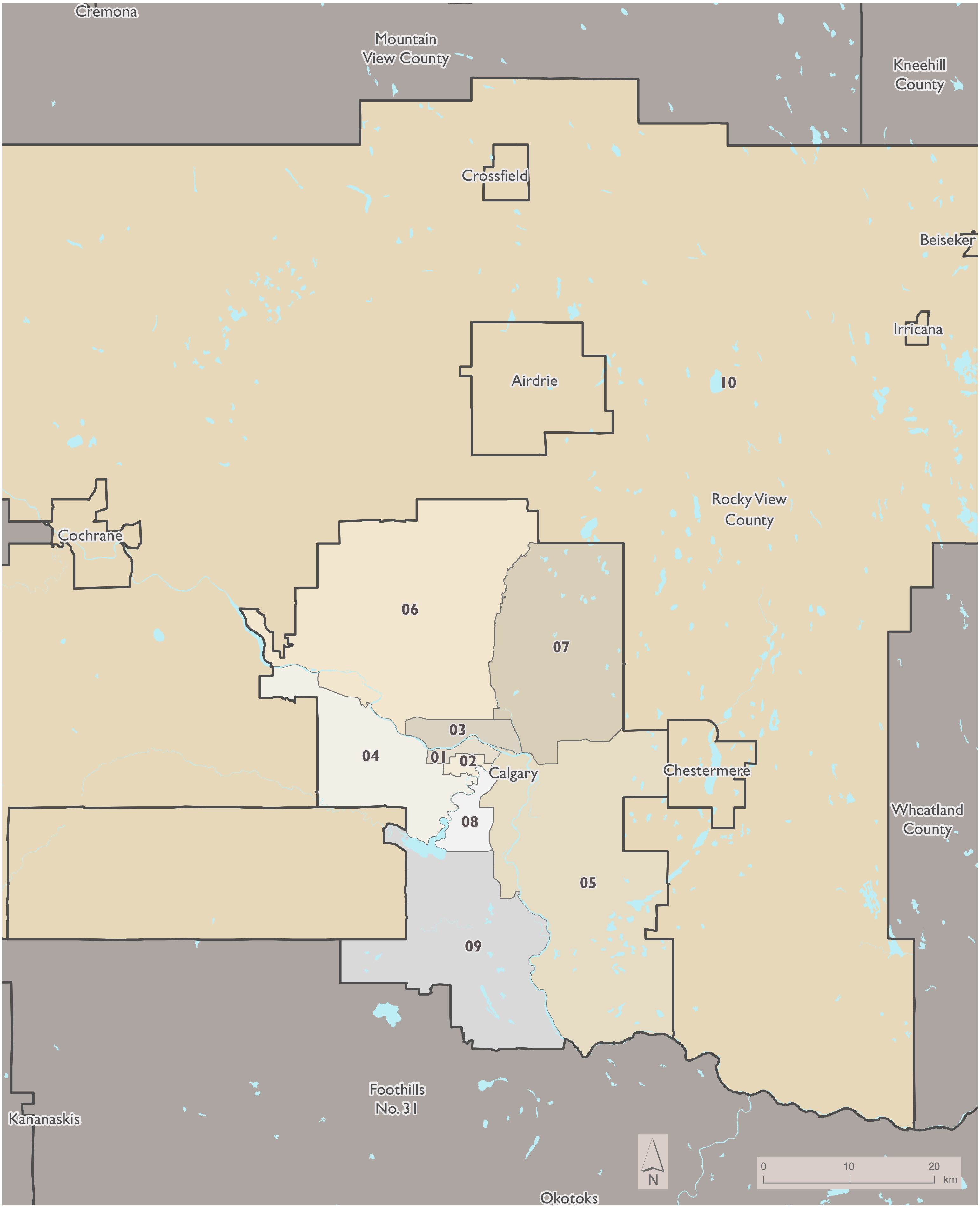
The 2020 Rental Markey Survey offers a new table on rental affordability. This data shows that while Calgary's rental market is considered affordable to 80% of the rental population, there exists an affordability gap for the lowest earning households. The first quintile of earners, where annual household income is below $36,000 a year, has affordable access to 11% of the rental universe in the CMA (Figure 3). This means that the lowest income quintile, consisting of 20% of Calgary's rental household population, can reasonably afford 11% of existing units. Many households would therefore have to pay above the 30% threshold, particularly since earners above this quintile may also choose to rent in the lower rent segment, competing against low earners. Over 88% of the affordable universe for first quintile earners are bachelor and one-bedroom type units, pointing to a disproportional composition and further affordability challenge for low-income households with need for more bedroom units.

Figure 3: Affordability challenges exist for lowest quintile earners



Source: CMHC Rental Market Survey

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.


Cremona
Mountain View County
Kneehill County
Crossfield
Beiseker
Irricana
Airdrie
10
Rocky View County
Cochrane
06
07
03
04
01
02
Calgary
Chestermere
Wheatland County
08
05
09
Foothills No. 31
Kananaskis
N
0
10
20
km
Okotoks

RMS Zone Descriptions – Calgary CMA

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

Condominium Sub Area Descriptions – Calgary CMA

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

Go Back to Table of Content

Saskatoon

"A snapshot of Saskatoon's purpose-built rental market showed a stable overall vacancy rate in October 2020, with demand holding up well to increased supply."

Goodson Mwale
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Unchanged at

5.9%

The average rent is

$1,078

UP by 2.0%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
5.0% Vacancy Rate	5.3% Vacancy Rate	6.5% Vacancy Rate	3.9% Vacancy Rate
$729 Avg. Rent	$957 Avg. Rent	$1,166 Avg. Rent	$1,287 Avg. Rent

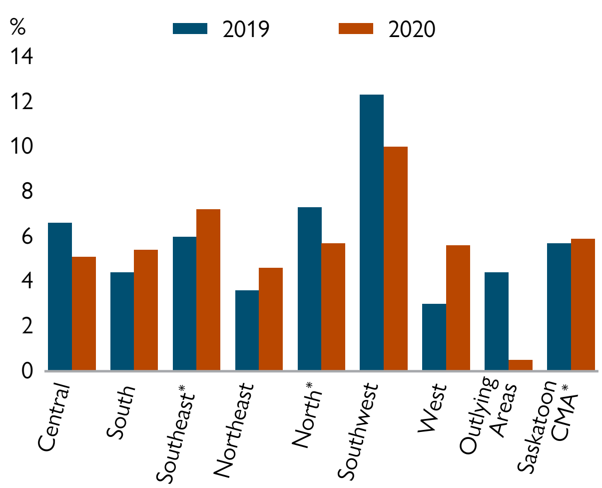
Highlights

- The overall vacancy rate for purpose-built rental apartments in the Saskatoon Census Metropolitan Area (CMA) was 5.9% in 2020, unchanged from a year ago.
- Same-sample rents increased for a third consecutive year, but at a modest pace.
- Conditions in the condominium rental market remained tight.

Overall apartment vacancy rate remains stable

The overall vacancy rate for purpose-built structures in the Saskatoon CMA remained stable at 5.9% in October 2020[18] (table 1.1.1). In general, the apartment vacancy rate increased in the South, Northeast and West rental zones, but fell in the Southwest, Central and Outlying Areas. A growing number of rental completions in the West and South zones contributed to a rise in vacancies in those areas (figure 1). Across the entire CMA, only two-bedroom suites reported an increase in the apartment vacancy rate, after a significant increase in supply.

Figure 1: The overall apartment vacancy rate remained stable



Source: CMHC Rental Market Survey
*The change in the vacancy rate between the 2020 and 2019 surveys was statistically insignificant.

Rental demand holding steady amidst increasing supply

Despite the economic disruptions caused by the COVID-19 pandemic, rental demand in the Saskatoon CMA has remained resilient, with the number of occupied purpose-built apartments rising by 428 units in October 2020 from October 2019. Continued employment growth among young adults aged 25-44 years is contributing to stable demand for rental units. Year-to-date employment within this demographic cohort was up 5.3% in October 2020 from the same period a year earlier, with gains in both full-time and part-time roles. In addition, a moratorium on evictions during the summer months and various income support programs appear to have enabled some renter households to remain in their units despite loss of hours worked or labour income. In fact, table 5.0, which highlights rental areas in provinces and major centres in Canada, indicates that only 445 units (2.89%) out of a universe of 15,410 rental apartments and townhouses in the Saskatoon CMA were in arrears at the time of the 2020 survey[19].

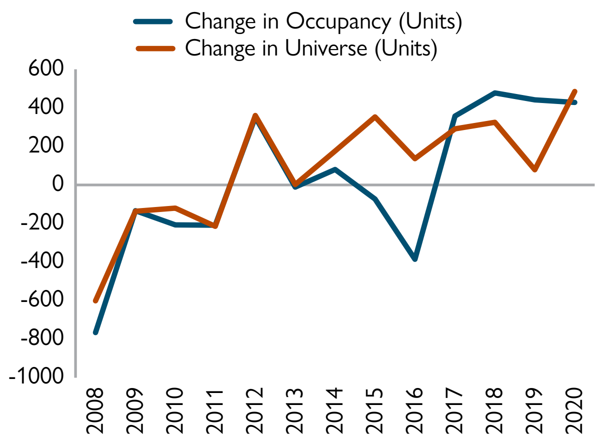
While resale activity in Saskatoon's housing market was strong this past fall, results from the survey showed no evidence of a large swath of rental units being turned over due to renter households flocking to the ownership market, for example. As indicated in table 1.1.6, the overall turnover rate in the Saskatoon CMA actually declined to 26% in October 2020 from 34.5% in October 2019. Overall, these factors have helped prevent rental demand from collapsing due to a COVID-induced decline in international migration or fewer students coming to the city.

On the supply side, builders in the Saskatoon CMA completed 550 rental apartments between Q3 2019 and Q2 2020. Meanwhile, the rental apartment universe increased by 485 units between the two surveys (table 1.1.3). In terms of potential new supply, there were more than 800 rental apartments under construction in the Saskatoon CMA at the end of October 2020. These were mostly located in the Southeast and Central parts of the city and in Outlying Areas.

[18] The vacancy rate remained unchanged, as the difference between 5.9% in 2020 and 5.7% in 2019 was not statistically significant. Further details are available in the Methodology.

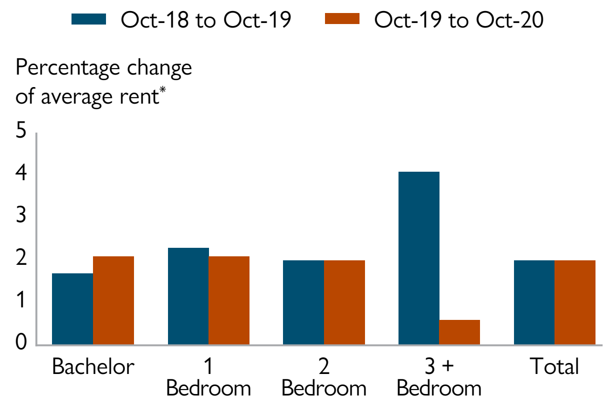
[19] This newly added table could be used as a proxy to gain insight into the magnitude/number of households facing hardship in making rent payments during the COVID-19 pandemic.

Figure 2: Rental occupancy has held up to increases in supply



Source: CMHC Rental Market Survey

Figure 3: A stable market resulted in a modest increase in same-sample rents



Source: CMHC Rental Market Survey

*The percentage change of average rent is based on those structure that were common to the survey sample in both October 2019 and October 2020.

Upward pressure on rents remains modest

Stable rental market conditions resulted in a modest increase of 2.0% in total same-sample rents between October 2020 and October 2019 (figure 3). In new and existing structures, the average monthly rent[20] for a two-bedroom apartment was $1,166 in the current survey, compared to $1,129 in the previous year (table 1.1.2). With the exception of three-bedroom suites, the 2020 survey results did not indicate a statistically significant difference between the average asking rents for vacant units and for occupied units (table 1.1.9).

Higher vacancies in new builds due to higher rents

The share of newly completed rental units to the overall universe can be instructive in understanding shifts in demand and preferences in the residential rental space. Table 3.1.7 provides information on the 633 rental apartment and row units completed in the Saskatoon CMA within the past two years. The overall vacancy rate for these new builds was 8.8% in October 2020, compared to 5.7% vacancy rate for structures of all ages. Similarly, the average two-bedroom rent for newly completed apartments and townhouses within the CMA was $1,414, compared to $1,167 for structures of all ages. While the data points to a longer lease-up period for new builds (given the 8.8% vacancy rate), it is worth noting that these new units represent only 4.1% of the total rental stock (apartments and townhouses) in the Saskatoon CMA.

[20] Rents may not include utilities such as heating and electricity.

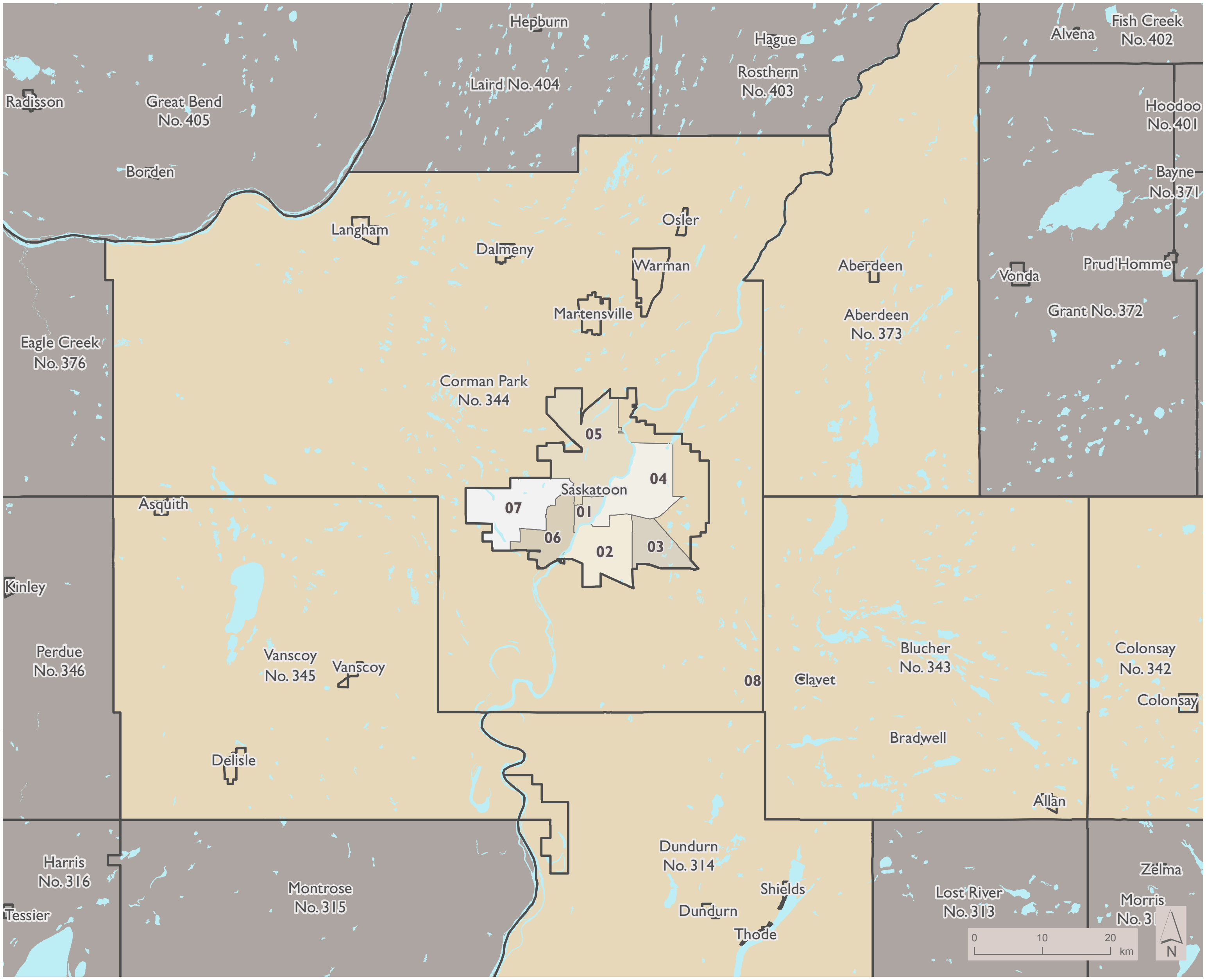
Rental affordability remains a challenge for low-income households

Table 3.1.8 matches the distributions of renter household incomes to the corresponding proportion of the rental universe (apartments and townhouses) that would be affordable to them. Only 6.8% of the entire Saskatoon CMA rental stock would be affordable to renter households with an annual income of less than $30K (1st quintile). While households in this income group would be able afford 53% of the universe of bachelor suites, they would only be able to afford 10% of one-bedroom units and 1.0% of the two-bedroom units in the total universe. This suggests rising affordability challenges for lower-income households seeking units with more bedrooms.

Rental condominium market remains tight

The vacancy rate for condominium apartments in Saskatoon's secondary rental market remained stable at 1.8% in October 2020 (table 4.1.1). While the condominium universe rose by 1.0% to 12,250, the proportion of long-term rental condominium apartments was statistically unchanged at 28.6% in 2020, compared to 30.4% in 2019 (table 4.3.1). Meanwhile, the average rent for a two-bedroom condominium apartment in Saskatoon was $1,279, compared to $1,166 in the purpose-built rental market (table 4.1.2).

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



Hepburn
Hague
Rosthern No. 403
Laird No. 404
Alvena
Fish Creek No. 402
Hoodoo No. 401
Radisson
Great Bend No. 405
Borden
Bayne No. 371
Langham
Dalmeny
Osler
Warman
Aberdeen
Prud'Homme
Vonda
Martensville
Aberdeen No. 373
Grant No. 372
Eagle Creek No. 376
Corman Park No. 344
05
04
Saskatoon
07
01
06
02
03
Asquith
Kinley
Perdue No. 346
Vanscoy No. 345
Vanscoy
08
Clavet
Blucher No. 343
Colonsay No. 342
Colonsay
Bradwell
Delisle
Allan
Dundurn No. 314
Harris No. 316
Montrose No. 315
Shields
Lost River No. 313
Zelma
Morris
Tessier
Dundurn
Thode
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RMS Zone Descriptions – Saskatoon CMA

Zone 1	**Central** - North: 33rd St E; East: South Saskatchewan River; West: Idylwyld Dr, Avenue H N; South: South Saskatchewan River.
Zone 2	**South** - North: College Dr, 12th St E; East: Circle Dr E; West: South Saskatchewan River; South: Cartwright St.
Zone 3	**Southeast** - North: College Dr; East: Railroad; West: Circle Dr E; South: Hwy 16.
Zone 4	**Northeast** - North: North of Agra Rd; East: Range Rd 3045; West: South Saskatchewan River; South: College Dr & Hwy 5.
Zone 5	**North** - North: Hwy 11; East: South Saskatchewan River; West: Hwy 16, Range Rd 3061; South: 29 St W, 33rd St E.
Zone 6	**Southwest** - North: Railroad; East: Avenue H; West: Range Rd 3062; South: South Saskatchewan River.
Zone 7	**West** - North: North of Henick Cres; East: Railroad; West: Hwy 7; South: Railroad.
Zones 1-7	**Saskatoon City**
Zone 8	**Outlying Areas**
Zones 1-8	**Saskatoon CMA**

Go Back to Table of Content

Regina

"While the apartment vacancy rate remained stable in 2020, vacancy rates declined in the townhome and condominium rental segments as demand outpaced new supply."

Taylor Pardy
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Unchanged at

7.5%

The average rent is

$1,061

UP by 0.5%

PRIMARY RENTAL MARKET (by bedroom type)

	Bachelor	One bedroom	Two bedroom	Three or more bedrooms
Vacancy Rate	9.8%	8.3%	7.0%	4.7%
Avg. Rent	$757	$949	$1,152	$1,332

Highlights

- The apartment vacancy rate in the Regina CMA was 7.5% in October 2020, statistically unchanged from October 2019.
- Demand outpaced new additions to supply in the townhome and rental condominium apartment segments, driving vacancy rates down to 2.7% and 5.0%, respectively.
- After two years of declines, same-sample rents for apartments saw a modest increase in 2020.

Part-time employment most acutely affected by ongoing COVID-19 pandemic and associated measures

Labour market conditions in the Regina CMA weakened following the onset of the COVID-19 pandemic, which led to initial widespread economic shutdowns and job losses that have yet to fully recover. Particular sectors of the economy continue to be more acutely affected by pandemic restrictions and increased caution amongst the population, including accommodation, food service and tourism related industries. As a result, part-time employment remains most affected by pandemic measures and was down 22% in October 2020, relative to the same period last year. Meanwhile, full-time employment in the Regina CMA registered an increase of 2% in October, compared with the year-ago period. Additionally, employment amongst individuals aged 15-24 years old, a prime renting cohort, had also rebounded by October, registering an employment increase of 22%, relative to the same period in 2019, primarily in full-time positions[21]. These improvements in labour market conditions likely contributed to an improved ability of tenants to pay their rent; however, as of October approximately 983 renter households in the Regina CMA remained in arrears. This represents a rental arrears rate of 6.6%, slightly above the national average of 6.1% (table 5.0).

The COVID-19 pandemic disrupted usual sources of population growth, such as immigration and growth in non-permanent residents, which also tend to be significant sources of rental demand. Data up to the second quarter of 2020 indicate that immigration and the net change in non-permanent residents were impacted significantly at the onset of the pandemic. Immigration declined 67% relative to the same quarter in the previous year, while the net number of non-permanent residents arriving in the Regina CMA went negative. Meanwhile, estimates of interprovincial migration were seemingly not impacted relative to the previous year. The improvement in labour market conditions, slower, albeit positive, in-migration and local demographics-driven demand helped keep rental market conditions fairly stable in the face of the pandemic.

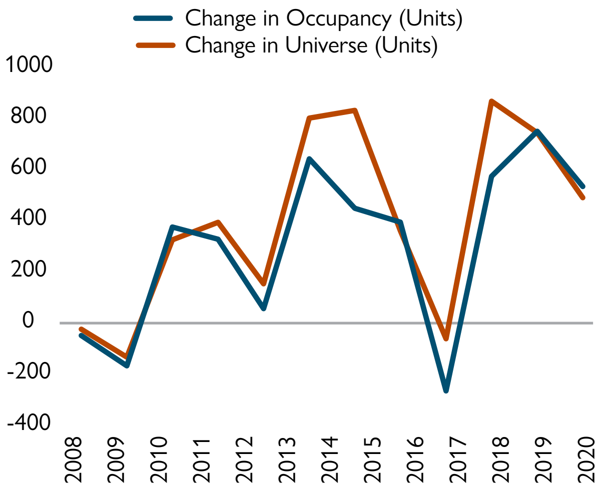
Apartment vacancy rate remains unchanged, while townhome and rental condominium vacancies decline

According to the results of CMHC's Rental Market Survey, the apartment vacancy rate in the Regina Census Metropolitan Area (CMA) was 7.5% in October 2020, statistically unchanged from 7.8% in October 2019 (table 1.1.1). Despite growth in the apartment rental universe of 248 units over the past year, higher demand for apartment rentals kept the overall occupancy rate relatively unchanged, leaving the apartment vacancy rate in the Regina CMA stable. Stability in the overall apartment vacancy rate was largely driven by growth in the supply of 2-bedroom units outpacing growth in occupancy. Vacancy rates declined for bachelor, 1-bedroom and 3-bedroom units as demand outpaced new additions to the universe in 2020.

Meanwhile, vacancy rates in other segments of the rental market, including townhomes and rental condominiums, declined in 2020 as growth in occupancy outpaced growth in newly available units. Following the onset of the COVID-19 pandemic, demand for ground-oriented rental options increased in the Regina CMA with the townhome vacancy rate declining to 2.7%, relative to 4.6% one year earlier (table 2.1.1). Additionally, despite another year of expansion in the rental condominium universe, the rental condominium vacancy rate declined for a second consecutive year to 5%, relative to 5.7% one year earlier (table 4.1.1). Overall, taking into consideration growth in occupancy versus new additions to supply in all market segments surveyed, growth in occupancy outpaced new additions to supply in 2020 (Figure 1).

[21] According to Statistics Canada's 2016 Census, households where the primary maintainer was between 15 and 24 years of age had the highest proportion of renter households at approximately 80%. Source: 2016 Census, Statistics Canada

Figure 1: Growth in occupancy outpaces growth in the rental universe - Apartment, Townhome and Rental Condo segments



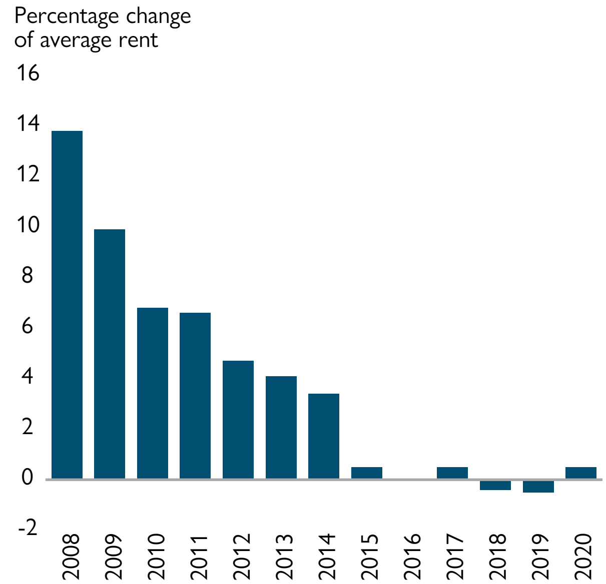
Source: CMHC Rental Market Survey

Note: Changes in the rental universe and occupancy are based on apartment rental, townhome rental and rental condominium data.

Same-sample rents show positive growth after two years of declines

Following two years of declines resulting from softer economic conditions and significant new additions to the rental universe, same-sample rents increased by 0.5% in 2020 as growth in occupancy remained steady while new additions to supply decreased in magnitude relative to recent years. Given the expansion of the rental universe, particularly over the past 5 years, higher vacancy rates have meant that potential renters have had more choices. Meanwhile, landlords have had to offer competitive rental rates to attract and keep tenants, with some even offering incentives for agreeing to a lease. This trend appears to be reversing now that the stream of new rental supply has slowed, particularly following a significant 76% drop in new rental construction in 2019. So far in 2020, with data up to October, new construction of new apartment rental units has improved just 13%.

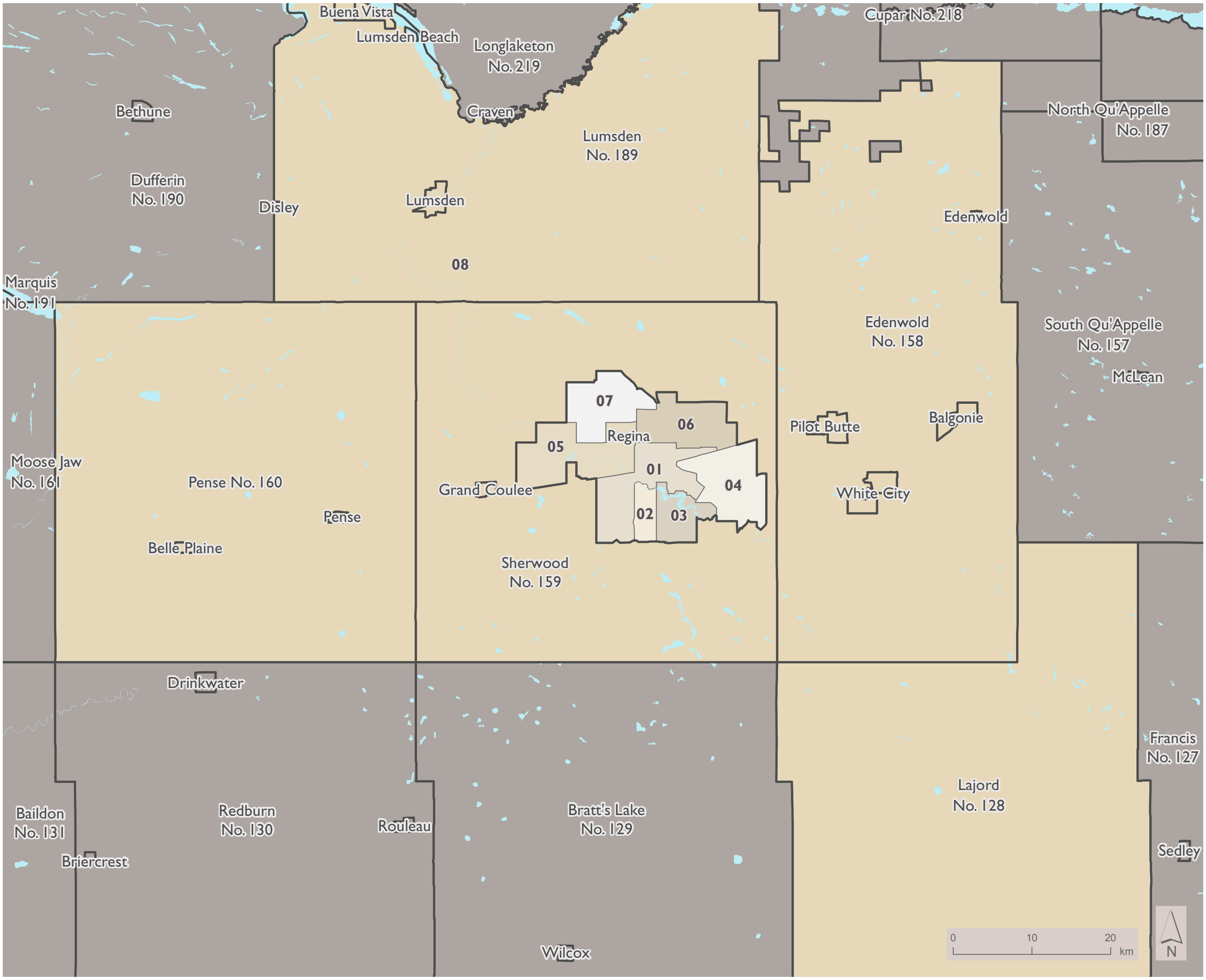
Figure 2: Same-sample apartment rental rates increase



Source: CMHC Rental Market Survey

Note: The percentage change of average two-bedroom rent is based on structures that were common to the survey sample in both October 2019 and October 2020.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



Buena Vista
Lumsden Beach
Longlaketon
No. 219
Cupar No. 218
Craven
Bethune
Lumsden
No. 189
North Qu'Appelle
No. 187
Dufferin
No. 190
Disley
Lumsden
Edenwold
Marquis
No. 191
08
Edenwold
No. 158
South Qu'Appelle
No. 157
McLean
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Regina
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Pilot Butte
Balgonie
Moose Jaw
No. 161
Pense No. 160
01
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Grand Coulee
White City
Pense
02
03
Belle Plaine
Sherwood
No. 159
Drinkwater
Francis
No. 127
Lajord
No. 128
Baildon
No. 131
Redburn
No. 130
Rouleau
Bratt's Lake
No. 129
Sedley
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Wilcox

RMS Zone Descriptions – Regina CMA

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

Go Back to Table of Content

Winnipeg

THE OVERALL VACANCY RATE

"The vacancy rate increased in the Winnipeg CMA for the first time since 2015 as continued additions to new rental supply outpaced weakened demand."

Heather Bowyer
Senior Analyst, Economics

Increased to

3.8%

The average rent is

$1,107

UP by 3.0%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
3.9% Vacancy Rate	4.3% Vacancy Rate	3.4% Vacancy Rate	2.5% Vacancy Rate
$757 Avg. Rent	$991 Avg. Rent	$1,262 Avg. Rent	$1,577 Avg. Rent

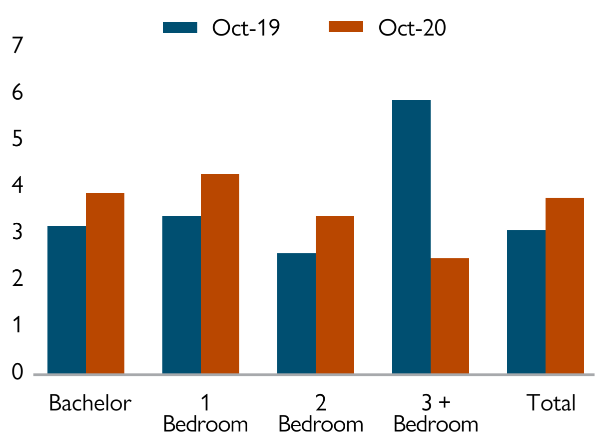
Highlights

- The apartment vacancy rate increased in the Winnipeg CMA to 3.8% as supply increased and demand for rental units slowed.
- The average apartment rent increased 3.0% over the past year as weaker rental demand limited rent growth compared to previous years.
- While rental demand remains high for affordable units, new rental supply tends to have higher average rents.

Vacancy rates increase as demand for rental weakened

According to CMHC's Rental Market Survey, the Winnipeg Census Metropolitan Area (CMA) apartment vacancy rate increased to 3.8% in October 2020 (Figure 1 and table 1.1.1). In previous years, strong rental demand has been supportive of significant rental construction, which has resulted in relatively little change in vacancy rates. While new rental construction continued the strong pace seen in previous years in 2020, rental demand has been hampered, in part due to the COVID-19 pandemic. This resulted in the apartment vacancy rate increasing for the first time since 2015.

Figure 1: Vacancy rate by bedroom type



Source: CMHC (Rental Market Survey)

Weakened labour market conditions contributing to lower rental demand

The labour market in the Winnipeg CMA has weakened due to the COVID-19 pandemic and the resulting widespread economic shutdowns and layoffs. There were 7,500 less employed individuals in October 2020 compared to October 2019, a decrease of 2%. In addition, employment conditions have yet to recover to pre-pandemic levels, with 18,000 more unemployed individuals in October compared to February on a seasonally-adjusted basis. This pushed the unemployment rate up to 9% for the general population, but it reached 17% for the population aged 15 to 24 that is typically associated with rental demand.

Recent immigrants and non-permanent residents tend to be a strong source of rental demand[22]. However, in 2020 both the number of new immigrants and non-permanent residents decreased[23] compared to 2019 likely in part from the COVID-19 pandemic. Changes to university structures that saw the majority of classes go online have contributed to the decline in international students and non-permanent residents, while travel and border restrictions have affected immigration levels.

Supply of new rental continues to increase

Between the third quarter of 2019 and the second quarter of 2020, there were 1,152 newly completed rental apartment units added to the universe, primarily occurring in the East Kildonan, Fort Garry, and Centennial survey zones. However, there has also been a considerable amount of new construction, leading to high levels of apartment units under construction. As of October 2020, there were 2,744 apartment units under construction in the Winnipeg CMA, which will contribute to a growing apartment universe as these units reach completion in the coming years.

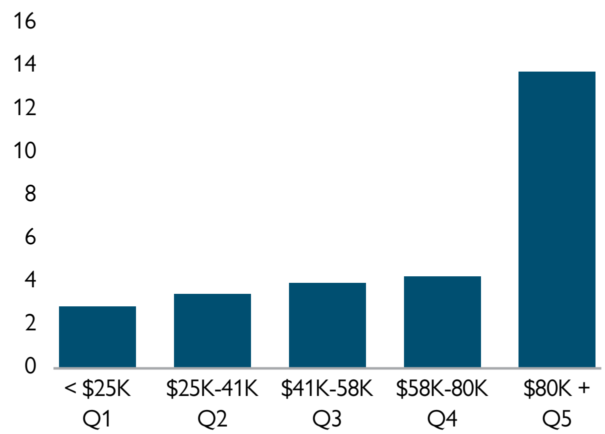
[22] According to the 2016 Census, non-permanent residents had the highest proportion of rental households at 83% followed by recent immigrants at 61%
[23] Statistics Canada Table: 17-10-0008-01

Rent differential increases between vacant units and occupied units

The average asking rents for vacant apartment units was $75 more, or 7% higher, than those paid for occupied units, which represents a widening of the gap compared to last year (table 1.1.9). Given this larger differential, tenants may be less inclined to move to a new unit, as reflected in the lower apartment turnover rate in 2020 of 13.6% compared to 24.4% in 2019. However, the lower turnover rate is also likely reflective of tenants reluctance to move during the COVID-19 pandemic.

The largest rent differential occurs in the Centennial zone where posted vacant rents were 25% higher than occupied rents. Considerable rental construction activity has led to more newer units entering the rental universe in this survey zone. However, newer units have historically had higher vacancy rates, as household incomes are lower on average posing affordability challenges and resulting in a large rent differential between vacant and occupied rents.

Figure 2: Vacancy rate by income quintile



Source: CMHC (Rental Market Survey); Statistics Canada Census 2016; CMHC calculations

*The rent ranges are calculated at the affordability threshold of 30% of monthly income for each quintile. Renter household income (non-subsidized, all household sizes) was derived from Census 2016 and expressed in 2020 dollars.

Rental demand remains high for affordable units while newer units see higher vacancy

Individuals in the lowest income quintile, those with incomes of less than $25,000, experience the lowest vacancy rates in the Winnipeg CMA at 2.9%, as seen in Figure 2, suggesting there is higher demand for more affordable units. However, only 3% of the total rental universe is affordable to the first income quintile (table 3.1.8). As well, 91% of the universe in this segment is in bachelor and one bedroom units, which could make it more difficult for larger households to access affordable rental.

In addition, much of the new rental stock coming onto the market has higher rents, which poses a challenge for the already small universe available to low income households. In the past two years, there were 2,465 rental units added to the universe with an average rent of $1,576. This rent would be affordable to individuals with a before tax income of $63,000, which represents roughly 28% of rental households[24]. In addition, the vacancy rate for newer units was 7.4%, which would suggest that newer projects are being absorbed at a slower rate (table 3.1.7).

[24] Based on the 2016 Census, and the number of rental households with incomes greater than $60,000.

Current market conditions limit the growth in average rents

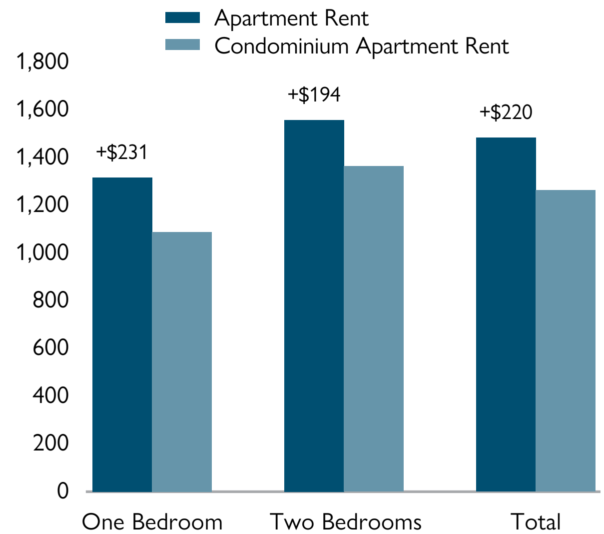
Weakened rental demand limited the growth in same-sample average rents to 3.0% in October 2020, a decrease from 3.5% in 2019 (table 1.1.5). Accounting for both new and existing structures, the average rent was $1,107 in October 2020 (table 1.1.2). Rents ranged from a low of $849 in the Lord Selkirk zone, which has older rental stock, to $1,565 in outlying areas of the CMA where newer, larger units are located.

