

1.0 Rental Market Indicators
Privately Initiated Apartment Structures of Three Units and Over
Provinces and Major Centres¹

Centres	Vacancy Rates (%)		Availability Rates (%)		Average Rent 2 Bedroom (\$) (New and existing structures)		Percentage Change of Average Rent Two Bedroom ⁽²⁾ From Fixed Sample (Existing structures only)	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Newfoundland & Labrador 10,000+	4.3 b	3.5 a ↓	4.8 b	3.8 a ↓	785 a	817 a	2.6 b	3.6 c
St. John's CMA	4.8 b	3.4 b ↓	5.4 b	3.7 b ↓	857 a	893 a	2.5 c	4.3 d
Prince Edward Island 10,000+	8.5 a	6.5 a ↓	9.3 a	7.3 a ↓	803 a	829 a	++	1.0 a
Charlottetown CA	8.7 a	6.1 a ↓	9.6 a	7.0 a ↓	814 a	845 a	++	1.2 a
Nova Scotia 10,000+	4.5 a	4.6 a -	5.9 a	6.0 a -	959 a	980 a	1.0 a	1.8 c
Halifax CMA	4.1 a	4.2 a -	5.8 a	5.9 a -	1,010 a	1,035 a	0.9 d	1.8 c
New Brunswick 10,000+	9.1 a	8.0 a ↓	10.0 a	8.6 a ↓	725 a	746 a	++	++
Moncton CMA	10.7 c	8.8 b ↓	11.9 c	9.4 a ↓	768 a	768 a	++	++
Saint John CMA	10.0 b	8.4 b -	10.7 c	8.7 b ↓	687 a	717 a	++	++
Québec 10,000+	2.9 a	3.5 b ↑	5.9 a	6.6 a ↑	709 a	714 a	2.2 b	1.9 b
Ottawa-Gatineau CMA (Que. Part)	5.8 b	6.2 b -	7.8 b	7.4 b -	740 a	747 a	++	++
Montréal CMA	2.7 a	3.3 b -	5.2 b	5.9 b -	742 a	742 a	2.3 c	2.0 c
Québec CMA	1.8 a	3.2 c ↑	7.5 b	9.1 b ↑	766 a	777 a	1.5 c	1.9 b
Saguenay CMA	4.1 c	4.7 c -	6.2 b	7.8 b -	562 a	583 a	2.2 c	++
Sherbrooke CMA	4.7 b	4.2 b -	8.3 a	8.8 b -	594 a	607 a	2.5 c	2.2 b
Trois-Rivières CMA	3.4 b	3.4 b -	8.4 b	8.2 b -	571 a	571 a	1.5 c	1.4 d
Ontario 10,000+	2.8 a	2.5 a ↓	4.9 a	4.3 a ↓	1,072 a	1,099 a	2.7 a	2.1 a
Barrie CMA	2.1 a	1.7 b -	3.5 b	3.8 b -	1,052 a	1,122 a	1.4 a	3.3 d
Brantford CMA	4.4 b	1.8 b ↓	6.6 b	3.5 b ↓	831 a	846 a	2.4 b	2.8 b
Greater Sudbury/Grand Sudbury CMA	5.0 b	4.6 b -	6.6 b	6.5 b -	940 a	986 a	++	4.4 d
Guelph CMA	1.7 b	0.6 a ↓	3.7 b	2.5 a ↓	967 a	994 a	3.4 a	2.9 a
Hamilton CMA	3.9 a	1.8 a ↓	6.2 a	2.9 a ↓	943 a	998 a	2.8 a	3.5 c
Kingston CMA	3.4 b	2.8 b -	5.8 a	5.6 b -	1,057 a	1,066 a	3.1 c	2.0 a
Kitchener-Cambridge-Waterloo CMA	3.6 b	2.9 a ↓	5.7 a	4.8 b ↓	960 a	969 a	2.9 a	1.5 b
London CMA	3.6 a	3.8 a -	7.7 a	6.1 a ↓	921 a	953 a	1.5 a	3.2 c
St. Catharines-Niagara CMA	3.8 b	3.1 b ↓	6.4 a	5.3 a ↓	896 a	913 a	2.2 b	2.3 c
Oshawa CMA	1.6 a	1.7 a -	2.2 a	2.8 a ↑	1,005 a	1,049 a	4.0 d	2.1 c
Ottawa-Gatineau CMA (Ont. Part)	3.2 a	2.8 a ↓	6.6 a	5.4 a ↓	1,136 a	1,159 a	1.3 a	1.7 b
Peterborough CMA	3.7 b	4.0 b -	6.5 b	4.9 a ↓	941 a	963 a	1.7 b	1.6 b
Thunder Bay CMA	2.4 a	4.7 a ↑	4.1 a	6.1 a ↑	862 a	895 a	**	4.0 b
Toronto CMA	1.9 a	1.8 a -	3.5 a	3.7 a -	1,241 a	1,269 a	3.2 d	1.8 b
Windsor CMA	5.0 b	4.9 b -	7.1 a	5.7 a ↓	801 a	815 a	2.0 b	2.3 b

