

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

Centres	Vacancy Rates (%) ⁽²⁾		Availability Rates (%)		Average Rent 2-Bedroom (\$) (New and existing structures)		Percentage Change of Average Rent 2-Bedroom ⁽³⁾ From Fixed Sample (Existing structures only)	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
	Newfoundland & Labrador 10,000+	1.3 a	2.2 a	1.6 a	2.5 a	701 a	725 a	5.0 a
St. John's CMA	1.3 a	2.8 a	1.8 a	3.3 a	771 a	798 a	5.4 a	4.0 a
Prince Edward Island 10,000+	2.9 a	5.0 a	4.0 a	6.1 a	745 a	787 a	2.2 a	2.7 a
Charlottetown CA	3.3 a	5.7 a	4.5 a	7.0 a	761 a	803 a	2.4 a	2.9 a
Nova Scotia 10,000+	2.7 a	3.4 a	3.3 a	4.1 a	882 a	909 a	1.7 b	2.7 a
Halifax CMA	2.4 a	3.0 a	3.1 a	3.9 a	925 a	954 a	1.7 b	2.7 a
New Brunswick 10,000+	4.8 a	6.9 a	5.3 a	7.5 a	687 a	707 a	2.2 a	2.7 a
Moncton CMA	4.3 a	6.7 a	4.9 a	7.6 a	715 a	731 a	1.8 a	1.9 b
Saint John CMA	5.9 a	9.7 a	6.7 a	10.1 a	670 a	691 a	3.1 b	3.4 b
Québec 10,000+	2.6 a	3.0 a	3.0 a	3.5 a	684 a	681 a	2.6 a	0.9 a
Ottawa-Gatineau CMA (Que. Part)	2.2 a	3.3 b	2.8 a	4.3 b	731 a	743 a	2.0 a	2.3 b
Montreal CMA	2.5 a	2.8 a	3.0 a	3.4 a	719 a	711 a	2.5 a	0.8 a
Québec CMA	1.6 a	2.0 a	1.8 a	2.3 a	718 a	741 a	3.0 b	2.3 a
Saguenay CMA	1.4 a	2.0 b	1.7 a	2.4 b	557 a	549 a	3.5 c	++
Sherbrooke CMA	4.7 a	5.0 a	4.9 a	5.2 a	577 a	578 a	1.5 a	0.8 a
Trois-Rivières CMA	3.9 b	5.2 a	4.1 b	5.4 a	547 a	550 a	2.8 a	++
Ontario 10,000+	2.2 a	2.5 a	3.8 a	4.1 a	1,002 a	1,033 a	1.8 a	2.7 a
Barrie CMA	1.7 b	2.0 a	3.4 b	4.3 b	1,001 a	1,037 a	3.0 c	1.6 b
Brantford CMA	1.8 a	3.5 b	3.1 b	5.2 b	792 a	838 a	++	2.7 c
Greater Sudbury/Grand Sudbury CMA	2.8 a	2.7 a	3.0 b	3.9 b	881 a	915 a	**	4.2 c
Guelph CMA	1.1 a	1.4 a	2.1 a	2.7 a	903 a	941 a	0.9 a	3.3 b
Hamilton CMA	3.4 a	3.5 a	6.2 a	6.7 a	884 a	886 a	1.5 a	3.1 a
Kingston CMA	1.1 a	1.7 a	2.2 a	2.9 a	965 a	1,005 a	1.6 a	3.1 a
Kitchener-Cambridge-Waterloo CMA	1.7 a	2.6 a	3.4 a	4.3 a	889 a	908 a	1.5 a	3.1 a
London CMA	3.8 a	3.9 a	5.8 a	6.1 a	881 a	919 a	0.8 a	2.4 a
St. Catharines-Niagara CMA	3.2 a	4.0 a	5.3 a	5.9 a	833 a	862 a	1.5 a	2.6 a
Oshawa CMA	1.8 a	2.1 a	3.2 a	3.4 a	941 a	939 a	2.0 b	1.5 a
Ottawa-Gatineau CMA (Ont. Part)	1.4 a	2.5 a	3.2 a	4.6 a	1,086 a	1,115 a	2.3 a	2.0 a
Peterborough CMA	3.5 a	2.7 a	4.8 a	4.8 a	899 a	904 a	2.0 b	1.6 b
Thunder Bay CMA	1.7 a	1.1 a	2.9 a	2.0 a	772 a	818 a	2.9 a	5.4 b
Toronto CMA	1.4 a	1.7 a	2.9 a	3.0 a	1,149 a	1,183 a	1.9 a	2.8 a
Windsor CMA	8.1 a	7.3 a	9.2 a	8.4 a	753 a	778 a	0.4 b	1.7 c