Growth remains strong in the secondary rental market

The supply of rental condominiums increased in the Winnipeg CMA to 4,549 units, as investor-owners increased their participation in the market (table 4.3.1). Despite this increase in supply, the vacancy rate remained stable at 1.7%, suggesting that there was strong demand for rental condominiums.

As rental condominium apartments tend to offer more amenities, they are more likely comparable to newer rental structures in the primary rental market. The average rents for a two bedroom unit built after 2005 in the primary apartment rental market was $1,557, or $194 higher than a two bedroom rented condominium as seen in Figure 3. This rent differential may partially explain why demand for condominium units remained strong.

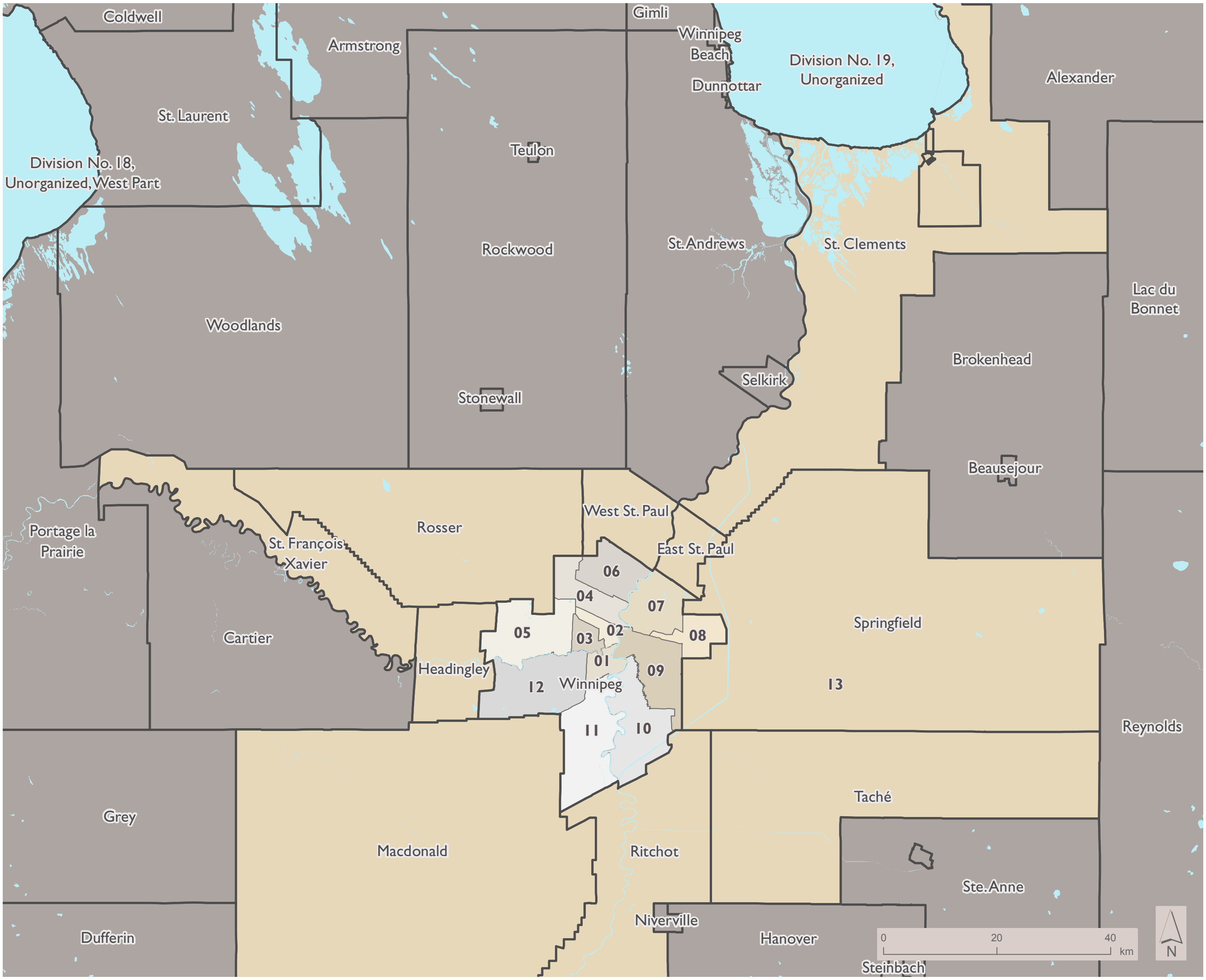
Figure 3: Rent differential between new apartment units and condominium apartment units



Source: CMHC (Rental Market Survey); Statistics Canada Census 2016; CMHC calculations

Note: New units reflect those units with a year of construction 2005 or later.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



RMS Zone Descriptions – Winnipeg CMA

Zone 1	**Fort Rouge** - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	**Centennial** - 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	**Midland** - 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	**Lord Selkirk** - 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).
Zones 1-4	**Core Area**
Zone 5	**St. James** - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.

Zone 6	**West Kildonan** - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	**East Kildonan** - 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	**Transcona** - 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	**St. Boniface** - 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	**St. Vital** - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	**Fort Garry** - 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
Zone 12	**Assiniboine Park** - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
Zones 5-12	**Suburban Areas**
Zone 13	**Outlying Areas**
Zones 1-13	**Winnipeg CMA**

Go Back to Table of Content

Hamilton

"The overall vacancy rate was unchanged owing to steady rental demand and supply."

Anthony Passarelli
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Unchanged at

3.5%

The average rent is

$1,207

UP by 5.4%

PRIMARY RENTAL MARKET (by bedroom type)

	Bachelor	One bedroom	Two bedroom	Three or more bedrooms
Vacancy Rate	5.3%	3.4%	3.2%	5.7%
Avg. Rent	$898	$1,096	$1,291	$1,511

Highlights

- The overall vacancy rate was unchanged[25] as rental demand and supply were both similar to last year.
- A greater number of existing tenants remained in their units this year, offsetting weaker inflows of new renters.
- Factors that kept more existing tenants in their units included higher homeownership costs and government measures that addressed either the spread of COVID-19 or the economic fallout it produced.
- Lower international migration, fewer student renters and weaker employment conditions contributed to weaker inflows of new renters.
- Rent growth far exceeded the Ontario Rent Increase Guideline of 2.2%.

Vacancy rate unchanged

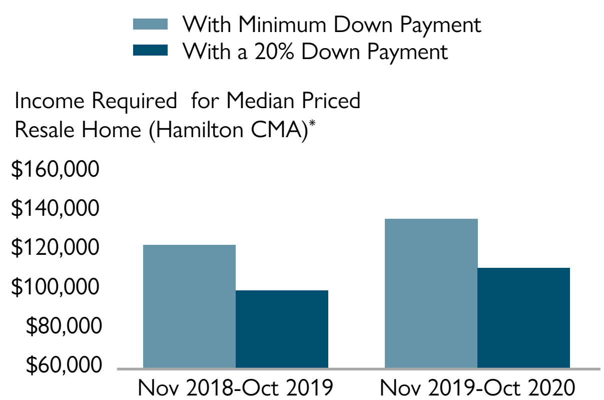
The overall vacancy rate in Hamilton CMA's primary rental market was 3.5% in 2020, down slightly from 3.9% in 2019. However, the change in the vacancy rate was not statistically significant since it was within the survey's margin of error. Both rental demand and supply were steady. This year's vacancy rate was similar to Hamilton's 10-year historical average.

More existing tenants remained in their units this year, primarily because fewer of them transitioned into homeownership. More of them also stayed put due to fiscal stimulus measures targeted at individuals whose incomes were adversely affected by the COVID-19 pandemic and a moratorium on evictions for a significant portion of 2020[26]. A number of factors led to weaker inflows of new renters, such as lower international migration, fewer student renters and weaker employment conditions.

Fewer renters transition into homeownership

Fewer renters transitioned into homeownership this year, as vacancy and turnover rates for units with higher rents, such as two-or-more bedroom units and townhomes, were either steady or lower. Renters that transition into homeownership are more likely to be living in these units, since their monthly housing expenses are the closest substitute to homeownership costs. Vacancy rates were also unchanged for condominium rental apartments in the secondary rental market, which had the highest average rent of $1,773.

Figure 1: Fewer renters could afford median priced home since last survey



Sources: Realtors Association of Hamilton-Burlington, Bank of Canada, CMHC Calculations

*The estimated annual income needed to keep the qualifying mortgage payment to income ratio at 30% or less. Median MLS® prices are from the 12-month periods leading into the 2019 and 2020 Rental Market Surveys, respectively. The qualifying mortgage payments associated with each down payment scenario were calculated using the average benchmark mortgage rates during those periods and a 25 year amortization.

[25] Change in the 2019 and 2020 vacancy rates was not statistically significant.

[26] A moratorium was placed on evictions from mid- March to the end of July, as part of the state of emergency declared by the Government of Ontario in response to the COVID-19 pandemic. The Landlord and Tenant Board continued to receive eviction applications during the moratorium period. However, eviction orders on the thousands of pending applications only began to be issued on August 1. Both news reports and market intelligence suggest that a larger-than-usual backlog of eviction applications remains, which may have contributed to a larger-than-expected number of occupied rental units this year.

As well, fewer renters may have transitioned into homeownership because a smaller percentage of them could afford to buy Hamilton CMA's median priced resale home. Figure 1 shows that, in the period between the 2019 and 2020 Rental Market Surveys, an income of $110,000 -$140,000 was needed to qualify for a mortgage on the median priced home with a down payment of 20% or less[27]. This income was higher than the $100,000-$125,000 required for the median priced home that sold between the 2018 and 2019 surveys. Required income was higher despite a reduction in mortgage qualifying rates this year. Hamilton's median MLS® price increased far more than the purchasing power of renters, owing to very favourable market conditions for sellers. While greater sales activity occurred, it was concentrated in high price ranges that are typically only affordable to local repeat buyers or buyers from pricier neighbouring regions.

Lower international migration and fewer student renters

International migration was far less supportive of rental demand this year. Data from Immigration, Refugees and Citizenship Canada revealed that 40% fewer new permanent residents moved to Hamilton CMA in the first three quarters of 2020 compared to the same period last year. This significantly restrained growth in the number of occupied rental units, since the vast majority of international migrants have historically lived in rental housing in their first five years in Hamilton. The sharp drop-off in permanent residents was primarily owing to the strict travel restrictions related to the COVID-19 pandemic.

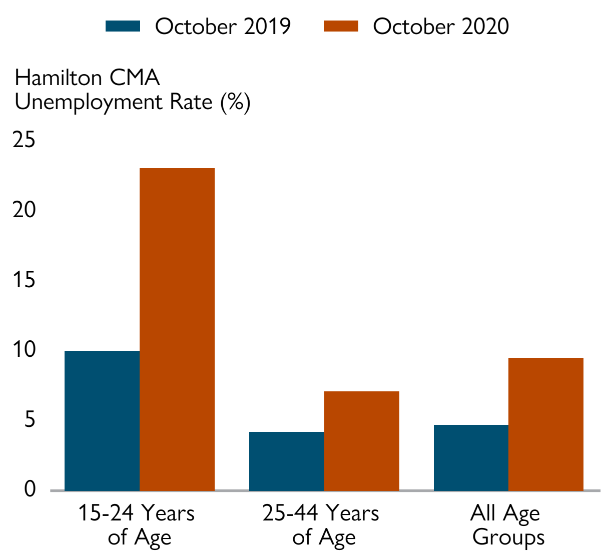
Data on the number of temporary residents with a study permit was unavailable for Census Metropolitan Areas or smaller geographies. However, data at the national level shows that 37% fewer study permit holders were living in Canada in the first three quarters of 2020 compared to the same period last year. The percentage decrease in international students living in Hamilton was likely similar.

In addition, fewer domestic post-secondary students lived in Hamilton this fall. McMaster University student residences were closed this fall and nearly all classes for the fall and winter semesters were only available online due to health and safety protocols related to the COVID-19 pandemic[28].

Weaker economic conditions

Employment conditions, particularly for age groups with a higher propensity to rent, were much weaker in 2020 compared to last year. The economic fallout of the COVID-19 pandemic disproportionately affected people 15-to-24 years of age. Employment in this age group is more heavily concentrated in some of the industries that were hardest hit by the COVID-19 related health and safety protocols, most notably accommodation and food services and retail trade. As shown in figure 2, unemployment rates for this age group more than doubled between October 2019 and October 2020, increasing beyond 20%. The extremely high unemployment rate severely limited the number of young adults that could separate from their parents to form their own household.

Figure 2: Much higher unemployment rate for people 15-24 years of age



Source: Statistics Canada

[27] The estimated annual income needed to keep the qualifying mortgage payment to income ratio at 30% or less. Median MLS® prices are from the 12-month periods leading into the 2019 and 2020 Rental Market Surveys, respectively. The qualifying mortgage payments associated with the two scenarios (minimum down payment and 20% down payment) were calculated using the average benchmark mortgage rates during those periods and a 25-year amortization.

[28] https://globalnews.ca/news/7333512/mcmaster-university-announces-winter-term-will-be-online-only/

The unemployment rate for people 25-to-44 years of age also increased significantly this year. High job uncertainty likely prevented more renters from this age group from transitioning into homeownership. CMHC mortgage insurance data suggests that this age group produces the largest number of first-time homebuyers in Hamilton. Soft labour market conditions may have also caused fewer renters 25-to-44 years of age to de-couple from their roommates and get their own rental apartment.

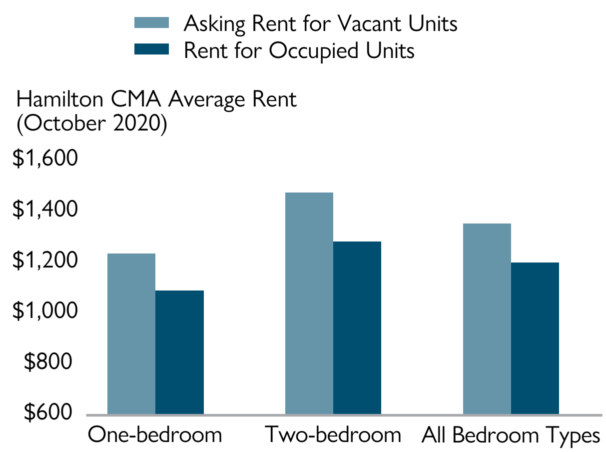
Below-average vacancy rates for the least expensive units

Vacancy rates in all rent ranges below $1,000 continued to be well below Hamilton's overall average, ranging from 0.8-2.2%. The supply of units renting for less than $1,000 got smaller this year as strong rent growth pushed some apartments into higher rent categories. However, demand for these less expensive units likely increased due to a lack of income growth. In particular, employment wages were adversely affected by the COVID-19 pandemic. Therefore, a smaller percentage of renters living in these units had the financial means to upgrade to a more expensive apartment. Low turnover in this rent category likely had a trickle-down effect on turnover rates for social housing units. Renters that were capable of moving along the rental continuum from social housing to lower rental market housing were unable to find a vacant unit. This placed upward pressure on the number of people on social housing wait-lists.

Strong rent growth

The average rent increase for units surveyed in both 2019 and 2020 was 5.4%, far more than the Ontario Rent Increase Guideline of 2.2%. Strong rent growth occurred despite only a small percentage of units turning over to a new tenant, one of the few circumstances when rent increases can exceed the Ontario Guideline. Turnover rates were low in part because property owners were able to increase rents by far more than 2.2% on the units that were re-rented. This is illustrated by the significant difference between the average asking rent for a vacant unit compared to the rent for an occupied unit, shown in figure 3. Overall, units listed for rent were on average 13% more expensive than rents for occupied units.

Figure 3: Large discrepancy between rents for vacant and occupied units

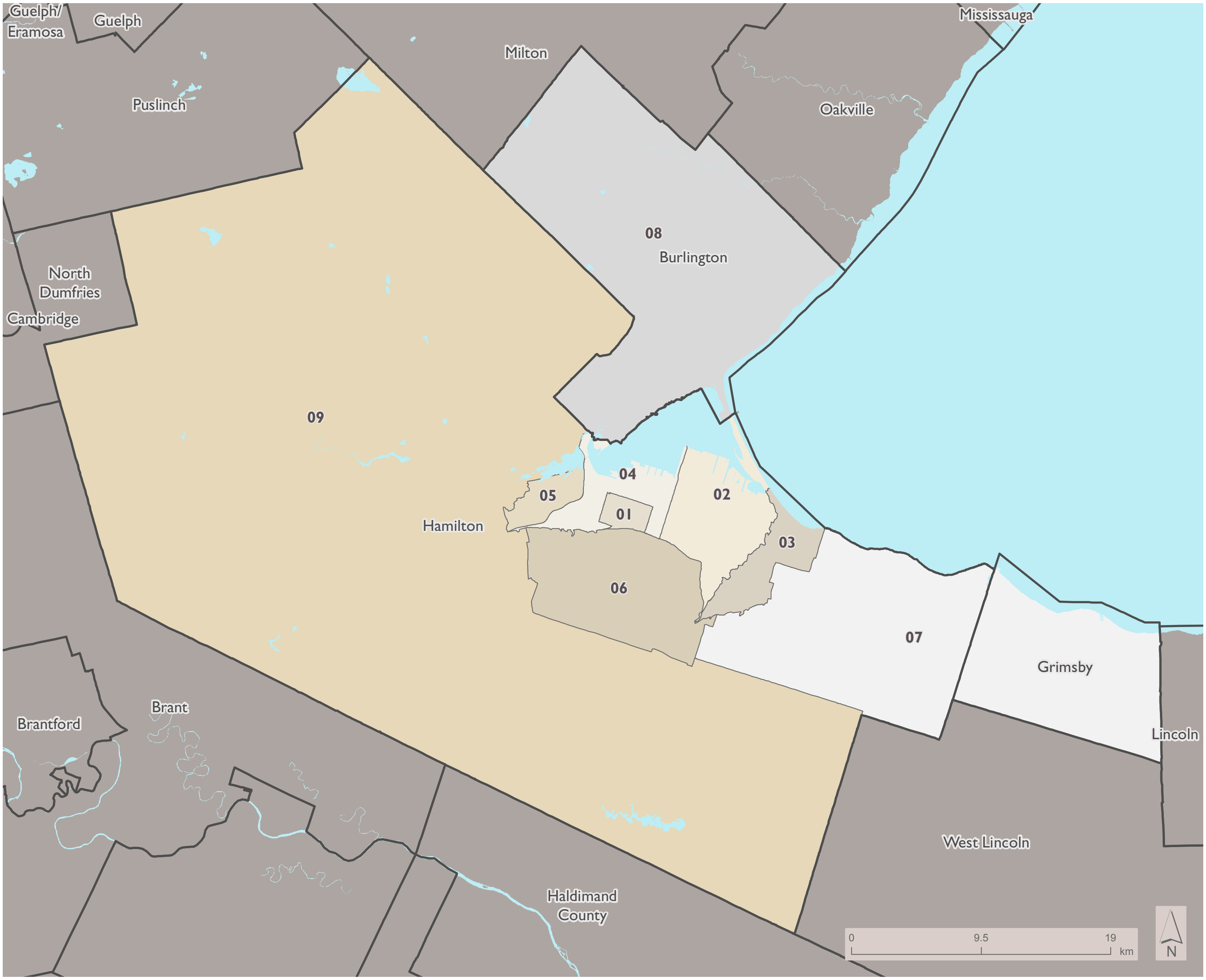


Source: CMHC 2020 Rental Market Survey

Condominium rental supply increased

While the supply of rental units in the primary rental market was similar to last year, Hamilton's universe of condominium rental apartments increased by nearly 4%. The vast majority of the additional rental units came from the high number of new condominium apartment completions since last year's survey. Despite the strong growth in supply, rental demand for these units managed to keep pace. As a result, the vacancy rate for condominium rental apartments was unchanged at a very low 0.3%. Greater demand for condominium rental apartments was supported by fewer existing renters transitioning into homeownership and a steady inflow of renters switching over from the primary rental market. Condominium apartments have comprised most of the new rental housing stock in Hamilton in recent years, attracting renters looking for the newest building amenities.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



RMS Zone Descriptions – Hamilton CMA

Zone 1	**Downtown Core** (census tracts 0034, 0035, 0036, 0037, 0038, 0039, 0048, 0049 and 0050).
Zone 2	**Central East** (census tracts 0025, 0027, 0028, 0029, 0030, 0031, 0032, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0059, 0060, 0068, 0069, 0070, 0071 and 0073).
Zone 3	**East End** (census tracts 0026.01, 0026.02, 0026.03, 0026.04, 0026.05, 0026.06, 0072.01, 0072.02, 0072.03 and 0072.04).
Zone 4	**Central** (census tracts 0017, 0033, 0040, 0041, 0042, 0047, 0051, 0061, 0062, 0063, 0064, 0065, 0066 and 0067).
Zone 5	**West End** (census tracts 0043, 0044, 0045 and 0046).
Zone 6	**Mountain** (census tracts 0001.01, 0001.02, 0001.04, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.01, 0002.03, 0002.04, 0002.05, 0002.06, 0003.01, 0003.02, 0003.03, 0003.04, 0004.01, 0004.02, 0005.01, 0005.02, 0005.03, 0006, 0007, 0008, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0016, 0018, 0019, 0020, 0021, 0022, 0023 and 0024).
Zone 1-6	**Former City of Hamilton**

Zone 7	**Grimsby and Stoney Creek** (census tracts 0080.01, 0080.03, 0080.05, 0080.06, 0080.07, 0081, 0082, 0083, 0084.01, 0084.02, 0084.03, 0084.04, 0084.05, 0085.01, 0085.02, 0085.03, 0086, 0300, 0301, 0302, 0303.01 and 0303.02).
Zone 8	**Burlington** (census tracts 0200, 0201, 0202, 0203, 0204, 0205.01, 0205.02, 0206, 0207.01, 0207.02, 0207.03, 0207.04, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217.01, 0217.02, 0218, 0219, 0220, 0221, 0222.01, 0222.02, 0222.03, 0223.01, 0223.02, 0223.05, 0223.06, 0223.07, 0223.09, 0223.10, 0223.12, 0223.13, 0223.14, 0223.15, 0223.16, 0224.01 and 0224.02).
Zone 9	**Ancaster, Dundas, Flamborough, Glanbrook** (census tracts 0100.01, 0100.02, 0101.01, 0101.02, 0120.02, 0120.03, 0120.04, 0121, 0122.01, 0122.02, 0123, 0124, 0130.02, 0130.03, 0131, 0132, 0133.01, 0133.02, 0140.02, 0140.03, 0140.04, 0141, 0142.01, 0142.02, 0143, 0144.01 and 0144.02).
Zones 1-9	**Hamilton CMA**

Go Back to Table of Content

Greater Sudbury

“Despite the adverse economic and demographic impacts of COVID-19, rental market conditions remained largely unchanged.”

Christopher Zakher
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Unchanged at

2.5%

The average rent is

$1,053

UP by 2.7%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
% Vacancy Rate	3.3% Vacancy Rate	1.6% Vacancy Rate	5.8% Vacancy Rate
$699 Avg. Rent	$921 Avg. Rent	$1,133 Avg. Rent	$1,253 Avg. Rent

** The data is suppressed.

Highlights

- The average vacancy rate for purpose-built rental apartments was 2.5% in 2020, unchanged from a year ago[29].
- Demand decreased by a similar magnitude to supply resulting in stable market conditions.
- The fixed sample average rent for an apartment grew slightly higher than the Ontario Rent Review Guideline of 2.2% set for 2020.

Vacancy rate remained unchanged from a year ago

The results of the Rental Market Survey conducted in October 2020 revealed that the rental apartment vacancy rate in the Greater Sudbury Census Metropolitan Area (CMA) was 2.5%, unchanged from a year ago. Demand decreased by a similar magnitude to supply resulting in stable market conditions.

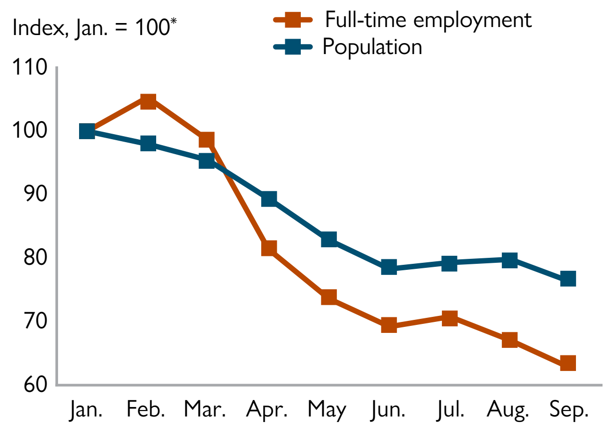
Falling youth employment and population contributed to decline in rental demand

The services-producing sector in Greater Sudbury bore the brunt of COVID-19-related job losses. Industries in this sector rely more heavily on in-person interactions, therefore, they were more affected by the health and safety measures implemented to contain the spread of the virus. On a seasonally adjusted basis, service sector employment was 7.9% below its pre-pandemic (January) level in September 2020[30].

The high concentration of the youth population aged 15-to-24 in the service sector led to considerably weaker labour market conditions for this group. By September 2020, 33.3% fewer were employed on a full-time basis compared to the same month last year. Job losses among this group (Figure 1), a group who are most likely to rent, likely contributed to a slower pace of rental household formation.

Additionally, market intelligence suggested there were fewer international post-secondary students residing in the Greater Sudbury CMA in fall 2020 compared to the previous year. The decline in the CMA's population aged 15-to-24 corroborated this (Figure 1), as did the lower number of study permit holders in Canada[31]. This likely contributed to lower rental demand, as Census data indicates that international students have a very high propensity to rent.

Figure 1: Youth, 15-to-24, full-time employment and population fell in 2020



Source: Statistics Canada Labour Force Survey, adapted by CMHC
*Seasonally adjusted.

[29] The change in the vacancy rate between the 2019 and 2020 fall rental market surveys was not statistically significant.
[30] Statistics Canada, Labour Force Survey.
[31] Immigration, Refugees and Citizenship Canada, Open data.

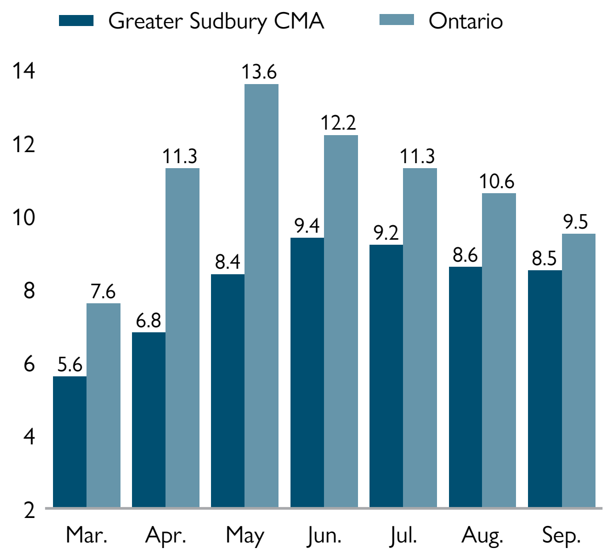
Different factors contained outflows from the rental market

Rental market demand would have been weaker if not for the unprecedented levels of government financial support such as the Canada Emergency Response Benefit (since discontinued), Canada Recovery Benefit, and Employment Insurance benefits. These allowed households whose incomes were adversely impacted by the pandemic to pay their rent and remain in their respective units. The moratorium on evictions in Ontario, between March 17 and August 1, 2020, likely also kept more renters in their units for another year.

Secondly, industry sources indicated that the mining industry, which employs approximately 20% of the local population in a direct or indirect capacity, remained resilient throughout the pandemic. Indeed, mining was designated an essential service in Ontario at the onset of the state of emergency declared in March 2020[32]. Higher nickel prices in the last two years along with historically high gold prices in 2020 further supported the industry. Given the CMA's high share of mining-related employment, the local unemployment rate remained lower than Ontario's through to September 2020 (Figure 2). Resilience in this key industry contributed to stability in the rental market.

Finally, despite a rebound in homeownership demand in the summer of 2020, it is likely that fewer renters in Greater Sudbury made the transition into homeownership given greater economic uncertainty. This was partially corroborated by data from CMHC's insurance sector, which showed an annual decrease[33] of 17.3% in mortgage approvals, specifically for those who transitioned out of the rental tenure and into homeownership in Greater Sudbury[34]. A lower turnover rate for rental units in the CMA, as compared to 2019, further points to decreased mobility between the rental and homeownership markets.

Figure 2: Unemployment rate* (%) in Greater Sudbury remained lower than Ontario's throughout pandemic in 2020



Source: Statistics Canada Labour Force Survey

*Seasonally adjusted.

Rent growth was slightly higher than the Ontario guideline

The fixed sample average rent for an apartment[35] grew by 2.7% in 2020. This was slightly higher than the Ontario Rent Review Guideline of 2.2% set for 2020 but considerably lower than the previous year's rate of rent increase. A lower turnover rate in 2020 meant that landlords had fewer opportunities to pass along above guideline rent increases on units that turned over.

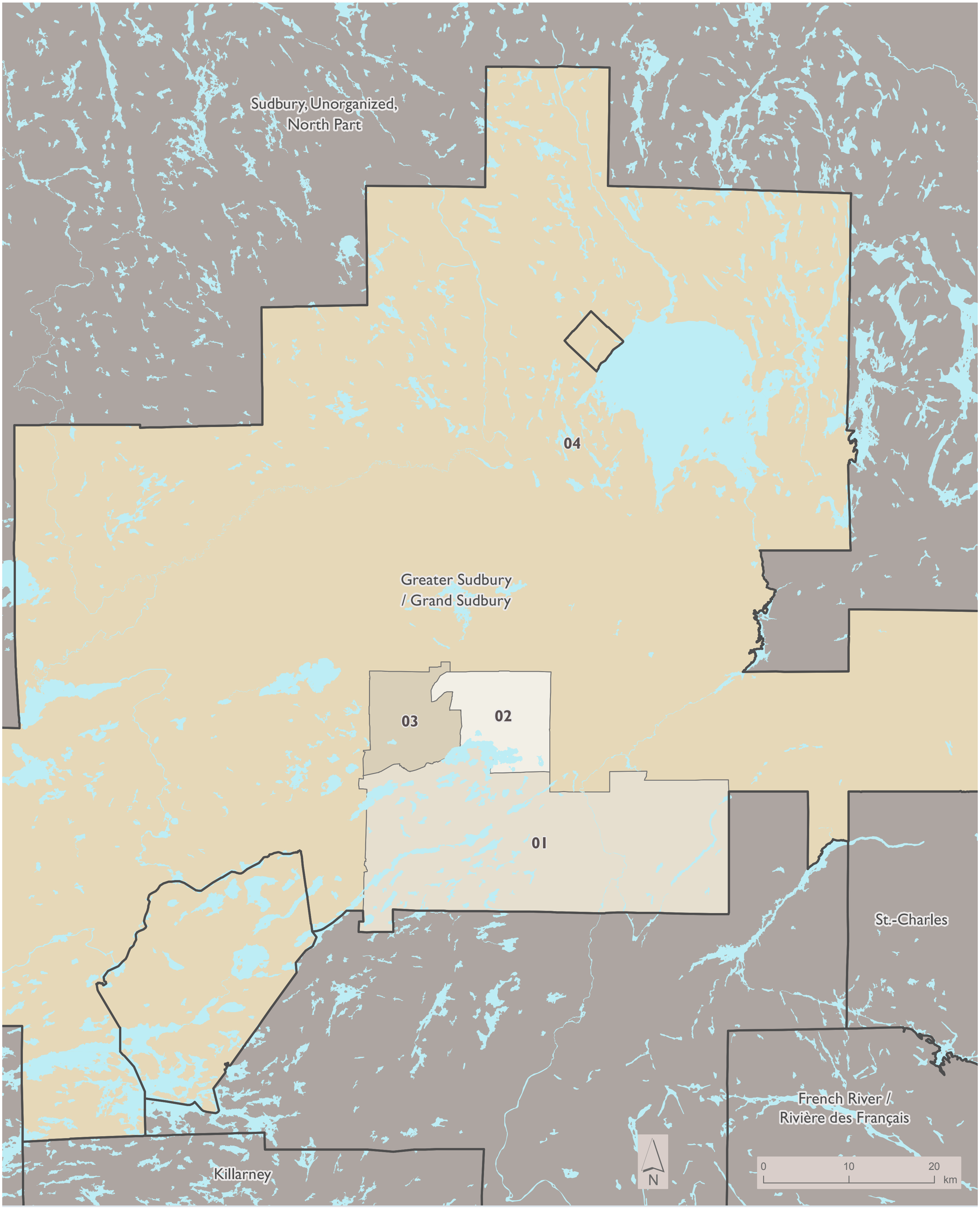
[32] https://news.ontario.ca/en/statement/58970/ontario-brings-mineral-and-mining-sector-back-to-the-forefront.

[33] Year-to-September.

[34] 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.

[35] All bedroom types considered.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.


Sudbury, Unorganized, North Part
04
Greater Sudbury / Grand Sudbury
03
02
01
St.-Charles
French River / Rivière des Français
Killarney
N
0
10
20
km

RMS Zone Descriptions – Greater Sudbury CMA

Zone 1	**Lockerby:** Includes the entire area south of Ramsey Lake.
Zone 2	**New Sudbury:** Includes New Sudbury and Minnow Lake.
Zone 3	**Old Sudbury:** Includes the West End, Gatchell and Copper Cliff.
Zones 1-3	**Sudbury City**
Zone 4	**Remainder Metropolitan Area**: Includes Valley East, Rayside-Balfour, Nickel Centre, Walden, Markstay-Warren, Onaping Falls and Capreol.
Zones 1-4	**Greater Sudbury CMA**

Go Back to Table of Content

Kitchener-Cambridge-Waterloo

“Rental demand in KCW CMA remains robust and similar to last year despite the economic impacts from the COVID-19 pandemic.”

Jennifer Y. Tsao
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Unchanged at

2.1%

The average rent is

$1,221

UP by 4.0%

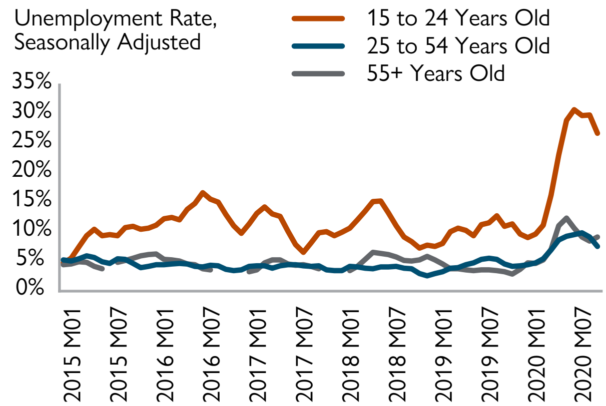
PRIMARY RENTAL MARKET (by bedroom type)

	Bachelor	One bedroom	Two bedroom	Three or more bedrooms
Vacancy Rate	3.1%	1.9%	2.1%	3.0%
Avg. Rent	$863	$1,076	$1,295	$1,435

Highlights

- The increase in average rent for a sample of units in structures that are common to the RMS in 2019 and 2020 was 4.0%, which is above the provincial guidelines of 2.2% for 2020. This is the eighth consecutive year where the rent increase was above the provincial guidelines.
- A larger portion of the local economy are employed in sectors that fared relatively well through 2020 than the sectors that were hurt by the pandemic. This allowed jobs and incomes to be sustained, propping up housing demand.
- Rental options are severely limited for renter households at the low end of the income distribution.

Figure 1: Employment of young workers affected more by COVID-19 pandemic than other age groups



Source: Statistics Canada; Table 14-10-0095-01 Labour force characteristics by census metropolitan area, author's calculations for seasonal adjustment

Labour force composition helped support rental demand despite impacts from COVID-19 on local economy

Impacts from the COVID-19 pandemic altered prevailing dynamics in the Kitchener-Cambridge-Waterloo CMA (KCW CMA) economy. From 2015-2019, immigrants and non-permanent residents accounted for nearly half of total population growth. However, 2020 Q2 and Q3 saw travel restrictions in place, resulting in fewer admissions of permanent residents[36]. This likely translated to decreased new household formation, dampening demand in the rental market.

COVID-19 also affected the labour market. Around one in seven persons in KCW CMA are between the ages of 15 and 24, and job losses disproportionately affected younger workers (Figure 1). This in turn, influenced the rental market, since young people are more likely to be renters. The seasonally adjusted unemployment rate of 12.9% during summer 2020 was the highest ever recorded for the CMA over the past two decades[37]. One in three young workers were unemployed in summer 2020. Contrastingly, less than one in ten workers in between the ages of 25 to 54 were unemployed during the same period. The job loss among the young workers contributed to lessened rental demand as these individuals may have combined households due to lack of income; furthermore, post-secondary students with remote learning options may have chosen to live with their parents rather than return to study in person.

Despite the slower population growth and labour market impacts, rental demand in KCW CMA remained relatively strong in 2020. According to the Rental Market Survey (RMS) of October 2020, the overall vacancy rate in the CMA was 2.1%, the same as October 2019. Vacancy rates declined or held steady across most survey zones with the exception of Kitchener West and Waterloo. Notably, the vacancy rate increased from 1.6% to 2.9% in Waterloo. This was due to newly added units and not due to shrinking demand, since the number of additional occupied units closely matched the number of units added.

Several factors bolstered rental demand during 2020. Firstly, benefit programs such as CERB[38] and EI likely allowed renters facing income losses to continue paying rent. Additionally, rising prices in the resale and new homes market, particularly during 2020 Q2-Q3, likely kept some renters from entering into homeownership.

Lastly, the composition of industries in KCW CMA helped weather the negative economic effects associated with the COVID-19 pandemic. A quarter of total employment in the CMA resides in goods-producing sectors (eg. manufacturing and construction), which fared through spring and summer

[36] Immigration, Refugees and Citizenship Canada. Canada - Admissions of Permanent Residents by Province/Territory and Census Metropolitan Area of Intended Destination, September 2020.

[37] Statistics Canada. Table 14-10-0294-01 Labour Force Characteristics by Census Metropolitan Area.

[38] Canada Emergency Response Benefit

2020 with no extraordinary employment losses. While service-oriented industries such as educational services and accommodation suffered, since a larger proportion of total employment are in sectors that remained robust, this allowed a healthy portion of the local workforce to sustain their incomes throughout 2020. By extension, this supported the carrying over of certain housing market dynamics and conditions from 2019, including healthy rental market demand. Just over 7.0% of all apartment and row rental units were in rental arrears in KCW CMA, which is lower than the provincial[39] rate of 10.2%. Turnover rates in 2020 remained similar to 2019 levels.

It is important to note that rental market impacts from COVID-19 may not be fully reflected in the RMS data. For example, students who signed and paid for leases earlier in 2020 may have left KCW CMA when the COVID-19 situation worsened. Additionally, the backlog of processed eviction applications may have had a downward effect on vacancy rates and turnover rates.

Limited supply for renter households at the low end of the income distribution

Around 2,500 units were added to the purpose-built rental apartment supply since October 2019, representing a year-over-year increase of 7.4%. The purpose-built rental apartment stock has increased by more than 7,500 units over its 2014 levels. Despite this, there is an undersupply of units for households at the low end of the income distribution. Less than 6.0% of total rental stock[40] in the CMA are affordable to renter households in the first income quintile, or those with incomes of less than $25,000 a year. Furthermore, there is a clear pattern of decreasing vacancy rates as we move from the higher end to the lower end of the spectrum of average rents. The lack of options at lower rent levels speaks to housing affordability concerns.

