

**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-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Newfoundland & Labrador 10,000+	2.7 a	1.7 a	3.2 a	2.0 a	727 a	751 a	5.7 a	5.1 b
St. John's CMA	3.3 a	1.5 a	3.8 a	1.9 a	808 a	832 a	7.4 a	5.5 b
Prince Edward Island 10,000+	4.8 b	7.8 b	5.9 b	9.3 a	778 a	808 a	2.3 b	1.0 a
Charlottetown CA	5.0 b	8.7 b	6.4 b	10.6 a	797 a	831 a	2.5 c	1.2 a
Nova Scotia 10,000+	3.4 a	3.4 a	4.3 a	4.5 a	884 a	918 a	2.8 b	2.0 b
Halifax CMA	3.2 b	3.0 a	4.3 a	4.2 a	926 a	965 a	3.0 b	2.1 b
New Brunswick 10,000+	6.2 a	7.6 a	6.6 a	8.6 a	696 a	716 a	3.3 b	1.5 a
Moncton CMA	5.0 b	7.4 a	5.4 b	8.8 a	721 a	744 a	2.9 b	1.6 b
Saint John CMA	8.4 a	10.4 c	8.8 a	11.1 a	688 a	703 a	4.9 c	++
Québec 10,000+	2.2 a	3.1 b	4.9 a	6.0 a	677 a	691 a	1.4 a	2.1 b
Ottawa-Gatineau CMA (Que. Part)	2.1 a	4.0 b	4.0 b	6.4 b	731 a	746 a	1.9 c	**
Montréal CMA	2.2 a	3.0 a	4.6 b	5.9 b	708 a	719 a	1.7 c	1.9 c
Québec CMA	0.7 a	2.2 b	4.0 b	6.1 b	725 a	763 a	++	**
Saguenay CMA	0.7 a	2.9 a	6.1 b	6.6 b	553 a	560 a	**	**
Sherbrooke CMA	3.6 b	4.6 b	8.0 b	7.0 b	581 a	586 a	**	2.2 c
Trois-Rivières CMA	3.8 b	3.9 b	6.1 b	6.1 b	543 a	562 a	++	4.1 c
Ontario 10,000+	2.3 a	2.6 a	4.4 a	4.5 a	1,014 a	1,046 a	2.1 a	3.0 a
Barrie CMA	2.0 b	2.9 b	5.7 b	5.5 b	991 a	1,055 a	1.5 b	2.9 a
Brantford CMA	3.3 c	3.4 c	4.7 c	3.8 b	801 a	816 a	2.8 c	2.2 c
Greater Sudbury/Grand Sudbury CMA	3.1 b	2.9 a	4.5 b	4.6 b	891 a	920 a	++	2.4 c
Guelph CMA	1.0 a	1.6 a	3.2 b	2.8 a	908 a	942 a	1.6 b	3.3 a
Hamilton CMA	2.9 a	3.7 a	6.5 a	5.7 a	876 a	922 a	1.9 a	3.3 b
Kingston CMA	1.6 a	2.4 a	3.7 b	5.3 a	980 a	1,027 a	1.9 a	3.3 a
Kitchener-Cambridge-Waterloo CMA	2.0 a	3.4 b	4.4 a	5.1 b	904 a	936 a	1.9 a	3.9 a
London CMA	3.7 a	3.1 a	7.0 a	5.9 a	896 a	920 a	1.4 a	2.3 a
St. Catharines-Niagara CMA	4.0 b	3.5 b	6.9 a	5.6 a	843 a	868 a	2.4 b	1.6 c
Oshawa CMA	1.9 a	1.6 a	3.2 a	3.0 a	944 a	943 a	1.6 a	2.0 b
Ottawa-Gatineau CMA (Ont. Part)	2.1 a	3.7 b	5.1 a	6.8 a	1,104 a	1,130 a	3.2 c	2.3 c
Peterborough CMA	2.3 a	3.4 b	7.4 a	5.6 b	915 a	910 a	2.9 c	1.8 b
Thunder Bay CMA	1.8 a	2.4 a	3.1 b	3.7 b	813 a	834 a	3.9 c	3.9 b
Toronto CMA	1.5 a	1.6 a	3.1 a	3.2 a	1,164 a	1,202 a	1.9 c	3.2 c
Windsor CMA	7.7 a	6.3 a	9.3 a	8.1 a	770 a	780 a	1.4 a	2.0 b

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.

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	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
Manitoba 10,000+	1.2 a	1.8 a	1.5 a	2.6 a	876 a	912 a	5.2 b	3.5 b
Winnipeg CMA	1.2 a	1.9 a	1.5 a	2.7 a	901 a	939 a	5.4 b	3.6 b
Saskatchewan 10,000+ (3)	2.1 a	3.0 a	3.3 a	4.0 a	933 a	977 a	4.6 a	4.1 a
Regina CMA	0.6 a	1.9 a	1.1 a	2.7 a	948 a	1,001 a	5.2 b	4.7 a
Saskatoon CMA	3.1 b	3.3 a	5.3 a	4.9 a	976 a	1,020 a	2.7 b	3.7 b
Alberta 10,000+ (4)	3.0 b	1.5 a	4.4 a	2.5 a	1,055 a	1,117 a	3.1 b	5.3 a
Calgary CMA	2.5 a	1.2 a	4.0 b	1.7 b	1,113 a	1,202 a	5.0 c	7.2 a
Edmonton CMA	2.7 b	1.2 a	4.2 b	2.3 a	1,036 a	1,077 a	2.2 a	4.2 a
British Columbia 10,000+	3.4 a	3.5 a	4.7 a	4.4 a	1,036 a	1,069 a	2.3 a	1.5 b
Abbotsford-Mission CMA	4.9 a	4.7 a	6.1 a	5.2 a	799 a	823 a	0.6 a	3.1 b
Kelowna CMA	5.2 a	4.8 a	6.2 a	5.8 a	911 a	947 a	++	1.1 a
Vancouver CMA	2.6 a	2.9 a	3.7 b	3.7 b	1,210 a	1,255 a	3.0 b	1.4 a
Victoria CMA	3.5 b	3.4 b	5.6 a	5.1 b	1,046 a	1,076 a	1.6 c	1.2 a
Canada CMAs (1)	2.3 a	2.7 a	4.4 a	4.9 a	887 a	911 a	2.2 a	2.7 a
Canada 10,000+	2.5 a	2.9 a	4.6 a	5.0 a	860 a	884 a	2.1 a	2.7 a

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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.