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	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Manitoba 10,000+	2.1 a	2.3 a ↑	3.3 a	3.9 a ↑	940 a	1,002 a	3.2 c	4.4 a
Winnipeg CMA	2.0 a	2.3 a ↑	3.4 a	4.1 a ↑	969 a	1,033 a	3.4 c	4.5 b
Saskatchewan 10,000+ (3)	3.3 a	5.6 a ↑	4.6 a	7.2 a ↑	1,036 a	1,075 a	4.3 a	2.8 a
Regina CMA	2.5 a	4.8 a ↑	3.4 a	5.6 a ↑	1,053 a	1,095 a	3.2 b	1.8 b
Saskatoon CMA	3.0 a	4.6 a ↑	5.0 a	6.9 a ↑	1,075 a	1,112 a	4.4 a	3.4 b
Alberta 10,000+ (4)	1.8 a	3.4 a ↑	2.6 a	5.0 a ↑	1,190 a	1,249 a	5.5 b	4.8 b
Calgary CMA	1.4 a	3.2 b ↑	2.7 a	5.3 b ↑	1,267 a	1,319 a	5.0 b	5.9 d
Edmonton CMA	1.4 a	2.4 a ↑	2.0 a	3.9 b ↑	1,180 a	1,250 a	6.4 c	4.4 b
British Columbia 10,000+	2.4 a	1.8 a ↓	3.6 a	2.5 a ↓	1,090 a	1,136 a	1.8 b	3.0 a
Abbotsford-Mission CMA	3.7 a	3.6 a -	4.6 a	4.7 a -	826 a	861 a	0.7 b	1.2 a
Kelowna CMA	1.5 a	1.9 a ↑	3.1 a	2.6 a ↓	964 a	998 a	0.5 a	3.4 b
Vancouver CMA	1.8 a	1.4 a ↓	2.8 a	1.8 a ↓	1,274 a	1,345 a	2.1 c	3.4 c
Victoria CMA	2.7 a	1.2 a ↓	4.6 a	2.6 a ↓	1,084 a	1,105 a	1.0 d	2.1 c
Canada CMAs (1)	2.7 a	2.9 a -	5.0 a	5.2 a -	930 a	949 a	2.6 a	2.3 a
Canada 10,000+	2.9 a	3.1 a ↑	5.1 a	5.3 a -	904 a	924 a	2.5 a	2.4 a

¹Major centres refer to Census Metropolitan Areas (CMA), except for Charlottetown.

²The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

³Includes both Alberta and Saskatchewan portions of Lloydminster CA.

⁴Does not include Alberta portion of Lloydminster CA. For Lloydminster CA data, refer to Saskatchewan Highlights report.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the change is a statistically significant decrease, while – indicates that the change is not statistically significant.