Average rents of purpose-built rental units and rental condominium apartments narrow

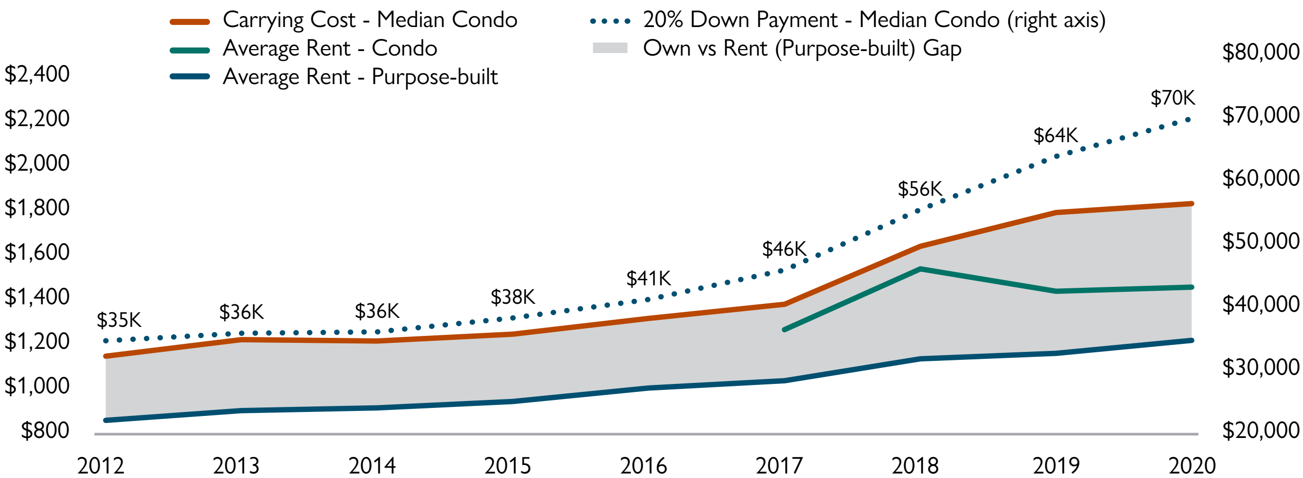
Among purpose-built rental apartments, the average rent increase for a sample of units in structures that are common to the RMS in 2019 and 2020 was 4.0%, above the provincial guidelines of 2.2% for 2020.

Waterloo exhibited the largest difference between asking versus occupied rents, partly because this is where the most amount of new stock was added. Bachelor and three plus bedroom units exhibited rents for vacant units far higher than their corresponding average occupied unit rents. Notably, the premium was 43% for three plus bedroom units. Bachelor units are in demand for their affordability. Three plus bedroom units can better accommodate families or work-from-home setups. Despite being in high demand, bachelor and three plus bedroom purpose-built rental apartments only account for less than 10% of the purpose-built rental apartment stock, resulting in large premiums of asking over occupied rents.

[39] In municipalities of 10,000 persons or more.

[40] Both purpose-built apartments and row rental units.

Figure 2: Average rent gap between rental condominium apartment and purpose-built rentals narrows in recent years



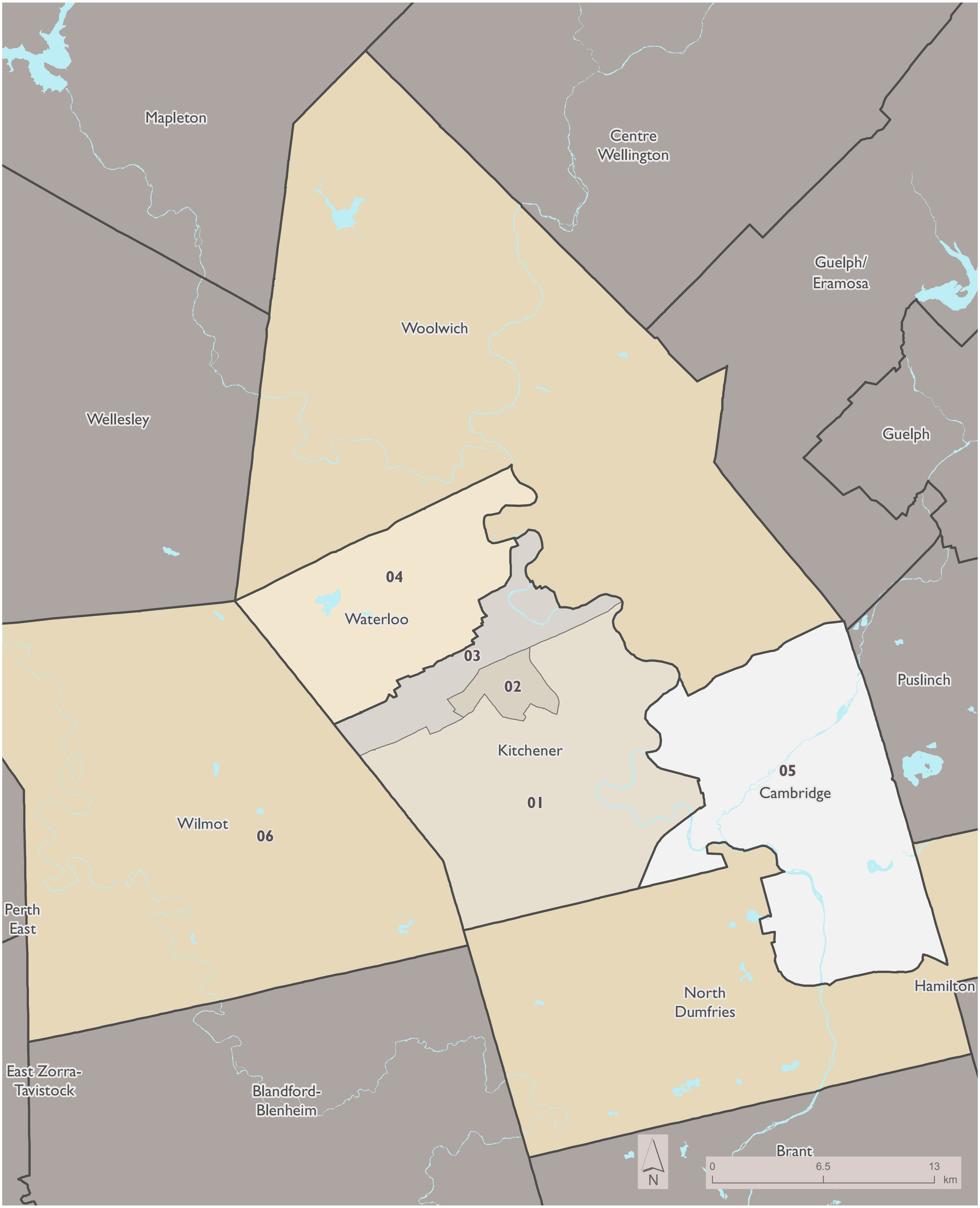
Sources: CMHC Rental Market Survey, MLS® System of the Kitchener-Waterloo Association of REALTORS®, CMHC calculations

Note: Carrying cost includes mortgage payment (conventional with 25-year amortization and discounted 5-year rate) with a 20% down payment, median condominium (strata) fees and median property taxes.

As interest rates fell and prices climbed, the monthly cost of carrying a condominium in 2020 remained similar to its 2019 level (Figure 2). This monthly outlay of homeownership remains higher than the monthly outlay for renting. As of October 2020, the overall vacancy rate for rental condominium apartments in the KCW CMA increased to 1.2%, up from 0.6% in October 2019. This increase was statistically significant. The addition of new rental condominium stock contributed to the uptick in vacancy rate.

For the second year in a row, the gap between average rents in the purpose-built rental market and average rents in the rental condominium market narrowed. For instance, the average rent premium of a two bedroom rental condominium apartment over a two bedroom purpose-built rental apartment shrank from 33% in 2018 to only 9.5% in 2020. The convergence in rents was partly the result of stronger demand for the more affordable purpose-built rental market, which saw average rents growing at a faster pace than the rental condominium apartment market.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.


Mapleton
Centre
Wellington
Guelph/
Eramosa
Woolwich
Wellesley
Guelph
04
Waterloo
03
02
Puslinch
Kitchener
05
Cambridge
01
Wilmot
06
Perth
East
North
Dumfries
Hamilton
East Zorra-
Tavistock
Blandford-
Blenheim
Brant
N
0
6.5
13
km

RMS Zone Descriptions – Kitchener-Cambridge-Waterloo CMA

Zone 1	**Kitchener East** - Highland Rd. West, Mill St., Victoria Ave. (north), N. Dumfries boundaries (New Dundee Rd.) (south), Woolwich Twp. (Grand River), Cambridge, Hwy 401 (east), Trussler Rd. (west).
Zone 2	**Kitchener Central** - Victoria Ave. (north), Highland Rd. West, Mill St. (south), Conestoga Pkwy (east), Lawrence Ave. (west).
Zone 3	**Kitchener West** - Waterloo City boundaries (north), Highland Rd. West, Mill St., Victoria Ave. (south), Woolwich Twp. (Grand River) (east), Wilmot Line/Wilmot Twp boundaries (west).
Zone 1-3	**Kitchener City**
Zone 4	**Waterloo** - Woolwich Twp boundaries (north), Kitchener City boundaries (south), Woolwich Twp. (Grand River) (east), Wilmot Line (west).
Zone 5	**Cambridge** - Woolwich Twp boundaries (north), N. Dumfries Twp boundaries (south), Town Line Rd. (N. Dumfries Twp, Puslinch Twp) (east), Kitchener City boundaries (west).
Zone 6	**Three Townships** - Woolwich: Waterloo City, Cambridge City boundaries (south), Puslinch Twp (east), Regional Rd 16, Waterloo City, Kitchener City (west); N. Dumfries: Kitchener City, (north), Cambridge City boundaries (east), Trussler Rd. (west); Wilmot: Gerber / Cedar Grove Rd. (north), Oxford Waterloo Rd. (south), Kitchener City (east), Wilmot Easthope Rd. / Oxford Rd. 5 (west).
Zone 1-6	**Kitchener-Cambridge-Waterloo CMA**

Go Back to Table of Content

Belleville

THE OVERALL VACANCY RATE

"Following the 2019 increase, the vacancy rate has stabilized as growth in supply was enough to satisfy strong rental demand this year."

Olga Golozub
Senior Analyst, Economics

Unchanged at

3.0%

The average rent is

$1,126

UP by 5.5%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
**% Vacancy Rate	3.0% Vacancy Rate	2.9% Vacancy Rate	3.6% Vacancy Rate
$835 Avg. Rent	$1,036 Avg. Rent	$1,161 Avg. Rent	$1,343 Avg. Rent

** The data is suppressed.

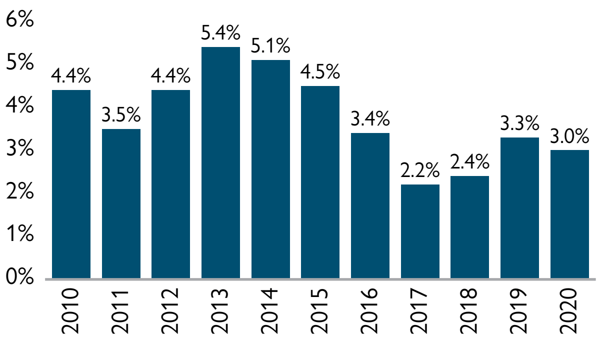
Highlights

- The average vacancy rate for purpose-built rental apartments was 3.0% in 2020, unchanged[41] from a year ago.
- The strong increase in demand for rental apartments was offset by a large increase in supply, resulting in a stable vacancy rate.
- The average fixed-sample rent for all bedroom types increased by 5.5%.

Vacancy rate remained unchanged

The results of the Rental Market Survey (RMS) conducted in October 2020 revealed that the rental apartment vacancy rate in the Belleville Census Metropolitan Area (CMA) was 3.0%, unchanged from a year ago. Stronger growth in the supply of purpose-built rental accommodation this year was enough to offset the rise in demand, resulting in a stable vacancy rate.

Figure 1: Belleville Vacancy Rate Unchanged in 2020



Source: CMHC, Rental Market Survey, 2010-2020

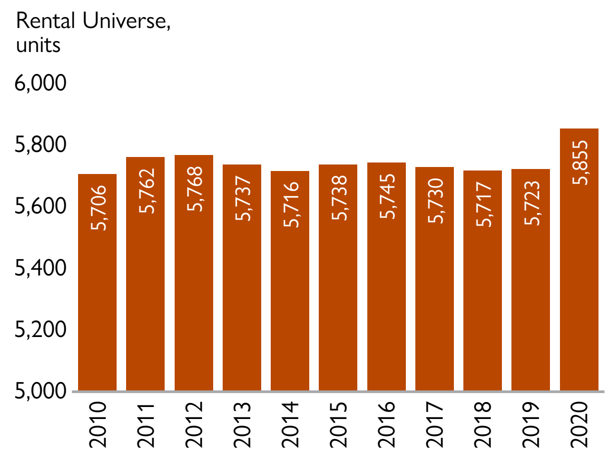
Stronger additions to rental supply

For almost 30 years, the universe of purpose-built rental apartments in Belleville CMA has not been growing. In fact, it had declined over the 1991-2008 period and stabilized throughout the next ten years with small fluctuations around the average of 5,735[42] units.

In 2020, the primary rental market universe, which accounts for newly completed rental apartments, demolitions, renovations and conversions of existing stock, but excludes seniors and student residences, grew by 132 units or 2.3%, the fastest rate of growth since 1992.

Despite the strong increase, the total universe of purpose-built rental apartments remained 9.0% below its peak level of 30 years ago. At 5,855 units, it somewhat matches the size of the universe of the early 2000s.

Figure 2: New Stock Entered the Market in 2020



Source: CMHC, Rental Market Survey, 2010-2020

Three-decade high increase in rental demand

Demand for purpose-built rental accommodations increased by 2.6%, as an estimated 145 more units were occupied in October 2020 compared to a year earlier. This was the largest increase in rental demand since 1991.

Between 2016 and 2019[43], population growth in the CMA was mostly attributable to migrants from other Ontario cities, towns, townships and non-permanent residents. In 2020, the inflow of non-permanent residents was halted after entry restrictions for foreign nationals were put in place

[41] The change in the vacancy rate between the 2019 and 2020 October rental market surveys was not statistically significant.
[42] This is the 10-year average over the 2010-2019 period.
[43] Statistics Canada. Table 17-10-0136-01 Components of population change by census metropolitan area and census agglomeration, 2016 boundaries.

by the Canada Border Services Agency to contain the spread of COVID-19[44], while intraprovincial migration remained the main source of strength. According to market intelligence, remote working and studying options have amplified the trend towards smaller, lower priced communities like Belleville CMA. To the strength of rental demand speaks the fact that there were no vacancies for the newest 134 rental units completed between July 2018 and June 2020 in the City of Belleville. These newer units have on average 40% higher rents compared to the average rent for all bedroom types in the City of Belleville, yet they all were fully absorbed.

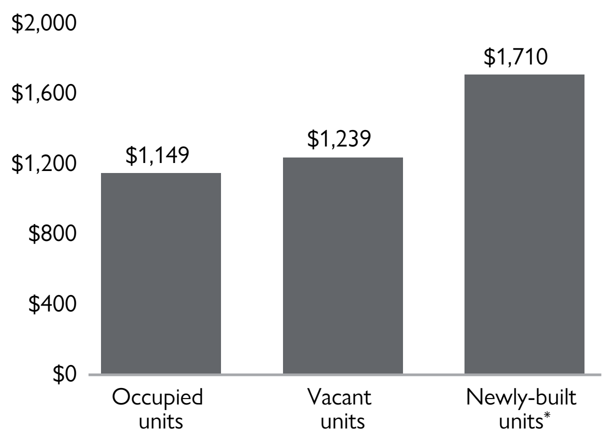
Government support measures like the temporary freeze on evictions somewhat cushioned the fall in rental demand. The Canada Emergency Response Benefit (CERB) and employment insurance benefits provided financial support to renters, who experienced a decline in labour income due to COVID-19.

Strong rent growth continued

The average fixed-sample rent for all bedroom types in Belleville CMA increased by 5.5% between 2019 and 2020. This was the strongest annual increase since CMHC has started tracking this statistic and well above the 2.2% provincial guideline for 2020. However, the fixed-sample increase in the average rent for all bedroom types was significantly different between the City of Quinte West and the City of Belleville. Tighter rental market conditions in the latter reflects greater competition among renters, accelerating the rent growth to 6.3% in 2020.

At 18.0%, the overall turnover rate in Belleville CMA was well above the Ontario rate of 11.8%. Since rent controls do not apply at turnover, it is most likely that all new tenants and tenants who moved units during 2020, faced higher rents than those who remained in their units. On average, asking rents on vacant one, two and three-bedroom apartments were 15.0%, 7.0% and 24.0% higher, respectively, than the average rent for occupied units of the same bedroom count (Table 1.1.9).

Figure 3: Two-bedroom Average Rents, Private Row and Apartments, Belleville CMA

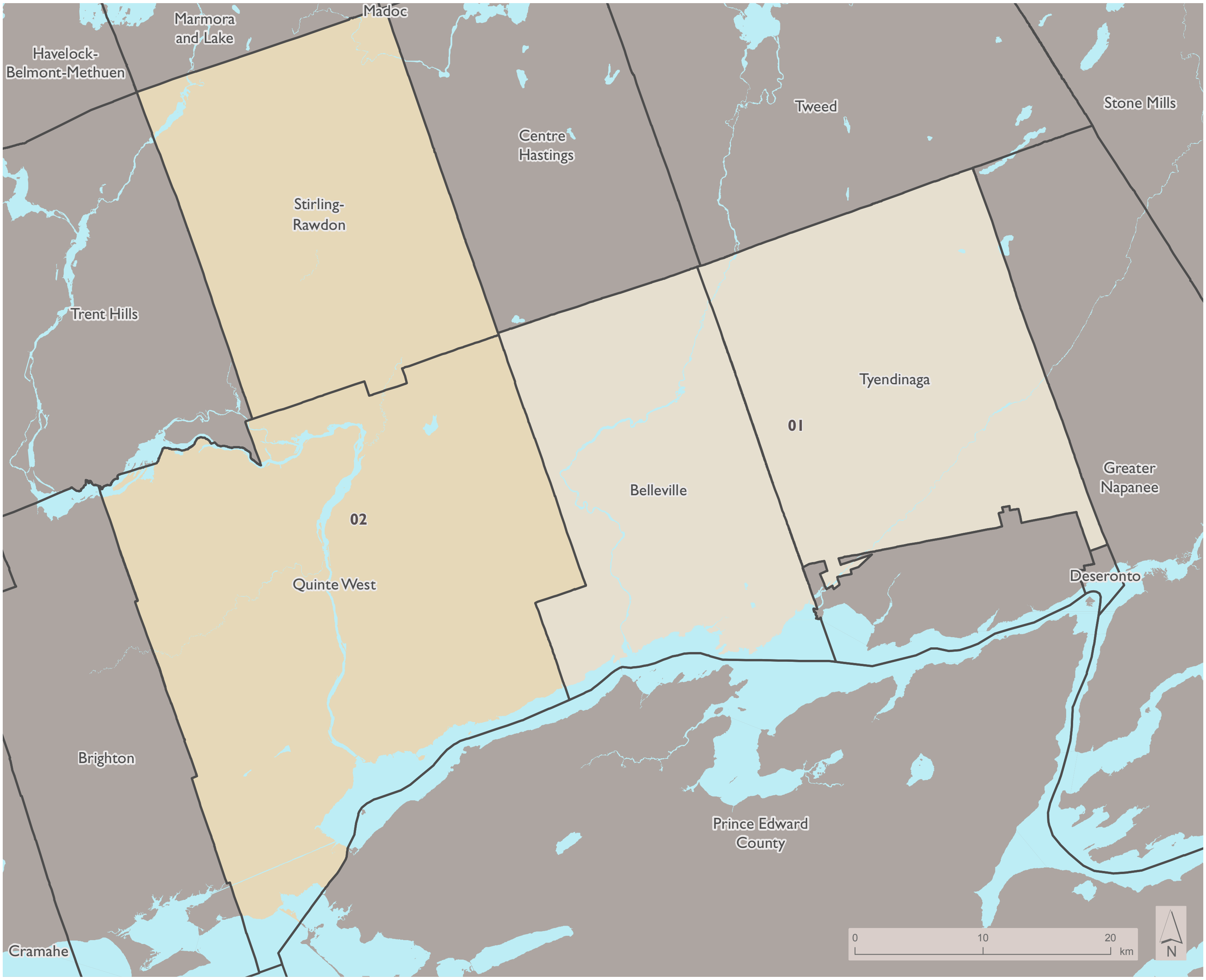


Source: CMHC, Rental Market Survey, 2020

*Private row and apartment units completed between July 2018 and June 2020.

[44] Covid-19 was declared a pandemic on March 11, 2020 and physical distancing measures were put in place on March 16th.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



RMS Zone Descriptions – Belleville CMA

Zone 1	Comprised of City of Belleville and Tyendinaga Tp.
Zone 2	Comprised of City of Quinte West and Stirling-Rawdon Tp.
Zone 1-2	**Belleville CMA**

Go Back to Table of Content

Peterborough

"Modestly lower demand combined with stable supply resulted in a higher vacancy rate."

Olga Golozub
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Increased to

2.6%

The average rent is

$1,124

UP by 4.9%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
0.6% Vacancy Rate	2.5% Vacancy Rate	2.8% Vacancy Rate	2.9% Vacancy Rate
$819 Avg. Rent	$990 Avg. Rent	$1,191 Avg. Rent	$1,427 Avg. Rent

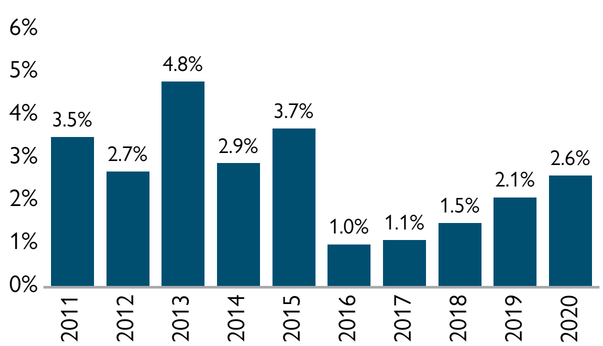
Highlights

- The average vacancy rate for purpose-built rental apartments increased to 2.6% in 2020 from 2.1% in 2019.
- About 14% of the purpose-built stock would be affordable to households with income in the range of $25K-36K, based on the standard affordability criteria.
- Fixed-sample average rent increased by 4.9%, higher than 2.6% in 2019.

Higher vacancy rate in 2020

According to the results of the Rental Market Survey (RMS) conducted in October 2020, the purpose-built rental apartment vacancy rate in the Peterborough Census Metropolitan Area (CMA) increased for the third consecutive year to 2.6%, from 2.1% in October 2019 (Figure 1). A drop in the estimated number of occupied units alongside stable supply exerted upward pressure on the vacancy rate. A vacancy rate of 2.6% is in line with the 10-year historical average, which implies that despite the economic impacts from the pandemic the change in market conditions was not substantial.

Figure 1: The Peterborough rental apartment vacancy rate moved higher in 2020

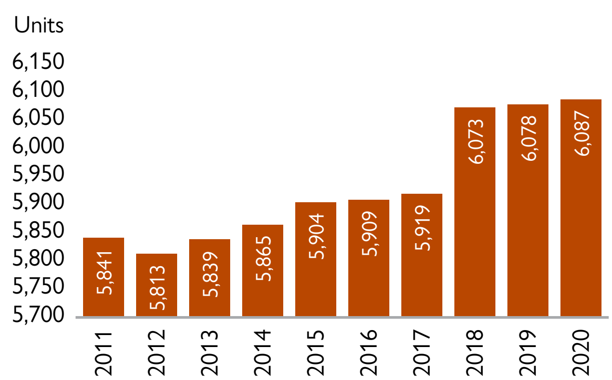


Source: CMHC, Rental Market Survey, 2011-2020

Stable rental stock

After the 2018 decade-high increase in rental supply, the universe of purpose-built rental apartments has seen little change (Figure 2). Between October 2019 and October 2020, the universe increased by 9 units or 0.1%. In 2018, aiming to increase the supply of rental units, the Peterborough municipality introduced policies that allowed for the construction of secondary suites within single-detached, semi-detached and row houses. The policy resulted in additional units[45] added to overall rental supply, likely placing upward pressure on the purpose-built apartment vacancy rate.

Figure 2: Rental apartment universe seen little change in 2020



Source: CMHC, Rental Market Survey, 2011-2020

Rental market conditions eased for the third consecutive year

The increase in the vacancy rate was essentially due to a very modest slowdown in demand. The slowdown was in part attributable to the significant decrease in non-permanent residents, such as international students and work permit holders. In 2020, the inflow of non-permanent residents was halted after entry restrictions for foreign nationals were put in place by the Canada Border Services Agency to contain the spread of COVID-19.

[45] According to the City of Peterborough, 135 secondary suites were created in the period of 2018 to December 2020.

The decline in employment among one of the key age groups, 15-to-24 year olds, was an additional factor that contributed to lower demand in 2020. In addition, employment for those aged 25-to-44 was also notably lower than its pre-pandemic level, likely limiting the pace of household formation.

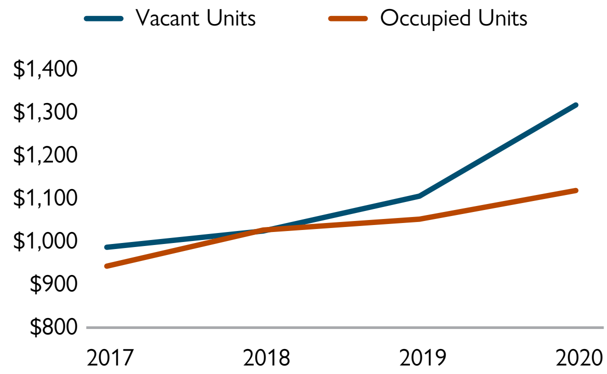
Government support measures like the temporary freeze on evictions somewhat cushioned the fall in rental demand. The Canada Emergency Response Benefit (CERB), federal student support programs and employment insurance benefits provided financial support to renters who experienced a decline in labour income due to COVID-19.

Fixed-sample average rent growth accelerated

The average fixed-sample rent for all bedroom types in the Peterborough CMA increased by 4.9% between October 2019 and October 2020. This represents the fourth consecutive year that average rents increased by more than the provincial rent review guideline. This suggests that landlords, through turnover of long-term tenants, were able to increase rents to market levels. The turnover rate in Peterborough increased to 14.6% in October 2020 from 12.8% in October 2019. With more units being re-rented in 2020, there were additional opportunities for property owners to increase rents compared to 2019, when the turnover rate was one of the lowest among Ontario CMAs.

The gap between average rent on vacant and occupied units widened in 2020 (Figure 3). As a result, prospective tenants faced much higher rents than long-term tenants, with the average asking rent for vacant units ($1,318) being 17.8% higher than the overall average rent paid for occupied units ($1,119) in October 2020 (Table 1.1.9).

Figure 3: Average rents of vacant and occupied units, all bedroom types, Peterborough CMA



Source: CMHC, Rental Market Survey 2017-2020

Affordability challenges faced by low-income households

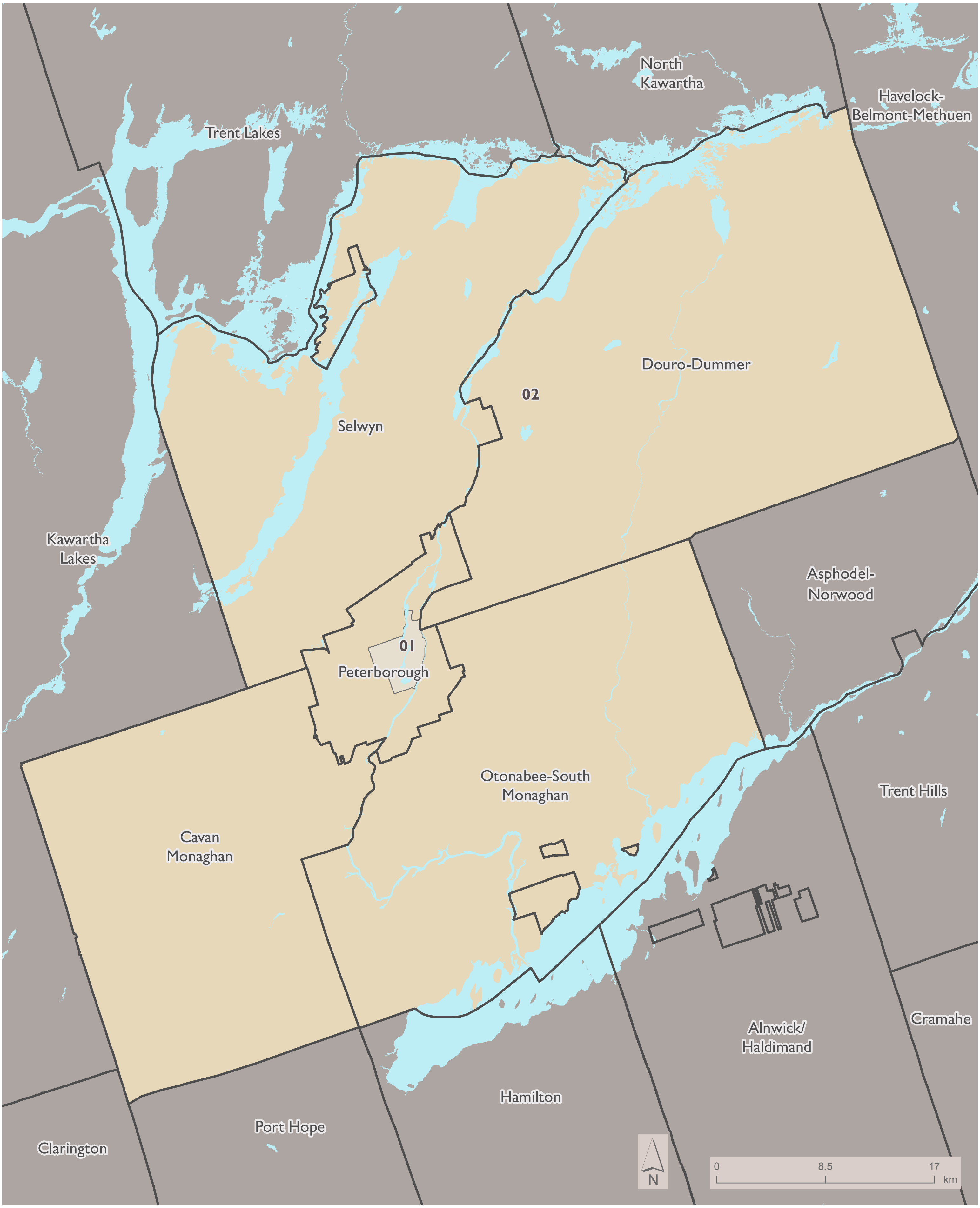
New for the 2020 RMS, Table 3.1.8 provides information on the affordability of the purpose-built rental stock by demonstrating how the Peterborough rental universe (apartments and rows) lines up with the incomes of renter households[46]. Based on the current affordability criteria and average rents, households in the fourth ($52K-74K) and third ($36K-52K) income quintiles[47] could access 98% and 78% of the rental stock respectively. Rental affordability declines considerably for households in the lower income quintiles. Only about 14% of the stock would be affordable to households making between $25K and $36K per year (the second income quintile)[48].

[46] Household income quintiles for households in Peterborough CMA were derived from the 2016 Census Public Use Microdata File (PUMF). Income quintiles are expressed in 2020 dollars using the CPI and were rounded to the nearest thousand. Four filters were applied to derive the quintiles: renter households of all household sizes that were non-subsidized and earning an income greater than zero.

[47] An income quintile divides population into 5 income groups, from lowest income (Q1) to highest income (Q5), so that approximately 20% of the population is in each group.

[48] The data was suppressed for the first income quintile (< $25K) because the sample size was not large enough to protect confidentiality or produce a statistically reliable estimate.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



North Kawartha
Havelock-Belmont-Methuen
Trent Lakes
Douro-Dummer
02
Selwyn
Kawartha Lakes
Asphodel-Norwood
01
Peterborough
Otonabee-South Monaghan
Trent Hills
Cavan Monaghan
Cramahe
Alnwick/Haldimand
Hamilton
Port Hope
Clarington
N
0
8.5
17
km

RMS Zone Descriptions – Peterborough CMA

Zone 1	**Downtown** - Part of Peterborough City (Geographically: Zone 1 is bounded by Park Hill Rd. on north, Lansdowne St. on south, Ashburnham on east, Park St./Monaghan Rd. on west). Census tracts: 0005.00, 0006.00, 0007.00, 0008.00 and 0010.00.
Zone 2	**Rest of Peterborough CMA** - As well as: Selwyn TP, Douro-Dummer Tp, Otonabee-South Monaghan Tp, Cavan-Millbrook-North Monaghan TP, Curve Lake First Nation 35 IRI, and Hiawatha First Nation IRI. Census tracts: 0001.01, 0001.02, 0002, 0003, 0004, 0009.01, 0009.02, 0009.03, 0009.04, 0011, 0012, 0013, 0014, 0100, 0101, 0102.01, 0102.04, 0103, 0105.02, 0106, 0200.00, 0201.00, 9004.00 and 9005.00.
Zone 1-2	**Peterborough CMA**

Go Back to Table of Content

Windsor

"The vacancy rate increased slightly in 2020 owing to a COVID-19 driven pullback in rental demand."

Christopher Zakher
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Increased to

3.6%

The average rent is

$937

UP by 8.4%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
6.7% Vacancy Rate	3.9% Vacancy Rate	2.5% Vacancy Rate	**% Vacancy Rate
$699 Avg. Rent	$896 Avg. Rent	$1,027 Avg. Rent	$1,214 Avg. Rent

** The data is suppressed.

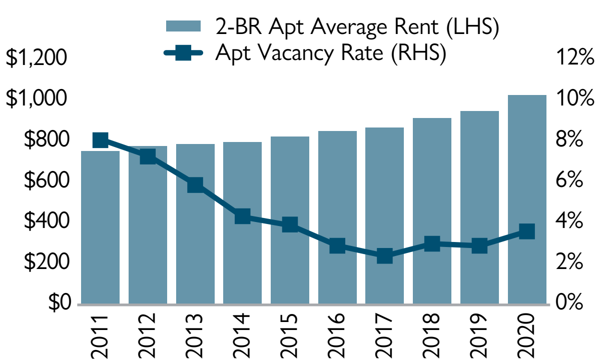
Highlights

- The average vacancy rate for purpose-built rental apartments was 3.6% in 2020, up from 2.9% the previous year.
- Rental demand decreased, pushing the vacancy rate slightly higher.
- Fixed sample average rents for two-bedroom apartments grew by 8.7%, well above the provincial guideline of 2.2% set for 2020.

Vacancy rate increased slightly

The rental apartment vacancy rate in the Windsor Census Metropolitan Area (CMA) was 3.6%, up from 2.9% in 2019. A decrease in rental demand pushed the vacancy rate slightly higher (Figure 1). Supply, meanwhile, remained relatively unchanged.

Figure 1: Vacancy rate crept up from a low level, rents rose



Source: CMHC Rental Market Survey

Economic impact of COVID-19 contributed to decline in rental demand

Rental demand, as measured by the number of occupied units, fell in five of the sixteen largest urban centers in Ontario in 2020. Among these, the Windsor CMA registered the second largest demand decrease on a relative basis. The disproportionately negative impact of the COVID-19 pandemic on Windsor's economy explains this.

By mid-August 2020, the Windsor-Essex region had spent nearly 1.5 more months than most in stricter stages of lockdown to contain the spread of COVID-19 (Stages 1 and 2 of Ontario's re-opening framework[49]). This was due to prolonged outbreaks in Essex County farms over the summer months. In addition, given its proximity to the U.S., Windsor's economy was more adversely impacted by the Canada-U.S. border closures.

As of September 2020, the economic fallout due to the pandemic was primarily evident in the local services-producing sector, where employment was 18.3% lower than the same month in 2019[50]. The youth population aged 15-to-24, the age group with the highest propensity to rent, were most impacted. As per data from the latest Census[51], almost half the labour force for this group is concentrated in the two service-sector industries that recorded the CMA's largest year-over-year employment declines in September: accommodation and food services and retail-wholesale trade. These job losses likely contributed to a slower pace of rental household formation.

Reduced rental demand from international students

Market intelligence suggested fewer international post-secondary students resided in Windsor CMA in fall 2020 as compared to the previous year, with up to as many as 30% studying abroad due to the pandemic. This was consistent with data at the national level, which showed that 37% fewer study permit holders were living in Canada in the first three quarters of 2020 compared to the same period last year[52]. This likely contributed to lower rental demand in 2020, as Census data indicates international students have a very high propensity to rent.

[49] https://www.ontario.ca/page/reopening-ontario-stages
[50] Statistics Canada, Labour Force Survey.
[51] Statistics Canada, Census 2016.
[52] Immigration, Refugees and Citizenship Canada, Open data.

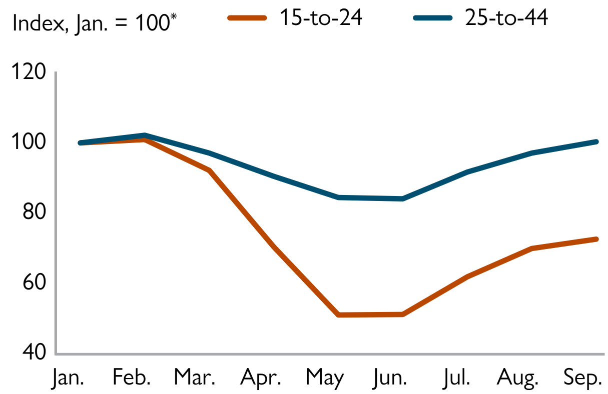
Different factors kept rental market outflows to a minimum

Rental market demand would have been weaker if not for the unprecedented levels of government financial support such as the Canada Emergency Response Benefit (since discontinued), Canada Recovery Benefit, and Employment Insurance benefits. These allowed households whose incomes were adversely impacted by the pandemic to pay rent and remain in their units. The moratorium on evictions in Ontario, between March 17 and August 1, 2020, likely also kept more renters in their units.

Secondly, the employment recovery for people in other age categories prevented a further deterioration in demand. Full-time employment for those aged 25-to-44 experienced a less pronounced decline during the early months of the pandemic and had returned to its pre-pandemic level by September 2020 (Figure 2). The labour force for this age group, who historically make up the largest share of renter households in the Windsor CMA, was more concentrated in the handful of industries that performed better in 2020. Better labour market conditions allowed a larger percentage of existing renters in this group to remain in their rental units.

Thirdly, although homeownership demand rebounded in the summer of 2020, the number of resale market transactions on a year-to-September basis was below that of 2019. Lower sales activity, amid high economic uncertainty, suggests fewer renters made the transition into homeownership. This was partially corroborated by data from CMHC's insurance sector, which showed an annual 14.8% decrease[53] in mortgage approvals[54], specifically for those who transitioned out of the rental tenure and into homeownership in Windsor. A lower turnover rate for rental units in the CMA also points to decreased mobility between the rental and homeownership markets.

