

**Rental Market Indicators**  
**Privately Initiated Apartment Structures of Three Units and Over**  
**Provinces and Major Centres<sup>1</sup>**

Centres	Vacancy Rates (%)		Average Rent 2 Bedroom (\$) (New and existing structures)		Percentage Change of Average Rent Two Bedroom <sup>(2)</sup> From Fixed Sample (Existing structures only)	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
<b>Newfoundland &amp; Labrador 10,000+</b>	<b>4.1</b> a	<b>4.0</b> a -	<b>812</b> a	<b>832</b> a	<b>3.1</b> b	<b>1.0</b> a
St. John's CMA	4.6 a	4.5 a -	888 a	922 a	3.2 b	1.1 a
<b>Prince Edward Island 10,000+</b>	<b>5.4</b> a	<b>3.9</b> b ↓	<b>819</b> a	<b>820</b> a	<b>0.7</b> a	<b>++</b>
Charlottetown CA	5.9 a	3.9 b ↓	836 a	837 a	0.3 b	++
<b>Nova Scotia 10,000+</b>	<b>4.1</b> a	<b>3.9</b> a -	<b>955</b> a	<b>977</b> a	<b>1.7</b> a	<b>1.6</b> a
Halifax CMA	3.8 a	3.5 a ↓	1,005 a	1,032 a	1.8 b	1.6 a
<b>New Brunswick 10,000+</b>	<b>8.0</b> a	<b>7.4</b> a ↓	<b>735</b> a	<b>744</b> a	<b>1.2</b> a	<b>1.1</b> a
Moncton CMA	8.7 a	7.5 a ↓	762 a	761 a	1.2 a	++
Saint John CMA	9.0 a	8.3 a -	714 a	718 a	0.7 b	1.5 c
<b>Québec 10,000+</b>	<b>3.7</b> a	<b>4.3</b> a ↑	<b>711</b> a	<b>727</b> a	<b>2.0</b> a	<b>1.6</b> a
Ottawa-Gatineau CMA (Que. Part)	6.5 b	6.1 b -	750 a	747 a	2.1 c	0.9 d
Montréal CMA	3.4 a	4.0 a ↑	739 a	757 a	2.2 a	1.7 a
Québec CMA	3.1 a	3.9 a ↑	775 a	788 a	2.0 a	1.3 a
Saguenay CMA	4.2 b	7.2 b ↑	595 a	598 a	2.1 c	1.0 d
Sherbrooke CMA	5.4 a	5.8 a -	604 a	608 a	1.7 b	1.3 a
Trois-Rivières CMA	5.3 b	6.2 a ↑	568 a	581 a	1.8 c	1.1 a
<b>Ontario 10,000+</b>	<b>2.3</b> a	<b>2.3</b> a ↑	<b>1,086</b> a	<b>1,113</b> a	<b>2.1</b> a	<b>3.1</b> a
Barrie CMA	1.6 b	1.2 a ↓	1,118 a	1,167 b	1.5 a	4.3 d
Brantford CMA	2.4 a	2.9 a -	855 a	875 a	1.8 c	3.5 c
Greater Sudbury/Grand Sudbury CMA	4.2 b	3.4 b ↓	927 a	952 a	1.6 c	2.5 b
Guelph CMA	1.2 a	1.1 a -	988 a	1,013 a	3.0 a	3.0 b
Hamilton CMA	2.2 a	3.7 a ↑	959 a	1,012 a	2.8 a	3.9 b
Kingston CMA	1.9 a	2.7 a ↑	1,070 a	1,094 a	2.1 a	2.8 a
Kitchener-Cambridge-Waterloo CMA	2.3 a	2.1 a -	975 a	954 a	1.6 a	2.4 a
London CMA	2.9 a	2.6 a ↓	943 a	990 a	1.0 a	2.1 a
St. Catharines-Niagara CMA	3.6 b	3.1 a -	892 a	908 a	1.6 a	3.2 b
Oshawa CMA	1.8 a	1.9 a -	1,010 a	1,010 a	2.8 b	1.9 c
Ottawa-Gatineau CMA (Ont. Part)	2.6 a	2.6 a -	1,132 a	1,172 a	++	3.0 a
Peterborough CMA	2.9 a	3.8 b ↑	952 a	964 a	1.4 a	1.5 b
Thunder Bay CMA	2.3 a	4.6 a ↑	888 a	918 a	3.9 c	2.4 b
Toronto CMA	1.6 a	1.6 a -	1,251 a	1,274 a	2.6 a	3.5 a
Windsor CMA	4.3 a	3.9 a -	798 a	821 a	1.9 b	2.8 a

