



AST FAX

RENTAL MARKET REPORT

Medicine Hat

Canada Mortgage and Housing Corporation

November 26th, 2002

Vacancy Rates Edge up in 2002

For the first time in two years the task of finding an apartment in Medicine Hat was made slightly easier according to results released today from Canada Mortgage and Housing Corporation's annual Rental Market Survey. The total apartment vacancy rate rose to 1.6 per cent, nearly one per cent higher than the previous year.

Continued employment growth and strong enrollment at the Medicine Hat College have encouraged the continued development of the rental market. Vacancy rates for three-bedroom + units fell from last year, while vacancies for one and two bedroom units increased. However, despite slight increases in these vacancy rates, it is important to note that the rental market conditions are still considered tight, with a mere 22 more vacant units than in 2001.

As rental demand continues to outpace supply, apartment owners continue to boost rents for all bedroom types. The average rent for one- and two-bedroom apartments increased 3.4 and 3.9 per cent, respectively, reaching \$449 and \$535 per month. The overall average apartment rent rose to \$505 per month, up 4.3 per cent from last year.

This year, Medicine Hat's rental apartment universe decreased by 18 units, reaching 2,294 dwellings. The majority of the apartment universe is comprised of one- and two-bedroom apartments, representing 93 per cent of the total apartments. Despite the slight decrease in universe size, the vacancy rate did increase from 2001 due to several renters exiting into homeownership.

Canada Mortgage and Housing Corporation conducts the Rental Market Survey annually in October in all Census Metropolitan Areas and urban centres of 10,000 population or more.

ã Canada Mortgage and Housing Corporation

Note: Data are on 2001 census area definitions

** - Not Available, N/A - Not Applicable, N/U - Not in Universe

| Apartment Vacancy Rates (%) | 2001 | 2002 |
|-----------------------------|------|------|
| Bachelor | 7.1 | ** |
| 1 Bedroom | 0.6 | 1.9 |
| 2 Bedroom | 0.4 | 1.3 |
| 3 Bedroom and + | 1.2 | 0.0 |
| Total | 0.7 | 1.6 |

| Average Apartment Rents (\$) | 2001 | 2002 |
|------------------------------|------|------|
| Bachelor | 365 | ** |
| 1 Bedroom | 434 | 449 |
| 2 Bedroom | 515 | 535 |
| 3 Bedroom and + | 590 | 646 |
| Total | 484 | 505 |

| Apartment Units (2002) | Vacant | Total |
|------------------------|--------|-------|
| Bachelor | ** | ** |
| 1 Bedroom | 16 | 826 |
| 2 Bedroom | 17 | 1,312 |
| 3 Bedroom and + | 0 | 96 |
| Total | 36 | 2,294 |

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