Figure 2: Windsor CMA monthly full-time employment in 2020, by age



Source: Statistics Canada Labour Force Survey, adapted by CMHC
*Seasonally adjusted.

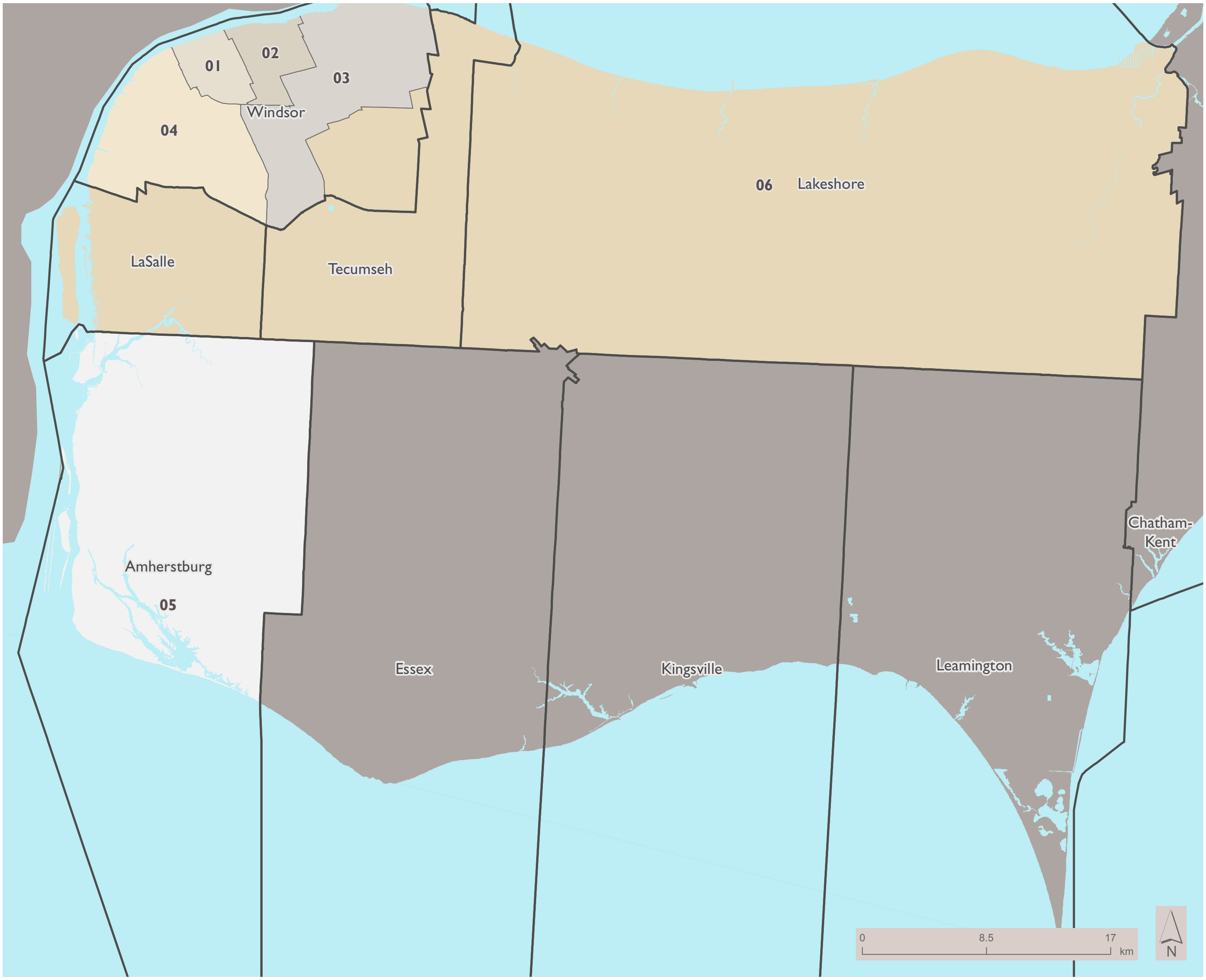
Rent growth accelerated

The average rent of a two-bedroom apartment in structures common to the 2019 and 2020 surveys increased by 8.7%. This was well above the provincial guideline of 2.2% for 2020. Tight rental market conditions persisted for two-bedroom units, evidenced by a near historically low vacancy rate and a significant rent premium for vacant units. This allowed landlords to raise rents above guideline on units turned over and to the upper limit of the guideline increase for units already occupied.

[53] Year-to-September.

[54] 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.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



RMS Zone Descriptions – Windsor CMA

Zone 1	**Centre** - North: Detroit River; East: Pierre, Moy Parkwood; South: C.P. Rail, Ypres Blvd.; West: Conrail.
Zone 2	**East Inner** - North: Detroit River; East: Buckingham, Raymo, Norman, Chrysler; South: C.P. Rail, Tecumseh Rd; West: Zone 1.
Zone 3	**East Outer** - North: Detroit River; East: City Limit; South: City Limit; West: Zone 2.
Zone 4	**West** - North: Conrail; East: Howard Avenue; South: City Limit; West: Zone 3.
Zones 1-4	**Windsor City**
Zone 5	**Amherstburg Twp**
Zone 6	**Rest of CMA** - Includes: Essex T., LaSalle T., Lakeshore Twp., St. Clair Beach V./ Sandwich South Twp./ Tecumseh T.
Zones 1-6	**Windsor CMA**

Go Back to Table of Content

St. Catharines-Niagara

THE OVERALL VACANCY RATE

“The vacancy rate remained steady and low from a historical perspective, while rent growth accelerated.”

Inna Breidburg
Senior Analyst, Economics

Unchanged at

2.7%

The average rent is

$1,075

UP by 5.6%

PRIMARY RENTAL MARKET (by bedroom type)

	Bachelor	One bedroom	Two bedroom	Three or more bedrooms
Vacancy Rate	**%	2.5%	2.9%	1.9%
Avg. Rent	$774	$958	$1,137	$1,260

** The data is suppressed.

Highlights

- The primary apartment vacancy rate in 2020 remained steady at 2.7%.
- Purpose-built rental apartment supply grew modestly by 0.5% in 2020.
- The matched-sample average two-bedroom apartment rent increase, at 6.1% in 2020, was the strongest in nearly 30 years.

Steady vacancy rate

The vacancy rate in the St. Catharines Census Metropolitan Area (CMA) held steady at 2.7%[55] in 2020, below the ten-year average of 2.9%. Changes in the demand and supply of purpose-built rental accommodations this year were too small to influence rental market conditions.

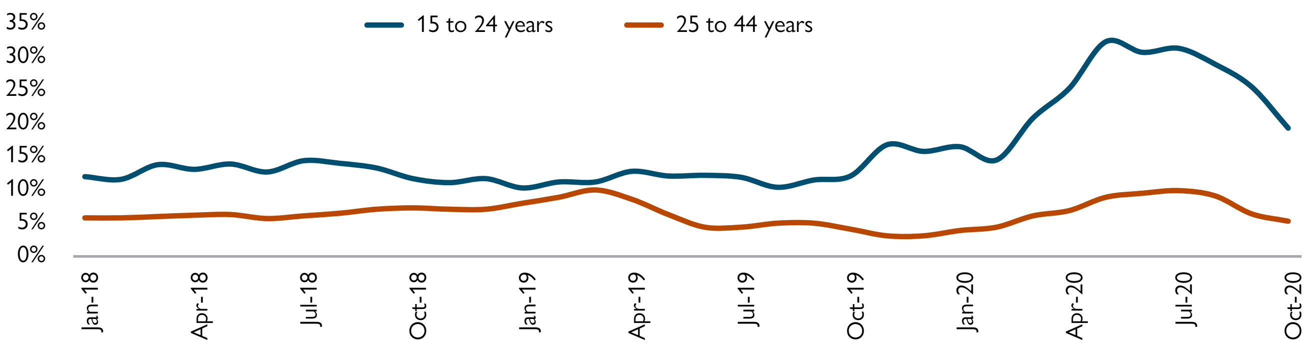
Marginal change in rental demand

Demand for purpose-built rental apartments in St. Catharines, as measured by the number of occupied units, remained virtually unchanged in 2020. However, the rental market saw less demand from young renters. Over the previous few years, the CMA had seen increased migration, which drove the rate of population growth to its highest level over the last two decades and spurred greater rental demand. In 2019, non-permanent residents aged 15 to 24, most of whom were international students and tended to rent while in Canada, made up close to 40% of total migration to St. Catharines. However, widespread measures were taken to contain the spread of the COVID-19 virus in 2020, including border closures and shifting post-secondary education online. This resulted in many international students leaving. Furthermore, these measures led to business closures and employment losses. Young people were disproportionately impacted by these events. Many were employed in the retail, hospitality and food industries, sectors that were the hardest hit by the pandemic. In October 2020, the unemployment rate of the cohort aged 15 to 24, at 19.3%, was seven percentage points higher than at the same time a year earlier. As a result, some young individuals left the region in order to seek employment elsewhere. Some students returned to their hometowns as post-secondary schools turned to remote programs. Due to these migration trends, in October 2020, the population of residents aged 15 to 24 had decreased by more than 20% compared to October 2019. Economic challenges have limited this cohort's ability to enter the rental market and encouraged some individuals to move back in with their parents, which lowered rental demand pressure.

Although the area's economy has been significantly affected by the COVID-19 pandemic, the pace of recovery has not been uniform across all sectors and demographic groups. Employment levels in some higher-paying industries such as finance, insurance, real estate, and professional and scientific services not only recovered, but also posted strong increases from a year ago. Residents aged 25 to 44, who account for the greatest share of household formation and rental demand, were employed in these fields. By October 2020, the unemployment rate for this age group had declined to 5.3%. While 1.2 percentage points higher than at the same time a year earlier, this rate is deemed low, both from a historical perspective and when compared to that of other age groups. Healthy employment numbers for this demographic segment and government support measures, such as CERB, for Canadians whose employment was affected by COVID-19, helped to maintain demand for rental units and offset the decrease from the younger cohort.

[55] The change in the vacancy rate between the October 2019 and October 2020 Rental Market Surveys was not statistically significant.

Figure 1: High unemployment rate among young adults



Source: Statistics Canada

In recent years, the rising cost of homeownership and strong buyer competition for properties strengthened rental demand. Concerns related to COVID-19, which increased preferences for more space and fewer shared amenities, facilitated the transition of some renter households to homeownership in 2020. Overall, however, a further widening of the cost gap between owning and renting encouraged more renter households to remain in their existing accommodations. This resulted in low rental turnover rates, particularly for two-bedroom apartments, which declined from 15.3% to 12.5% in between 2019 and 2020.

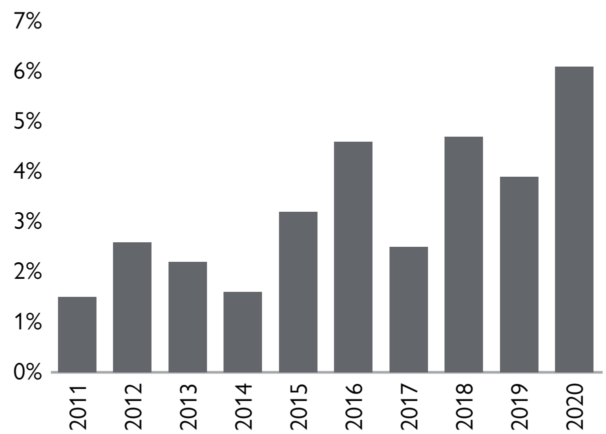
Modest additions to rental supply

The purpose-built rental apartment universe registered modest growth in 2020. While 124 rental units reached completion over the 12 months ending June 30, 2020 (the cut-off point for the survey), the rental universe increased by 79 units, or 0.5%. This could be due to permanent removals of existing rental units for reasons such as building demolitions or conversions to condominiums, as well as to temporary removals for major repairs to properties. It is worth mentioning that, as of October 2020, 361 rental apartment units were under construction in the area, representing the highest number since the early 1990s. This activity could help rental supply to grow over the next few years.

Record-high rent increase

Since about 2015, rent growth in the CMA has accelerated. This year, the increase in the average rent for a two-bedroom apartment in structures that were common to the 2019 and 2020 surveys was 6.1%, up from 3.9% a year prior. This was the strongest annual increase since CMHC first started tracking this statistic in the early 1990s and was well above the 2.2% provincial guideline. Competition among renters remains strong enough to give landlords the capacity to raise rents significantly. In October 2020, asking rents for vacant apartments were 10.9% above the average rents for occupied units.

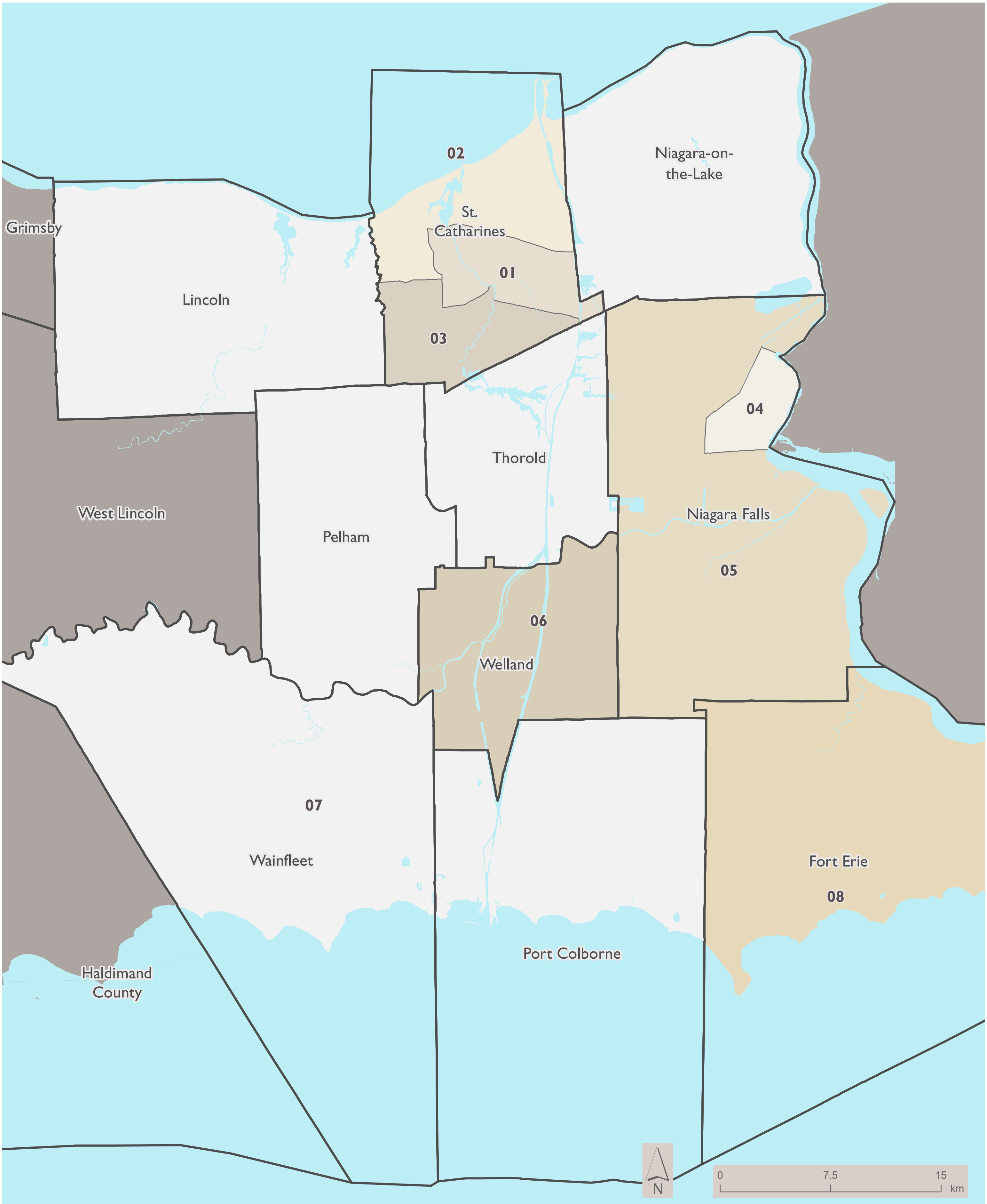
Figure 2: Rent growth accelerated*



Source: CMHC Rental Market Survey

*Fixed sample two-bedroom apartment rent.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.


02
Niagara-on-the-Lake
St. Catharines
Grimsby
01
Lincoln
03
04
Thorold
West Lincoln
Niagara Falls
Pelham
05
06
Welland
07
Wainfleet
Fort Erie
08
Port Colborne
Haldimand County
N
0
7.5
15
km

RMS Zone Descriptions – St. Catharines CMA

Zone 1	St. Catharines (Core)
Zone 2	St. Catharines (Remainder North)
Zone 3	St. Catharines (Remainder South)
Zones 1-3	**St. Catharines City**
Zone 4	Niagara Falls (Core)
Zone 5	Niagara Falls (Remainder)
Zones 4-5	**Niagara Falls City**
Zone 6	Welland
Zone 7	Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham
Zone 8	Fort Erie
Zones 1-8	**St. Catharines-Niagara CMA**

Go Back to Table of Content

London

THE OVERALL VACANCY RATE

“The vacancy rate increased as new supply outpaced demand due to weaker population and economic growth.”

Andrew Scott
Senior Analyst, Economics

Increased to

3.4%

The average rent is

$1,119

UP by 7.0%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
4.7% Vacancy Rate	3.5% Vacancy Rate	3.1% Vacancy Rate	4.9% Vacancy Rate
$774 Avg. Rent	$1,001 Avg. Rent	$1,207 Avg. Rent	$1,380 Avg. Rent

Key analysis findings

- The purpose-built rental apartment vacancy rate increased to 3.4%.
- New supply was met with muted rental demand.
- The average fixed sample rent increase for two-bedroom apartments was 6.8%.

The vacancy rate increased to its highest level since 2012

According to the Canada Mortgage and Housing Corporation's Rental Market Survey (RMS) conducted in October 2020, the purpose-built rental apartment vacancy rate in the London Census Metropolitan Area (CMA) was 3.4%, which was an increase from the 1.8% vacancy rate in October 2019.

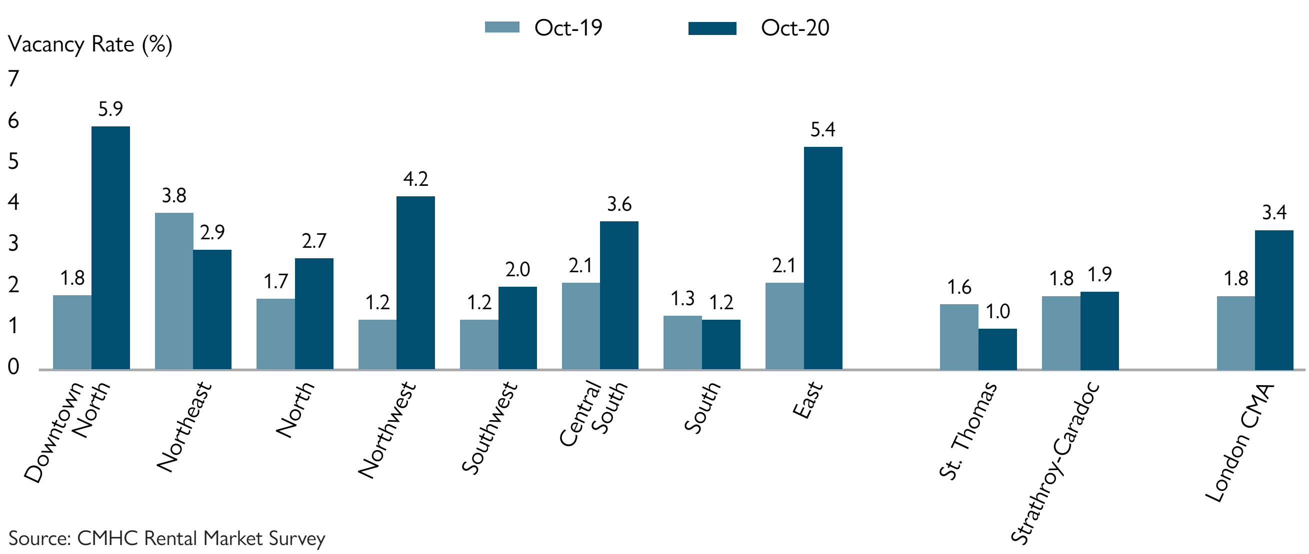
In the City of London, the vacancy rate increased to 3.5%, while in St. Thomas there was no statistically significant change in the vacancy rate at 1.0%.

Increased supply met with weakened demand

In the lead up to this year's survey, there was a larger increase in rental supply. In fact, the number of newly completed purpose-built rental apartments in London CMA was 968[56]. CMHC's primary rental market universe grew by 746 units, after accounting for demolitions, renovations, and conversions of existing stock, as well as excluding newly completed units for seniors and student residences. This rate of supply growth exceeded stagnant demand for rental accommodations.

Lower migration and economic disruption caused by the COVID-19 pandemic prevented rental household formation. The estimated number of occupied units in our survey was stable compared to the previous year. This year's decline in net international migration levels was likely a driving force behind muted demand for rental units. So far in 2020, the number of permanent resident admissions to London CMA is well below previous years (see Figure 2).

Figure 1: Apartment Vacancy rate by RMS survey zone, 2019 vs 2020



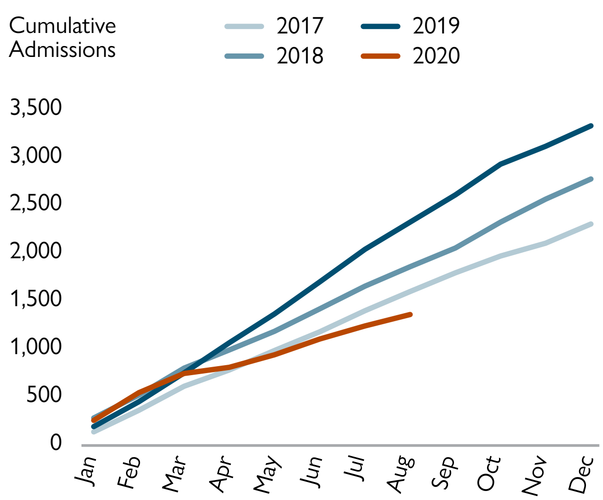
Source: CMHC Rental Market Survey

56 Total completions are tallied over the 12 months ending in June 2020, which marks the cut-off point for the Rental Market Survey.

The same was also true for temporary international migrants such as students. International migrants tend to form households at high rates and rent in their first years in London.

Demand in Zone 4 – Northwest London and Zone 1 – Downtown North was particularly affected by lower in-person attendance at the University of Western Ontario, with Zone 1 having the highest vacancy rate in the CMA at 5.9%. Many domestic and international students likely chose to study remotely this year and did not require local accommodation.

Figure 2: Cumulative Number of Permanent Resident Admissions by Year, London CMA



Source: Immigration, Refugees and Citizenship Canada

Despite higher home prices, lower borrowing costs dampened the increase in carrying costs of owning a home. Households that can afford to carry a mortgage tend to vacate a unit in higher rent ranges. Thus, the high vacancy rate for units in the $1,200 and higher rent range, as well as stable carrying costs and increased existing home sales, suggests more movement among these renter households into homeownership this year.

Average rent increase accelerated

Notwithstanding high vacancies this year, the fixed-sample percentage increase in the average rent was 7.0% for two-bedroom units in structures common to both the 2019 and 2020 surveys, up from 5.0% a year ago. Rents increased across all bedroom counts, with bachelor units seeing the largest increase at 8.5%. This acceleration in rent growth in part reflects the greater competition for units in the time preceding the pandemic, when vacancy rates were near record lows.

The previously low vacancy rates led to higher asking rents on vacated units in most sub-markets. As of October 2020, average asking rent on two-bedroom vacant units were 23.1% above occupied units in Zone 5 – Southwest London, followed by Zone 4 – Northwest London (17.3%) and Zone 8– East London (16.8%).

Limited options for those in the lowest income quintile

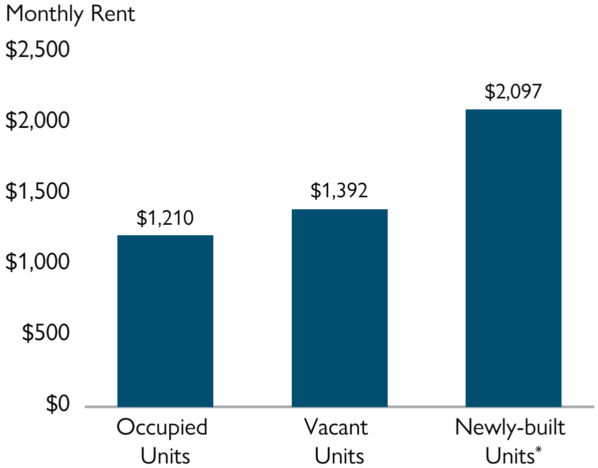
It is estimated that only 2.3% of the RMS rental universe was affordable[57] to households in the lowest income quintile (see Table 3.1.8). This group can afford a monthly rent of less than $625. The rental universe becomes more affordable for those in the second income quintile, where an estimated 24% of the rental universe would be within reach. However, the vacancy rate for units in this rent range was well below-average at 1.6%.

For households in the highest income quintile, a monthly rent above $1,850 can be affordable. However, only a small amount of the rental universe is available in this rent range. This suggests that many higher income renters find accommodation in lower rent ranges, which may crowd-out renters with fewer affordable options. This belies the importance of creating options across the housing spectrum.

In the past two years, there were 1,589 newly completed purpose-built rental units added to the RMS universe. Newly built two-bedroom units had an average rent of $2,097 in October 2020 (see Table 3.1.7). This new supply will provide incremental support to balance the existing rental stock.

[57] The rent ranges are calculated at the affordability threshold of 30% of monthly income for each quintile. Renter household income (non-subsidized, all household sizes) was derived from Census 2016 and expressed in 2020 dollars.

Figure 3: Average Rent, Two Bedroom Units by Type, London CMA



Source: CMHC Rental Market Survey

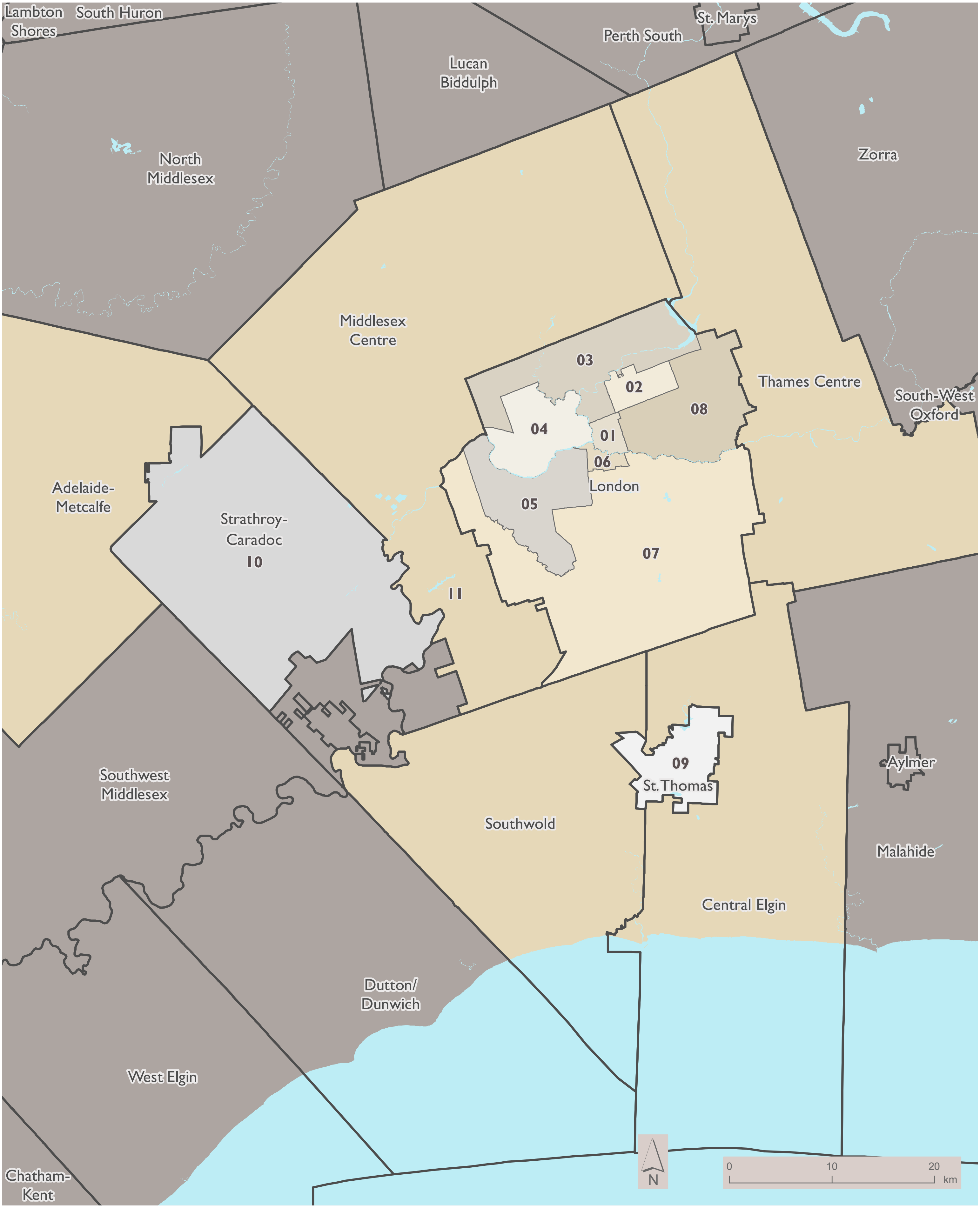
*Completed between July 2018 to June 2020.

Secondary rental market

The vacancy rate for condominium units offered for rent was 0.3% in 2020, a decline from 1.3% in 2019. The market for rented condominiums bucked the trend of purpose-built rentals, as the number of units offered for rent could not keep pace with growth in demand in 2020, resulting in lower vacancies. Of the 7,724 condominium units in the London CMA universe, 33.9% were rented compared to 32.9% a year earlier.

The average rent on a two-bedroom condominium was $1,619 compared to $1,207 for a two-bedroom purpose-built rental apartment.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.


Lambton Shores
South Huron
St. Marys
Perth South
Lucan Biddulph
North Middlesex
Zorra
Middlesex Centre
03
02
08
Thames Centre
South-West Oxford
04
01
06
London
Adelaide-Metcalfe
05
Strathroy-Caradoc
10
07
11
09
St. Thomas
Aylmer
Southwest Middlesex
Southwold
Malahide
Central Elgin
Dutton/Dunwich
West Elgin
Chatham-Kent
N
0
10
20
km

RMS Zone Descriptions – London CMA

Zone 1	**Downtown North** - Census tracts 0022, 0023, 0033, 0034. North to Oxford St., East to Adelaide St and bound by the Thames River to the West and South.
Zone 2	**Northeast** - Census tracts 0038, 0039, 0040, 0041, 0046, 0047, 0048. North of Oxford St., East of Adelaide St., West of Clarke Rd, North to the River and Kilally Rd.
Zone 3	**North** - Census tracts 0042, 0043, 0045, 0049.01, 0049.02, 0050.01, 0050.02, 0050.03, 0051, 0120.03. North of Oxford St. from North Thames River to Adelaide, West of Fanshawe Lake, East of Denfield, South of Medway.
Zone 4	**Northwest** - Census tracts 0008, 0009.01, 0009.02, 0020.01, 0020.02, 0021, 0044.01, 0044.02, 0044.04, 0044.05, 0044.06, 0044.07. North of Thames River, West of North Thames River, South of Fanshawe Park from Hyde Park to River, East of Hyde Park.
Zone 5	**Southwest** - Census tracts 0005.01, 0005.02, 0005.03, 0006.01, 0006.02, 0006.04, 0006.05, 0007.01, 0007.02, 0010.01, 0010.02, 0011, 0019, 0110.01. South of Thames River, East of Westdel Bourne to Dingman Creek, North of Dingman Creek, West of Bostwick & Wharncliffe.
Zone 6	**Central South** - Census tracts 0015, 0016, 0017 and 0018. Includes Old South area - East of Wharncliffe Rd, West of Adelaide St., North of Chester Rd, and South of the Thames River.
Zone 7	**South** - Census tracts 0001.02, 0001.03, 0001.05, 0001.06, 0001.07, 0001.08, 0002.01, 0002.02, 0002.03, 0002.04, 0003, 0004.01, 0004.03, 0004.04, 0012, 0013, 0014 and 0110.02. East of Woodhull Rd., South of Zone 5, 6 & 8 and south of the Thames River, West of Westchester Bourne, North of Southminster Bourne.
Zone 8	**East** - Census tracts 0024, 0025, 0026, 0027.03, 0027.04, 0027.05, 0027.06, 0027.07, 0028, 0029, 0030, 0031, 0032, 0035, 0036, 0037. East of Adelaide St, South of Oxford St (except section East of Clarke Rd) to the Eastern City boundary and down to the South branch of the Thames River.
Zones 1-8	**London City**
Zone 9	**St. Thomas**
Zone 10	**Strathroy-Caradoc TP**
Zone 11	**Rest of CMA** - Includes markets outside of what is included in Zones 1-10.
Zones 1-11	**London CMA**

Go Back to Table of Content

Kingston

“Rent growth slowed as rental market conditions eased for the second consecutive year.”

Olga Golozub
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Increased to

3.2%

The average rent is

$1,282

UP by 3.1%

PRIMARY RENTAL MARKET (by bedroom type)

	Bachelor	One bedroom	Two bedroom	Three or more bedrooms
Vacancy Rate	4.9%	3.5%	3.1%	**%
Avg. Rent	$871	$1,145	$1,327	$1,830

** The data is suppressed.

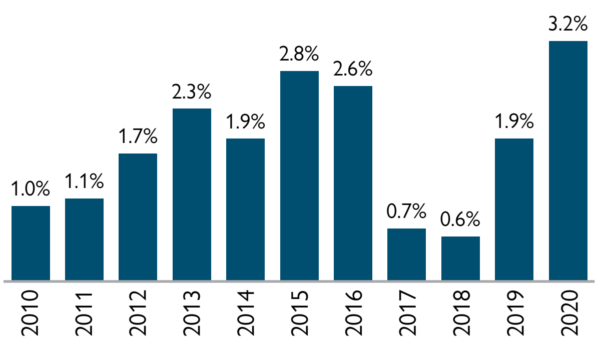
Highlights

- The average vacancy rate for purpose-built rental apartments increased to 3.2% in 2020 from 1.9% in 2019.
- The highest vacancy rate was recorded in the downtown core, the area that commands some of the higher rents in the CMA.
- The fixed-sample average rent for two-bedroom units increased by 2.5% down from 7.4% in 2019.

Supply outpaced demand pushing vacancy rate higher

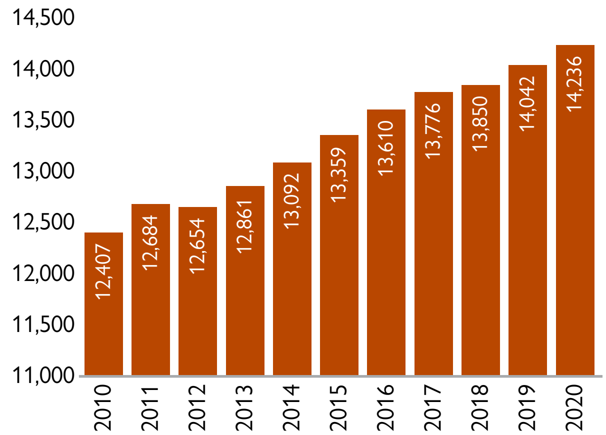
According to the results of the Rental Market Survey (RMS) conducted in October 2020, the purpose-built rental apartment vacancy rate in the Kingston Census Metropolitan Area (CMA) increased for the second consecutive year to 3.2% from 1.9% in October 2019. A strong increase in supply intensified the upward pressure on the vacancy rate. For the first time since 2007, the overall vacancy rate surpassed 3.0%, providing renters with more options.

Figure 1: Kingston vacancy rate moved higher in 2020



Source: CMHC, Rental Market Survey, 2010-2020

Figure 2: Continuous growth of rental universe since 2012



Source: CMHC, Rental Market Survey, 2010-2020

Rental market conditions eased for the second consecutive year

Greater softening of rental market conditions occurred in Zone 1 – Downtown, where the vacancy rate increased by more than three percentage points to 5.4%, the highest level in the past decade. The downtown core commands some of the higher rents for all bedroom types when compared to other Kingston submarkets. The economic downturn triggered by the pandemic has reduced demand for pricier units this year.

Changes in the vacancy rates in Zone 2 - Southwestern Kingston and Zone 3 – Northern Kingston were not statistically significant[58].

[58] The change in the vacancy rate between the 2019 and 2020 RMS results cannot be interpreted as statistically significant.

According to market intelligence, remote working and studying options have amplified the trend towards moving to smaller, less populous communities and neighbourhoods. Many of such communities are spread out across Zone 4 – Remainder of CMA. Over the past two years, almost all of the new rental completions occurred in this particular zone (Table 3.1.7). In 2019, Zone 4 was the only Kingston submarket where demand increased. In 2020, demand strengthened further, yet, supply grew at a stronger rate, putting an upward pressure on vacancy rate. To the strength of rental demand in this particular zone speaks the fact that by October 2020, 94% of the zone's new supply was absorbed. Considering the 30%-of-income affordability criteria, these newer units renting at $1,608 on average would be affordable to a household making $64K a year. According to the new 2020 RMS, Table 3.1.8, the $64K income would fall within the fourth income quintile. Almost 90% of the current purpose-built universe (apartments and rows) would be available to such households. Rental affordability declines considerably for households in the lower income quintiles.

It appears that the number of bedrooms, as well as additional space might also have become an important feature for some potential tenants in 2020. The three-bedroom units were the only bedroom type to have no vacancies or near zero vacancy in the three Kingston submarkets[59]. Furthermore, the three-bedroom apartments could also be attractive to tenants who are willing to share a large apartment with others in order to reduce their housing costs. For example, young adults aged 15-to-24, who were disproportionally affected by the economic downturn, may have combined households due to reduced income. This age group saw the steepest initial employment losses with roughly 27% losing their jobs in the early months of the pandemic. Many were employed in the hardest hit industries like food, hospitality and retail. In contrast, another age group 25-to-44, the key group that affects housing demand, saw their employment levels fully recovered by September 2020. Moreover, many of them maintained their employment throughout the lockdown. This group, twice as large as the 15-to-24 group, accounts for the greater share of household formation, putting upward pressure on housing demand.

Government support measures such as the temporary freeze on evictions, CERB, federal student support programs helped to support demand for rental units and offset the decline in demand experienced by the younger cohort.