## 1.0 Rental Market Indicators Privately Initiated Apartment Structures of Three Units and Over Provinces and Major Centres<sup>1</sup>

Centres	Vacancy Rates (%)		Average Rent 2 Bedroom (\$) (New and existing structures)		Percentage Change of Average Rent Two Bedroom <sup>(2)</sup> From Fixed Sample (Existing structures only)	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
<b>Manitoba 10,000+</b>	2.5 a	2.9 a ↑	983 a	1,012 a	4.1 a	3.3 a
Winnipeg CMA	2.5 a	2.9 a ↑	1,016 a	1,045 a	4.2 b	3.3 a
<b>Saskatchewan 10,000+ (3)</b>	4.1 a	6.8 a ↑	1,056 a	1,055 a	4.7 a	++
Regina CMA	3.0 a	5.3 a ↑	1,079 a	1,095 a	3.0 a	++
Saskatoon CMA	3.4 a	6.5 a ↑	1,091 a	1,087 a	4.3 a	0.4 b
<b>Alberta 10,000+ (4)</b>	2.1 a	5.6 a ↑	1,238 a	1,253 a	5.7 a	1.2 a
Calgary CMA	1.4 a	5.3 a ↑	1,322 a	1,332 a	5.9 a	++
Edmonton CMA	1.7 a	4.2 a ↑	1,227 a	1,259 a	6.1 a	2.2 a
<b>British Columbia 10,000+</b>	1.5 a	1.2 a ↓	1,112 a	1,147 a	2.4 a	3.8 a
Abbotsford-Mission CMA	3.1 a	0.9 a ↓	835 a	853 a	1.1 a	2.2 b
Kelowna CMA	1.0 a	0.3 a ↓	980 a	990 a	1.6 b	3.9 c
Vancouver CMA	1.0 a	0.8 a ↓	1,311 a	1,360 a	2.5 a	4.6 a
Victoria CMA	1.5 a	0.6 a ↓	1,095 a	1,128 a	2.6 a	2.6 a
Canada CMAs (1)	2.8 a	3.3 a ↑	941 a	960 a	2.5 a	2.4 a
Canada 10,000+	3.0 a	3.5 a ↑	915 a	934 a	2.4 a	2.3 a

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

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

<sup>3</sup>Includes both Alberta and Saskatchewan portions of Lloydminster CA.

<sup>4</sup>Does not include Alberta portion of Lloydminster CA.

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.

4.2 Rental Condominium Apartments					
Vacancy Rates (%) and Average Rents (\$) of Condominium Apartments in Rental					
Centres	Vacancy Rates (%)			Average 2 Bedroom Rent (\$)	
	Oct-14	Oct-15		Oct-14	Oct-15
Ottawa-Gatineau CMA (Que. Part)	n/a	4.0 c		n/a	n/a
Montréal CMA	3.4 b	3.0 b -		1,149 b	1,140 a -
Québec CMA	3.2 b	4.0 c -		1,070 b	1,065 b -
Hamilton CMA	n/a	0.4 b		n/a	n/a
Kitchener-Cambridge-Waterloo CMA	n/a	2.5 c		n/a	n/a
London CMA	n/a	2.8 c		n/a	n/a
Ottawa-Gatineau CMA (Ont. Part)	1.7 b	2.6 b ↑		1,430 b	1,330 b -
Toronto CMA	1.3 a	1.8 a ↑		1,818 a	1,754 b -
Winnipeg CMA	2.6 c	**		1,151 c	1,169 d -
Regina CMA	1.2 a	4.6 b ↑		n/a	n/a
Saskatoon CMA	1.2 a	1.5 c -		n/a	n/a
Calgary CMA	1.1 a	4.9 c ↑		1,511 b	1,522 d -
Edmonton CMA	2.3 b	5.3 d ↑		1,179 b	1,461 c ↑
Kelowna CMA	n/a	2.1 c		n/a	n/a
Vancouver CMA	0.7 a	0.9 a -		1,668 b	1,543 b -
Victoria CMA	1.8 a	0.6 a ↓		1,289 d	1,278 c -
<b>Total</b>	<b>1.6 a</b>	<b>2.3 a ↑</b>		<b>1,554 a</b>	<b>1,487 a -</b>

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