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.

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

Centres	Vacancy Rates (%) ⁽²⁾		Availability Rates (%)		Average Rent 2-Bedroom (\$) (New and existing structures)		Percentage Change of Average Rent 2-Bedroom ⁽³⁾ From Fixed Sample (Existing structures only)	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Manitoba 10,000+	1.0 a	1.6 a	1.5 a	2.4 a	850 a	887 a	4.0 b	3.7 b
Winnipeg CMA	1.1 a	1.7 a	1.6 a	2.5 a	875 a	911 a	4.2 b	3.6 b
Saskatchewan 10,000+⁽⁴⁾	1.9 a	2.2 a	2.7 a	3.1 a	913 a	957 a	4.6 a	3.9 a
Regina CMA	0.6 a	1.0 a	0.9 a	1.6 a	932 a	979 a	6.2 a	4.8 a
Saskatoon CMA	2.6 a	2.6 a	4.0 a	3.8 a	966 a	1,002 a	2.8 a	2.4 a
Alberta 10,000+⁽⁵⁾	3.4 a	2.0 a	4.4 a	2.8 a	1,044 a	1,085 a	1.3 a	4.3 a
Calgary CMA	1.9 a	1.3 a	3.2 a	2.6 a	1,084 a	1,150 a	1.9 a	5.9 a
Edmonton CMA	3.3 a	1.7 a	4.3 a	2.3 a	1,034 a	1,071 a	0.9 a	3.8 a
British Columbia 10,000+	2.4 a	2.7 a	3.3 a	3.6 a	1,050 a	1,073 a	2.2 a	2.0 a
Abbotsford-Mission CMA	6.7 a	4.2 a	7.5 a	5.4 a	800 a	818 a	2.6 a	1.2 a
Kelowna CMA	3.0 a	4.0 a	4.0 a	4.5 a	922 a	927 a	-0.5 b	++
Vancouver CMA	1.4 a	1.8 a	2.1 a	2.7 a	1,237 a	1,261 a	2.4 a	2.3 a
Victoria CMA	2.1 a	2.7 a	3.3 a	3.7 a	1,045 a	1,059 a	2.4 a	0.9 a
Canada CMAs (1)	2.2 a	2.6 a	3.2 a	3.6 a	883 a	901 a	2.2 a	2.2 a
Canada 10,000+	2.5 a	2.8 a	3.4 a	3.7 a	856 a	875 a	2.2 a	2.2 a

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

²A unit is considered vacant if, at the time of the survey, it is physically unoccupied and ready for immediate rental. In other words, a new tenant can sign a lease for a vacant unit and move in immediately. A rental unit is considered available if it is unoccupied or the existing tenant has given or has received notice to move, and a new tenant has not signed a lease. In other words, an available unit is one for which a lease can be signed by a new tenant, whether the unit is occupied or not. By definition, the availability rate incorporates the vacancy rate. The availability rate will thus always be higher than the vacancy rate.

⁴The 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.

⁵Includes both Alberta and Saskatchewan portions of Lloydminster Census Agglomeration (CA).

⁶Does not include Alberta portion of Lloydminster CA. For Lloydminster CA data, refer to Saskatchewan Highlights report.

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