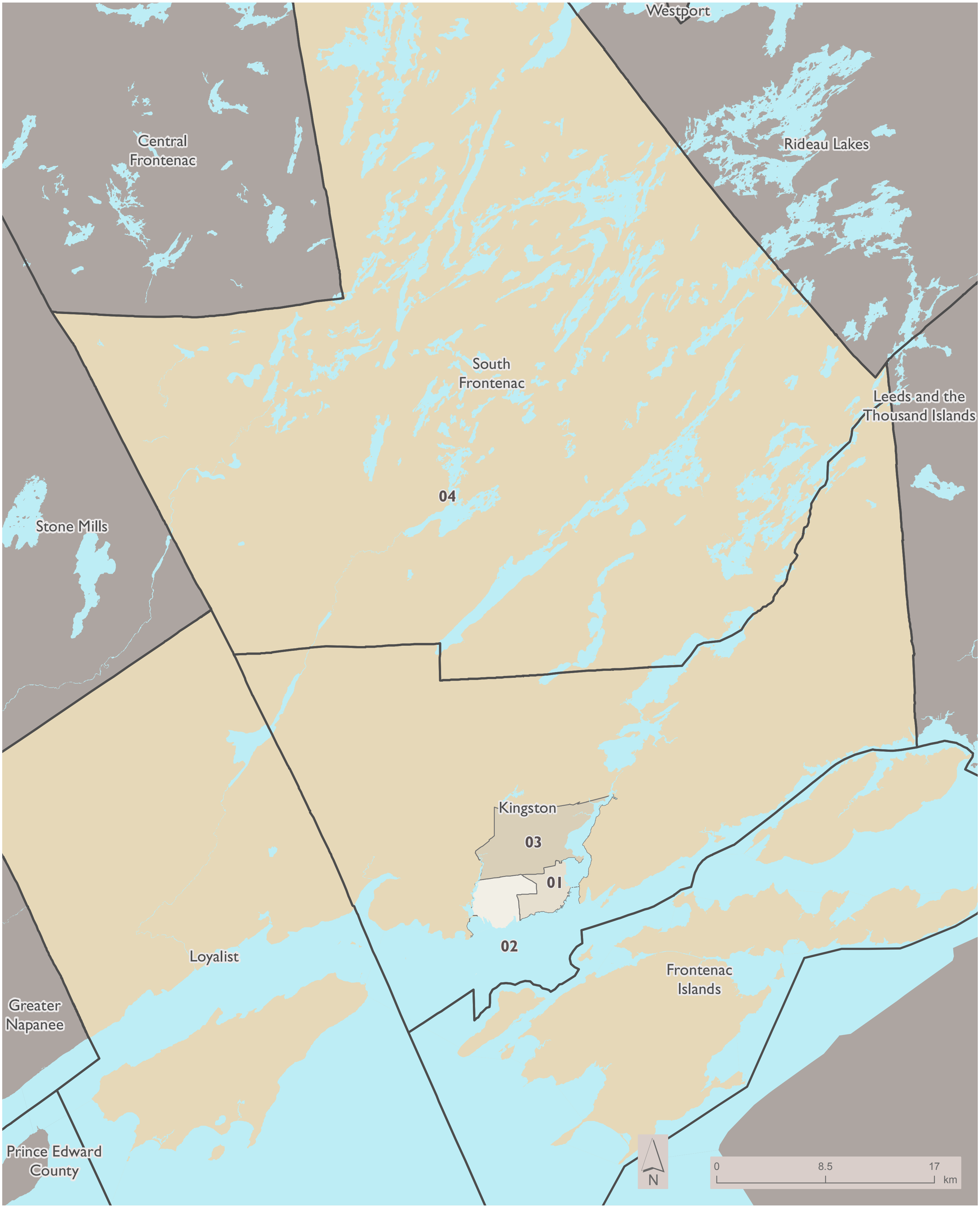
The impact from students on rental demand could not be accurately assessed this year. It was unclear how many students returned to Kingston for the 2020 fall semester. However, according to industry contacts, most of the leases for second, third and fourth year students were signed before COVID-19 was declared a pandemic. Many did not cancel their leases, as they were planning to return for the 2021 winter term. As a result, those leased units are considered occupied even if they remain empty.

Rent growth decelerates from 2019

The average fixed-sample rent for all bedroom types increased by 3.1% in October 2020, down from 7.9% in October 2019, while the average fixed-sample rent for two-bedroom apartments increased by 2.5%, down from 7.4%. This strong deceleration in rent growth reflects increased competition among available units, as a rise in rental supply brought more balance to the market. The asking rent on vacant two-bedroom units, the most prevalent bedroom type in the universe, was only 0.5% higher than for occupied units, while the asking rent on vacant units for all bedroom types was not statistically higher than that on occupied units (Table 1.1.9). At 2.5% the growth for the two-bedroom fixed-sample rent was only slightly above the 2020 Ontario rent guideline of 2.2%.

[59] The emphasis is on the three submarkets (Zone 1, 3 and 4), as the three-bedroom vacancy rate in Zone 2 was suppressed to protect confidentiality.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.


Westport
Central Frontenac
Rideau Lakes
South Frontenac
Leeds and the Thousand Islands
04
Stone Mills
Kingston
03
01
02
Loyalist
Frontenac Islands
Greater Napanee
Prince Edward County
N
0
8.5
17
km

RMS Zone Descriptions – Kingston CMA

Zone 1	**Downtown Kingston** - Southern and Eastern boundaries determined by Lake Ontario and the Cataraqui River respectively. Western boundary determined by the following streets: Sir John A Macdonald, Albert, Princess, Division and Montreal. Northern boundary determined by the following streets: Concession, Joseph and Railway.
Zone 2	**Southwestern Kingston City** - Southern and Western boundaries determined by Lake Ontario and the Little Cataraqui River respectively. Eastern boundary abuts Zone 1.
Zone 3	**Northern Kingston City** - Southern boundary determined by Zones 1 and 2. Eastern, Northern and Western boundaries determined by Kingston's former city limits.
Zone 4	**Rest of Kingston CMA**
Zones 1-4	**Kingston CMA**

Go Back to Table of Content

Toronto

"The economic fallout of the pandemic has impacted the GTA rental market causing vacancy rates to reach record highs in 2020."

Dana Senagama
Senior Specialist, Market Insights

THE OVERALL VACANCY RATE

Increased to

3.4%

The average rent is

$1,523

UP by 4.7%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
5.5% Vacancy Rate	4.0% Vacancy Rate	2.6% Vacancy Rate	2.2% Vacancy Rate
$1,202 Avg. Rent	$1,417 Avg. Rent	$1,622 Avg. Rent	$1,837 Avg. Rent

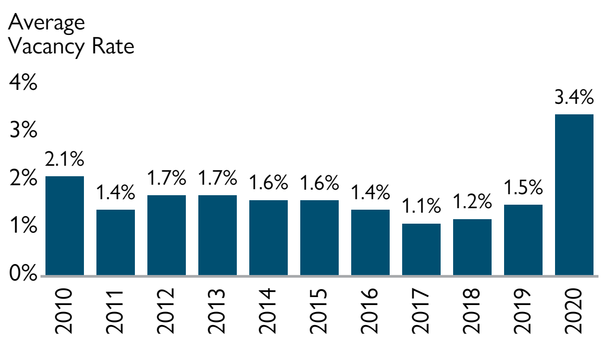
Highlights

- Lower rental demand combined with supply growth increased primary and secondary vacancy rates in 2020.
- Despite higher vacancy rates, rents were resilient in the primary rental market.
- While vacancy rates rose across the GTA, they were highest in Toronto's downtown core.

The economic impact of the pandemic has significantly reduced rental demand

The economic fallout of the pandemic helped ease the average primary vacancy rate in the Greater Toronto Area (GTA) to reach a 14-year high in 2020 (see Figure 1). Job losses occurred in the service and hospitality sectors that tend to pay lower wages and employ younger workers: key characteristics of typical renter households. While seasonally adjusted employment has been recovering in the GTA, youth employment (individuals aged 15-24 years) saw steeper declines and, as of November 2020, remains well below pre-pandemic values (8.8% lower when compared to February 2020)[60]. Employment in accommodation and food services saw the largest percentage decline (21.5%) since the pre-pandemic time period (February 2020), and was amongst the largest contributors to total employment loss during the same period (in addition to construction, services-producing sector, and transportation and warehousing)[61].

Figure 1: GTA vacancy rate rose in 2020



Source: CMHC Rental Market Survey

Immigrants and non-permanent residents make up a significant share of renter households in the GTA. The COVID-19 pandemic all but halted immigration flows to the GTA. The closure of international borders lessened the population growth of these two key groups that drive rental demand. In 2020Q2, the province of Ontario had 30,000 less immigrants relative to the same quarter of the previous year[62]. Additionally, the province had a net loss of approximately 11,000 non-permanent residents in 2020Q2. This drastic reduction in international migration to the province greatly impacted the GTA, given the fact that the GTA receives the largest share of Ontario's immigrants.

Another contributing factor to lower rental demand in the GTA is the effect of the pandemic on post-secondary education. Specifically, many students now attend classes and exams entirely virtually, which significantly reduces the demand for rental accommodations near these institutions. As a result, many of these students have opted to exit the rental market and find alternative accommodation (e.g., living with their family).

Toronto has the highest rent arrears rate

The Toronto Census Metropolitan Area (CMA) recorded the highest share of rent arrears[63] (0.92%) in Canada with about 11% of all units reporting arrears in rent payments. The pandemic disproportionately affected lower paid workers in the hospitality and service sectors. These numbers are reflective of a larger share of population in Toronto relative to the rest of Canada, with a greater concentration of workers in these industries.

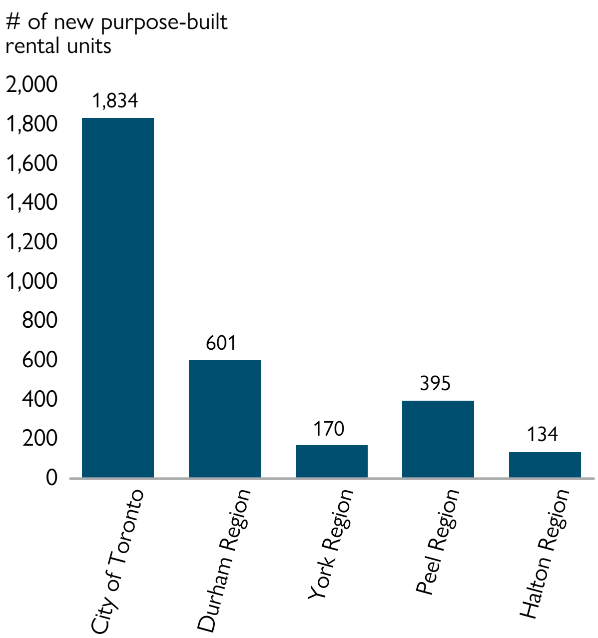
Primary rental construction continues to increase

Strong rental demand in recent years has spurred increased construction of purpose-built rental units across the GTA. Despite impediments to construction throughout 2020 such as lockdowns and ensuing labour shortages, total rental apartment starts grew by 5,720[64] units (measured over the 12-month period ending July 30, 2020 – the cut off point for the RMS[65]), which is 67% higher than the same period in the previous year (2,690). In addition, rental apartment completions during the same period have remained high.

[60] Statistics Canada, Labour force survey estimates (LFS).
[61] Statistics Canada, Table: 14-10-0097-01.
[62] Statistics Canada, Table: 17-10-0040-01.
[63] The rental arrears rate is the percentage of total annual rent in arrears.
[64] Figures for the Toronto CMA.
[65] Rental Market Survey (CMHC).

Higher rental completions, alongside conversions and units re-added to the universe after renovations, led to the GTA purpose-built rental apartment universe growing by 3,134 units (0.9%) in 2020. One-bedroom rental units, which make up approximately 41% of the rental universe, accounted for 53% of the growth (1,666 units) in 2020. Much of the additional stock added to the rental universe continued to be in the City of Toronto (1,834 or 59%) – an area where most companies and services are concentrated (see Figure 2). This increase in supply in the urban core also explains the higher vacancy rate within the City of Toronto (3.7%) in relation to the rest of the GTA. The Durham region saw the largest percentage growth of rental apartments (4.2%) - given its relative affordability and improved transit systems, it remains attractive to individuals who commute or telecommute.

Figure 2: The majority of purpose-built rental growth occured in the City of Toronto



Source: CMHC Rental Market Survey

New rental units are more expensive

The average rents of new units built between 2017 and 2018 are approximately 50% above average rents in the primary market and have higher vacancies (double digits). Rents in these newer units are similar to those charged by rental condominium apartments and partly explains the higher vacancies associated with them. Typically, the lease up period is longer for newly completed units (averaging 18-24 months) and it is likely that the pandemic has extended their time to reach full occupancy.

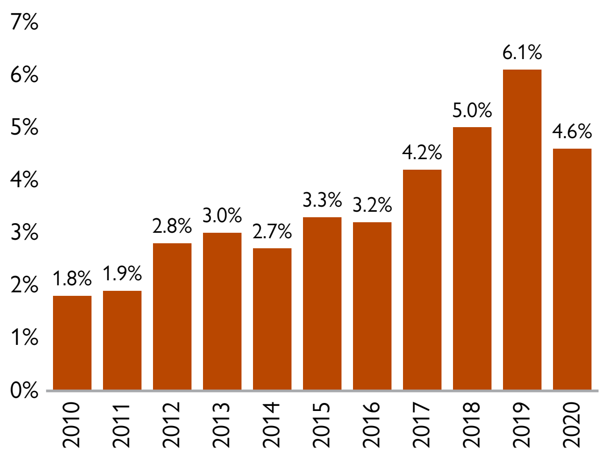
Rents continue to grow

Despite rising primary rental vacancy rates in the GTA, fixed sample[66] average rent growth was still sizeable[67]. While the fixed sample average rent growth for two-bedroom units (4.6%) was less than the growth observed in the two previous years (see Figure 3), it remains well above the 2020 provincial guideline of 2.2%. Fixed sample average rents increased for all bedroom types at roughly the same rate – between 4.6% and 4.9%. Above provincial guideline rent growth in 2020 can in part be attributed to strong rental growth prior to the COVID-19 pandemic captured in the survey period, which has skewed average rents upwards. Additionally, this suggests that landlords may be less willing to offer lower rents and instead offer alternative incentives (at the risk of holding vacant units). Local market intelligence gathered from stakeholders show that incentives such as lower deposit fees, free months of rent, free utilities/parking, and move-in cash bonuses were being used by landlords to attract potential tenants. Interestingly, the City of Toronto, which historically boasts the highest rents and rent growth, saw the lowest rent growth in 2020. This can be explained by the fact that the highest concentration of workers in industries which tend to live in the urban core were among the largest impacted by the COVID-19 pandemic (e.g. hospitality). These impacts of the pandemic on employment (e.g. job loss and telecommuting) and housing preferences (e.g. less population dense areas) have most likely made relatively affordable suburban rentals more attractive to prospective tenants.

[66] 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 in structures that are common to both 2019 and 2020 October rental market surveys, we can get a better indication of actual rent increases paid by most tenants.

[67] See table 1.1.5 for more detail on same-sample rent increases.

Figure 3: Rent growth remained high*



Source: CMHC Rental Market Survey

*Fixed sample two-bedroom apartment rent.

Rents faced by prospective tenants remain significantly higher than those of existing tenants. In the GTA, the average asking rent for vacant units ($1,817) was 20% higher than the average rent for occupied units ($1,513)[68]. This disparity in rents, alongside the pandemic's impact on discouraging rental mobility (e.g. fewer new rental housing searches in a lockdown), have resulted in the GTA turnover rate decreasing to 8.2% in 2020 (from 9.7% in 2019).

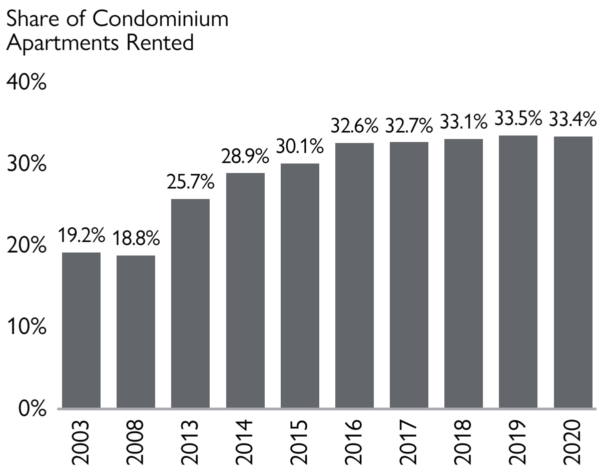
Easing condominium rental vacancies

The average rental condominium apartment vacancy rate rose to a 5-year high to reach 1.7% in 2020. Economic hardship brought on by the pandemic and fewer immigrants and non-permanent residents were the primary reasons for the general weakening rental demand, while increased supply allowed for greater choice. The higher price point of condominium apartment rents (where typically rents are about 50% more for a similar unit in the primary market) would have been especially unattractive to those receiving lower pay or who suffered job losses. Condominium rental units tend to be occupied by higher earning individuals and especially a younger age cohort. With prolonged lockdowns, likely some of these tenants opted to move-in with parents and/or family (within or outside the GTA) or left the GTA altogether, thereby foregoing rental altogether. Similar to the primary market, the halt in immigration since March 2020 has led to softening rental demand.

An increase in the supply of new rental condominium apartments was also instrumental for easing rental market conditions in this segment. The rental condominium stock grew by 3.4% in 2020 from the previous year, however it lagged the overall growth in the condominium apartment universe (3.8%) (see Figure 4). Unlike in the past, the growth in the secondary rental market stock was entirely due to newly completed condominiums, while older rental condominium apartments exited the rental market – likely reverting to ownership. The share of newly completed units added to the condominium universe and leased was almost 57% - above the average 50% that has been the case over the past 5-years. Regulatory changes affecting municipalities across the GTA, particularly the City of Toronto (where the vacancy rate stood at 2%), which restricts short-term rentals to principal residences, have meant more investors shifting their existing short-term rental properties to long term rentals thereby increasing the rental condominium stock. The overall rate of condominium apartment completions was flat (0.4% at 15,238 units) in the 12-month period ending May 2020 which is the cut off point for the condominium survey. The lower completions rate was mainly due to logistical constraints imposed on builders as the result of the pandemic lockdowns.

[68] See table 1.1.9 for more detail on average rents for vacant and occupied units.

Figure 4: Close to one-third of the GTA condominium apartments are rented out



Source: CMHC Rental Market Survey

Higher vacancy rates meant that property owners had to be increasingly competitive in retaining tenants and attracting new ones. There was no significant percentage change in the fixed sample average rent for condominium apartments during 2020 compared to the previous year – underscoring the difficulty many landlords faced in rent collection and tenants in meeting their rent obligations during the pandemic. Under ordinary economic circumstances (e.g. in the previous year, the fixed sample average rent for condominium apartments was nearly 13% higher than the previous year, almost double the rate of increase recorded for private purpose-built rental apartments), condominium rent growth would have likely ensued.

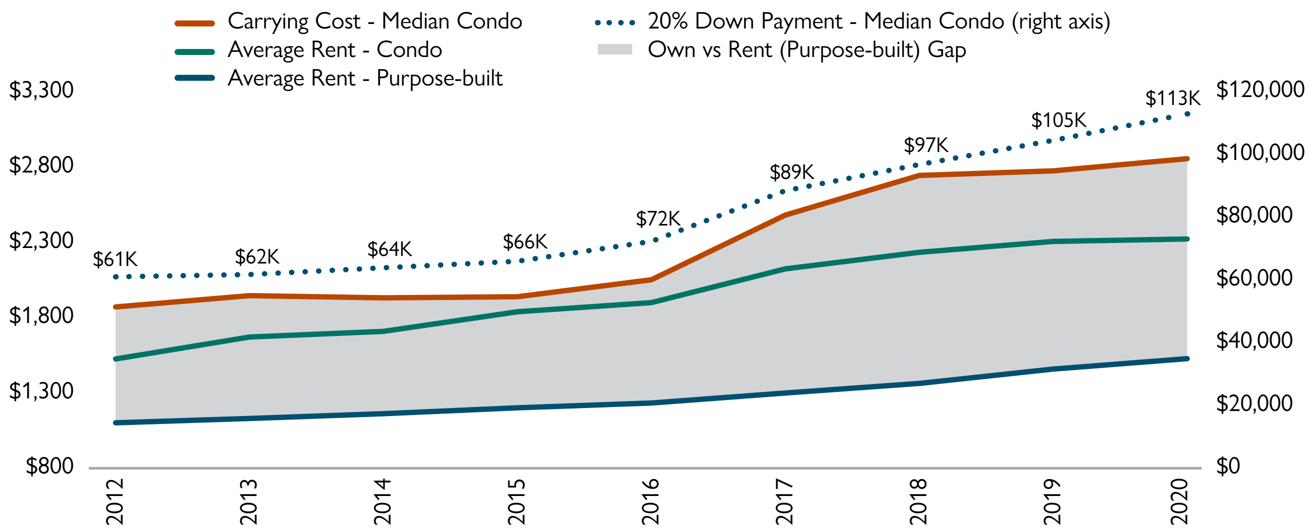
The GTA continues to face rental affordability challenges

For renters whose average annual household income is below $25,000 (hereafter referred to as first the income quintile), there is a significant lack of affordable rental units (i.e. units for which the rent requires up to 30% of household income). This rent is estimated at $625 in the GTA. Vacancy rates in the first income quintile are zero percent for one and two-bedroom units – highlighting the strong rental demand among this income group. In the GTA, the primary rental universe has nearly 25,000 bachelor units for an average monthly rent of $1,202 - 92% above the average affordable rent range for a household that fall under the first income quintile (or earning an annual income of less than $25,000). The second and third income quintiles (ranging collectively between $25,000 and $69,000 per annum) can afford to rent in 69% of the primary rental stock in the GTA. However, renting in the secondary market is still relatively unaffordable for these households (the average condominium apartment rent is $2,319).

The cost of homeownership persistently outweighs the cost of rental, despite record level vacancy rates in the GTA. This is even more pronounced when compared against renting in the primary market when rents are significantly lower compared to secondary market rents. Figure 5 further illustrates this point where the average monthly cost of owning a condominium apartment is about 23% above renting an equivalent unit and 87% percent above renting a purpose-built rental unit[69]. The rising cost of homeownership has been a key reason why more people have resorted to renting in the GTA over the past decade. Renting is an especially attractive option for millennials and new immigrants. Although during the pandemic, job losses and a halt in international migration have been the main factors explaining falling rental demand, the rising cost of homeownership has been the typical driver of rental demand and will continue to be a factor following a recovery from the pandemic.

[69] The estimated annual income needed to keep the qualifying mortgage payment to income ratio at 30% or less. Median MLS® prices are from the 12-month periods leading into the 2019 and 2020 Rental Market Surveys, respectively. The qualifying mortgage payments associated with the two scenarios (minimum down payment and 20% down payment) were calculated using the average benchmark mortgage rates during those periods and a 25-year amortization.

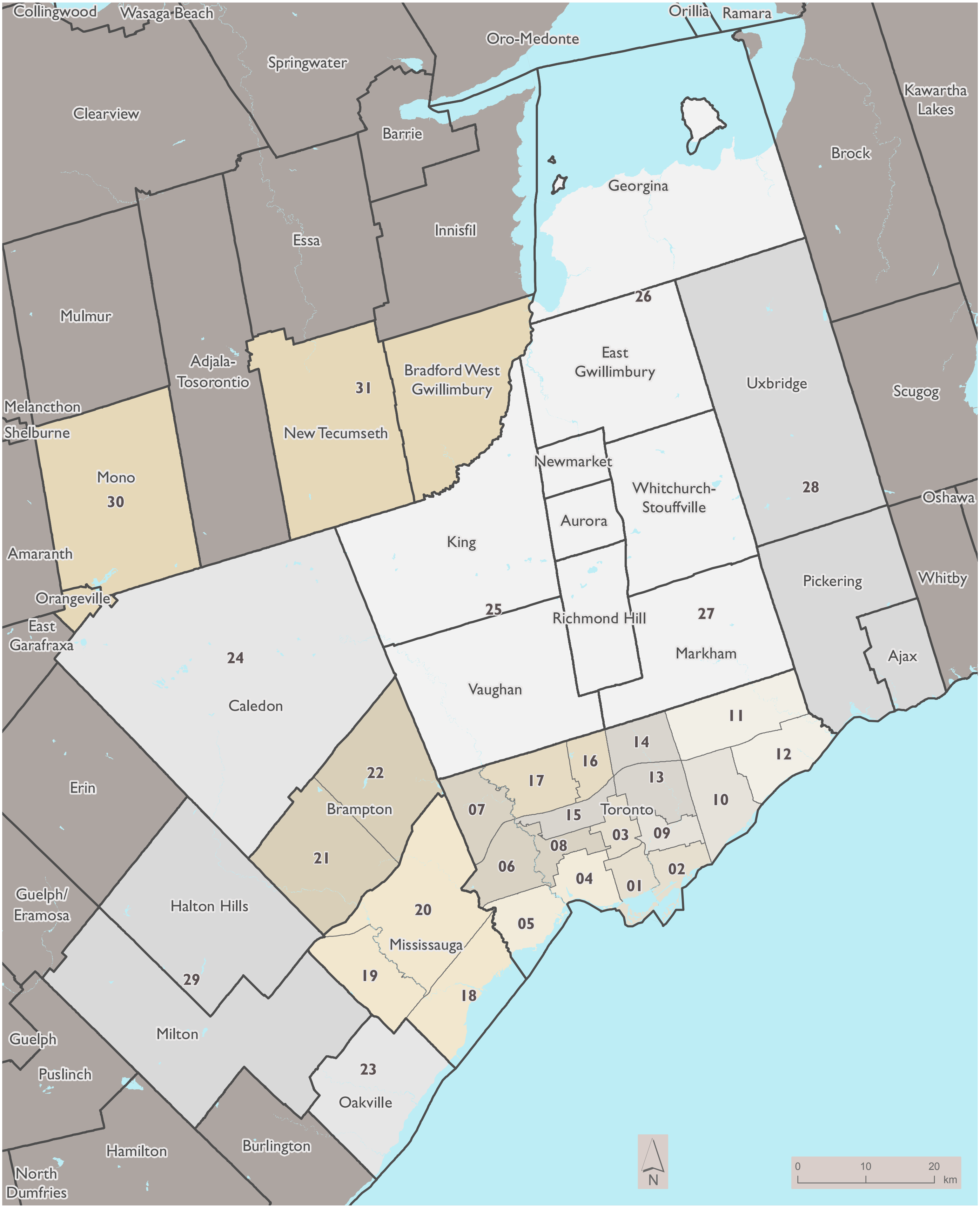
Figure 5: Monthly rent and carrying cost of ownership, Toronto CMA



Sources: CMHC Rental Market Survey, CMHC Condominium Apartment Survey, REBGV, FVREB; CMHC calculations

Note: Carrying cost includes mortgage payment (conventional with 25 year amortization and discounted 5-year rate) with a 20% down payment, median condominium (strata) fees and median property taxes.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.


Collingwood
Wasaga Beach
Orillia
Ramara
Oro-Medonte
Springwater
Clearview
Barrie
Kawartha Lakes
Brock
Georgina
Essa
Innisfil
Mulmur
26
Adjala-Tosorontio
31
Bradford West Gwillimbury
East Gwillimbury
Uxbridge
Scugog
Melancthon
Shelburne
New Tecumseth
Newmarket
Mono
30
Whitchurch-Stouffville
28
Oshawa
Aurora
King
Amaranth
Pickering
Whitby
Orangeville
25
Richmond Hill
27
East Garafraxa
Markham
Ajax
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Caledon
Vaughan
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Erin
Brampton
07
15
Toronto
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21
06
04
02
01
Guelph/Eramosa
Halton Hills
20
05
Mississauga
19
29
18
Milton
Guelph
23
Puslinch
Oakville
Hamilton
Burlington
North Dumfries
N
0
10
20
km

RMS Zone Descriptions – Toronto CMA

Zone 1	**Former City of Toronto (Central)** - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 0002, 0011, 0012.01, 0012.03, 0012.04, 0013.01, 0013.02, 0014, 0015, 0016, 0017, 0030, 0031, 0032, 0033, 0034.01, 0034.02, 0035, 0036, 0037, 0038, 0039, 0059, 0060, 0061, 0062.01, 0062.02, 0063.03, 0063.04, 0063.05, 0063.06, 0064, 0065.01, 0065.02, 0066, 0067, 0068, 0086, 0087, 0088, 0089, 0090, 0091.01, 0091.02, 0092 and 0093.
Zone 2	**Former City of Toronto (East)** - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 0001, 0018, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027, 0028.01, 0028.02, 0029, 0069, 0070, 0071, 0072.01, 0072.02, 0073, 0074, 0075, 0076, 0077, 0078, 0079, 0080.01, 0080.02, 0081, 0082, 0083, 0084 and 0085.
Zone 3	**Former City of Toronto (North)** - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128.02, 0128.04, 0128.05, 0128.06, 0129, 0130, 0131, 0132, 0133, 0134, 0135, 0136.01, 0136.02, 0137, 0138, 0139.01, 0139.02, 0140, 0141.01, 0141.02 and 0142.
Zone 4	**Former City of Toronto (West)** - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 0003, 0004, 0005, 0006, 0007.01, 0007.02, 0008.01, 0008.02, 0009, 0010.01, 0010.02, 0040, 0041, 0042, 0043, 0044, 0045, 0046, 0047.02, 0047.03, 0047.04, 0048, 0049, 0050.01, 0050.03, 0050.04, 0051, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0094, 0095, 0096.01, 0096.02, 0097.01, 0097.03, 0097.04, 0098, 0099, 0100, 0101, 0102.02, 0102.03, 0102.04, 102.05, 0103, 0104, 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115 and 0116.
Zones 1-4	**Former City of Toronto**
Zone 5	**Etobicoke (South)** - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 0200.01, 0200.02, 0201, 0202, 0203, 0204, 0205, 0206.01, 0206.02, 0207, 0208, 0209, 0210.01, 0210.02, 0211, 0212, 0213.01, 0213.02, 0214, 0215, 0216, 0217, 0218, 0219 and 0220.
Zone 6	**Etobicoke (Central)** - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 0221.01, 0221.02, 0222.01, 0222.02, 0223.01, 0223.02, 0224, 0225.01, 0225.02, 0226, 0227, 0228, 0229, 0230.01, 0230.02, 0231, 0232, 0233, 0234, 0235.01, 0235.02, 0236.01, 0236.02, 0237.01, 0237.02, 0237.03, 0238.01, 0238.02, 0239, 0240.01, 0240.02, 0241, 0242, 0243.01 and 0243.02.
Zone 7	**Etobicoke (North)** - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 0244.01, 0244.02, 0245, 0246, 0247.01, 0247.02, 0248.02, 0248.03, 0248.04, 0248.05, 0249.01, 0249.03, 0249.04, 0249.05, 0250.01, 0250.02, 0250.04 and 0250.05.
Zones 5-7	**Etobicoke**
Zone 8	**York City** - Census Tracts 0150, 0151, 0152, 0153, 0154, 0155, 0156.01, 0156.02, 0157, 0158, 0159.01, 0159.02, 0160, 0161, 0162, 0163, 0164, 0165, 0166, 0167.01, 0167.02, 0168, 0169.01, 0169.02, 0170, 0171, 0172, 0173, 0174, 0175.01, 0175.02 and 0176.
Zone 9	**East York (Borough)** - Census tracts - 0180, 0181.01, 0181.02, 0182, 0183.01, 0183.02, 0184.01, 0184.02, 0185.01, 0185.02, 0186, 0187, 0188, 0189, 0190.01, 0190.02, 0191, 0192, 0193, 0194.01, 0194.02, 0194.03, 0194.04, 0195.01, 0195.02, 0196.01 and 0196.02.
Zone 10	**Scarborough (Central)** - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 0333, 0334, 0335, 0336, 0337.01, 0337.02, 0338, 0339, 0340, 0341.02, 0341.03, 0341.04, 0342, 0343, 0344.01, 0344.02, 0345, 0346.01, 0346.02, 0347, 0348, 0349, 0350, 0351.01, 0351.02, 0352, 0353.02, 0353.03, 0353.04, 0354, 0355.02, 0355.04, 0355.05, 0355.06, 0368.01, 0368.02, 0369, 0370.01, 0370.02, 0370.03, 0371, 0372 and 0373.
Zone 11	**Scarborough (North)** - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 0374.01, 0374.02, 0374.03, 0375.01, 0375.02, 0375.03, 0375.04, 0375.05, 0376.01, 0376.02, 0376.04, 0376.05, 0376.06, 0376.08, 0376.09, 0376.11, 0376.12, 0376.13, 0376.14, 0376.15, 0376.16, 0377.01, 0377.02, 0377.03, 0377.04, 0377.06, 0377.07, 0378.02, 0378.03, 0378.04, 0378.05, 0378.06, 0378.07, 0378.08, 0378.11, 0378.12, 0378.14, 0378.16, 0378.17, 0378.18, 0378.19, 0378.20, 0378.21, 0378.22, 0378.23, 0378.24, 0378.25, 0378.26, 0378.27 and 0378.28.

Zone 12	**Scarborough (East)** - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 0330, 0331.01, 0331.03, 0331.04, 0332, 0356, 0357.01, 0357.02, 0358.01, 0358.02, 0358.03, 0359, 0360, 0361.01, 0361.02, 0362.01, 0362.02, 0362.03, 0362.04, 0363.02, 0363.04, 0363.05, 0363.06, 0363.07, 0364.01, 0364.02, 0365, 0366, 0367.01, 0367.02, 0802.01 and 0802.02.
Zones 10-12	**Scarborough**
Zone 13	**North York (Southeast)** - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 0260.01, 0260.04, 0260.05, 0260.06, 0260.07, 0261, 0262.01, 0262.02, 0263.02, 0263.03, 0263.04, 0264, 0265, 0266, 0267, 0268, 0269.01, 0269.02, 0270.01, 0270.02, 0271.01, 0271.02, 0272.01, 0272.02, 0273.01, 0273.02, 0274.01 and 0274.02.
Zone 14	**North York (Northeast)** - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 0300, 0301.01, 0301.03, 0301.04, 0302.01, 0302.02, 0302.03, 0303, 0304.01, 0304.02, 0304.03, 0304.04, 0304.05, 0304.06, 0305.01, 0305.03, 0305.04, 0306.01, 0306.02, 0307.03, 0307.04, 0307.05, 0307.06, 0307.07, 0321.01, 0321.02, 0322.01, 0322.02, 0323.01, 0323.02, 0324.01, 0324.02, 0324.03, 0324.05 and 0324.06.
Zone 15	**North York (Southwest)** - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 0275, 0276.01, 0276.02, 0277, 0278, 0279.01, 0279.02, 0280, 0281.01, 0281.02, 0282, 0283.01, 0283.02, 0284, 0285, 0286, 0287.02, 0287.03 and 0287.04.
Zone 16	**North York (North Central)** - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 0288, 0297.01, 0297.02, 0298, 0299.01, 0299.02, 0308.02, 0308.03, 0308.04, 0309, 0310.01, 0310.02, 0317.02, 0317.03, 0317.04, 0317.05, 0318, 0319, 0320.01 and 0320.02.
Zone 17	**North York (Northwest)** - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 0289, 0290.01, 0290.02, 0291.01, 0291.03, 0291.04, 0292, 0293, 0294.01, 0294.02, 0295, 0296, 0311.02, 0311.03, 0311.04, 0311.05, 0311.06, 0312.02, 0312.03, 0312.04, 0312.05, 0312.06, 0312.07, 0313, 0314.01, 0314.02, 0315.01, 0315.02, 0315.03, 0316.01, 0316.03, 0316.04, 0316.05 and 0316.06.
Zones 13-17	**North York**
Zones 5-17	**Rest of Toronto City**
Zones 1-17	**Toronto**
Zone 18	**Mississauga (South)** - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 0500.01, 0500.02, 0501.01, 0501.02, 0502.01, 0502.02, 0503, 0504, 0505.01, 0505.02, 0506, 0507, 0508, 0509.01, 0509.02, 0510, 0511.01, 0511.02, 0512, 0513.01, 0513.02, 0513.03, 0513.04, 0514.01, 0514.02, 0515.01, 0515.02, 0540.01 and 0540.02.
Zone 19	**Mississauga (Northwest)** - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 0516.01, 0516.02, 0516.03, 0516.04, 0516.05, 0516.06, 0516.08, 0516.09, 0516.11, 0516.16, 0516.17, 0516.18, 0516.20, 0516.21, 0516.22, 0516.23, 0516.24, 0516.25, 0516.26, 0516.28, 0516.29, 0516.30, 0516.31, 0516.32, 0516.37, 0516.38, 0516.39, 0516.40, 0516.41, 0516.42, 0516.43, 0516.44, 0516.46, 0516.47, 0516.48, 0516.49, 0550.01 and 0550.02.
Zone 20	**Mississauga (Northeast)** - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 0517, 0518, 0519, 0520.01, 0520.02, 0520.05, 0520.07, 0520.08, 0520.09, 0520.10, 0521.01, 0521.02, 0521.03 ,0521.04, 0521.05, 0521.06, 0522, 0523, 0524.01, 0524.02, 0525.01, 0525.02, 0526.01, 0526.02, 0527.01, 0527.02, 0527.03, 0527.04, 0527.05, 0527.06, 0527.07, 0527.08, 0527.09, 0528.01, 0528.02, 0528.10, 0528.11, 0528.12, 0528.13, 0528.15, 0528.16, 0528.18, 0528.19, 0528.24, 0528.25, 0528.26, 0528.32, 0528.33, 0528.34, 0528.35, 0528.39, 0528.40, 0528.41, 0528.42, 0528.43, 0528.44, 0528.45, 0528.46, 0528.47, 0528.48, 0528.49, 0529.01, 0529.02, 0530.01, 0530.02, 0531.01, 0531.02, 0532.01 and 0532.02.
Zones 18-20	**Mississauga City**

Zone 21	**Brampton (West)** - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 0528.20, 0528.21, 0528.22, 0528.31, 0528.36, 0528.37, 0570.01, 0570.02, 0571.01, 0571.02, 0572.01, 0572.04, 0572.05, 0572.07, 0572.08, 0572.09, 0572.10, 0573.03, 0573.05, 0573.06, 0573.07, 0573.09, 0573.10, 0573.11, 0574, 0575.01, 0575.02, 0575.03, 0575.04, 0575.05, 0575.07, 0575.08, 0576.04, 0576.05, 0576.06, 0576.07, 0576.09, 0576.29, 0576.31, 0576.32, 0576.33, 0576.34, 0576.41, 0576.42, 0576.43, 0576.44, 0576.49, 0576.50, 0576.52, 0576.53, 0576.70, 0576.71 and 0576.72.
Zone 22	**Brampton (East)** - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 0560, 0561, 0562.02, 0562.03, 0562.04, 0562.05, 0562.06, 0562.07, 0562.08, 0562.09, 0562.11, 0562.12, 0562.13, 0562.14, 0562.15, 0563.01, 0563.02, 0564.01, 0564.02, 0576.10, 0576.16, 0576.17, 0576.20, 0576.22, 0576.24, 0576.40, 0576.45, 0576.46, 0576.47, 0576.54, 0576.55, 0576.56, 0576.57, 0576.58, 0576.59, 0576.60, 0576.61, 0576.62, 0576.63, 0576.64, 0576.65, 0576.66, 0576.67, 0576.68 and 0576.69.
Zones 21-22	**Brampton City**
Zone 23	**Oakville Town** - Census tracts - 0600.01, 0600.02, 0601, 0602, 0603, 0604, 0605, 0606, 0607, 0608, 0609, 0610.02, 0610.03, 0610.04, 0611, 0612.01, 0612.03, 0612.05, 0612.08, 0612.10, 0612.11, 0612.12, 0612.13, 0612.14, 0612.15, 0612.18, 0612.19, 0612.20, 0612.21, 0612.22, 0612.23, 0612.24, 0612.25, 0612.26, 0612.27, 0613.01, 0613.03, 0613.04, 0614.01, 0614.02 and 0615.
Zone 24	**Caledon** - Census tracts - 0585.02, 0585.03, 0585.05, 0585.07, 0585.08, 0585.09, 0585.10, 0586.01, 0586.02, 0587.01 and 0587.02.
Zone 25	**Richmond Hill** - Census tracts - 0420.03, 0420.05, 0420.06, 0420.08, 0420.09, 0420.10, 0420.11, 0420.13, 0420.14, 0420.15, 0421.01, 0421.04, 0421.05, 0421.06, 0421.07, 0422.02, 0422.03, 0422.04, 0422.05, 0422.06, 0423.01, 0423.02, 0424.04, 0424.05, 0424.07, 0424.08, 0424.09, 0424.10, 0424.11, 0424.13, 0424.14, 0424.15 and 0424.16; **Vaughan** - Census tracts 0410.02, 0410.03, 0410.04, 0410.05, 0410.07, 0410.09, 0410.10, 0410.11, 0410.12, 0410.13, 0410.14, 0410.15, 0411.01, 0411.04, 0411.07, 0411.08, 0411.09, 0411.12, 0411.15, 0411.16, 0411.17, 0411.18, 0411.19, 0411.21, 0411.22, 0411.23, 0411.24, 0411.25, 0411.26, 0411.27, 0411.28, 0411.29, 0411.30, 0412.01, 0412.02, 0412.04, 0412.06, 0412.08, 0412.10, 0412.11, 0412.12, 0412.13, 0412.14, 0412.15, 0412.18, 0412.19, 0412.20, 0412.21, 0412.22, 0412.24, 0412.25, 0412.26, 0413.01 and 0413.02; **King** - Census tracts 0460.01, 0460.02, 0461.01 and 0461.02.
Zone 26	**Aurora** - Census tracts - 0440, 0441.02, 0441.03, 0441.04, 0442.02, 0442.03, 0442.04, 0442.05 and 0442.06; **Newmarket** - Census tracts - 0450.02, 0450.03, 0450.05, 0450.06, 0451.01, 0451.02, 0451.03, 0451.05, 0451.06, 0451.07, 0452.01, 0452.02, 0452.03, 0452.05, 0452.06 and 0452.07; **Whitchurch-Stouffville** - Census tracts - 0430.03, 0430.05, 0430.06, 0430.07, 0430.08, 0431.01 and 0431.02; **East Gwillimbury** - Census tracts - 0455, 0456.01, 0456.02 and 0456.03; **Georgina Township** - Census tracts - 0470, 0471, 0472, 0473.01, 0473.02, 0473.03, 0474 and 0475; **Georgina Island** - Census tract - 0476.02.
Zone 27	**Markham Town** - Census tracts - 0400.02, 0400.03, 0400.04, 0400.06, 0400.07, 0400.08, 0400.11, 0400.12, 0400.13, 0400.14, 0400.15, 0400.16, 0400.17, 0400.18, 0400.19, 0400.20, 0400.21, 0400.22, 0400.23, 0401.04, 0401.05, 0401.06, 0401.07, 0401.08, 0401.09, 0401.10, 0401.11, 0401.13, 0401.14, 0401.15, 0401.17, 0401.18, 0401.19, 0401.20, 0401.21, 0401.22, 0401.23, 0402.01, 0402.02, 0402.03, 0402.04, 0402.05, 0402.06, 0402.07, 0402.08, 0402.09, 0402.10, 0402.12, 0402.13, 0403.01, 0403.04, 0403.05, 0403.07, 0403.09, 0403.10, 0403.11, 0403.12, 0403.13, 0403.14, 0403.15 and 403.16.
Zones 25-27	**York Region**
Zone 28	**Pickering** - Census tracts - 0800.01, 0800.02, 0801.01, 0801.02, 0803.03, 0803.04, 0803.05, 0803.06, 0804.01, 0804.05, 0804.06, 0804.07, 0804.08, 0804.10, 0804.11, 0804.12, 0804.13, 0806 and 0807; **Ajax** - Census tracts - 0805.04, 0805.06, 0805.09, 0805.10, 0805.12, 0805.14, 0805.15, 0805.16. 0805.17, 0805.18, 0805.19, 0805.20, 0805.21, 0810.01, 0810.02, 0810.03, 0810.04, 0810.05, 0811, 0812, 0820.03, 0820.04, 820.05, 820.06 and 0820.07; **Uxbridge** - Census tracts - 0830, 0831.01, 0831.02 and 0832.

Zone 29	**Milton** - Census tracts - 0620.01, 0620.05, 0620.06, 0620.07, 0620.08, 0620.09, 0620.10, 0620.11, 0620.12, 0620.13, 0621, 0622, 0623, 0624, 0625 and 0626; **Halton Hills** - Census tracts - 0630, 0631.02, 0631.03, 0631.04, 0632, 0633, 0634.01, 0634.02, 0635, 0636, 0637, 0638 and 0639.
Zone 30	**Orangeville** - Census tracts 0590, 0591.01, 0591.02, 0592.01, 0592.02 and 0593.
Zone 31	**Bradford-West Gwillimbury** - Census tracts - 0480.01, 0480.02, 0481.01, 0481.02 and 0482; **New Tecumseth** - Census tracts - 0483.01, 0483.02, 0484.02, 0484.03, 0484.04, 0485.01 and 0485.02.
Zones 18-31	**Remaining CMA**
Durham Region	Includes Ajax, Pickering and Uxbridge (RMS Zone 28); Clarington (Oshawa RMS Zone 4); Oshawa (Oshawa Zones 1 and 2); Whitby (Oshawa RMS Zone 3); Brock and Scugog.
York Region	Includes Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffvile (RMS Zone 26); King, Richmond Hill and Vaughan (RMS Zone 25); Markham (RMS Zone 27).
Peel Region	Includes Caledon (RMS Zone 24); Brampton (RMS Zones 21-22); Mississauga (RMS Zones 18-20).
Halton Region	Includes Halton Hills and Milton (RMS Zone 29); Burlington (Hamilton CMA Zone 8); Oakville (RMS Zone 23).
Toronto GTA	(Zones 1-17 plus Durham, Peel, Halton and York Regions)
Zones 1-31	**Toronto CMA**

Condominium Sub Area Descriptions – Toronto CMA

Sub Area 1	**Former City of Toronto, York and East York** includes RMS Zone 1: Former City of Toronto (Central); Zone 2: Former City of Toronto (East); Zone 3: Former City of Toronto (North); Zone 4: Former City of Toronto (West); Zone 8: York City; and Zone 9: East York (Borough).
Sub Area 2	**Etobicoke** includes RMS Zone 5: Etobicoke (South); Zone 6: Etobicoke (Central); and Zone 7: Etobicoke (North).
Sub Area 3	**Scarborough** includes RMS Zone10: Scarborough (Central); Zone 11: Scarborough (North); and Zone 12: Scarborough (East).
Sub Area 4	**North York** includes RMS Zone 13: North York (Southeast); Zone 14: North York (Northeast); Zone 15: North York (Southwest); Zone 16: North York (North Central); and Zone 17: North York (Northwest).
Sub Areas 1-4	**Toronto City**
Sub Area 5	**York Region** includes RMS Zone 25: Richmond Hill, Vaughan and King; Zone 26: Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina Township and Georgina Island; and Zone 27: Markham Town.
Sub Area 6	**Peel Region** includes RMS Zone 18: Mississauga (South); Zone 19: Mississauga (Northwest); Zone 20: Mississauga (Northeast); Zone 21: Brampton (West); Zone 22: Brampton (East); and Zone 24: Caledon.
Sub Area 7	**Durham Region** includes RMS Zone 28: Pickering, Ajax and Uxbridge; Oshawa Zone 1: Oshawa (North); Oshawa Zone 2: Oshawa (South/Central); Oshawa Zone 3: Whitby; and Oshawa Zone 4: Clarington; Brock; and Scugog.
Sub Area 8	**Halton Region** includes RMS Zone 23: Oakville Town; Zone 29: Milton, Halton Hills; and Hamilton Zone 8: Burlington.
Sub Areas 1-8	**GTA**
	Toronto CMA (includes all RMS Zones 1-31)

Condominium Sub Area Descriptions – Oshawa CMA

Zone 1	**Oshawa (North)** includes census tracts 0007, 0008.01, 0008.02, 0008.03, 0008.05, 0008.06, 0008.07, 0009.01, 0009.02, 0009.03, 0009.04, 0009.05, 0013, 0014.01, 0014.02, 0015.02, 0015.03, 0015.04, 0016.01, 0016.03 and 0016.04.
Zone 2	**Oshawa (South/Central)** includes census tracts 0001, 0002.01, 0002.02, 0002.03, 0003.01, 0003.02, 0004.01, 0004.02, 0005, 0006, 0010, 0011, 0012.01 and 0012.02.
Zones 1-2	**Oshawa City**
Zone 3	**Whitby** includes the Town of Whitby only (census tracts 0100.01, 0100.02, 0100.03, 0101.02, 0101.03, 0101.04, 0101.05, 0101.06, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105.03, 0105.04, 0105.05, 0105.06, 0105.07, 0105.08, 0105.09, 0105.10, 0105.12, 0105.14, 0105.15, 0105.16 and 0105.17).
Zone 4	**Clarington** includes the Town of Clarington only (census tracts 0200, 0201.01, 0201.02, 0202.04, 0202.05, 0202.08, 0202.09, 0202.11, 0202.12, 0202.13, 0202.14, 0202.15, 0202.16, 0202.17, 0202.18, 0203.01, 0203.02, 0203.03, 0203.04, 0204, 0205.01, 0205.02 and 0206).
Zones 1-4	**Oshawa CMA**

Go Back to Table of Content

Ottawa

THE OVERALL VACANCY RATE

"Reduced in-migration, student inflows and remote working likely increased the apartment vacancy rate in October 2020; these were more pronounced in central areas."

Anne-Marie Shaker
Senior Analyst, Economics

Increased to

3.9%

The average rent is

$1,358

UP by 4.5%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
3.1% Vacancy Rate	3.9% Vacancy Rate	3.7% Vacancy Rate	**% Vacancy Rate
$1,000 Avg. Rent	$1,244 Avg. Rent	$1,517 Avg. Rent	$1,850 Avg. Rent

** The data is suppressed.

Highlights

- The overall vacancy rate for purpose-built rental apartments rose from 1.8% to 3.9% on weaker demand and rising supply relative to October 2019.
- The average fixed-sample rent for two-bedroom apartments increased at a robust 5.2% but lower than last year's 8.0%.
- Arears in the CMA were among the lowest in the country supported by the relative stability of the labour market.

Demand grew, but trailed supply pushing the vacancy rate higher

According to the results of the Rental Market Survey conducted in October 2020, the purpose-built apartment vacancy rate was 3.9%, up from 1.8% a year earlier. The vacancy rate rose for most[70] bedroom types. With few exceptions, the vacancy rate rose in more centrally located areas, affected by reduced student and young professionals' demand, while outer suburban areas less affected by such demand either declined (East Ottawa) or the change was not significant (West Ottawa).

Job losses among the 15-24 age group (see Figure 1) and reduced international migration (-40.2% to September), as well as international[71] student flows affected rental demand.

Estimates from the survey indicate that the number of newly occupied units in the universe increased by 887, while supply was over double the demand increase (2,316 units), also placing upward pressure on the vacancy rate. The universe growth was mostly concentrated (53.7%) in three out of the 15 RMS zones: Downtown (zone 1), Alta Vista (zone 4) and Western Ottawa and Surrounding Areas (zone 14).

Higher vacancies in most zones

Ottawa areas with a significant share of students and/or newly constructed units recorded higher vacancies this year. Sandy Hill/Lowertown (zone 2), where Ottawa University is located, together with zone 4 had the highest (at 6.7% each) and the strongest growth in vacancy.

The decline in student demand likely pushed vacancies higher in zone 2, while the rise in vacancy in zone 4 was likely partly due to the area's considerable share (12.2%) of newly constructed units (Table 3.1.7). The area also had the second highest average asking rents in the CMA (Table 1.1.9). New units tend to have a higher vacancy as they are being absorbed in the market, as well as higher rents than existing market averages.

Chinatown/Hintonburg/Westboro also registered an increase in the vacancy rate, recording the fourth highest overall vacancy (4.6%) in the CMA. Similar dynamics were at play here as in zone 4 where the rise in the vacancy rate can be partly explained by the area capturing the largest number of new units added to the universe at 618 units (21.7% of CMA new supply).

As for areas where comparatively[72] low vacancies were recorded, Western Ottawa and Surrounding Areas (zone 14, the zone that includes Kanata) is worth highlighting. Despite recent steady growth in the purpose-built apartment universe, zone 14 still only captures 3.1% of total CMA universe. Perhaps the below CMA average vacancy rate speaks to a tighter supply compared to demand.

Although the vacancy rate rose, Ottawa's rental market and its housing market in general have been supported by the relative stability in public administration employment. In addition, the employment of the 25-44 year-olds posted modest growth in both Q2-2020 and Q3-2020 (see Figure 1). Rent payment arrears in Ottawa are among the lowest for Canadian CMAs at 3.5% of total universe (in 6th position). Moreover, it is possible that the rise in the vacancy rate and the growth in sales on the resale market side is also suggestive of some households' transitioning into homeownership. Supporting this is that despite the decline in the overall turnover rates in most areas (with some outliers to the general trend), they remained robust.

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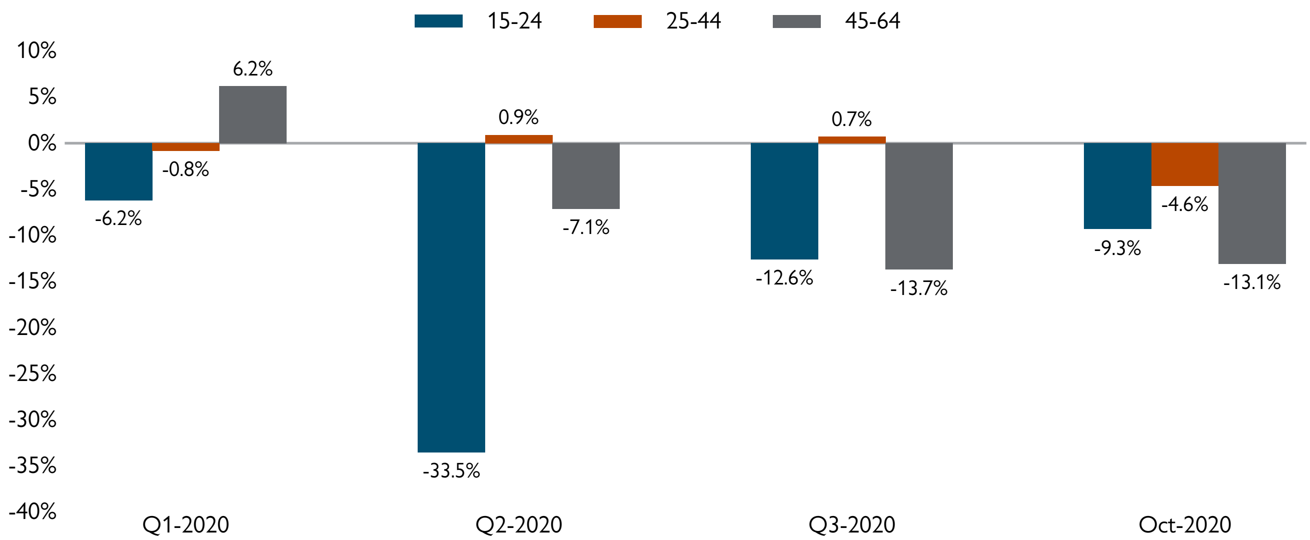
70 Three-bedroom vacancy rate rose in "Former City of Ottawa." The CMA aggregate 3-bedroom vacancy is not available.

71 Ottawa takes up roughly 7% of Ontario (-37.1%) international students. Potentially only 7,000 study permits were issued in Ottawa to September 2020 compared to 11,200 in 2019. https://open.canada.ca/data/en/dataset/f7e5498e-0ad8-4417-85c9-9b8aff9b9eda.

72 Compared to other areas and the CMA average.

Figure 1: Growth in total employment by age group



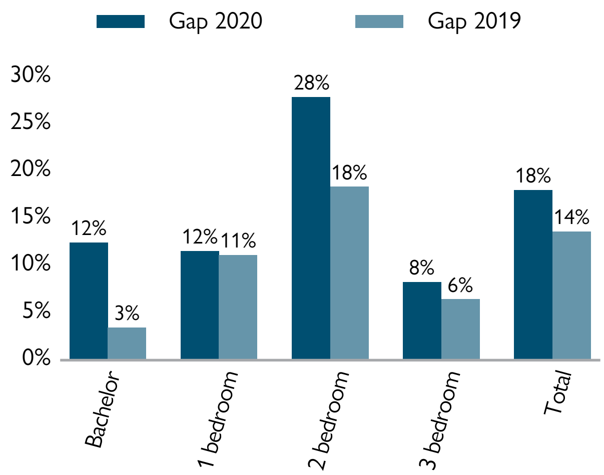
Source: Statistics Canada, Labour Force Survey, year-over-year change in employment in percent, 3-months moving average

Rents grew for all bedroom types

The fixed sample average rent for the benchmark two-bedroom apartments increased 5.2%, surpassing the Ontario rent increase guideline of 2.2% for 2020, but was lower than last year's 8.0%. Bachelor unit rents saw the stronger growth, one- and two-bedroom rents grew at similar and slower rates, while three-bedroom rents grew at the lowest. Market intelligence suggests that landlords of purpose-built rental units were offering bonuses (one-month free etc.) rather than reducing asking rents, so that we continued to see growth in both average and asking rents in that market segment.

With scarce vacancy in the previous three years, landlords were encouraged to raise rents once a unit is vacant. We do not have an estimate of the magnitude or length of long-term tenancy in the CMAs, and cannot isolate their effect on average rents. The wedge between the price of vacant and occupied unit has been steadily rising (see Figure 2), which may have discouraged households from finding other rental accommodation, and keeping turnover rates low. In terms of rental affordability, roughly one in five units in the CMA were affordable to the second income quintile ($25k-41K). These units had a low vacancy rate at 1.9%.

Figure 2: Gap in Rent (%), Vacant and Occupied Units, 2019-2020

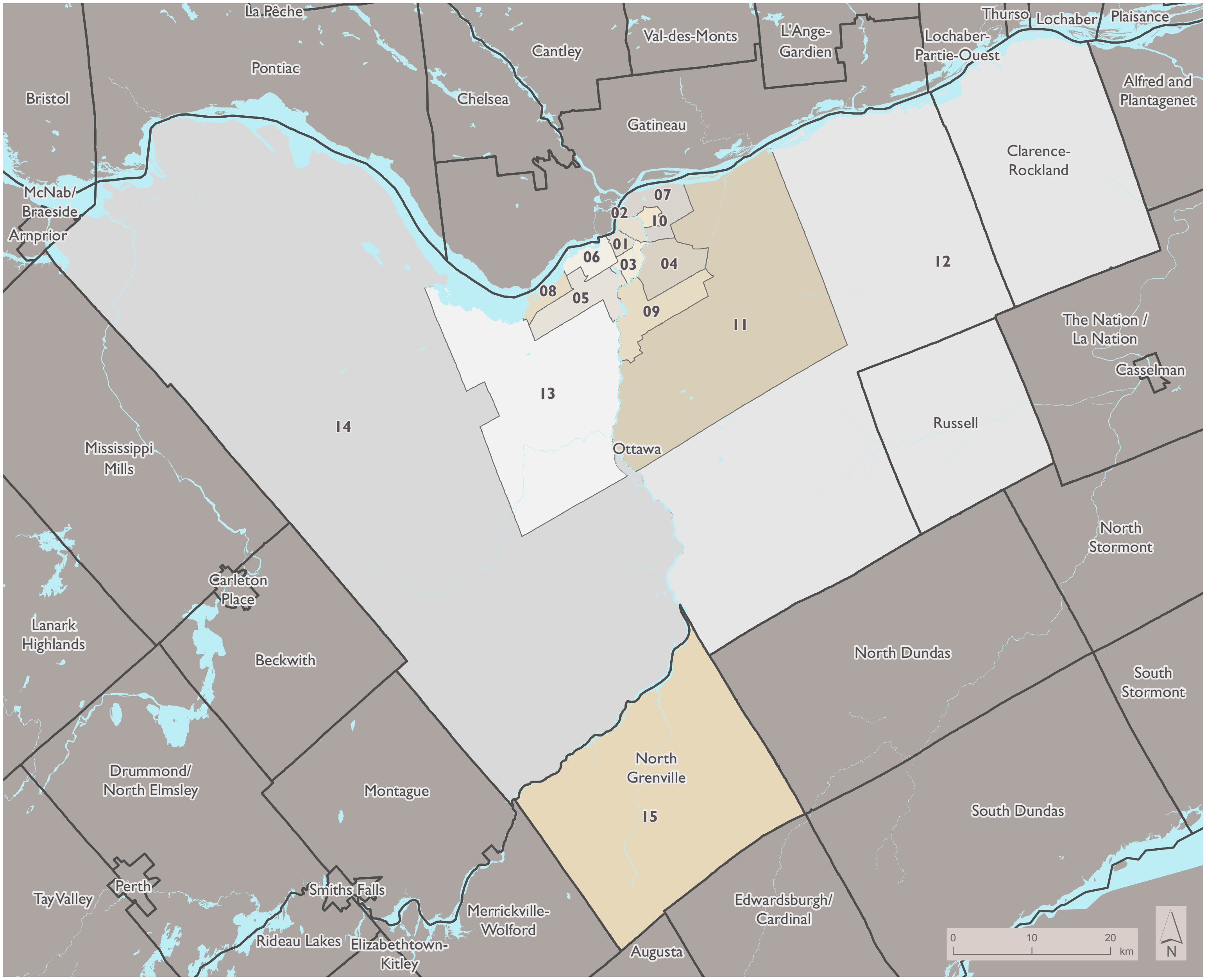


Source: CMHC Rental Market Survey, 2019-2020

Condominium vacancy rate remained tight

Unlike that of their purpose-built counterparts, the vacancy rate for rental condominium apartments declined during the pandemic, following already tight conditions in 2019. With 32.1% higher overall average rents than on the purpose-built side, condominium rental offerings are perhaps geared to higher income households and less affected by student demand. In addition, the change in average rents on the condominium side was not significant from last year; it is likely that individual investors kept rents mostly unchanged to attract new or retain old tenants. The share of condominium apartments offered for rent declined slightly to 29.2% in 2020 from 29.9% in 2019.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



RMS Zone Descriptions – Ottawa-Gatineau CMA (Ontario Portion)

Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista** - Includes Alta Vista
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zone 9	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zones 1-9	**Former City of Ottawa**

Zone 10	**Vanier** - Includes Vanier.
Zone 11	**Gloucester North/Orleans** - Includes the former municipality of Gloucester.
Zone 12	**Eastern Ottawa Surrounding Areas** - Includes the former municipalities of Cumberland, Clarence-Rockland, Russell and Osgoode.
Zones 11-12	**Gloucester and Eastern Areas**
Zone 13	**Nepean** - Includes the former municipality of Nepean.
Zone 14	**Western Ottawa Surrounding Areas** - Includes the former municipalities of Kanata, West Carleton, Goulbourn and Rideau.
Zone 15	**North Grenville**
Zones 13-15	**Nepean and Western Areas**
Zones 1-15	**Ottawa-Gatineau CMA (Ontario portion)**

Condominium Sub Area Descriptions – Ottawa-Gatineau CMA (Ontario Portion)

Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 4 (Alta Vista); Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (NewEdinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 10 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 5 (Carlington/Iris); Zone 9 (Hunt Club/South Keys); Zone 11 (Gloucester North/Orleans); Zone 12 (Eastern Ottawa Surrounding Areas); Zone 13 (Nepean); Zone 14 (Western Ottawa Surrounding Areas); and Zone 15 (North Grenville).
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

Go Back to Table of Content

Gatineau

THE OVERALL VACANCY RATE

"Strong growth in the supply of rental apartments was matched by an increase in demand, such that the vacancy rate in the Gatineau area remained stable."

Lukas Jasmin-Tucci
Senior Analyst, Economics

Unchanged to

1.6%

The average rent is

$906

UP by 2.4%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
3.4% Vacancy Rate	**2.2%** Vacancy Rate	**1.4%** Vacancy Rate	**1.0%** Vacancy Rate
$631 Avg. Rent	$791 Avg. Rent	$950 Avg. Rent	$1,035 Avg. Rent

Highlights

- While the supply of rental housing increased significantly, several factors contributed to equally strong growth in demand, including an increase in the number of households coming from Ottawa.
- The average rent for two-bedroom apartments increased by 2.2%, a slowdown compared to the previous year (4.2%), ending three years of increases in the estimated change in the average rent.
- More than one in three condominium units were available for rent, up from 2019. This increase may reflect growing investor appetite for this market.

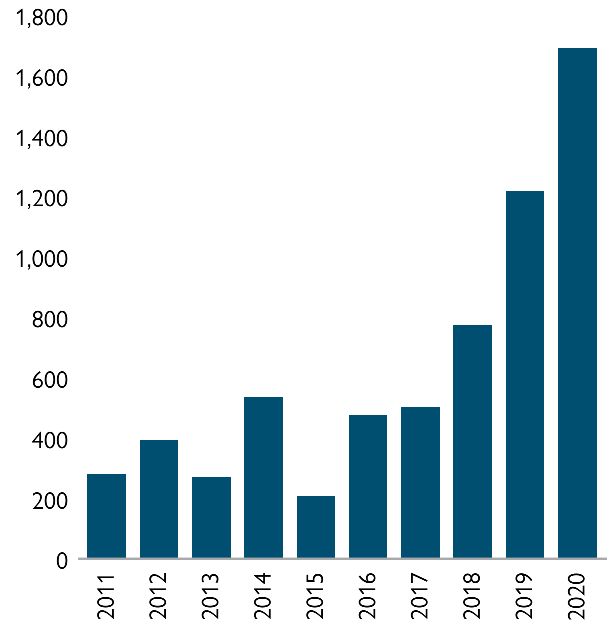
Vacancy rate remained stable in the Gatineau rental market

According to the results of Canada Mortgage and Housing Corporation's (CMHC) October 2020 Rental Market Survey, the vacancy rate in the Quebec portion of the Ottawa-Gatineau census metropolitan area (CMA) was 1.6%. Statistically speaking, this is considered unchanged when compared with the rate recorded in October 2019, which was 1.5%.

Supply and demand on the conventional rental market grew at a similar rate

Over the past year, the supply of rental housing has continued along the significant upward trend it began in 2018. A record number of units have been added to the area's rental stock over the past three years. Since the last survey, nearly 1,700 units for the conventional rental market have been completed, an increase of nearly 40% over the previous year's completions, which, for their part, were already up nearly 60% (see figure 1). Despite this strong increase in supply, a number of factors contributed to equally strong growth in demand, so that the vacancy rate remained unchanged.

Figure 1: Conventional Rental Housing Unit Completions—Gatineau Area



Source: CMHC

Note: Years from October to September.

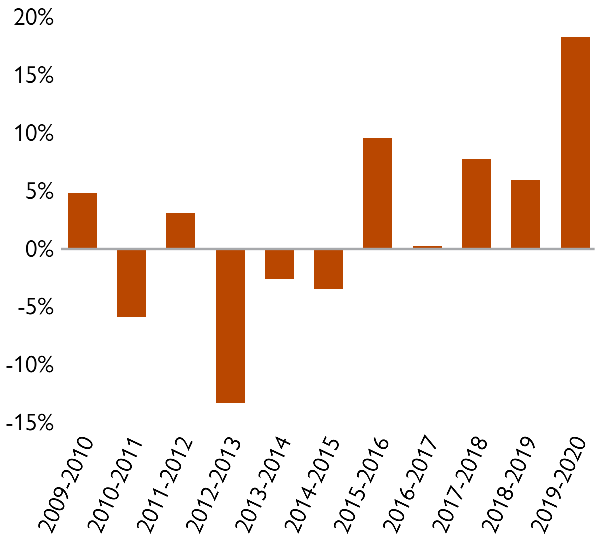
First, the provincial data indicate an 18%[73] increase in the number of people who have left Ontario to settle in Quebec in the past year (see figure 2). Typically, a significant share of these households settle in the Gatineau area, with the majority coming from Ottawa[74]. It is likely that households in Ottawa decided to move to the Gatineau area in greater numbers than usual, attracted by a more affordable market. This factor would have helped increase the number of potential renters in the area, since about three quarters of households opt for renting when they arrive in the area[75].

[73] Source: Statistics Canada.

[74] For the 2017–2018 period (most recent data available), 26% of Ontarians who migrated to Quebec settled in Gatineau, and 71% of Ontarians who moved to Gatineau came from Ottawa.

[75] Source: Statistics Canada (2016 Census).

Figure 2: Growth Rate of Interprovincial Migration from Ontario to Quebec (in-migrants)



Source: Statistics Canada

Note: Periods from July 1 to June 30. Preliminary data for 2019–2020.

However, some factors diverged and tempered the increase in rental demand. The COVID-19 pandemic has led to a sharp decline in the number of immigrants and non-permanent residents moving to Quebec over the past year, some of whom normally head to Gatineau and have been a determining factor in the area's rental demand.

In addition, employment was down (-20.5%[76]) among young people aged 15 to 24, the age group that was the hardest hit by job losses. Because this population segment consists mostly of renters, a decline in employment in this group can weaken rental demand by discouraging the formation of new households.

All in all, the factors mitigating rental demand were more than offset by the factors stimulating it. Rental housing construction intensified, but the increase in demand was high enough to keep the vacancy rate unchanged.

Regional rent growth slowed

Between October 2019 and October 2020, the average rent for two-bedroom apartments increased by 2.2%. The market remained tight in the area, and this put pressure on rents. However, this growth was weaker than at the time of the previous survey (4.2%), and three years of increases in the estimated change in the average rent therefore ended.

In the Gatineau area, the average rent for two-bedroom apartments was $950. However, since this price includes rents paid by some renter households who have been in their units for a long time, it is not always representative of the rents that a household looking for a new place to live would face. Indeed, the average rent for a vacant apartment was $1,065[77], higher than the average for an occupied unit ($949).

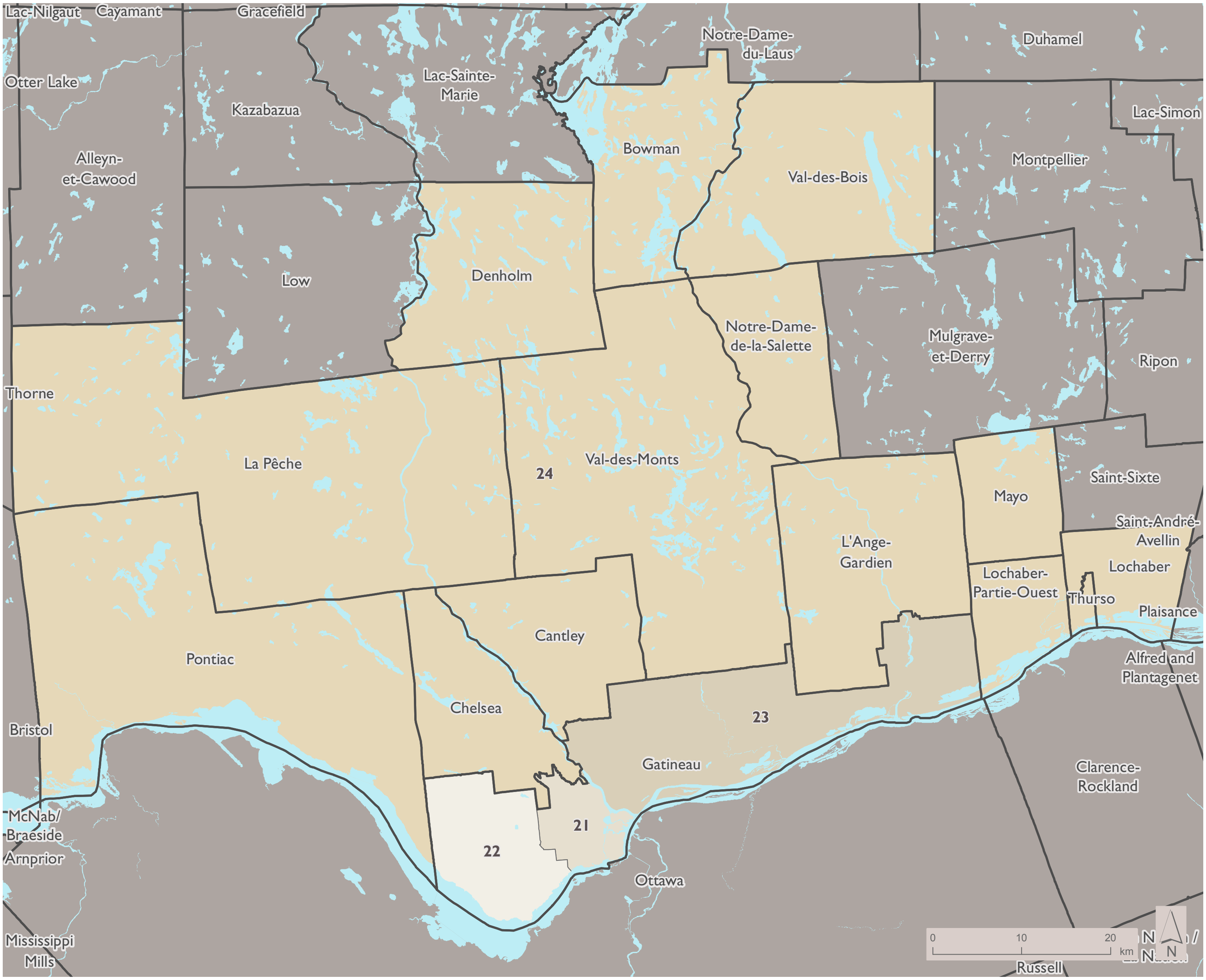
Upward trends in supply and demand for rental condominiums

Rental units continued to occupy a significant share of the Gatineau condominium market. More than one in three condominium units were available for rent, up from 2019. This increase could reflect a growing attractiveness of this market to investors: the strong demand for rental housing in the area and the low number of vacant apartments on the primary market are driving renter households onto the rental-condominium market. Investors can expect to easily find renters for their units, whose average rents are above those of newly constructed apartments on the conventional market.

[76] January to September 2020 compared to the same period in 2019. Source: Statistics Canada (Labour Force Survey).

[77] Two-bedroom apartments.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



RMS Zone Descriptions – Ottawa-Gatineau CMA (Quebec Portion)

Zone 21	**Hull**: Gatineau sector corresponding to the former municipality of Hull.
Zone 22	**Aylmer**: Gatineau sector corresponding to the former municipality of Aylmer.
Zone 23	**Gatineau**: Gatineau sector corresponding to the former municipality of Gatineau, the former municipality of Buckingham and the former municipality of Masson-Angers.
Zone 24	**Outlying area**: Corresponds to the following municipalities: Chelsea, Cantley, La Pêche, Pontiac, Val-des-Monts, L'Ange-Gardien, Denholm, Thurso, Lochaber, and Lochaber-Partie-Ouest.
Zones 21-24	**Ottawa-Gatineau CMA (Quebec portion).**

Go Back to Table of Content

Quebec

"The stability of the overall vacancy rate in 2020 conceals mixed dynamics. While rental demand has weakened in some of the central sectors, it has continued to grow elsewhere in the Québec area."

Nathan R. Lea
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Unchanged at

2.7%

The average rent is

$874

UP by 2.7%

PRIMARY RENTAL MARKET (by bedroom type)

	Bachelor	One bedroom	Two bedroom	Three or more bedrooms
Vacancy Rate	3.0%	3.3%	2.3%	2.8%
Avg. Rent	$607	$778	$899	$1,067

Highlights

- The overall vacancy rate was 2.7% in October 2020; stable when compared to last year (2.4% in October 2019).
- Market conditions eased in some of Québec's central sectors, while it tightened in several suburban sectors and on the South Shore.
- Renters continue to have relatively more choice in the upper rent ranges.
- The vacancy rate for rental condominiums increased to 3.2% in 2020 (1.4% in 2019).

The vacancy rate has stabilized but is seeing mixed sector dynamics

According to the results of the most recent Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the overall vacancy rate for rental units in the Québec census metropolitan area (CMA) was 2.7% in October 2020, which is relatively stable compared to last year (2.4% in October 2019).

However, this stability conceals contrasting dynamics that depend on the sector: The proportion of vacant units increased in the Haute-Ville of Québec and Sainte-Foy–Sillery sectors, where the effects of weakened demand from newcomers and students due to the COVID-19 pandemic were more significant, while the market tightened in several other sectors, including suburban ones.

Rental demand declined in the Québec Haute-Ville and Sainte-Foy–Sillery sectors

The Haute-Ville and Sainte-Foy–Sillery sectors are popular not only with students, but also with recent immigrants and non-permanent residents (international students, temporary workers and asylum seekers), a high proportion of whom are renter households.

After two years of record net migration, the closure of Canada's borders during the COVID-19 pandemic has reduced the number of immigrants and non-permanent residents coming to the province. This decline in migration, combined with the fact that many students could no longer attend educational institutions in person, has in all probability weakened rental demand in these sectors.

In addition, it is likely that the decline in tourism activity during the pandemic has freed up units in central sectors that would otherwise have been available for short-term rental. A number of new rental units have also been completed in these areas over the past year. With rising supply and weaker demand, the vacancy rate increased in these central sectors.

Demand outpaced supply in several other sectors

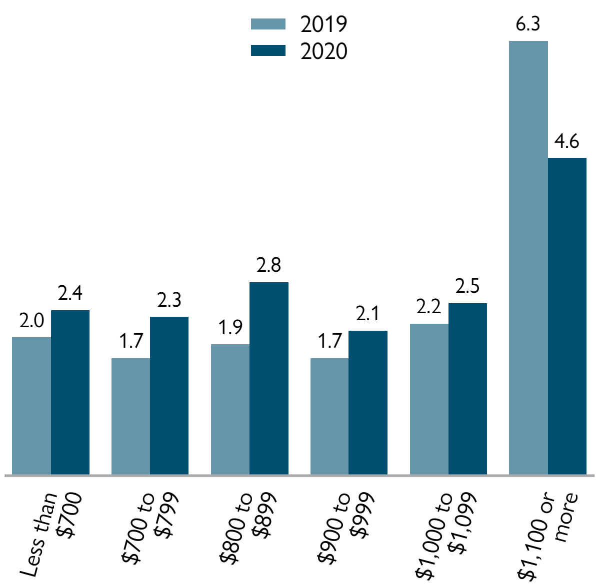
While rental demand has been weaker in the short term in some of the region's sectors, it has remained stable or continued to grow in others. The aging of the population, in particular, continues to accelerate. This phenomenon seems to have played an important role in the growth of rental demand in Québec over the past few years and to have encouraged a tightening of the market, despite continued growth in supply.

New rental unit construction in the Québec CMA remained strong between 2019 and 2020. Nearly 3,200 new units were completed, which is an increase greater than the historic levels of the previous three years. Nearly a third of these new units are on the South Shore, where the vacancy rate nevertheless declined from 3.3% in 2019 to 2.1% in 2020. The proportion of vacant units remained relatively stable in Les Rivières and Beauport, even though new rental construction there was also particularly strong. In addition, the vacancy rate continued to decline for the third consecutive year in Charlesbourg, Haute-Saint-Charles and Saint-Augustin–Cap-Rouge. Overall, these movements continue to reflect a certain strength in rental demand in several Québec-area sectors.

Renters continue to have relatively more choice in the upper rent ranges

The easing of market conditions in some area sectors in 2020 supported greater availability of rental units in some of the more affordable rent ranges. Nevertheless, the vacancy rate remains above average in the upper rent ranges (figure 1). This is likely due in large part to the growth in recent years in the supply of new units, which tend to have higher rents.

Figure 1: Apartment Vacancy Rates (%) by Rent Range, Québec CMA

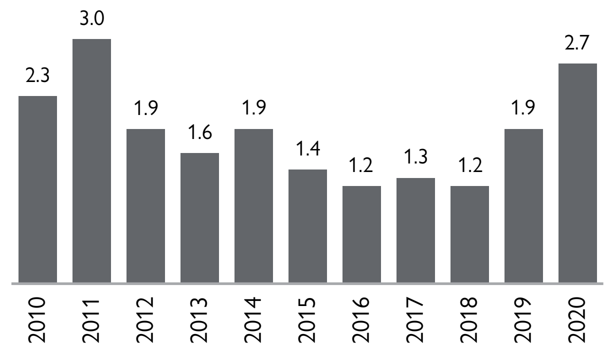


Source: CMHC

Rents increased more quickly

The estimated change in average rent for rental apartments in the Québec CMA was 2.7% from October 2019 to October 2020. This was faster than the increase recorded last year (1.9% from 2018 to 2019) and the largest increase since 2011 (figure 2). This is consistent with the decline in the proportion of vacant units in several area sectors.

Figure 2: Estimated Change (%) in Average Rent – Apartments, Québec CMA



Source: CMHC

Rents for occupied units ($871) were, on average, lower than those for units available on the market at the time of the 2020 Survey ($978). The difference between the average rents for occupied units and available units varied across the CMA sectors. For example, the difference was greater in Les Rivières and South Shore West, sectors with a high proportion of newly completed units, many of which are still available but generally have above-average rents.

Fewer moves during the pandemic

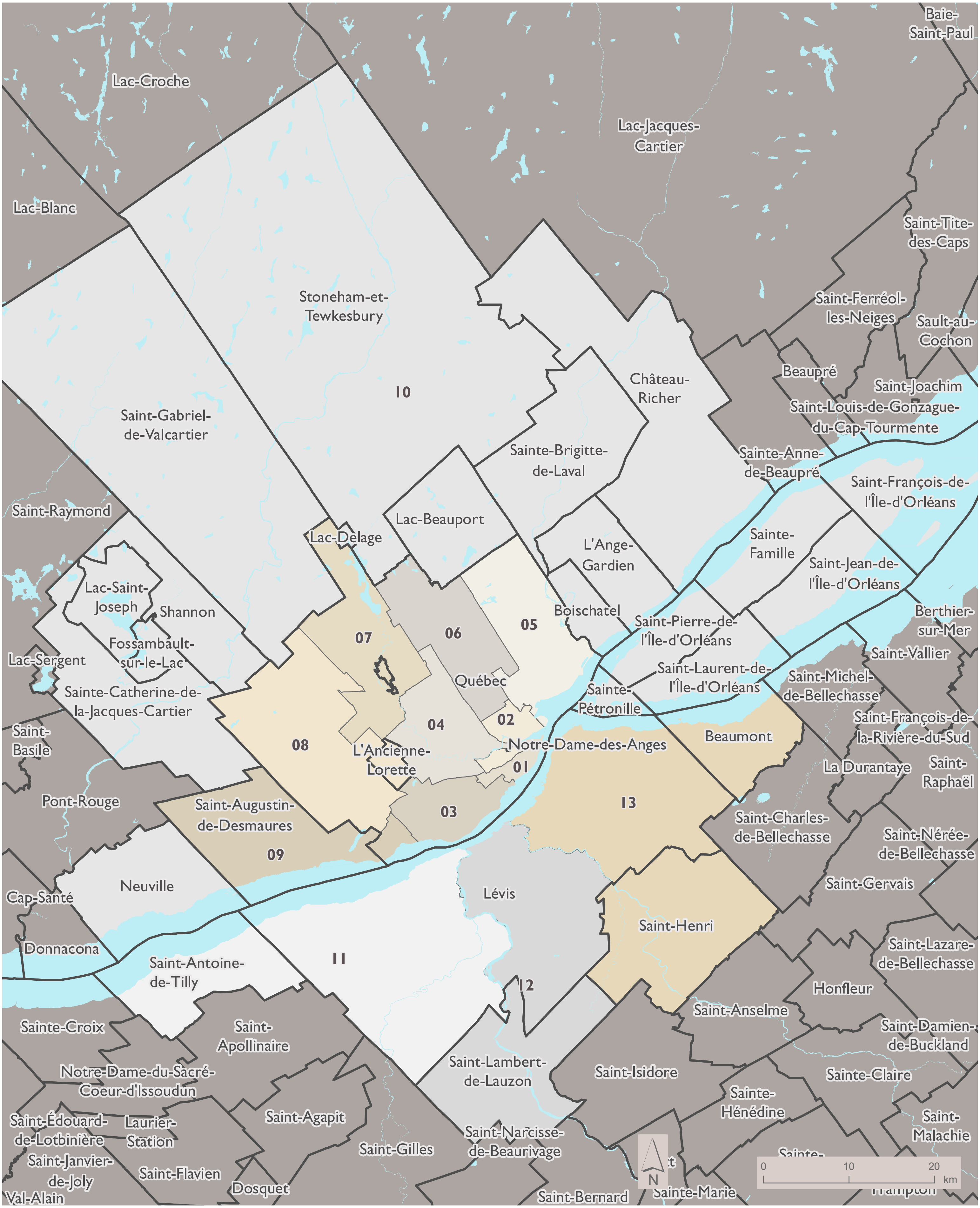
According to data from our last survey, the proportion of units in the Québec CMA that had at least one change of tenant in the last year declined overall (from 21.5% in 2019 to 16.3% in 2020).

The uncertainty created by the COVID-19 pandemic in the spring, when many tenants renew their leases, likely prompted a significant number of households to stay put. In addition, the market vacancy rate remained relatively low overall, limiting options for households wishing to move.

The rental condominium market has eased

The Survey found that, in 2020, the secondary rental market eased, with the vacancy rate increasing from 1.4% in 2019 to 3.2% in 2020. This increase was largely due to an increase in the vacancy rate in central sectors, including the Haute-Ville and Sainte-Foy–Sillery. The weaker rental demand that has led to an increase in the vacancy rate for conventional rental units in these sectors also appears to have affected the secondary rental market for the same reasons.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



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Saint-Louis-de-Gonzague-
du-Cap-Tourmente
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de-Beaupré
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Saint-Bernard
Sainte-Marie

RMS Zone Descriptions – Québec CMA

Zone 1	**Haute-Ville** - Districts of Saint-Jean-Baptiste, Montcalm, Vieux-Québec–Cap-Blanc–colline-Parlementaire and Saint-Sacrement
Zone 2	**Basse-Ville** - Districts of Saint-Roch, Saint-Sauveur, Maizerets, Vieux-Limoilou and Lairet
Zone 3	**Sainte-Foy–Sillery** - Districts of Sillery, Cité-Universitaire, Pointe-de-Sainte-Foy, Saint-Louis and Plateau
Zone 4	**Les Rivières** - Borough of Les Rivières
Zone 5	**Beauport** - Borough of Beauport
Zone 6	**Charlesbourg** - Borough of Charlesbourg
Zone 7	**Haute-Saint-Charles** - Districts of Lac-Saint-Charles, Châtelets, Saint-Émile and Loretteville
Zone 8	**Val-Bélair–L'Ancienne-Lorette** - Districts of Val-Bélair and Aéroport, and city of L'Ancienne-Lorette
Zone 9	**Saint-Augustin–Cap-Rouge** - City of Saint-Augustin-de-Desmaures and district of Cap-Rouge
Zones 1-9	**Québec Agglomeration**
Zone 10	**Northern Surrounding Area** - Côte-de-Beaupré (Regional county municipalities of La Côte-de-Beaupré and L'Île-d'Orléans), Jacques-Cartier (Regional county municipality of La Jacques-Cartier and city of Neuville)
Zone 11	**South Shore West** - Borough of Les Chutes-de-la-Chaudière-Ouest and municipality of Saint-Antoine-de-Tilly
Zone 12	**South Shore Centre** - Borough of Les Chutes-de-la-Chaudière-Est and municipality of Saint-Lambert-de-Lauzon
Zone 13	**South Shore East** - Borough of Desjardins and municipalities of Saint-Henri and Beaumont
Zones 11-13	**South Shore**
Zones 1-13	**Québec CMA**

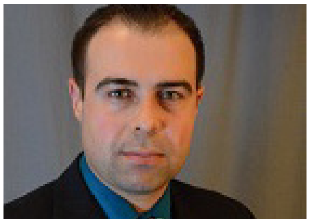
Condominium Sub Area Descriptions – Québec CMA

Sub Area 1	**North Centre** includes RMS Zone 1 (Québec Haute-Ville), Zone 2 (Québec Basse-Ville), Zone 3 (Sainte-Foy-Sillery), and Zone 4 (Les Rivières).
Sub Area 2	**Northern Crown** includes RMS Zone 5 (Beauport), Zone 6 (Charlesbourg), Zone 7 (Haute-Saint-Charles), Zone 8 (Val-BélairL'Ancienne-Lorette), Zone 9 (Saint-Augustin-Cap-Rouge) and Zone 10 (Côte-de-Beaupré, Jacques-Cartier).
Sub Area 3	**South Shore** includes RMS Zone 11 (South Shore West), Zone 12 (South Shore Centre) and Zone 13 (South Shore East).
Sub Areas 1-3	**Québec CMA**

Go Back to Table of Content

Montreal

THE OVERALL VACANCY RATE



"Two distinct trends were observed on the Greater Montréal rental market this year: vacancy rates rose sharply in large buildings in the city's central areas, while the proportion of vacant units generally remained stable elsewhere in the metropolitan area."

Francis Cortellino
Senior Specialist, Market Insights

Increased to

2.7%

The average rent is

$891

UP by 4.2%

PRIMARY RENTAL MARKET (by bedroom type)

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
4.8%	3.1%	2.1%	2.6%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
$702	$810	$903	$1,112
Avg. Rent	Avg. Rent	Avg. Rent	Avg. Rent

Highlights

- The vacancy rate increased in 2020, reaching 2.7%. However, it remained stable in the suburbs, at 1.2%, while it doubled on the Island of Montréal, reaching 3.2%.
- The easing of the market on the Island of Montréal was in part due to a substantial increase in vacancy rates in medium-sized and large rental towers in the city's central areas.
- A decrease in net international migration, the absence of in-person university courses and the return to the long-term rental market of tourist-oriented rental units all contributed to vacancy rate increases.
- The average rent in Greater Montréal increased by 4.2% in 2020, the largest increase since 2003.

Two distinct trends on the Greater Montréal rental market in 2020

According to Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey, the vacancy rate in the Montréal area increased in 2020, reaching 2.7% (compared to 1.5% in 2019).

However, this easing of the rental market did not occur throughout the metropolitan area. The suburban vacancy rate remained stable, at 1.2%, while the situation was quite different on the Island of Montréal, where the vacancy rate doubled and now stands at 3.2%.

This increase was partly due to larger rental buildings (in terms of number of units) located in the following central areas: downtown Montréal, Le Sud-Ouest (likely Griffintown), Plateau-Mont-Royal and Côte-des-Neiges/Notre-Dame-de-Grâce (see table 1).

Table 1: Vacancy Rate (%) by Building Size in Selected Geographic Areas of the Montréal CMA

Geographic Area	Buildings With 6 to 19 Units		Buildings With 20 to 49 Units		Buildings With 50 to 99 Units		Buildings With 100 or More Units	
	2019	2020	2019	2020	2019	2020	2019	2020
Downtown Montréal / Île-des-Soeurs	**	5.7	2.4	6.0	1.8	9.7	2.3	11.2
Plateau-Mont-Royal	1.3	**	1.6	6.4	2.4	13.1	1.9	8.0
Côte-des-Neiges / Mont-Royal / Outremont	1.4	3.8	1.7	4.0	1.1	4.1	2.0	5.1
Sud-Ouest / Verdun	0.2	**	2.2	3.8	0.6	3.9	2.0	**
N.-D.-de-Grâce / Côte-St-Luc, etc.	2.2	2.4	2.0	4.8	2.6	3.8	1.2	3.4
Saint-Laurent	8.6	8.3	2.2	3.5	3.4	5.4	0.7	1.4
Rosemont / La Petite-Patrie	**	**	1.3	3.2	0.4	2.2	2.3	2.7
Ahuntsic/Cartierville	1.0	2.6	0.6	2.0	1.4	2.5	**	5.3
Villeray / St-Michel / Parc-Extension	0.7	1.9	1.3	4.2	2.6	2.2	2.9	**
Island of Montréal	1.6	3.0	1.8	3.7	2.0	5.0	1.8	7.0
Suburbs	0.9	0.9	1.1	1.1	1.8	2.3	3.9	3.8
Montréal CMA	1.4	2.3	1.6	3.0	2.0	4.5	2.2	6.3

Source: CMHC

** Data suppressed to protect confidentiality or data not statistically reliable.

For the most part, these areas are characterized by a high number of students, immigrants and non-permanent residents (international students, temporary workers and asylum seekers). However, these groups were significantly affected by the COVID-19 pandemic, which led to a significant decline in rental demand in these areas.

The lack of students on the market also affected the availability of apartments with three or more bedrooms (units often used for shared accommodation), with this market segment seeing the largest increase in the vacancy rate this year.

Other areas on the Island of Montréal also felt the impact of this new environment on demand, although generally to a lesser extent. Indeed, the proportion of immigrants, non-permanent residents or students who live in those other areas, although non-negligible, is often lower than in the areas mentioned above (see table 1).

Montréal's central areas, in addition to experiencing a sharp decline in demand, also saw an increase in rental supply. With the tourist season at a standstill, it is very likely that a significant number of rental apartments previously intended for the short-term rental market were moved to the long-term rental market.

Moreover, about 10,600 new rental apartments were added to the Montréal CMA's rental stock between our two surveys, a record for the last 30 years. Eighty percent of these new units were located in the suburbs, but demand was strong enough to keep the vacancy rate unchanged.

This suburban demand may have been supported by older households that, despite the situation, followed through on their plans to sell their home to move into a rental apartment. Similar to what was observed on the homeownership market, a shift in demand from the Island of Montréal to the suburbs may also have happened on the rental market during the pandemic. Lastly, suburban rental demand was supported by the increasing propensity of today's young households to rent and by the fact that some of them did not leave for Montréal to be closer to universities, a move that would have been expected before the pandemic.

On the Island of Montréal, meanwhile, the completion of new rental units, 40% of which were in downtown Montréal and Le Sud-Ouest/Verdun, reinforced other factors that, themselves, were already conducive to an increase in the vacancy rate.

New units easier to rent in the suburbs

An addition to CMHC's survey this year are data on rental apartments built in the last two years. On the North Shore and South Shore of Montréal, the vacancy rate of these units was about 1%, similar to the overall vacancy rate recorded for rental units in those areas.

At the level of the CMA, however, the vacancy rate was somewhat higher, a sign that the proportion of vacant units in Laval and/or the Island of Montréal was probably not as low as in the rest of the suburban areas.

In Laval, a larger proportion of new buildings were more recently built (July 2019 to June 2020) than elsewhere in the CMA. These buildings may therefore still have been in the process of having their units absorbed, possibly causing a higher vacancy rate.

On the Island, just under half of new units were located in the downtown and Le Sud-Ouest/Verdun (primarily Griffintown) areas, which were particularly affected by the slowdown in rental demand in 2020. Moreover, the average rents for these units on the Island of Montréal, ranging from $1,400 for a one-bedroom to $2,300 for a three-bedroom, are not necessarily affordable for everyone.

Low availability of affordable apartments

Also new this year in CMHC's survey: vacancy rates for rent ranges where tenants are spending no more than 30% of their monthly income on housing (i.e. vacancy rates for affordable housing).

The first column in table 2 shows the income of renter households in the Montréal CMA divided into five quintiles. For example, the first 20%, or least affluent, renter households had an annual income of less than $25,000 in 2020, while the next 20% had an income between $25,000 and $36,000, and so on. The second column in table 2 shows the rent range for which these households would spend no more than 30% of their monthly income on housing.

Table 2: Vacancy Rate (%) and Number of Rental Apartments by Renter Household Income Quintile and Rent Range Allowing for Housing Affordability* – Montréal CMA

Income ($) of Renter Households by Quintile	Affordable Monthly Rent Range ($)	Number of Rental Apartments by Rent Range	Vacancy Rate (%)
First quintile – less than $25,000	Less than $625	92.496	1.6
Second quintile – $25,000 to $36,000	$625 to $899	287.176	1.4
Third quintile – $36,000 to $52,000	$900 to $1,299	144.625	2.7
Fourth quintile – $52,000 to $80,000	$1,300 to $1,999	58.916	7.4
Fifth quintile – $80,000 or more	$2,000 or more	**	**

Source: CMHC

* The rent ranges are calculated at the affordability threshold of 30% of monthly income for each quintile. Renter household income (non-subsidized, all household sizes) was derived from Census 2016 and expressed in 2020 dollars.

** Data suppressed to protect confidentiality or data not statistically reliable.

For a renter household with an income under $25,000, the monthly rent thus had to be less than $625 to be considered affordable. Within this rent range, there were only 92,500 rental apartments in Greater Montréal (15% of all apartments), and the vacancy rate was only 1.6%.

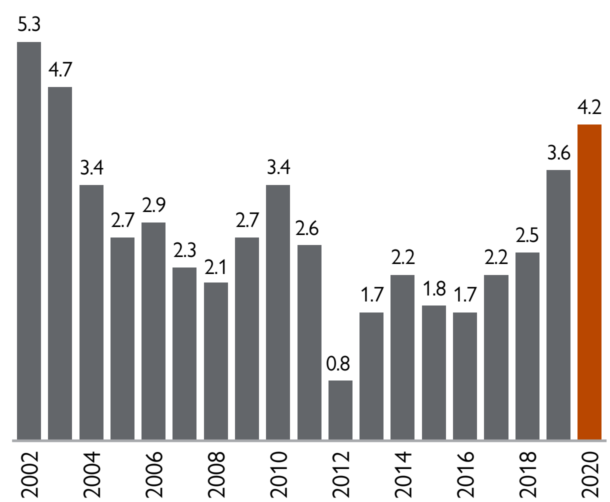
Vacancy rates were higher for apartments with high rents, which were only affordable for renter households with higher incomes. As a result, the availability of affordable housing in Greater Montréal remains a topical issue, despite the sustained construction of apartments in the metropolitan area in recent years.

Lastly, about 3% of the apartments in the Montréal rental stock had rent arrears at the time of our survey, compared to double that figure nationally.

Highest rent increase since 2003

Between the last two CMHC Rental Market Surveys, the estimated change in the average rent1 in the Montréal CMA was 4.2% (see figure 1). This level of growth has not been seen since the early 2000s, when the vacancy rate hovered around 1%. Rent increases also varied greatly by major geographic area, ranging from 2.2% in Laval to 4.6% on the Island of Montréal.

Figure 1: Estimated Change (%) in Average Rent, Montréal CMA



Source: CMHC

The 4% increase in Greater Montréal may initially come as a surprise, given that the market eased. However, it should be recalled that the increase in the vacancy rate this year seems to be concentrated in a few areas of Montréal, and more particularly in larger buildings. There is still some tension in the rental market in several other areas of the CMA, as well as for smaller buildings.

Despite the sharp increase in vacancy rates in some central areas, rents in those areas still increased in 2020. In some cases, though, the rent increases were slightly lower than elsewhere in Montréal. The owners of these buildings may have increased their rents while offering incentives (e.g. one month free, gift cards), data that our survey is not designed to collect.

In addition, it is also possible that the owners of these large rental properties, often management or investment firms, may be able to absorb higher vacancy rates than owners with only a few units. In this context, it is conceivable that rent increases may still have been requested despite the easing of the market.

Finally, the difference in rent between a rented two-bedroom apartment and one still on the market was 46% ($895 versus $1,304, respectively) in 2020. The difference varied by major CMA sector: 47% on the Island of Montréal, 50% in Laval, 23% on the North Shore, and 29% on the South Shore. For Montréal and Laval, the fact that newly built units—units that command high rents—were still available on the market may help explain the significant gap.

Fewer moves during COVID-19

According to our latest survey, 11.4% of renter households in the Montréal CMA had moved to a new apartment in the previous 12 months. The proportion was similar on both the Island of Montréal and in the suburbs, but lower than that recorded last year (15.7%).

With all of the lockdown and sanitary measures that disrupted the lives of Montréalers at a time of the year when many decide whether or not to move, it appears that renters were much more reluctant to move this year.

Stable vacancy rate for condominiums available for rent, except in downtown Montréal

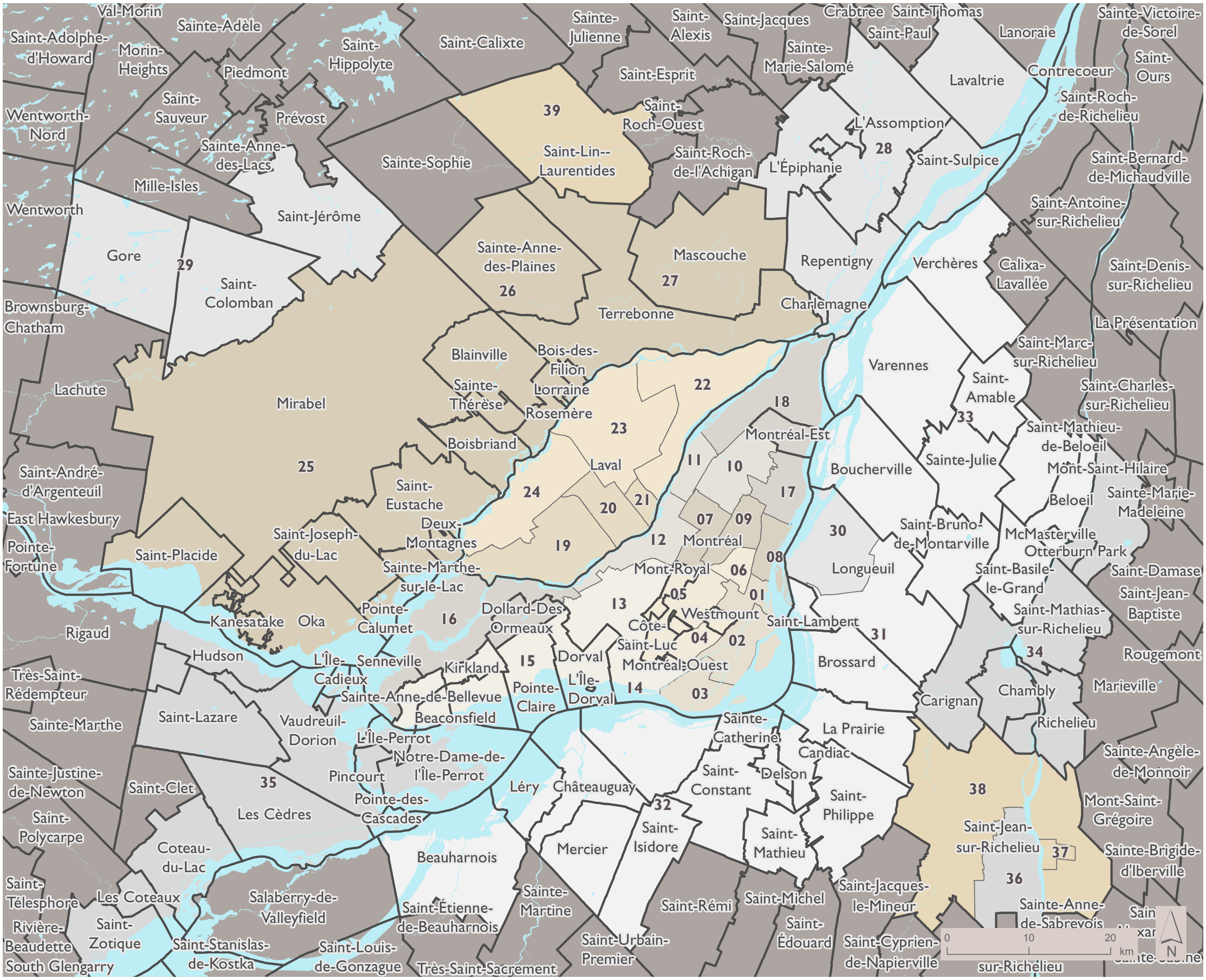
The vacancy rate on the rental condominium market in the Montréal CMA remained relatively stable, at 2.0%, in 2020. However, in downtown Montréal/Île-des-Soeurs, the proportion of available units increased from 0.6% in 2019 to 2.6% in 2020. Once again, increases were likely more significant in large high-rise buildings.

The lack of international migration and the resulting decrease in the number of international students and temporary workers likely slowed rental demand in this central area of Montréal.

It is also possible that condominiums that were used as tourist rentals were moved to the long-term rental market. Indeed, the proportion of condominium units for rent on the Island of Montréal in buildings with 100 or more units, which are located mainly in the downtown area, increased from 24% to 31% in just one year.

In Greater Montréal (all building types considered), close to 20% of condominiums are now on the secondary rental market.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.



RMS Zone Descriptions – Montréal CMA

Zone 1	**Downtown Montréal, Île-des-Soeurs** - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	**Le Sud-Ouest (Mtl), Verdun (Mtl)** - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of Lasalle (west).
Zone 3	**Lasalle (Mtl)**
Zone 4	**Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest** - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	**Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl)** - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	**Plateau Mont-Royal (Mtl)** - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	**Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl)** - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).

Zone 8	**Hochelaga-Maisonneuve (Mtl)** - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	**Rosemont (Mtl), La Petite-Patrie (Mtl)** - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	**Anjou (Mtl), Saint-Léonard (Mtl)** - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	**Montréal-Nord (Mtl)**
Zone 12	**Ahuntsic (Mtl), Cartierville (Mtl)** - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	**Saint-Laurent (Mtl)**
Zone 14	**Dorval, Lachine, Saint-Pierre (Mtl)**
Zone 15	**Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue**
Zone 16	**Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl), Senneville (Mtl)**
Zone 17	**Mercier (Mtl)** - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	**Pointe-aux-Trembles (Mtl)**, Rivière-des-Prairies (Mtl), Montréal-Est (Mtl)
Zones 1-18	**Île de Montréal**
Zone 19	**Chomedey, Sainte-Dorothée (Laval)**
Zone 20	**Laval-des-Rapides (Laval)**
Zone 21	**Pont-Viau (Laval)**
Zone 22	**Saint-François, Saint-Vincent, Duvernay (Laval)**
Zone 23	**Vimont, Auteuil (Laval)**
Zone 24	**Laval-Ouest, Fabreville, Sainte-Rose (Laval)**
Zones 19-24	**Laval**
Zone 25	**Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel**
Zones 26	**Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse**
Zone 28	**Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie**
Zone 29	**Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban**
Zones 27 & 39	**Lachenaie, La Plaine, Mascouche, Terrebonne, Saint-Lin-Laurentides**
Zones 25-29, 39	**North Shore**
Zones 19-29, 39	**Laval and North Shore**
Zone 30	**Longueuil**
Zones 31	**Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert**

Zone 32	**Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe**
Zones 33	**Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes, Verchères**
Zone 34	**Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint- Mathias**
Zones 36-38	**St-Jean-sur-Richelieu, Iberville, Saint-Luc**
Zones 30-34, 36-38	**South Shore**
Zone 35	**Notre-Dame-de-L'île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.**
Zones 19-39	**Suburbs**
Zones 1-39	**Montréal CMA**

Condominium Sub Area Descriptions – Montréal CMA

Sub Area 1	**Downtown** includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	**Outer Centre** includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	**West Part of Island of Montréal** includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	**East Part of Island of Montréal** includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
Sub Areas 1-4	**Montréal Island**
Sub Area 5	**Laval** includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval).
Sub Area 6	**Vaudreuil-Soulanges** includes Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Sub Area 7	**North Shore** includes Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban; Zone 27 & 39: Lachenaie, La Plaine, Mascouche, Terrebonne, Saint-Lin-Laurentides.

Sub Area 8	**South Shore** includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias; Zone 36-38: St-Jean-sur-Richelieu, Iberville, Saint-Luc.
Sub Areas 1-8	**Montréal CMA**

Go Back to Table of Content

Halifax

"A vacancy rate increase of just 0.9 percentage points indicates the rental market, though easing, is still tight."

Kelvin Ndoro
Senior Analyst, Economics

THE OVERALL VACANCY RATE

Increased to

1.9%

The average rent is

$1,170

UP by 4.1%

PRIMARY RENTAL MARKET (by bedroom type)

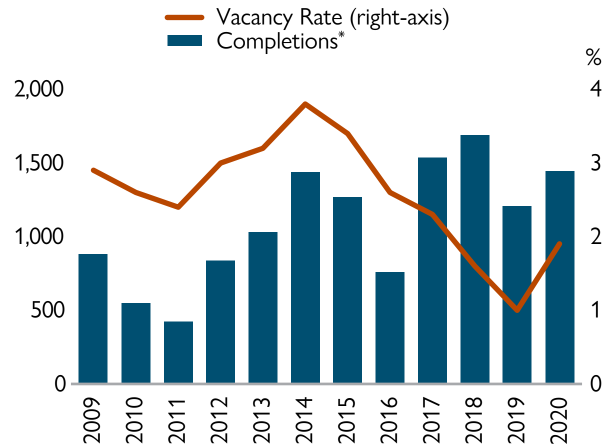
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.8% Vacancy Rate	1.9% Vacancy Rate	1.9% Vacancy Rate	1.8% Vacancy Rate
$865 Avg. Rent	$1,016 Avg. Rent	$1,255 Avg. Rent	$1,455 Avg. Rent

Highlights

- A drop in international immigration and changes to university program delivery contributed to an increase in the vacancy rate.
- The average rent increased by 4.1% despite the easing of pressure on the rental market.
- Peninsula South structures built in the last two years had a vacancy rate of 2.7% and an average rent of $1,954.

According to the results of Canada Mortgage and Housing Corporation's Rental Market Survey, the vacancy rate in the Halifax CMA increased to 1.9% in 2020. The rental market, though easing, is still tight and in need of increased supply. The vacancy rate increased just 0.9 percentage points, despite a significant drop in key demand drivers. Record low inventory of homes for sale likely slowed the transition from rental to homeownership, which together with increased interprovincial migration; partly offset the negative impacts on rental demand.

Figure 1: Vacancy rate and rental apartment completions, Halifax CMA



Source: CMHC

*Figures are for rental units completed between the rental market surveys, which includes the period from July of the year preceding a given survey to June of the following year.

Vacancy rates increased in most areas and significantly more in downtown zones

The vacancy rate increased to 2.2% in the Halifax City rental zones largely due to reduced demand on the Peninsula. Of all Halifax zones, the highest vacancy rate was in Peninsula South (3.7%), an area with a high concentration of students. This highlights the impact of the major universities offering their programs online. Dartmouth City's vacancy rate of 1.3% was virtually unchanged and lower than Halifax City.

Remainder of the CMA tied for the lowest vacancy rate of 0.5% with Sackville. Rental demand was still high enough to keep the vacancy rate in Remainder of CMA low, despite a 15% increase in supply, and having higher average rents than Dartmouth and Halifax City. Rental demand remained strong in Sackville and virtually unchanged from 2019.

Despite the rental market being very tight, vacancy rates were higher in cheaper and older units, which likely speaks to their inferior quality and need of renovations or redevelopment. Furthermore, vacancy rates increased more in relative terms, in the smaller buildings typically rented by students (Refer to Data Tables 1.2.1; 1.3.1 and 1.4). Vacancy rates also increased significantly for structures with 100+ units, most of which are on the Peninsula. Ditching the daily commute because of remote work arrangements and higher average rents on the Peninsula are all possible contributory factors (Refer to Data Table 1.3.3). Peninsula South structures built in the last two years had a vacancy rate of 2.7% (Refer to Data Table 3.1.7).

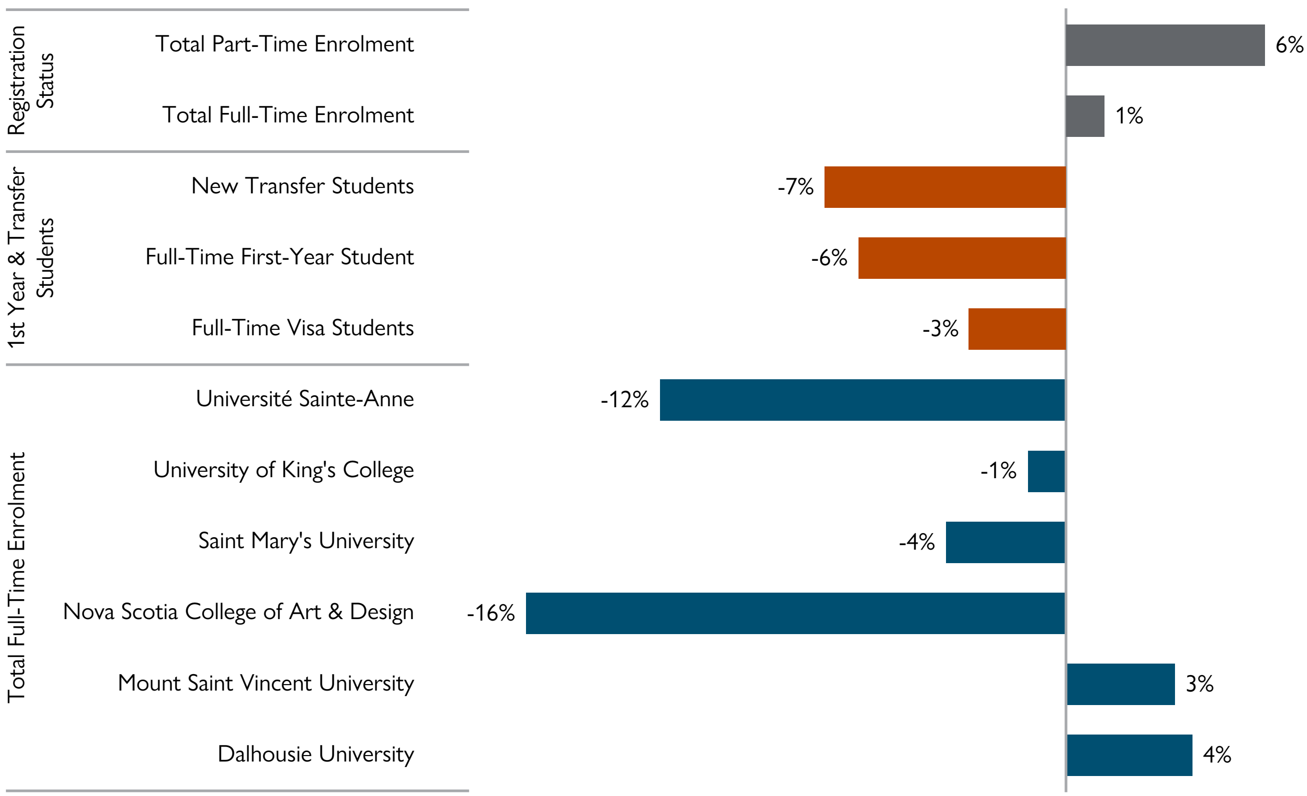
Consistent growth in rental supply and decrease in key demand drivers

The rental universe increased 2.9%. There were more newly completed units added to the universe than in 2019 (Figure 1). Structures removed from the universe for major repairs or demolitions partly offset the increase from newly completed units and conversions of condominiums to rental units.

The highest increases in the rental universe were in Remainder of CMA, Mainland North and Peninsula South survey zones. The rental universe was unchanged or slightly decreased in Mainland South, Bedford and Dartmouth North. Supply chain and logistic disruptions due to Covid-19 affected the pace of starts and completions. However, rental apartment construction is still elevated.

COVID-19 measures significantly affected key rental market drivers. Year-to-date, international immigration was down 55% between January and June of 2020. Full-time student enrolment was down in four of the six Halifax universities with more students enrolling part-time instead (Figure 2). More than half of Halifax students do not permanently live in Nova Scotia and thus would have opted to stay away from the city with classes offered online. Net interprovincial migration has however remained strong, increasing 8% in the second quarter of 2020 compared to the same period in 2019.

Figure 2: Preliminary student enrolment at October 1st, Halifax universities pct change 2020 vs 2019



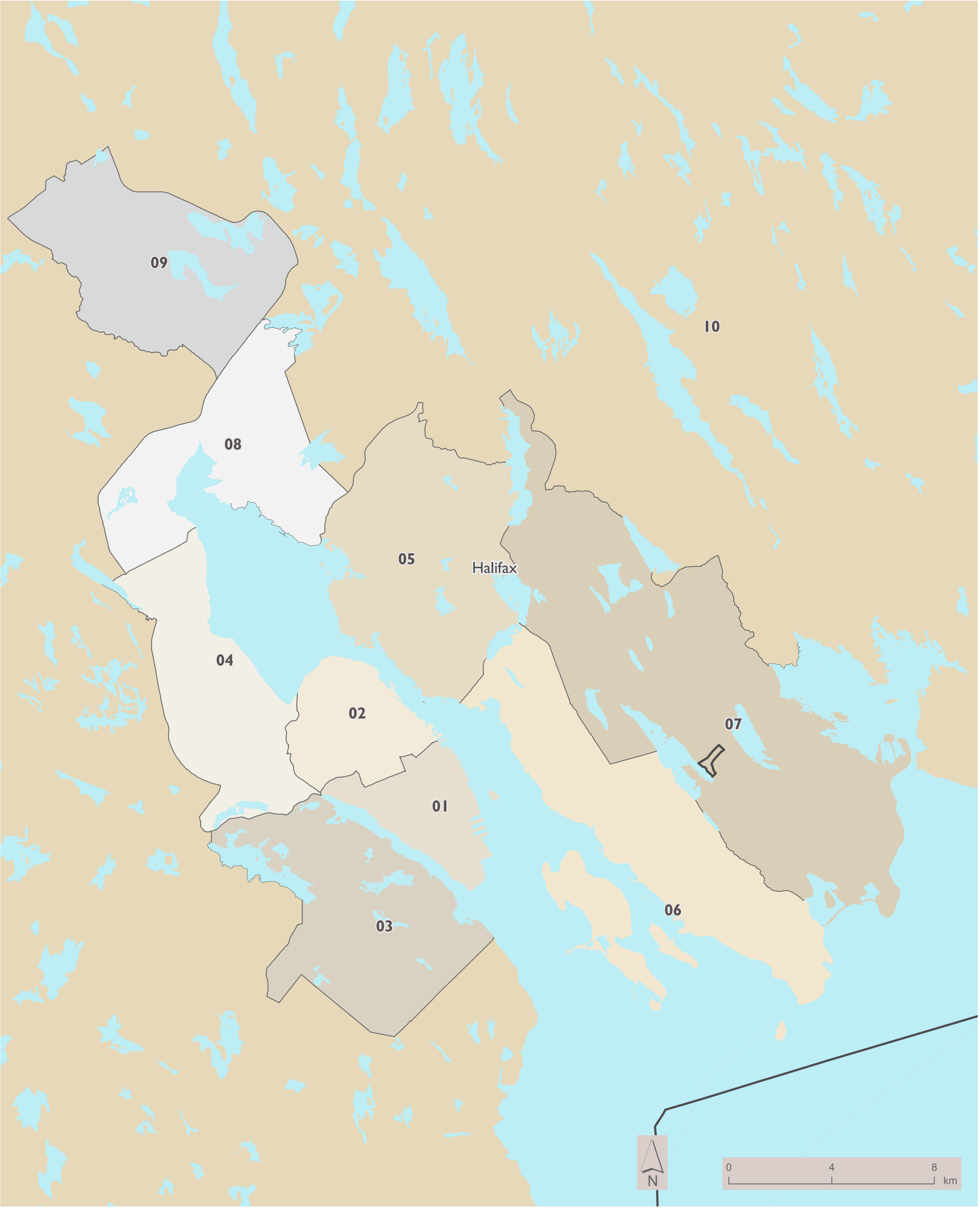
Source: Association of Atlantic Universities

Average rents increased despite easing of pressure on rental market

The overall average rent in Halifax was $1,170, an increase of 4.1%. Average rents increased despite higher vacancy rates and lower turnover rates. There likely was reduced mobility due to Covid-19 and an increased likelihood for tenants to accept rent increases, aided by income supports from the government.

Occupied units had higher average rents compared to vacant units in most rental zones except Peninsula South and North. The lower asking rents point to easing pressure on rental market conditions. The increase in average rent was highest in Dartmouth City at 4.4%. Rents increased the most in Mainland South, Dartmouth South and Sackville with same sample increases of 8.0%, 5.8% and 5.5%, respectively.

Download the Excel data table (XLSX) for this market. Data tables for all markets are also available for download at cmhc.ca/rental-market-report-data.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RMS Zone Descriptions – Halifax CMA

Zone 1	**Halifax Peninsula South** begins at Cornwallis Street, then along Cunard to Robie Street. From Robie the boundary runs south to Quinpool Road; along Quinpool to Connaught Avenue; north on Connaught to Chebucto Road to the North West Arm.
Zone 2	**Halifax Peninsula North** is the northern section of the Halifax Peninsula, separated from the mainland by Dutch Village Road and Joseph Howe Avenue.
Zone 3	**Halifax Mainland South** is the mainland area within the city of Halifax south of St. Margaret's Bay Road.
Zone 4	**Halifax Mainland North** is the mainland area within the city of Halifax boundaries north of St. Margaret's Bay Road.
Zones 1-4	**City of Halifax**
Zones 5	**Dartmouth North** is the part of Dartmouth north of Ochterloney Street, Lake Banook and Micmac Lake.
Zones 6	**Dartmouth South** is south of Ochterloney Street and Lake Banook and west of (outside) the Circumferential Highway, including Woodside as far as CFB Shearwater.
Zone 7	**Dartmouth East** is the area bounded by Micmac Lake and Lake Charles to the west, Highway 111, Halifax Harbour to Hartlen Point to the south, Cow Bay and Cole Harbour to the east and Ross Road, Lake Major Road, Lake Major and Spider Lake to the north.
Zones 5–7	**City of Dartmouth**
Zone 8	**Bedford** is the area bounded by Highway 102, the Sackville River and Kearney Lake to the west, continuing northeast to Rock Lake, south to Anderson Lake, southwest to Wrights Cove north of Pettipas Drive.
Zone 9	**Sackville** is the area bounded by Highway 102, North of Highway 101 & Margeson Drive northeast to Feely Lake, South along Windgate Drive to Windsor Junction Road then south to Highway 102.
Zone 10	**Remainder of CMA** is the remaining portion of HRM east of Ross Road and Lake Major Road, north of Wilson Lake Drive and Beaverbank-Windsor Junction Crossroad, west of Kearney Lake and Birch Cove Lakes and south of Long Lake and the community of Herring Cove.
Zones 1-10	**Halifax CMA**

Go Back to Table of Content

Appendix

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 rental structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, 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 month 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 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 September 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 a census of all apartment condos with 3 units and over, with the exception of Montréal, where a sample of structures is surveyed. 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.

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.**

Δ **indicates that the change is statistically significant.**

DEFINITIONS

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 2019 and October 2020 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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Alternative text and data for figures

Vancouver CMA

Figure 1: Monthly rent and carrying cost of ownership, Vancouver CMA

Year	Average Rent - Purpose-built	Average Rent - Condo	Carrying Cost - Median Condo	20% Down Payment - Median Condo (right axis)	Own vs Rent (Purpose-built) Gap
2012	$1,047	$1,499	$1,661	$67,000	$614
2013	$1,067	$1,521	$1,781	$70,000	$714
2014	$1,099	$1,540	$1,787	$73,800	$688
2015	$1,144	$1,421	$1,816	$78,560	$672
2016	$1,223	$1,625	$1,880	$84,600	$657
2017	$1,297	$1,758	$2,301	$102,500	$1,004
2018	$1,385	$1,855	$2,550	$110,600	$1,165
2019	$1,469	$1,893	$2,340	$106,000	$871
2020	$1,508	$1,914	$2,328	$109,100	$820

Sources: CMHC Rental Market Survey, CMHC Condominium Apartment Survey, REBGV, FVREB; CMHC calculations

Note: Carrying cost includes mortgage payment (conventional with 25 year amortization and discounted 5-year rate) with a 20% down payment, median condominium (strata) fees and median property taxes.

Figure 2: Average rents of vacant and occupied apartments, all bedroom types, Vancouver CMA ($)

Year	Vacant Units	Occupied Units
2014	$995	$1,100
2015	$1,131	$1,144
2016	$1,299	$1,223
2017	$1,435	$1,296
2018	$1,578	$1,383
2019	$1,771	$1,466
2020	$1,820	$1,499

Source: CMHC

Figure 3: Cumulative portion of market purpose-built rental universe that is affordable to each quintile of the renter household income distribution, Vancouver and other CMAs, 2020

Cumulative portion of rental universe that is affordable	Cumulative renter household income distribution (quintiles)				
	20%	40%	60%	80%	100%
Vancouver CMA	0.2%	23.9%	80.9%	96.8%	100.0%
Toronto CMA	0.2%	20.9%	71.4%	97.5%	100.0%
Montréal CMA	15.6%	64.2%	88.7%	98.6%	100.0%
Calgary CMA	10.7%	90.3%	99.0%	100.0%	100.0%

Source: CMHC (Rental Market Survey); Statistics Canada Census 2016; CMHC calculations

Figure 4: Components of change in supply of rental condominium apartments, Vancouver CMA

Year	Number of existing units converted to rental	Number of newly added units rented in same year	Net change in supply of rental units
2011	1,651	1,409	3,060
2012	315	3,409	3,724
2013	1,230	1,466	2,696
2014	-1,637	2,011	374
2015	2,935	2,040	4,975
2016	-2,796	4,312	1,516
2017	474	1,367	1,841
2018	-2,992	1,911	-1,081
2019	8,824	2,294	11,118
2020	3,631	3,506	7,137

Source: CMHC

Victoria CMA

Figure 1: Rising cost of homeownership and market rent keep tenant in long-term rental

Year	Carrying Cost - Average condo	Average Rent - Occupied (Purpose-built)	Average Rent - Vacant (Purpose-built)	Average Rent - Condo (Non-purpose-built)	20% Down Payment - Condo
2011	$1,380	N/A	N/A	$1,190	$65k
2012	$1,292	N/A	N/A	$1,296	$63k
2013	$1,186	N/A	N/A	$1,245	$61k
2014	$1,299	$918	$957	$1,289	$65k
2015	$1,359	$941	$986	$1,356	$65k
2016	$1,465	$993	$1,170	$1,382	$71k
2017	$1,738	$1,071	$1,312	$1,451	$84k
2018	$1,819	$1,166	$1,516	$1,518	$94k
2019	$1,879	$1,219	$1,464	$1,641	$93k
2020	$1,873	$1,267	$1,623	$1,856	$98k

Source: CMHC, VREB, CMHC calculation

Note: Carrying cost includes mortgage payment for a conventional 25 year amortization with a 20% down payment for average price of condominium home, but exclude strata fees and taxes. Average rent is of all home types from bachelor units to 3 bedroom + units.

Figure 2: Rental universe expansion driven by new supply from few areas

Zone	Change of the Rental Universe (2019-2020)	New Rental Supply (Rental Completions)
Cook St. Area	38	60
Fort St. Area	-31	16
James Bay Area	248	1
Remainder of City	276	17
Saanich/Central Saanich	14	179
Esquimalt	66	10
Westshore	624	1092
Oak Bay	-2	0
North Saanich	0	11
Sidney	55	0
Victoria CMA Total	1,288	1386

Source: CMHC Rental Market Survey, CMHC Starts and Completion Survey

Note: Rental completions refers to cumulative completion from Nov. 2019 to Oct. 2020, which is the same time frame between 2019 and 2020 Rental Market Surveys.

Figure 3: As rent growth continues to outpace inflation, finding affordable and suitable homes has become increasingly challenging for low-income households

Income and Quintile Threshold	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom
Household with income $25K - $41K	55%	36%	7%	N/A
Household with income $41K - $63K	96%	89%	60%	N/A
Household with income $63K - $96K	96%	99%	96%	64%
Household with income $96K+	96%	99%	98%	64%
Average Rent	1,014	1,184	1,505	1,866
Maximum rent affordable to Q1	$625	$625	$625	$625
Maximum rent affordable to Q2	$1,024	$1,024	$1,024	$1,024
Maximum rent affordable to Q3	$1,574	$1,574	$1,574	$1,574
Maximum rent affordable to Q4	$2,399	$2,399	$2,399	$2,399

Source: CMHC

Note: Average rent refers to the average of rent of both apartments and townhouses in the purpose-built rental universe. Data on rental units that are affordable for household with income <$25k is suppressed for confidentiality or quality reasons. Cumulative share of affordable rental units maybe lower than 100% because data on rental universe of certain income threshold is suppressed for confidentiality or quality reasons.

Edmonton CMA

Figure 1: No significant change in rent despite increase in vacancy rate

Year	Vacancy Rate	Change in Average Rent
2008	2.4%	8.9%
2009	4.5%	-0.5%
2010	4.2%	0.4%
2011	3.3%	1%
2012	1.7%	3.7%
2013	1.4%	5.5%
2014	1.7%	6.2%
2015	4.2%	2.4%
2016	7.1%	-3.6%
2017	7%	-1.3%
2018	5.3%	1.2%
2019	4.9%	0.9%
2020	7.2%	0%

Source: CMHC Rental Market Survey

Figure 2: Vacancy rate continues to fall in the condo apartment market

Year	Average Rent (Condo)	Average Rent (Apartment)	Vacancy Rate (Condo)	Vacancy Rate (Apartment)
2013	1,146	1,028	1.4%	1.4%
2014	1,158	1,103	1.7%	1.7%
2015	1,413	1,137	4.2%	4.2%
2016	1,310	1,113	7.1%	7.1%
2017	1,265	1,101	6.9%	7%
2018	1,321	1,131	4.2%	5.3%
2019	1,262	1,144	2.5%	4.9%
2020	1,283	1,153	2%	7.2%

Source: CMHC Rental Market Survey

Figure 3: Monthly rent and carrying cost of ownership

Year	Average Rent - Purpose-built	Average Rent - Condo	Carrying Cost - Median Condo	20% Down Payment - Median Condo (right axis)	Own vs Rent (Purpose-built) Gap
2012	$965	$1,186	$1,280	$44,000	$315
2013	$1,028	$1,146	$1,362	$45,200	$334
2014	$1,103	$1,158	$1,348	$46,500	$245
2015	$1,137	$1,413	$1,334	$47,000	$197
2016	$1,113	$1,310	$1,315	$46,400	$202
2017	$1,101	$1,265	$1,371	$45,400	$270
2018	$1,131	$1,321	$1,360	$43,400	$229
2019	$1,144	$1,262	$1,290	$42,400	$146
2020	$1,153	$1,283	$1,234	$41,400	$81

Sources: CMHC Rental Market Survey, Realtors Association of Edmonton (RAE); CMHC calculations

Note: Average rent refers to the average of rent of both apartments and townhouses in the purpose-built rental universe. Data on rental units that are affordable for household with income <$25k is suppressed for confidentiality or quality reasons. Cumulative share of affordable rental units maybe lower than 100% because data on rental universe of certain income threshold is suppressed for confidentiality or quality reasons.

Calgary CMA

Figure 1: Vacancy rates are high in newly built units

Year of Construction	Oct-19	Oct-20
Pre 1960	3.1%	5.6%
1960 - 1974	3.7%	7%
1975 - 1989	3.6%	4.3%
1990 - 2004	3.1%	4.4%
2005+	5.4%	10.1%
July 2018 - June 2020	0%	17.9%

Source: CMHC Rental Market Survey

Figure 2: Condominium rental slows down as purpose built rentals continue to grow

Year	Purpose-built Apartments	Condominium Apartments	Percentage of condominium apartments used for rental
2008	36,858	5,939	18.0%
2009	36,174	9,425	25.6%
2010	35,512	11,168	27.6%
2011	34,814	11,106	26.2%
2012	34,212	14,313	30.4%
2013	33,933	14,825	30.1%
2014	34,362	16,236	30.6%
2015	35,227	16,810	30.9%
2016	36,523	18,172	31.1%
2017	38,160	21,753	34.0%
2018	39,567	23,216	35.3%
2019	40,689	25,896	37.6%
2020	41,995	26,240	36.8%

Source: CMHC Rental Market Survey

Figure 3: Affordability challenges exist for lowest quintile earners

Income Quintile	Per cent
Q1 < $36K	11%
Q2 $36K-63K	90%
Q3 $63K-85K	98%
Q4 $85K-126K	98%
Q5 $126K +	98%
Total	100%

Source: CMHC Rental Market Survey

Saskatoon CMA

Figure 1: The overall apartment vacancy rate remained stable

Zone	2019	2020
Central	6.6%	5.1%
South	4.4%	5.4%
Southeast*	6%	7.2%
Northeast	3.6%	4.6%
North*	7.3%	5.7%
Southwest	12.3%	10.0%
West	3%	5.6%
Outlying Areas	4.4%	0.5%
Saskatoon CMA*	5.7%	5.9%

Source: CMHC Rental Market Survey

*The change in the vacancy rate between the 2020 and 2019 surveys was statistically insignificant

Figure 2: Rental occupancy has held up to increases in supply

Year	Change in Occupancy (Units)	Change in Universe (Units)
2008	-766	-601
2009	-133	-136
2010	-207	-120
2011	-209	-215
2012	352	361
2013	-11	2
2014	80	176
2015	-73	353
2016	-385	137
2017	358	291
2018	477	325
2019	442	79
2020	428	485

Source: CMHC Rental Market Survey

Figure 3: A stable market resulted in a modest increase in same-sample rents

Dwelling Type	percentage change of average rent*	
	Oct-18 to Oct-19	Oct-19 to Oct-20
Bachelor	1.7%	2.1%
1-Bedroom	2.3%	2.1%
2-Bedroom	2.0%	2.0%
3-Bedroom +	4.1%	0.6%
Total	2.0%	2.0%

Source: CMHC Rental Market Survey

*The percentage change of average rent is based on those structure that were common to the survey sample in both October 2019 and October 2020.

Regina CMA

Figure 1: Growth in occupancy outpaces growth in the rental universe - Apartment, Townhome and Rental Condo segments

Year	Change in Occupancy (Units)	Change in Universe (Units)
2008	-81	-220
2009	-128	-117
2010	-177	-134
2011	-81	-126
2012	-18	26
2013	96	187
2014	415	565
2015	224	532
2016	355	389
2017	68	276
2018	346	472
2019	285	324
2020	270	248

Source: CMHC Rental Market Survey

Note: Changes in the rental universe and occupancy are based on apartment rental, townhome rental and rental condominium data.

Figure 2: Same-sample apartment rental rates increase

Year	Percentage change of average rent
2008	13.8%
2009	9.9%
2010	6.8%
2011	6.6%
2012	4.7%
2013	4.1%
2014	3.4%
2015	0.5%
2016	0%
2017	0.5%
2018	-0.4%
2019	-0.5%
2020	0.5%

Source: CMHC Rental Market Survey

Note: The percentage change of average two-bedroom rent is based on structures that were common to the survey sample in both October 2019 and October 2020.

Winnipeg CMA

Figure 1: Vacancy rate by bedroom type

Bedroom Type	Oct-19	Oct-20
Bachelor	3.2%	3.9%
One Bedroom	3.4%	4.3%
Two Bedrooms	2.6%	3.4%
Three or more Bedrooms	5.9%	2.5%
Total	3.1%	3.8%

Source: CMHC (Rental Market Survey)

Figure 2: Vacancy rate by income quintile

Period Income Quintile		Vacancy Rate
Q1	< $25K	2.9%
Q2	$25K-41K	3.5%
Q3	$41K-58K	4%
Q4	$58K-80K	4.3%
Q5	$80K +	13.8%

Source: CMHC (Rental Market Survey); Statistics Canada Census 2016; CMHC calculations

Note: The rent ranges are calculated at the affordability threshold of 30% of monthly income for each quintile. Renter household income (non-subsidized, all household sizes) was derived from Census 2016 and expressed in 2020 dollars.

Figure 3: Rent differential between new apartment units and condominium apartment units

Average Rent	One Bedroom	Two Bedrooms	Total
Apartment Rent	1,317	1,557	1,483
Condominium Apartment Rent	1,087	1,363	1,263
Rent Differential	230	194	220

Source: CMHC (Rental Market Survey); Statistics Canada Census 2016; CMHC calculations

Note: New units reflect those units with a year of construction 2005 or later.

Hamilton CMA

Figure 1: Fewer renters could afford median priced home since last survey

Income Required for Median Priced Resale Home (Hamilton CMA)*	Nov 2018-Oct 2019	Nov 2019-Oct 2020
With Minimum Down Payment	123,480	100,200
With a 20% Down Payment	136,680	111,640

Sources: Realtors Association of Hamilton-Burlington, Bank of Canada, CMHC Calculations

*The estimated annual income needed to keep the qualifying mortgage payment to income ratio at 30% or less. Median MLS® prices are from the 12-month periods leading into the 2019 and 2020 Rental Market Surveys, respectively. The qualifying mortgage payments associated with each down payment scenario were calculated using the average benchmark mortgage rates during those periods and a 25 year amortization.

Figure 2: Much higher unemployment rate for people 15-24 years of age

	Hamilton CMA Unemployment Rate(%)		
Period	15-24 Years of Age	25-44 Years of Age	All Age Groups
October 2019	10%	4.2%	4.7%
October 2020	23.1%	7.1%	9.5%

Source: Statistics Canada

Figure 3: Large discrepancy between rents for vacant and occupied units

	Hamilton CMA Average Rent (October 2020)	
Dwelling Type	Asking Rent for Vacant Units	Rent for Occupied Units
One-bedroom	1,236	1,091
Two-bedroom	1,477	1,285
All Bedroom Types	1,354	1,202

Source: CMHC 2020 Rental Market Survey

Greater Sudbury CMA

Figure 1: Youth, 15-to-24, full-time employment and population fell in 2020; Index, Jan. = 100*

Month	Full-time employment	Population
Jan.	100.0	100.0
Feb.	105.3	98.0
Mar.	98.6	95.5
Apr.	81.4	89.4
May	73.6	82.8
Jun.	69.2	78.3
Jul.	70.8	79.3
Aug.	67.0	79.8
Sep.	62.7	76.3

Source: Statistics Canada Labour Force Survey, adapted by CMHC

*Seasonally adjusted.

Figure 2: Unemployment rate* (%) in Greater Sudbury remained lower than Ontario's throughout pandemic in 2020

Month	Greater Sudbury CMA	Ontario
Mar.	5.6%	7.6%
Apr.	6.8%	11.3%
May	8.4%	13.6%
Jun.	9.4%	12.2%
Jul.	9.2%	11.3%
Aug.	8.6%	10.6%
Sep.	8.5%	9.5%

Source: Statistics Canada Labour Force Survey

*Seasonally adjusted.

Kitchener-Cambridge-Waterloo CMA

Figure 1: Employment of young workers affected more by COVID-19 pandemic than other age groups

Period	15 to 24 Years Old	25 to 54 Years Old	55+ Years Old
2015 M01	4.8%	5.3%	4.5%
2015 M02	5.6%	5.1%	4.6%
2015 M03	7.5%	5.5%	5.0%
2015 M04	9.4%	6.0%	4.9%
2015 M05	10.5%	5.7%	4.2%
2015 M06	9.4%	5.0%	3.8%
2015 M07	9.6%	4.7%	N/A
2015 M08	9.4%	5.5%	4.9%
2015 M09	10.8%	5.4%	5.2%
2015 M10	11.0%	4.7%	5.6%
2015 M11	10.5%	4.0%	6.0%
2015 M12	10.7%	4.2%	6.2%
2016 M01	11.2%	4.5%	6.3%
2016 M02	12.3%	4.5%	5.4%
2016 M03	12.5%	4.6%	5.3%
2016 M04	12.1%	4.7%	5.1%
2016 M05	13.9%	4.6%	4.6%
2016 M06	14.9%	4.2%	4.5%
2016 M07	16.7%	4.1%	3.8%
2016 M08	15.6%	4.4%	3.6%
2016 M09	15.1%	4.3%	N/A
2016 M10	13.0%	3.7%	3.1%
2016 M11	11.1%	3.5%	N/A
2016 M12	9.8%	3.6%	N/A
2017 M01	11.4%	4.2%	3.3%
2017 M02	13.2%	4.3%	3.6%
2017 M03	14.3%	4.3%	4.8%
2017 M04	13.1%	3.9%	5.3%
2017 M05	12.7%	4.3%	5.3%
2017 M06	10.2%	4.5%	4.6%
2017 M07	7.9%	4.5%	4.4%
2017 M08	6.6%	4.3%	4.5%
2017 M09	8.2%	4.2%	4.2%
2017 M10	9.9%	4.3%	3.8%
2017 M11	10.1%	3.6%	N/A

Period	15 to 24 Years Old	25 to 54 Years Old	55+ Years Old
2017 M12	9.4%	3.5%	N/A
2018 M01	10.0%	3.5%	N/A
2018 M02	10.7%	4.2%	3.5%
2018 M03	12.1%	4.1%	4.2%
2018 M04	13.6%	3.9%	5.4%
2018 M05	15.2%	3.8%	6.6%
2018 M06	15.3%	4.1%	6.4%
2018 M07	13.3%	4.1%	6.2%
2018 M08	11.1%	4.2%	5.8%
2018 M09	9.2%	3.9%	5.2%
2018 M10	8.4%	3.8%	5.1%
2018 M11	7.3%	3.0%	5.3%
2018 M12	7.8%	2.6%	5.9%
2019 M01	7.6%	3.0%	5.3%
2019 M02	8.1%	3.3%	4.6%
2019 M03	10.1%	3.9%	3.8%
2019 M04	10.7%	4.0%	3.8%
2019 M05	10.3%	4.5%	3.6%
2019 M06	9.4%	4.8%	3.5%
2019 M07	11.3%	5.4%	3.6%
2019 M08	11.6%	5.6%	3.6%
2019 M09	12.8%	5.4%	3.5%
2019 M10	11.0%	4.6%	3.3%
2019 M11	11.4%	4.2%	2.9%
2019 M12	9.7%	4.3%	3.7%
2020 M01	9.1%	4.5%	4.8%
2020 M02	9.7%	4.8%	4.7%
2020 M03	11.2%	5.5%	5.3%
2020 M04	16.3%	7.0%	7.1%
2020 M05	23.1%	8.7%	11.1%
2020 M06	29.0%	9.3%	12.4%
2020 M07	30.8%	9.6%	10.7%
2020 M08	29.8%	9.9%	9.2%
2020 M09	29.9%	9.2%	8.5%
2020 M10	26.8%	7.6%	9.2%

Source: Statistics Canada; Table 14-10-0095-01 Labour force characteristics by census metropolitan area, author's calculations for seasonal adjustment

Figure 2: Average rent gap between rental condominium apartment and purpose-built rentals narrows in recent years

Year	Average Rent - Purpose-built	Average Rent - Condo	Carrying Cost - Median Condo	20% Down Payment - Median Condo (right axis)	Own vs Rent (Purpose-built) Gap
2012	$862	$0	$1,150	$34,800	$288
2013	$906	$0	$1,224	$36,000	$318
2014	$918	$0	$1,218	$36,200	$300
2015	$947	$0	$1,249	$38,400	$302
2016	$1,007	$0	$1,319	$41,337	$312
2017	$1,040	$1,269	$1,383	$46,000	$343
2018	$1,138	$1,542	$1,644	$55,580	$506
2019	$1,163	$1,441	$1,795	$64,000	$632
2020	$1,221	$1,460	$1,835	$70,000	$614

Sources: CMHC Rental Market Survey, MLS® System of the Kitchener-Waterloo Association of REALTORS®, CMHC calculations

Note: Carrying cost includes mortgage payment (conventional with 25-year amortization and discounted 5-year rate) with a 20% down payment, median condominium (strata) fees and median property taxes.

Belleville CMA

Figure 1: Belleville Vacancy Rate Unchanged in 2020

Year	Per cent
2010	4.4%
2011	3.5%
2012	4.4%
2013	5.4%
2014	5.1%
2015	4.5%
2016	3.4%
2017	2.2%
2018	2.4%
2019	3.3%
2020	3.0%

Source: CMHC, Rental Market Survey, 2010-2020

Figure 2: New Stock Entered the Market in 2020

Year	Rental Universe, units
2010	5,706
2011	5,762
2012	5,768
2013	5,737
2014	5,716
2015	5,738
2016	5,745
2017	5,730
2018	5,717
2019	5,723
2020	5,818

Source: CMHC, Rental Market Survey, 2010-2020

Figure 3: Two-bedroom Average Rents, Private Row and Apartments, Belleville CMA

Average Rent	Two Bedrooms
Occupied units	$1,149
Vacant units	$1,239
Newly-built units*	$1,710

Source: CMHC, Rental Market Survey 2017-2020

*Private row and apartment units completed between July 2018 and June 2020.

Peterborough CMA

Figure 1: The Peterborough rental apartment vacancy rate moved higher in 2020

Year	Per cent
2011	3.5%
2012	2.7%
2013	4.8%
2014	2.9%
2015	3.7%
2016	1.0%
2017	1.1%
2018	1.5%
2019	2.1%
2020	2.6%

Source: CMHC, Rental Market Survey, 2011-2020

Figure 2: Rental apartment universe seen little change in 2020

Year	Units
2006	5,434
2007	5,611
2008	5,717
2009	5,790
2010	5,833
2011	5,841
2012	5,813
2013	5,839
2014	5,865
2015	5,904
2016	5,909
2017	5,919
2018	6,073
2019	6,078
2020	6,087

Source: CMHC, Rental Market Survey, 2011-2020

Figure 3: Average rents of vacant and occupied units, all bedroom types, Peterborough CMA

	Average Rent	
Year	Vacant Units	Occupied Units
2017	987	943
2018	1,025	1,027
2019	1,106	1,052
2020	1,318	1,119

Source: CMHC, Rental Market Survey 2017-2020

Windsor CMA

Figure 1: Vacancy rate crept up from a low level, rents rose

Year	2-BR Apartment Average Rent	Apartment Vacancy Rate
2011	753	8.1%
2012	778	7.3%
2013	788	5.9%
2014	798	4.3%
2015	824	3.9%
2016	852	2.9%
2017	868	2.4%
2018	915	3.0%
2019	949	2.9%
2020	1027	3.6%

Source: CMHC Rental Market Survey

Figure 2: Windsor CMA monthly full-time employment in 2020, by age; Index, Jan. = 100*

Month	15-to-24	25-to-44
Jan.	100.0	100.0
Feb.	101.0	102.2
Mar.	92.2	97.1
Apr.	70.4	90.5
May	51.0	84.5
Jun.	51.1	84.1
Jul.	61.8	91.7
Aug.	69.9	97.1
Sep.	72.6	100.4

Source: Statistics Canada Labour Force Survey, adapted by CMHC

*Seasonally adjusted.

St. Catharines-Niagara CMA

Figure 1: High unemployment rate among young adults

Year	15 to 24 years	25 to 44 years
Jan-18	12%	6%
Feb-18	12%	6%
Mar-18	14%	6%
Apr-18	13%	6%
May-18	14%	6%
Jun-18	13%	6%
Jul-18	14%	6%
Aug-18	14%	7%
Sep-18	13%	7%
Oct-18	12%	7%
Nov-18	11%	7%
Dec-18	12%	7%
Jan-19	10%	8%
Feb-19	11%	9%
Mar-19	11%	10%
Apr-19	13%	9%
May-19	12%	6%
Jun-19	12%	4%
Jul-19	12%	4%
Aug-19	10%	5%
Sep-19	12%	5%
Oct-19	12%	4%
Nov-19	17%	3%
Dec-19	16%	3%
Jan-20	17%	4%
Feb-20	15%	4%
Mar-20	21%	6%
Apr-20	25%	7%
May-20	32%	9%
Jun-20	31%	10%
Jul-20	31%	10%
Aug-20	29%	9%
Sep-20	26%	6%
Oct-20	19%	5%

Source: Statistics Canada

Figure 2: Rent growth accelerated*

Year	Per cent
2011	2%
2012	3%
2013	2%
2014	2%
2015	3%
2016	5%
2017	3%
2018	5%
2019	4%
2020	6%

Source: CMHC Rental Market Survey

*Fixed sample two-bedroom apartment rent.

London CMA

Figure 1: Apartment Vacancy rate by RMS survey zone, 2019 vs 2020

Zone	Vacancy Rate (%)	
	Oct-19	Oct-20
Downtown North	1.8%	5.9%
Northeast	3.8%	2.9%
North	1.7%	2.7%
Northwest	1.2%	4.2%
Southwest	1.2%	2.0%
Central South	2.1%	3.6%
South	1.3%	1.2%
East	2.1%	5.4%
St. Thomas	1.6%	1.0%
Strathroy-Caradoc	1.8%	1.9%
London CMA	1.8%	3.4%

Source: CMHC Rental Market Survey

Figure 2: Cumulative Number of Permanent Resident Admissions by Year, London CMA

Month	2017	2018	2019	2020
Jan	130	275	185	250
Feb	355	515	445	540
Mar	605	795	745	740
Apr	775	985	1,060	805
May	980	1,180	1,360	935
Jun	1,175	1,415	1,695	1,100
Jul	1,395	1,650	2,035	1,235
Aug	1,595	1,855	2,320	1,355
Sep	1,790	2,050	2,605	N/A
Oct	1,965	2,320	2,925	N/A
Nov	2,100	2,560	3,110	N/A
Dec	2,300	2,770	3,325	N/A

Source: Immigration, Refugees and Citizenship Canada

Figure 3: Average Rent, Two Bedroom Units by Type, London CMA

Zone	Occupied Units	Vacant Units	Newly-built units*
London CMA	$1,210	$1,392	$2,097

Source: CMHC Rental Market Survey

*Completed between July 2018 to June 2020

Kingston CMA

Figure 1: Kingston vacancy rate moved higher in 2020

Year	Per cent
2010	1.0%
2011	1.1%
2012	1.7%
2013	2.3%
2014	1.9%
2015	2.8%
2016	2.6%
2017	0.7%
2018	0.6%
2019	1.9%
2020	3.2%

Source: CMHC, Rental Market Survey 2010-2020

Figure 2: Continuous growth of rental universe since 2012

Year	Rental Universe at All Time High
2010	12,407
2011	12,684
2012	12,654
2013	12,861
2014	13,092
2015	13,359
2016	13,610
2017	13,776
2018	13,850
2019	14,042
2020	14,236

Source: CMHC, Rental Market Survey 2010-2020

Toronto CMA

Figure 1: GTA vacancy rate rose in 2020

Year	Per cent
2002	2.5%
2003	3.8%
2004	4.3%
2005	3.7%
2006	3.2%
2007	3.2%
2008	2.0%
2009	3.1%
2010	2.1%
2011	1.4%
2012	1.7%
2013	1.7%
2014	1.6%
2015	1.6%
2016	1.4%
2017	1.1%
2018	1.2%
2019	1.5%
2020	3.4%

Source: CMHC Rental Market Survey

Figure 2: The majority of purpose-built rental growth occured in the City of Toronto

Zone	Number of new purpose-built units added to the GTA rental universe
City of Toronto	1,834
Durham Region	601
York Region	170
Peel Region	395
Halton Region	134

Source: CMHC Rental Market Survey

Figure 3: Rent growth remained high*

Year	Per cent
2010	1.8%
2011	1.9%
2012	2.8%
2013	3.0%
2014	2.7%
2015	3.3%
2016	3.2%
2017	4.2%
2018	5.0%
2019	6.1%
2020	4.6%

Source: CMHC Rental Market Survey

*Fixed sample two-bedroom apartment rent

Figure 4: Close to one-third of the GTA condominium apartments are rented out

Year	Percentage of Units in Rental-Condominium Apartments
2003	19.20%
2008	18.80%
2013	25.70%
2014	28.90%
2015	30.10%
2016	32.60%
2017	32.70%
2018	33.10%
2019	33.50%
2020	33.40%

Source: CMHC Rental Market Survey

Figure 5: Monthly rent and carrying cost of ownership, Toronto CMA

Year	Average Rent - Purpose-built	Average Rent - Condo	Carrying Cost - Median Condo	20% Down Payment - Median Condo (right axis)	Own vs Rent (Purpose-built) Gap
2012	$1,102	$1,526	$1,872	$61,049	$770
2013	$1,131	$1,672	$1,947	$61,748	$816
2014	$1,163	$1,709	$1,932	$63,901	$769
2015	$1,202	$1,839	$1,940	$65,975	$738
2016	$1,233	$1,901	$2,052	$72,304	$819
2017	$1,300	$2,124	$2,481	$88,519	$1,181
2018	$1,363	$2,235	$2,746	$96,834	$1,383
2019	$1,459	$2,307	$2,775	$104,549	$1,316
2020	$1,528	$2,323	$2,857	$113,000	$1,329

Sources: CMHC Rental Market Survey, CMHC Condominium Apartment Survey, REBGV, FVREB; CMHC calculations

Note: Carrying cost includes mortgage payment (conventional with 25 year amortization and discounted 5-year rate) with a 20% down payment, median condominium (strata) fees and median property taxes.

Ottawa CMA

Figure 1: Growth in total employment by age group

Period	Age Group		
	15-24	25-44	45-64
Q1-2020	-6.2%	-0.8%	6.2%
Q2-2020	-33.5%	0.9%	-7.1%
Q3-2020	-12.6%	0.7%	-13.7%
Oct-20	-9.3%	-4.6%	-13.1%

Source: Statistics Canada, Labour Force Survey, year-over-year change in employment in percent, 3-months moving average

Figure 2: Gap in Rent (%), Vacant and Occupied Units, 2019-2020

Dwelling Type	Gap 2020	Gap 2019
Bachelor	12%	3%
1 bedroom	12%	11%
2 bedroom	28%	18%
3 bedroom	8%	6%
Total	18%	14%

Source: CMHC Rental Market Survey, 2019-2020

Gatineau CMA

Figure 1: Conventional Rental Housing Unit Completions—Gatineau Area

Year	Conventional rental unit completions
2011	280
2012	394
2013	269
2014	536
2015	208
2016	475
2017	504
2018	774
2019	1219
2020	1691

Source: CMHC

Note: Years from October to September.

Figure 2: Growth Rate of Interprovincial Migration from Ontario to Quebec (in-migrants)

Period	Per cent
2009–2010	5%
2010–2011	-6%
2011–2012	3%
2012–2013	-13%
2013–2014	-3%
2014–2015	-3%
2015–2016	10%
2016–2017	0%
2017–2018	8%
2018–2019	6%
2019–2020	18%

Source: Statistics Canada

Note: Periods from July 1 to June 30. Preliminary data for 2019–2020.

Quebec CMA

Figure 1: Apartment Vacancy Rates (%) by Rent Range

Rent Range	Vacancy Rates (%) by Rent Range	
	2019	2020
Less than $700	2%	2.4%
$700 to $799	1.7%	2.3%
$800 to $899	1.9%	2.8%
$900 to $999	1.7%	2.1%
$1,000 to $1,099	2.2%	2.5%
$1,100 or more	6.3%	4.6%

Source: CMHC

Figure 2: Estimated Change (%) in Average Rent – Apartments

Year	Estimate of Percentage Change (%) of Average Rent
2007	2.6%
2008	1.7%
2009	3.7%
2010	2.3%
2011	3%
2012	1.9%
2013	1.6%
2014	1.9%
2015	1.4%
2016	1.2%
2017	1.3%
2018	1.2%
2019	1.9%
2020	2.7%

Source: CMHC

Montreal CMA

Figure 1: Estimated Change (%) in Average Rent

Year	Estimate of Percentage Change (%) of Average Rent
2002	5.3%
2003	4.7%
2004	3.4%
2005	2.7%
2006	2.9%
2007	2.3%
2008	2.1%
2009	2.7%
2010	3.4%
2011	2.6%
2012	0.8%
2013	1.7%
2014	2.2%
2015	1.8%
2016	1.7%
2017	2.2%
2018	2.5%
2019	3.6%
2020	4.2%

Source: CMHC

Halifax CMA

Figure 1: Vacancy rate and rental apartment completions

Year	Completions*	Vacancy Rate (right-axis)
2009	883	2.9%
2010	549	2.6%
2011	423	2.4%
2012	838	3.0%
2013	1,031	3.2%
2014	1,438	3.8%
2015	1,267	3.4%
2016	757	2.6%
2017	1,537	2.3%
2018	1,689	1.6%
2019	1,206	1.0%
2020	1,442	1.9%

Source: CMHC

*Figures are for rental units completed between the rental market surveys, which includes the period from July of the year preceding a given survey to June of the following year.

Figure 2: Preliminary student enrolment at October 1st, Halifax universities; pct change 2020 vs 2019

Category	Item	Percent Change, October 2020 vs October 2019
Total Full-Time Enrolment	Dalhousie University	4%
	Mount Saint Vincent University	3%
	Nova Scotia College of Art & Design	-16%
	Saint Mary's University	-4%
	University of King's College	-1%
	Université Sainte-Anne	-12%
1st Year & Transfer Students	Full-Time Visa Students	-3%
	Full-Time First-Year Student	-6%
	New Transfer Students	-7%
Registration Status	Total Full-Time Enrolment	1%
	Total Part-Time Enrolment	6%

Source: Association of Atlantic Universities